



CITY COUNCIL AGENDA

**The City Council will be meeting to tour Viaduct Park at
5:00 PM.**

COUNCIL CHAMBERS

**TUESDAY, AUGUST 12,
2025**

6:00 PM

- 1. Call to Order/Roll Call/Pledge of Allegiance**
- 2. Approve Agenda**
- 3. Presentations/Introductions**
 - A. Residents Academy Participant Recognition
- 4. Approve minutes of the July 22, 2025, City Council Meeting and the July 22, 2025, Special City Council Meeting - Closed Session**
 - A. Minutes of the July 22, 2025, City Council Meeting and the July 22, 2025, Special City Council Meeting - Closed Session
- 5. Requests to be Heard**
- 6. Consent Agenda**
 - A. Approve List of Claims for Release
 - B. Resolution 2025-189 Accept Donation to the City of Faribault Municipal Airport Liz Wall Strohfus Field
 - C. Resolution 2025-192 Amend the 2025 Adopted Budget to Re-estimate Funds 431 and 437
 - D. Approve LG240B Application to Conduct Excluded Bingo for Knights of Columbus 0525 General Shields Assembly
 - E. Approve Temporary Liquor License Applications for the Faribault Area Chamber of Commerce and Tourism
 - F. Approve Use of Central Park for Hispanic Heritage Month Community Celebration
 - G. Resolution 2025-198 Approve Agreement With AT&T for Northern Links Trail Project - Contract 2023-07
 - H. Resolution 2025-199 Approve Consent Assessment Agreements for 2025 City Wide Tree Removal Project - Contract 2025-14
- 7. Public Hearings – None**
- 8. Items for Discussion**
 - A. Resolution 2025-191 Approve Findings of Fact and Record of Decision for Archer Datacenters EAW and Negative Declaration Needing an EIS
 - B. Hofmeister/South of Frederiksen Dr - Comprehensive Plan Amendment; Zoning Map Amendment; Preliminary Plat; Final Plat
 1. Resolution 2025-193 Approve a Comprehensive Plan Amendment to Guide Certain Property on the Southside of Frederiksen Dr to Commercial/Residential Mixed Use
 2. Ordinance 2025-9 Approve Rezoning Property on the Southside of Frederiksen Dr to R-3 (First Reading)

3. Resolution 2025-194 Approve the Preliminary and Final Plats for Hofmeister Fourth Addition
- C. Rice County/128 3rd St NW - Comprehensive Plan Amendment; Zoning Map Amendment; Preliminary Plat; Final Plat
 1. Resolution 2025-195 Approve a Comprehensive Plan Amendment to Guide Certain Property at the Corner of 4th St NW and 2nd Ave NW
 2. Ordinance 2025-10 Approve Rezoning Property at the Corner of 4th St NW and 2nd Ave NW to CBD (First Reading)
 3. Resolution 2025-196 Approve the Preliminary and Final Plats for Henry M Rice Square
- D. Resolution 2025-197 Approve an Interim Use Permit to Allow Storage Containers at 1512 30th Street NW
- E. Ordinance 2025-11 Approve a Zoning Text Amendment to Accessory Structure Requirements (First Reading)
- F. Resolution 2025-190 Approve Revised Purchase and Development Agreement for Property described as Lot 1, Block 2, Riverchase Addition

9. Bids - None

10. Boards and Commissions Reports, Announcements and Project Updates

11. Adjournment

(The Council may meet as a group for dinner)

NOTE:

CC Closed Captioning of Council meetings available on FCTV.

Please contact the City Administrator's Office if you need special accommodations related to a disability while attending the City Council meeting.

Para pedir este documento en otro idioma, envíe un correo electrónico y adjunte el documento a accessibility@faribault.org.

Si aad u codsato dukumeentigan oo ku qoran luqad kale, fadlan e-mail u soo dir oo ku soo lifaaq dukumiintiga accessibility@faribault.org.



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Brad Phenow, Communications Manager
MEETING DATE: August 12, 2025
SUBJECT: Residents Academy Participant Recognition

Background:

As a result of the 2024 Community Survey indicating our community desires more City engagement opportunities, City staff launched a new program in 2025 called Faribault Residents Academy.

This 8-week program gave participants a glimpse into the inner workings of local government and provided an opportunity to see first-hand the services the City provides. Many communities across the state have seen immense success with similar programs, specifically growing their board and commission applicant pool, in addition to overall education and awareness of City services.

This group met on Wednesday evenings throughout June and July for a brief classroom-style presentation designed to teach participants about major aspects of City government and the essential functions it performs, while bringing participants inside the facilities where the work all happens. These two-hour sessions also allowed our staff to provide participants with hands-on experiences and tours of City facilities.

Now that the inaugural program has concluded, we'd like to introduce and recognize the nine Resident Academy participants for their dedication and commitment to learning more about the City, and joining City staff in our efforts of ensuring we have a well-informed and civically engaged public body.

Please join us in recognizing and thanking: Chloe Kucera, Ibrahim Khalif, Mary Pankonin, Jane Egerdahl, Judy Becker, Brian Peterson, Mary Jo Wiechmann, Travis Kath and Jacqueline Barker.

Recommendation:

Attachments:



CITY COUNCIL MINUTES

COUNCIL CHAMBERS

TUESDAY, JULY 22, 2025

6:00 PM

Call to Order/Roll Call/Pledge of Allegiance

The City Council meeting was called to order by Mayor Tom Spooner at 6:00 pm. Councilors in attendance included Mandy Barnes, Adama Doumbouya, Royal Ross, John Rowan and Peter van Sluis and Chuck Thiele. Also in attendance were City Administrator Jessica Kinser, City Clerk Heather Slechta, Community and Economic Development Director David Wanberg, Police Chief John Sherwin, City Engineer Mark DuChene, Human Resources Director Kevin Bushard, Communications Manager Brad Phenow and City Attorney Scott Riggs.

Approve Agenda

Motion by Doumbouya, seconded by Ross to approve the agenda as presented and carried unanimously.

Presentations/Introductions

Police Chief John Sherwin introduced newly promoted Sergeant Matt Long and Captains Adam Marvin and Carl Willars. The three officers were given their new badges by members of their families. Mayor Spooner thanked them for their service.

Approve minutes of the July 8, 2025 City Council Meeting and the July 15th Special City Council Meeting

Motion by Doumbouya, seconded by van Sluis to approve the Minutes of the July 8, 2025 City Council Meeting and the July 15, 2025 Special City Council Meeting and carried unanimously.

Requests to be Heard – None

Consent Agenda

- A. Approve List of Claims for Release
- B. Approve Hangar Rental Lease Agreement
- C. Approve December 2024 Treasurer's Report - Unaudited
- D. Resolution 2025-176 Accept Donation from Randall and Janet Bauer to the Police Department
- E. Resolution 2025-183 Initiate Project and Order Feasibility Report for Legacy Drive Watermain Improvements - Contract 2025-09
- F. Resolution 2025-182 Approve Declaration of Easement for LOT 3 BLOCK 1 MET CON BUSINESS PARK SECOND ADDITION
- G. Resolution 2025-184 Approve LG230 Application to Conduct Off-Site Gambling

- H. Resolution 2025-186 Approve Hiring Economic Development Coordinator
- I. Resolution 2025-187 Approve Hiring Senior Financial Analyst
- J. Resolution 2025-188 Amend the 2025 Adopted Budget to Remove an Unbalanced Transfer

Motion by Ross, seconded by Doumbouya to approve Consent Agenda items A-J and carried unanimously.

Public Hearings – None

Items for Discussion

Resolution 2025-185 Approve Agreement with DIC Holdings, LLC Concerning a Utility Transformer

City Administrator Jessica Kinser explained that in early May, Matt Drevelow from DIC Holdings LLC, reached out regarding a 2009 agreement related to the drainage and transformer at the rear of his property at 322 Central Avenue which was previously 318 Central Avenue. Staff visited the site and confirmed that the transformer did not appear to have been raised at any point and is sitting below grade level, which is causing water to enter the building.

Over the next months, research was done internally and with Xcel Energy to see what did and did not occur in 2009. Based on this research, we concluded the following:

- The plans for the overall parking lot improvements noted that the transformer needed to be raised.
- The scope of work that was bid as an addendum did not include anything related to the transformer. This makes sense as only Xcel could complete the work, so it would likely never be in a project bid by the City.
- Xcel Energy does not have any records related to work in this area, though their record retention policies could have resulted in those records no longer being obtained.
- The City did not make any payments to Xcel Energy or another individual or entity in the amount of \$2,500 in 2008, 2009, or 2010. A thorough review was done of all transactions in fund 437- Public Facilities Fund, which is where the parking lot improvement project was being charged to, and no transactions exist related to this aspect of the project.

The 2009 agreement did not go through the City Council for approval. Kinser explained that at this time, this needs City Council approval as this is an improvement on private property, where the original intent of who was supposed to complete the work is unclear. Staff obtained a quote for raising the transformer from Xcel Energy as it appears this needed to occur to make the overall improvements work, though it does not appear that the City was going to be the entity to coordinate this previously. This Agreement formalizes the roles and responsibilities related to the raising of the transformer in 2025 and to bring a conclusion to this issue that has been outstanding for more than 15 years.

Councilor Rowan asked if this would affect the power at the Police Department, City Administrator Kinser stated that it would not affect them. He also questioned why the City was involved in this, Kinser explained that it is unorthodox, but this will bring the project from 2009 to closure.

Motion by Rowan, seconded by Thiele to approve Resolution 2025-185 Approve Agreement with DIC Holdings, LLC Concerning a Utility Transformer and carried unanimously.

Bids

Resolution 2025-177 Accept Bids for 2025 City Wide Tree Removal AA - Contract 2025-14AA; Resolution 2025-178 Accept Bids for 2025 City Wide Tree Removal BB - Contract 2025- 14BB; Resolution 2025-179 Accept Bids for 2025 City Wide Tree Removal CC - Contract 2025- 14CC and Resolution 2025-180 Accept Bids for 2025 City Wide Tree Removal DD - Contract 2025- 14DD

City Engineer Mark DuChene explained that Resolution 2025-165 adopted by the City Council on June 24, 2025, set a bid opening date for the four city-wide tree removal contracts for July 16, 2025. Due to contractor requests to have additional time to review all the trees to be removed the bid date was extended to 11 am on July 22, 2025.

On July 22, 2025, DuChene received bids for the tree removal project. Financing for the project will be done via special assessments. The project is scheduled to be completed by October 22, 2025.

The bids received for Contract 2025-14AA, 2025 City Wide Tree Removal AA were tabulated as follows:

From The Ground Up	\$46,870.00
Carr's Tree Service, Inc.	\$80,170.00
Lake County Outdoors, LLC	\$107,250.00

The bids received for Contract 2025-14BB, 2025 City Wide Tree Removal BB were tabulated as follows:

From The Ground Up	\$39,420.00
Carr's Tree Service, Inc.	\$72,400.00
Lake County Outdoors, LLC	\$89,655.00

The bids received for Contract 2025-14 CC, 2025 City Wide Tree Removal CC were tabulated as follows:

From The Ground Up	\$34,470.00
Arrow Tree Works, LLC	\$35,935.00
Carr's Tree Service, Inc.	\$57,495.00
Lake County Outdoors, LLC	\$73,280.00

The bids received for Contract 2025-14DD, 2025 City Wide Tree Removal DD were tabulated as follows:

From The Ground Up	\$36,580.00
Carr's Tree Service, Inc.	\$63,870.00
Lake County Outdoors, LLC	\$81,383.00

The contracts will be awarded to From the Ground Up as the low bidder.

Councilor Barnes asked what the average price was per tree, DuChene stated about \$1,000.00. DuChene also noted that 14 trees had already been removed by property owners so they were removed from the bids.

Motion by van Sluis, seconded by Ross to approve Resolution 2025-177 Accept Bids for 2025 City Wide Tree Removal AA - Contract 2025- 14AA and carried unanimously.

Motion by Ross, seconded by Barnes to approve Resolution 2025-178 Accept Bids for 2025 City Wide Tree Removal BB - Contract 2025- 14BB and carried 6:0 with Councilor Thiele abstaining.

Motion by van Sluis, seconded by Ross to approve Resolution 2025-179 Accept Bids for 2025 City Wide Tree Removal CC - Contract 2025- 14CC and carried unanimously.

Motion by Barnes, seconded by Rowan to approve Resolution 2025-180 Accept Bids for 2025 City Wide Tree Removal DD - Contract 2025- 14DD and carried unanimously.

Resolution 2025-181 Accept Bids for 505 Central Avenue Building Demolition - Contract 2025-12

City Engineer Mark DuChene explained that the City received bids for Contract 2025-12 - 505 Central Avenue Building Demolition on Wednesday, July 16, 2025. The bids received were tabulated as follows:

Fitzgerald Excavating & Trucking	\$31,750.00
Timm's Trucking	\$32,400.00
Schumacher Excavating Inc	\$55,000.00
Veit & Company, Inc.	\$78,700.00
Urban Companies LLC	\$85,000.00

Financing for the project comes from the Street Improvement Projects Fund and work is scheduled to be completed by October 1, 2025.

Motion by Ross, seconded by Doumbouya to approve Resolution 2025-181 Accept Bids for 505 Central Avenue Building Demolition - Contract 2025-12 and carried unanimously.

Boards and Commissions Reports, Announcements and Project Updates

Councilor Mandy Barnes stated that Cinderella will be at the Paradise Theater beginning

on August 1, 2025, Crazy Days is this weekend, and the River Bend Nature Center Ramble is coming up on August 9, 2025.

Adjournment

Motion by Ross, seconded by Doumbouya to adjourn the City Council meeting and carried unanimously.

The meeting was adjourned at 6:23 pm.

Respectfully Submitted,

Heather Slechta
City Clerk



SPECIAL CITY COUNCIL MINUTES

PUBLIC MEETING ROOM

TUESDAY, JULY 2, 2025

The Special meeting of the City Council was called to order by Mayor Thomas Spooner at 6:28 pm. Councilors in attendance included Mandy Barnes, Adama Doumbouya, Royal Ross, Peter van Sluis, Chuck Thiele. Also in attendance were City Administrator Jessica Kinser, Human Resources Director Kevin Bushard and City Attorney Scott Riggs.

Motion by van Sluis, seconded by Thiele to close the Special City Council meeting and carried unanimously.

The meeting was closed at 6:28 pm.

The City Council held a Special Council Meeting-Closed Session, pursuant to Minnesota Statutes, Section 13D.03, subdivision I(b) on Tuesday, July 22, 2025, in the Public Meeting Room at City Hall, 208 1st Avenue NW, Faribault, Minnesota to consider strategies for labor negotiations, including negotiation strategies or developments or discussion and review of labor negotiations proposals, conducted pursuant to Minnesota Statutes Sections 179A.01 -179A.025.

Motion by Barnes, seconded by Ross to open the Special City Council meeting and carried unanimously.

The meeting was opened at 7:15 pm.

Adjournment

Motion by Ross, seconded by Rowan to adjourn the meeting and carried unanimously.

Meeting adjourned at 7:15 pm.

Respectfully Submitted,

Jessica L. Kinser
City Administrator



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Kindra Papenfus, Finance Director
MEETING DATE: August 12, 2025
SUBJECT: Approve List of Claims for Release

Background:

Please find the list of claims totaling \$437,109.31 to pay 417 invoices in the attachment, which provides details as to the department/funding source and amount for each individual invoice and vendor.

Recommendation:

To approve the August 12th claims list

Attachments:

1. 081325FF (002)

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100			Cash							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10427	1st Line/Leewes Ventu	0000		INV	08/30/2025	152113				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Aquatic 42990		AquaticCtr	CmdResale		289.25				
							289.25			
						CHECK TOTAL	289.25			
10453	A H Hermel Candy & To	0000		EFT	08/16/2025	1078388/1078388				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Aquatic 42990		AquaticCtr	CmdResale		419.63				
							419.63			
10453	A H Hermel Candy & To	0000		EFT	08/21/2025	1078987/1078987				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Aquatic 42990		AquaticCtr	CmdResale		126.68				
							126.68			
10453	A H Hermel Candy & To	0000		EFT	08/21/2025	1078988/1078988				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Aquatic 42990		AquaticCtr	CmdResale		18.84				
							18.84			
10453	A H Hermel Candy & To	0000		EFT	08/30/2025	1080197/1080197				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Aquatic 42990		AquaticCtr	CmdResale		368.41				
							368.41			
						CHECK TOTAL	933.56			
10045	ABR Sand & Gravel LLC	0000		INV	08/29/2025	2025053				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Water 42240		Water	StMaintMat		548.31				
							548.31			
						CHECK TOTAL	548.31			
10680	Alltrees LLC	0000		INV	08/30/2025	2745				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CC Fac 44010		CC Fac	Bldg Maint		1,727.40				
							1,727.40			
10680	Alltrees LLC	0000		INV	08/30/2025	2746				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Police 43095		Police	SoftwrSupp		420.00				
							420.00			

City of Faribault



CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
							CHECK TOTAL	2,147.40		
10681	Amazon Capital Servic		0000		INV	08/16/2025	17CK-JJWL-64T7			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Police 42410			Police	MinorEquip			24.00		
								24.00		
10681	Amazon Capital Servic		0000		INV	08/17/2025	1TCD-X49V-NFYN			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Library 42010			Library	Supplies			29.99		
								29.99		
10681	Amazon Capital Servic		0000		INV	08/17/2025	17X1-Y64T-6QX4			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Youth 42010	25903		Youth	Supplies			32.87		
	2 Youth 42010			Youth	Supplies			27.63		
	3 Adult 42010			Adult	Supplies			74.06		
								134.56		
10681	Amazon Capital Servic		0000		INV	08/20/2025	1XQ9-WG6P-6THJ			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 SwrColl 42010			Sewer Coll	Supplies			24.00		
								24.00		
10681	Amazon Capital Servic		0000		INV	08/20/2025	1334-Y3LR-CNQF			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Library 42190			Library	Books			59.85		
								59.85		
10681	Amazon Capital Servic		0000		INV	08/21/2025	1KRT-TFH3-RC4G			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Library 42190			Library	Books			60.72		
								60.72		
10681	Amazon Capital Servic		0000		INV	08/21/2025	1LMR-9V96-RPXN			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Youth 42010	25903		Youth	Supplies			429.02		
								429.02		
10681	Amazon Capital Servic		0000		EFT	08/23/2025	1CVV-YV7G-6PKR			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Library 42190			Library	Books			38.52		
								38.52		

City of Faribault



CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10681	Amazon Capital Servic		0000		EFT	08/23/2025	1DHK-KMLQ-9FY9			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Library 42190			Library	Books			50.60		
								50.60		
10681	Amazon Capital Servic		0000		EFT	08/24/2025	164K-3Q7G-HTWD			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Library 42190			Library	Books			22.95		
								22.95		
10681	Amazon Capital Servic		0000		EFT	08/25/2025	1TXT-7NY9-RLWL			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Library 42010			Library	Supplies			9.94		
								9.94		
10681	Amazon Capital Servic		0000		EFT	08/25/2025	1GN9-KNPQ-TL36			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Library 42190			Library	Books			171.25		
								171.25		
10681	Amazon Capital Servic		0000		EFT	08/25/2025	1CWH-FPT3-RDLM			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Library 42010			Library	Supplies			9.99		
								9.99		
10681	Amazon Capital Servic		0000		EFT	08/25/2025	1C94-6PQJ-RMDQ			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Library 42190			Library	Books			71.89		
								71.89		
10681	Amazon Capital Servic		0000		EFT	08/27/2025	1Q6R-XK4J-D1KP			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Library 42190			Library	Books			78.06		
								78.06		
10681	Amazon Capital Servic		0000		EFT	08/28/2025	1MQR-NKKQ-7H7M			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 PW Fac 42230			PW Fac	Bldg Supp			61.99		
								61.99		
10681	Amazon Capital Servic		0000		EFT	08/28/2025	1PXT-MK6D-7GC9			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Youth 42010 25903			Youth	Supplies			73.78		
								73.78		

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10681	Amazon Capital Servic		0000		EFT	08/29/2025	13KF-YTPC-JGKW			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic	42010		AquaticCtr	Supplies			18.95		
								18.95		
10681	Amazon Capital Servic		0000		EFT	06/14/2025	1HHG-4QJG-WD6W			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Library	42190		Library	Books			-12.64		
								-12.64		
10681	Amazon Capital Servic		0000		EFT	05/26/2025	17J7-G9CT-NDNN			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Youth	42010		Youth	Supplies			-28.49		
								-28.49		
10681	Amazon Capital Servic		0000		EFT	07/24/2025	1VKV-4F4F-FVHY			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Library	42190		Library	Books			-13.98		
								-13.98		
10681	Amazon Capital Servic		0000		EFT	08/30/2025	19MQ-LX6P-V66V			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Police	42410		Police	MinorEquip			15.97		
								15.97		
10681	Amazon Capital Servic		0000		EFT	08/30/2025	1DV6-VYWC-V7RR			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Fin	42010		Finance	Supplies			24.62		
								24.62		
10681	Amazon Capital Servic		0000		EFT	08/30/2025	1MHK-LT9K-WQWY			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Police	42410		Police	MinorEquip			33.98		
								33.98		
10681	Amazon Capital Servic		0000		EFT	08/30/2025	17P6-WMMQ-9KVH			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Police	42410		Police	MinorEquip			104.48		
								104.48		
10681	Amazon Capital Servic		0000		EFT	08/31/2025	16PR-DQ7W-DC1H			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Youth	42010	25903	Youth	Supplies			132.16		
								132.16		

City of Faribault



CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury		10100		Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10681	Amazon Capital Servic		0000		EFT	08/31/2025	1KQ6-Y6DW-HCDQ				
	ACCOUNT DETAIL						LINE AMOUNT				
	1 Youth	42010		Youth	Supplies		20.10				
								20.10			
10681	Amazon Capital Servic		0000		EFT	09/03/2025	1MLN-XHG1-7KMM				
	ACCOUNT DETAIL						LINE AMOUNT				
	1 Police	42010		Police	Supplies		35.98				
								35.98			
10681	Amazon Capital Servic		0000		EFT	09/03/2025	19TR-LCHL-G16P				
	ACCOUNT DETAIL						LINE AMOUNT				
	1 Youth	42010	25903	Youth	Supplies		200.31				
								200.31			
							CHECK TOTAL	1,882.55			
10686	Ampion PBC		0000		INV	08/31/2025	2025080002141678				
	ACCOUNT DETAIL						LINE AMOUNT				
	1 Fire Fac	43810		Fire Fac	Elec Util		1,104.96				
	2 Lib Fac	43810		Lib Fac	Elec Util		1,854.25				
	3 Parks	43810		P&Tmaint	Elec Util		1,207.61				
	4 PW Fac	43810		PW Fac	Elec Util		11.60				
	5 Soccer	43810		SoccerComp	Elec Util		125.44				
	6 Storm	43810		Storm Wtr	Elec Util		0.17				
	7 StrLight	43810		StrLight	Elec Util		1,152.53				
	8 StrSign	43810		Sign Sig	Elec Util		409.01				
	9 SwrColl	43810		Sewer Coll	Elec Util		191.26				
	11 Water	43810		Water	Elec Util		7,909.07				
	12 Wshngtn	43810		Wshngtn	Elec Util		658.20				
								14,624.10			
10686	Ampion PBC		0000		INV	08/31/2025	2025080002141857				
	ACCOUNT DETAIL						LINE AMOUNT				
	1 StrSign	43810		Sign Sig	Elec Util		37.14				
								37.14			
							CHECK TOTAL	14,661.24			
10245	APG Media of Southern		0001		EFT	07/31/2025	1056421				
	ACCOUNT DETAIL						LINE AMOUNT				
	1 Planning	43510		P & Z	LegalPubng		75.63				
								75.63			

Report generated: 08/08/2025 09:45:16
 User: Fawn Fuller (FFuller)
 Program ID: apwarnt

City of Faribault



CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10245	APG Media of Southern	0001		EFT	08/09/2025	1057404				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Planning 43510		P & Z	LegalPubng		96.25				
							96.25			
10245	APG Media of Southern	0001		EFT	08/18/2025	1058424				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Council 43510		Council	LegalPubng		89.38				
							89.38			
10245	APG Media of Southern	0001		EFT	08/18/2025	1058423				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Council 43510		Council	LegalPubng		151.25				
							151.25			
10245	APG Media of Southern	0001		EFT	08/23/2025	1059046				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Planning 43510		P & Z	LegalPubng		137.50				
							137.50			
10245	APG Media of Southern	0001		EFT	08/23/2025	1059047				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Planning 43510		P & Z	LegalPubng		68.75				
							68.75			
						CHECK TOTAL	618.76			
10278	Arrow Electric LLC	0000		EFT	08/19/2025	3330				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CC Fac 44010		CC Fac	Bldg Maint		206.24				
							206.24			
10278	Arrow Electric LLC	0000		EFT	08/19/2025	3341				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Parks 43090		P&Tmaint	ProfSrv		4,274.32				
							4,274.32			
						CHECK TOTAL	4,480.56			
10315	Aspen Mills	0000		INV	08/10/2025	357328				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Police 42180		Police	Uniforms		268.62				
							268.62			

Report generated: 08/08/2025 09:45:16
 User: Fawn Fuller (FFuller)
 Program ID: apwarnt

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Detail Invoice List

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CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10315	Aspen Mills		0000		INV	08/14/2025	357477			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Police 42180		Police	Uniforms			78.81		
								78.81		
10315	Aspen Mills		0000		INV	08/17/2025	357680			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Fire 42180 25906		Fire	Uniforms			845.13		
								845.13		
10315	Aspen Mills		0000		INV	08/20/2025	357784			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Police 42180		Police	Uniforms			171.95		
								171.95		
10315	Aspen Mills		0000		INV	08/31/2025	358515			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Police 42180		Police	Uniforms			607.86		
								607.86		
							CHECK TOTAL	1,972.37		
10316	Auto Value Parts Stor		0000		EFT	08/20/2025	48220497			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	SwrColl 42210		Sewer Coll	VehEqParts			13.99		
								13.99		
10316	Auto Value Parts Stor		0000		EFT	08/20/2025	48220485			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	EqMaint 42010		EqMaint	Supplies			19.92		
								19.92		
10316	Auto Value Parts Stor		0000		EFT	08/21/2025	48220519			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	EqMaint 42010		EqMaint	Supplies			36.82		
								36.82		
10316	Auto Value Parts Stor		0000		EFT	08/21/2025	48220522			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	SwrRecl 42120		SewerReclm	Motor Fuel			17.49		
								17.49		
10316	Auto Value Parts Stor		0000		EFT	08/20/2025	48220465			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Engineer 42210		Engineer	VehEqParts			162.99		
								162.99		

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CHECK RUN: 081325FF 08/13/2025

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CASH ACCOUNT: Treasury 10100			Cash							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
					CHECK TOTAL	251.21				
10332 Baker & Taylor Entert	0000		INV	08/16/2025	2039186178					
ACCOUNT DETAIL					LINE AMOUNT					
1 Library 42190		Library	Books			127.06				
10332 Baker & Taylor Entert	0000		INV	08/16/2025	2039186177					
ACCOUNT DETAIL					LINE AMOUNT					
1 Library 42190		Library	Books			4.89				
10332 Baker & Taylor Entert	0000		INV	08/16/2025	2039186179					
ACCOUNT DETAIL					LINE AMOUNT					
1 Library 42190		Library	Books			18.39				
10332 Baker & Taylor Entert	0000		INV	08/14/2025	2039184471					
ACCOUNT DETAIL					LINE AMOUNT					
1 Library 42190		Library	Books			292.82				
10332 Baker & Taylor Entert	0000		INV	08/14/2025	2039183905					
ACCOUNT DETAIL					LINE AMOUNT					
1 Library 42190		Library	Books			102.22				
10332 Baker & Taylor Entert	0000		INV	08/22/2025	2039194645					
ACCOUNT DETAIL					LINE AMOUNT					
1 Library 42190		Library	Books			522.81				
10332 Baker & Taylor Entert	0000		INV	08/20/2025	2039189708					
ACCOUNT DETAIL					LINE AMOUNT					
1 Library 42190		Library	Books			431.26				
10332 Baker & Taylor Entert	0000		INV	08/20/2025	2039190017					
ACCOUNT DETAIL					LINE AMOUNT					
1 Library 42190		Library	Books			255.10				
10332 Baker & Taylor Entert	0000		INV	08/20/2025	2039190018					
ACCOUNT DETAIL					LINE AMOUNT					
1 Library 42190		Library	Books			46.86				

City of Faribault



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CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10332	Baker & Taylor Entert		0000		INV	08/20/2025	2039190016			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Library	42190		Library	Books			9.17		
								9.17		
10332	Baker & Taylor Entert		0000		INV	08/20/2025	2039189996			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Library	42190		Library	Books			271.67		
								271.67		
10332	Baker & Taylor Entert		0000		INV	08/27/2025	2039205464			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Library	42190		Library	Books			297.95		
								297.95		
10332	Baker & Taylor Entert		0000		INV	08/27/2025	2039201680			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Library	42190		Library	Books			751.31		
								751.31		
							CHECK TOTAL	3,131.51		
11135	Barr Engineering Co		0000	51	EFT	08/24/2025	23661050.00 - 6			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Storm	45300		Storm Wtr	Impr Other			2,604.00		
								2,604.00		
							CHECK TOTAL	2,604.00		
10031	BHE Renewables		0000		EFT	08/22/2025	12208914			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 SwrRecl	43810		SewerReclm	Elec Util			10,338.63		
								10,338.63		
							CHECK TOTAL	10,338.63		
10339	Border States Industr		0000		EFT	08/30/2025	930852803			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 SwrColl	42410		Sewer Coll	MinorEquip			85.02		
								85.02		
							CHECK TOTAL	85.02		

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CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
11111	Boyd, Michael		0000		INV	08/27/2025	329			
ACCOUNT DETAIL							LINE AMOUNT			
1	Fin	43090		Finance	ProfSrv			60.00		
2	Police	43090		Police	ProfSrv			60.00		
3	Library	43090		Library	ProfSrv			60.00		
4	CC Admin	43090		CC Admin	ProfSrv			60.00		
								240.00		
CHECK TOTAL								240.00		
10432	Burand Inc		0000		EFT	08/22/2025	85713			
ACCOUNT DETAIL							LINE AMOUNT			
1	SwrRecl	42210		SewerReclm	VehEqParts			1,078.09		
								1,078.09		
CHECK TOTAL								1,078.09		
10097	Canon Financial Servi		0000		INV	08/11/2025	41395627			
ACCOUNT DETAIL							LINE AMOUNT			
1	StrMaint	44160		StrMaint	Rents			98.90		
2	Water	44160		Water	Rents			10.29		
3	SwrColl	44160		Sewer Coll	Rents			10.29		
4	Storm	44160		Storm Wtr	Rents			1.47		
								120.95		
CHECK TOTAL								120.95		
11031	Caron, Isaac		0000		EFT	05/05/2025	040525			
ACCOUNT DETAIL							LINE AMOUNT			
1	Police	43310		Police	Travel Exp			56.00		
								56.00		
CHECK TOTAL								56.00		
10260	Cengage Group		0001		INV	08/27/2025	999100741976			
ACCOUNT DETAIL							LINE AMOUNT			
1	Library	42190		Library	Books			40.98		
								40.98		
CHECK TOTAL								40.98		

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CASH ACCOUNT: Treasury 10100		Cash							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10354	Cintas Corporation	0000		EFT	08/17/2025	4237373216			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 EqMaint 44060		EqMaint	Lndry Srvc		9.55			
	2 StrMaint 44060		StrMaint	Lndry Srvc		31.22			
							40.77		
10354	Cintas Corporation	0000		EFT	08/17/2025	4237373282			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 Storm 44060		Storm Wtr	Lndry Srvc		5.45			
	2 SwrColl 44060		Sewer Coll	Lndry Srvc		12.64			
	3 Water 44060		Water	Lndry Srvc		28.56			
							46.65		
10354	Cintas Corporation	0000		EFT	08/17/2025	4237373201			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 EqMaint 44060		EqMaint	Lndry Srvc		24.40			
							24.40		
10354	Cintas Corporation	0000		EFT	08/17/2025	4237373227			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 Parks 44060		P&Tmaint	Lndry Srvc		36.55			
							36.55		
10354	Cintas Corporation	0000		EFT	08/17/2025	4237373415			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 SwrRecl 44060		SewerReclm	Lndry Srvc		48.44			
							48.44		
10354	Cintas Corporation	0000		EFT	08/17/2025	4237373440			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 SwrRecl 44060		SewerReclm	Lndry Srvc		44.87			
							44.87		
10354	Cintas Corporation	0000		EFT	08/24/2025	4238096668			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 Parks 44060		P&Tmaint	Lndry Srvc		36.55			
							36.55		
10354	Cintas Corporation	0000		EFT	08/24/2025	4238096441			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 EqMaint 44060		EqMaint	Lndry Srvc		9.55			
	2 StrMaint 44060		StrMaint	Lndry Srvc		31.22			
							40.77		

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CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10354	Cintas Corporation		0000		EFT	08/24/2025	4238096557			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 PW Fac	42230		PW Fac	Bldg Supp		61.64			
	2 EqMaint	44060		EqMaint	Lndry Srvc		24.40			
								86.04		
10354	Cintas Corporation		0000		EFT	08/24/2025	4238096570			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Storm	44060		Storm Wtr	Lndry Srvc		5.45			
	2 SwrColl	44060		Sewer Coll	Lndry Srvc		12.64			
	3 Water	44060		Water	Lndry Srvc		28.56			
								46.65		
10354	Cintas Corporation		0000		EFT	08/24/2025	4238096843			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 SwrRecl	44060		SewerReclm	Lndry Srvc		6.43			
								6.43		
10354	Cintas Corporation		0000		EFT	08/24/2025	4238096869			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 SwrRecl	44060		SewerReclm	Lndry Srvc		44.87			
								44.87		
10354	Cintas Corporation		0000		EFT	08/31/2025	4238811508			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 EqMaint	44060		EqMaint	Lndry Srvc		24.40			
								24.40		
10354	Cintas Corporation		0000		EFT	08/31/2025	4238811587			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Storm	44060		Storm Wtr	Lndry Srvc		5.45			
	2 SwrColl	44060		Sewer Coll	Lndry Srvc		12.64			
	3 Water	44060		Water	Lndry Srvc		28.56			
								46.65		
10354	Cintas Corporation		0000		EFT	08/31/2025	4238811574			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 EqMaint	44060		EqMaint	Lndry Srvc		9.55			
	2 StrMaint	44060		StrMaint	Lndry Srvc		31.22			
								40.77		
10354	Cintas Corporation		0000		EFT	08/31/2025	4238811645			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Parks	44060		P&Tmaint	Lndry Srvc		36.55			
								36.55		

City of Faribault



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CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10354	Cintas Corporation	0000		EFT	08/31/2025	4238811803				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 SwrRecl 44060		SewerReclm	Lndry Srvc		48.44				
							48.44			
10354	Cintas Corporation	0000		EFT	08/31/2025	4238811833				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 SwrRecl 44060		SewerReclm	Lndry Srvc		44.87				
							44.87			
						CHECK TOTAL	744.67			
10267	CivicPlus	0000	95	EFT	09/24/2025	340641				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CC Admin 43095		CC Admin	SoftwrSupp		5,967.92				
							5,967.92			
10267	CivicPlus	0000	102	EFT	10/28/2025	342173				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Council 43095		Council	SoftwrSupp		10,843.29				
							10,843.29			
10267	CivicPlus	0000		EFT	08/30/2025	346052				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Council 43090		Council	ProfSrvc		16.26				
							16.26			
						CHECK TOTAL	16,827.47			
10370	Cannon River Partners	0000	96	EFT	08/14/2025	FBS003				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Storm 43090		Storm Wtr	ProfSrvc		5,780.00				
							5,780.00			
						CHECK TOTAL	5,780.00			
10988	Colonial Life & Accid	0000		INV	08/08/2025	8520				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Treasury 21711		Treasury	LTDPay		80.00				
							80.00			
						CHECK TOTAL	80.00			

City of Faribault



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Detail Invoice List

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CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10719	Community Action Cent		0000		INV	08/14/2025	003			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 HRA	43090		FrbIt HRA	ProfSrv		3,500.00			
								3,500.00		
							CHECK TOTAL	3,500.00		
10357	Community Co-op Oil A		0000		INV	07/04/2025	158350			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Parks	44040		P&Tmaint	MachEqRpr		34.33			
								34.33		
10357	Community Co-op Oil A		0000		INV	08/16/2025	8062			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 CC Admin	42010		CC Admin	Supplies		2.25			
								2.25		
10357	Community Co-op Oil A		0000		INV	08/15/2025	159140			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 StrMaint	44040		StrMaint	MachEqRpr		37.00			
								37.00		
10357	Community Co-op Oil A		0000		INV	08/13/2025	61272			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Water	42120		Water	Motor Fuel		956.05			
								956.05		
10357	Community Co-op Oil A		0000		INV	08/21/2025	159269			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 StrMaint	44040		StrMaint	MachEqRpr		55.00			
								55.00		
10357	Community Co-op Oil A		0000		INV	08/20/2025	159226			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 StrMaint	44040		StrMaint	MachEqRpr		150.00			
								150.00		
10357	Community Co-op Oil A		0000		INV	08/22/2025	159289			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Parks	42210		P&Tmaint	VehEqParts		117.96			
								117.96		
10357	Community Co-op Oil A		0000		INV	08/25/2025	895861723			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 CC Fac	42120		CC Fac	Motor Fuel		50.00			
								50.00		

Report generated: 08/08/2025 09:45:16
 User: Fawn Fuller (FFuller)
 Program ID: apwarnt

City of Faribault



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CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10357	Community Co-op Oil A	0000		INV	08/29/2025	110					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 CC Fac 42120		CC Fac	Motor Fuel		50.00					
							50.00				
10357	Community Co-op Oil A	0000		INV	08/28/2025	042938					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 EqMaint 42010		EqMaint	Supplies		27.94					
							27.94				
						CHECK TOTAL	1,480.53				
10721	Consolidated Communic	0000		INV	08/15/2025	072225					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Water 43250		Water	Other Comm		76.23					
							76.23				
						CHECK TOTAL	76.23				
10723	Core & Main LP	0000		INV	08/17/2025	X370329					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Water 42010		Water	Supplies		4,565.56					
							4,565.56				
10723	Core & Main LP	0000		INV	08/24/2025	X411906					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Water 42010		Water	Supplies		1,755.99					
							1,755.99				
						CHECK TOTAL	6,321.55				
10359	Crane Creek Asphalt	0000		EFT	08/28/2025	4800010935					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 StrMaint 42240		StrMaint	StMaintMat		319.28					
							319.28				
						CHECK TOTAL	319.28				
10361	Culligan	0000		EFT	08/30/2025	119X01281000					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 CH Fac 44160		CH Maint	Rents		158.00					
							158.00				

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CASH ACCOUNT: Treasury 10100				Cash							
VENDOR				REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10361	Culligan			0000		EFT	08/30/2025	119X01281109			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	CC Fac	44160		CC Fac	Rents			45.50		
									45.50		
10361	Culligan			0000		EFT	08/30/2025	119X01284004			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	Parks	43090		P&Tmaint	ProfSrv			96.75		
									96.75		
10361	Culligan			0000		EFT	08/30/2025	119X01284509			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	Police	42010		Police	Supplies			169.50		
									169.50		
								CHECK TOTAL	469.75		
10160	Dakota Supply Group			0000		EFT	08/22/2025	S104771389.001			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	Water	42010		Water	Supplies			872.46		
									872.46		
10160	Dakota Supply Group			0000		EFT	08/22/2025	S104892762.001			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	Water	42010		Water	Supplies			3,102.90		
									3,102.90		
								CHECK TOTAL	3,975.36		
10380	Dalco			0000		INV	08/23/2025	4405117			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	PW Fac	42010		PW Fac	Supplies			52.10		
									52.10		
10380	Dalco			0000		INV	08/23/2025	4405115			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	Pol Fac	42230		Pol Fac	Bldg Supp			165.35		
									165.35		
10380	Dalco			0000		INV	08/30/2025	4407606			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	Pol Fac	42230		Pol Fac	Bldg Supp			190.23		
									190.23		
								CHECK TOTAL	407.68		

City of Faribault



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CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
11084	Data Center Systems I	0000		INV	08/22/2025	INV102358					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 SwrRecl 42210		SewerReclm	VehEqParts		189.00					
							189.00				
11084	Data Center Systems I	0000		INV	08/28/2025	Inv102431					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 SwrRecl 42210		SewerReclm	VehEqParts		159.00					
							159.00				
							CHECK TOTAL				
							348.00				
10385	Diamond Vogel Inc	0000		INV	09/03/2025	807097744					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 StrSign 42240		Sign Sig	StMaintMat		872.50					
							872.50				
							CHECK TOTAL				
							872.50				
11195	Dive Rescue Inc.	0000		INV	08/13/2025	INV199895					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Fire 42410		Fire	MinorEquip		48.67					
							48.67				
							CHECK TOTAL				
							48.67				
10383	Donohue & Associates	0000	67	INV	08/09/2025	14465-12					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 SwrRecl 43090		SewerReclm	ProfSrv		15,851.80					
							15,851.80				
							CHECK TOTAL				
							15,851.80				
10386	Duo-Safety Ladder Cor	0000		INV	08/14/2025	497166-00					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Fire 42010		Fire	Supplies		35.10					
							35.10				
							CHECK TOTAL				
							35.10				
10275	E O Johnson Company I	0000		EFT	08/17/2025	39697485					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Library 44160		Library	Rents		390.72					
							390.72				

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User: Fawn Fuller (FFuller)
Program ID: apwarnt

City of Faribault



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Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
							CHECK TOTAL	390.72		
10407	Electric Pump Inc		0000		EFT	08/17/2025	032790			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 SwrColl 44040			Sewer Coll	MachEqRpr		692.75			
								692.75		
10407	Electric Pump Inc		0000		EFT	08/17/2025	032799			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 SwrColl 44040			Sewer Coll	MachEqRpr		540.00			
								540.00		
10407	Electric Pump Inc		0000		EFT	08/22/2025	032890			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 SwrColl 43090			Sewer Coll	ProfSrv		607.75			
								607.75		
							CHECK TOTAL	1,840.50		
10396	Emergency Apparatus M		0000		INV	08/20/2025	136848			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Fire 42210			Fire	VehEqParts		1,666.39			
								1,666.39		
10396	Emergency Apparatus M		0000		INV	08/22/2025	136940			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Fire 43090			Fire	ProfSrv		354.18			
								354.18		
10396	Emergency Apparatus M		0000		INV	08/22/2025	136941			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Fire 43090			Fire	ProfSrv		354.18			
								354.18		
10396	Emergency Apparatus M		0000		INV	08/22/2025	136943			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Fire 43090			Fire	ProfSrv		354.18			
								354.18		
10396	Emergency Apparatus M		0000		INV	08/31/2025	136958			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Fire 42210			Fire	VehEqParts		527.40			
								527.40		
							CHECK TOTAL	3,256.33		

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 User: Fawn Fuller (FFuller)
 Program ID: apwarnt

CLAIMS LIST REPORT**Detail Invoice List**

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DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10409	Fame Awards	0000		INV	08/20/2025	20252694				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Adult 42010		Adult	Supplies		48.02				
							48.02			
						CHECK TOTAL	48.02			
10749	Fareway Stores Inc #1	0000		INV	08/21/2025	00209556				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Admin 42010		Admin	Supplies		20.97				
							20.97			
10749	Fareway Stores Inc #1	0000		INV	08/21/2025	00071965				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Police 44370		Police	Misc Chrgs		17.88				
							17.88			
10749	Fareway Stores Inc #1	0000		INV	08/29/2025	00073617				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CH Fac 42010		CH Maint	Supplies		55.84				
							55.84			
10749	Fareway Stores Inc #1	0000		INV	08/22/2025	00072233				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Admin 42010		Admin	Supplies		3.98				
							3.98			
10749	Fareway Stores Inc #1	0000		INV	08/30/2025	00073676				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Adult 42010		Adult	Supplies		4.98				
							4.98			
10749	Fareway Stores Inc #1	0000		INV	08/31/2025	00210846				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Aquatic 42010		AquaticCtr	Supplies		74.50				
							74.50			
10749	Fareway Stores Inc #1	0000		INV	08/31/2025	00210847				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Aquatic 42010		AquaticCtr	Supplies		11.64				
							11.64			
						CHECK TOTAL	189.79			

City of Faribault



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CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10410	Faribault Ace Hardwar		0000		INV	08/21/2025	508291/1			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 SwrRecl	42010		SewerReclm	Supplies			23.36		
								23.36		
10410	Faribault Ace Hardwar		0000		INV	08/21/2025	508301/1			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 CH Fac	42010		CH Maint	Supplies			7.99		
								7.99		
10410	Faribault Ace Hardwar		0000		INV	08/22/2025	508316/1			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Pol Fac	42230		Pol Fac	Bldg Supp			33.28		
								33.28		
10410	Faribault Ace Hardwar		0000		INV	08/22/2025	508328/1			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Water	42010		Water	Supplies			22.49		
								22.49		
10410	Faribault Ace Hardwar		0000		INV	08/22/2025	508341/1			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Parks	42010		P&Tmaint	Supplies			23.38		
								23.38		
10410	Faribault Ace Hardwar		0000		INV	08/22/2025	508343/1			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Parks	42010		P&Tmaint	Supplies			8.09		
								8.09		
10410	Faribault Ace Hardwar		0000		INV	08/23/2025	508364/1			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Police	42010		Police	Supplies			6.30		
								6.30		
10410	Faribault Ace Hardwar		0000		INV	08/23/2025	508373/1			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 CC Fac	42230		CC Fac	Bldg Supp			33.21		
								33.21		
10410	Faribault Ace Hardwar		0000		INV	08/23/2025	508377/1			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 SwrRecl	42010		SewerReclm	Supplies			32.38		
								32.38		

City of Faribault



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Detail Invoice List

CHECK RUN: 081325FF 08/13/2025
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CASH ACCOUNT: Treasury 10100				Cash							
VENDOR				REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10410	Faribault Ace Hardwar			0000		INV	08/23/2025	508388/1			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	Water	42010		Water	Supplies			33.29		
									33.29		
10410	Faribault Ace Hardwar			0000		INV	08/27/2025	508493/1			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	Police	42010		Police	Supplies			16.17		
									16.17		
10410	Faribault Ace Hardwar			0000		INV	08/27/2025	508505/1			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	Parks	42010		P&Tmaint	Supplies			50.38		
									50.38		
10410	Faribault Ace Hardwar			0000		INV	08/29/2025	508552/1			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	IT	42410		IT	MinorEquip			179.91		
									179.91		
10410	Faribault Ace Hardwar			0000		INV	08/29/2025	508559/1			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	SwrRecl	42010		SewerReclm	Supplies			46.46		
									46.46		
10410	Faribault Ace Hardwar			0000		INV	08/29/2025	508562/1			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	Police	42010		Police	Supplies			17.99		
									17.99		
10410	Faribault Ace Hardwar			0000		INV	08/29/2025	508565/1			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	Wshngtn	42010		Wshngtn	Supplies			8.99		
									8.99		
10410	Faribault Ace Hardwar			0000		INV	08/30/2025	508605/1			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	SwrRecl	42010		SewerReclm	Supplies			1.79		
									1.79		
10410	Faribault Ace Hardwar			0000		CRM	06/26/2025	507382/1			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	Parks	42010		P&Tmaint	Supplies			-36.99		
									-36.99		

City of Faribault



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CASH ACCOUNT: Treasury 10100		Cash							
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10410	Faribault Ace Hardwar	0000		INV	08/30/2025	508609/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 Fire 42410	25906	Fire	MinorEquip			854.99		
							854.99		
10410	Faribault Ace Hardwar	0000		INV	08/30/2025	508628/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 CC Fac 42230		CC Fac	Bldg Supp			73.44		
							73.44		
10410	Faribault Ace Hardwar	0000		INV	08/31/2025	508644/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 Water 42410		Water	MinorEquip			44.98		
							44.98		
10410	Faribault Ace Hardwar	0000		INV	09/01/2025	508696/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 Fire 42010		Fire	Supplies			12.15		
							12.15		
10410	Faribault Ace Hardwar	0000		INV	09/03/2025	508723/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 Fire 42210		Fire	VehEqParts			99.98		
							99.98		
10410	Faribault Ace Hardwar	0000		INV	09/03/2025	508747/1			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 Fire 42210		Fire	VehEqParts			47.54		
							47.54		
						CHECK TOTAL	1,641.55		
10751	Faribault Area Chambe	0000		INV	09/01/2025	May Lodging Tax			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 Council 44384		Council	Lodging Tx			9,163.09		
							9,163.09		
						CHECK TOTAL	9,163.09		
10075	Faribault Fleet Suppl	0000		EFT	08/16/2025	070234			
	ACCOUNT DETAIL					LINE AMOUNT			
	1 Parks 42010		P&Tmaint	Supplies			346.93		
							346.93		

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CASH ACCOUNT: Treasury 10100				Cash							
VENDOR				REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10075	Faribault Fleet Suppl			0000		EFT	08/17/2025	070253			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	StrSign	42010		Sign Sig	Supplies			97.86		
									97.86		
10075	Faribault Fleet Suppl			0000		EFT	08/20/2025	070313			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	StrMaint	42010		StrMaint	Supplies			72.01		
									72.01		
10075	Faribault Fleet Suppl			0000		EFT	07/02/2025	068785			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	Parks	42010		P&Tmaint	Supplies			22.99		
									22.99		
10075	Faribault Fleet Suppl			0000		EFT	08/22/2025	070417			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	Fire	42010		Fire	Supplies			17.29		
									17.29		
10075	Faribault Fleet Suppl			0000		EFT	08/23/2025	070424			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	Parks	42010		P&Tmaint	Supplies			46.98		
									46.98		
10075	Faribault Fleet Suppl			0000		EFT	08/23/2025	070428			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	Parks	42010		P&Tmaint	Supplies			0.82		
									0.82		
10075	Faribault Fleet Suppl			0000		EFT	08/23/2025	070437			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	SwrRecl	42010		SewerReclm	Supplies			9.99		
									9.99		
10075	Faribault Fleet Suppl			0000		EFT	08/27/2025	070523			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	Water	42160		Water	Chem&Prod			19.99		
									19.99		
10075	Faribault Fleet Suppl			0000		EFT	08/27/2025	070528			
	ACCOUNT DETAIL							LINE AMOUNT			
	1	StrSign	42010		Sign Sig	Supplies			57.92		
									57.92		

City of Faribault



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Detail Invoice List

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CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10075	Faribault Fleet Suppl		0000		EFT	08/29/2025	070584			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	StrMaint 42010		StrMaint	Supplies			19.99		
								19.99		
10075	Faribault Fleet Suppl		0000		EFT	08/29/2025	070598			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Water 42010		Water	Supplies			9.50		
								9.50		
10075	Faribault Fleet Suppl		0000		EFT	08/30/2025	070613			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Parks 42010		P&Tmaint	Supplies			49.90		
								49.90		
10075	Faribault Fleet Suppl		0000		EFT	08/30/2025	070622			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Water 42010		Water	Supplies			16.72		
								16.72		
							CHECK TOTAL	788.89		
10757	Faribault Post Office		0000		INV	09/03/2025	080425 BB postage			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	CC Admin 43220		CC Admin	Postage			2,901.29		
								2,901.29		
							CHECK TOTAL	2,901.29		
10414	Faribault Umpire Asso		0000		EFT	08/27/2025	072825			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Adult 43090		Adult	ProfSrvc			896.00		
								896.00		
							CHECK TOTAL	896.00		
10417	Faribo Plumbing & Hea		0000		EFT	08/21/2025	25675			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Parks 43090		P&Tmaint	ProfSrvc			350.00		
								350.00		
							CHECK TOTAL	350.00		

City of Faribault



CLAIMS LIST REPORT

Detail Invoice List

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CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10418	Fastenal Company	0000		EFT	08/28/2025	MNDUN136809					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Parks 42010		P&Tmaint	Supplies		145.20					
							145.20				
10418	Fastenal Company	0000		EFT	08/30/2025	MNDUN136866					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 SwrRecl 42160		SewerReclm	Chem&Prod		50.36					
							50.36				
						CHECK TOTAL	195.56				
10421	Fette Electronics Inc	0000		EFT	08/23/2025	11525					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Airport 43095		Airport	SoftwrSupp		299.88					
							299.88				
						CHECK TOTAL	299.88				
10163	Kevin Filan	0000		EFT	08/21/2025	14885					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Parks 43090		P&Tmaint	ProfSrv		4,032.00					
	2 PW Fac 44010		PW Fac	Bldg Maint		246.00					
							4,278.00				
						CHECK TOTAL	4,278.00				
10426	Fire Safety USA Inc	0000		INV	08/13/2025	203791					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Fire 42410		Fire	MinorEquip		1,169.95					
							1,169.95				
						CHECK TOTAL	1,169.95				
10445	Garlick Brothers LLC	0000		EFT	08/30/2025	127228					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Pol Fac 44010		Pol Fac	Bldg Maint		40.00					
							40.00				
						CHECK TOTAL	40.00				
11127	Genuine Parts Company	0000		INV	08/22/2025	013629					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 StrSign 42010		Sign Sig	Supplies		28.98					

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 User: Fawn Fuller (FFuller)
 Program ID: apwarnt

City of Faribault



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CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
								28.98		
11127	Genuine Parts Company		0000		INV	08/23/2025	013696			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 EqMaint 42410			EqMaint	MinorEquip			42.99		
								42.99		
11127	Genuine Parts Company		0000		INV	08/23/2025	013763			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Fire 42210			Fire	VehEqParts			759.49		
								759.49		
							CHECK TOTAL	831.46		
10777	Glenn's Service LLC		0000		INV	08/21/2025	45094			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 StrMaint 43090			StrMaint	ProfSrv			154.50		
								154.50		
							CHECK TOTAL	154.50		
10436	Godfather's Pizza		0000		EFT	08/16/2025	07225			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 CC Admin 42010			CC Admin	Supplies			183.45		
								183.45		
10436	Godfather's Pizza		0000		EFT	08/14/2025	07224			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic 42990			AquaticCtr	CmdResale			180.00		
								180.00		
10436	Godfather's Pizza		0000		EFT	07/03/2025	06976			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Youth 42010			Youth	Supplies			90.45		
								90.45		
10436	Godfather's Pizza		0000		EFT	08/22/2025	07233			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic 42990			AquaticCtr	CmdResale			105.00		
								105.00		
10436	Godfather's Pizza		0000		EFT	08/23/2025	07234			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic 42990			AquaticCtr	CmdResale			120.00		
								120.00		

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CLAIMS LIST REPORT

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CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10436	Godfather's Pizza		0000		EFT	08/24/2025	07235			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic 42990			AquaticCtr	CmdResale		255.00	255.00		
10436	Godfather's Pizza		0000		EFT	08/25/2025	07236			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic 42990			AquaticCtr	CmdResale		225.00	225.00		
10436	Godfather's Pizza		0000		EFT	08/21/2025	07232			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic 42990			AquaticCtr	CmdResale		195.00	195.00		
10436	Godfather's Pizza		0000		EFT	08/20/2025	07231			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic 42990			AquaticCtr	CmdResale		45.00	45.00		
10436	Godfather's Pizza		0000		EFT	08/19/2025	07230			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic 42990			AquaticCtr	CmdResale		165.00	165.00		
10436	Godfather's Pizza		0000		EFT	08/18/2025	07229			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic 42990			AquaticCtr	CmdResale		75.00	75.00		
10436	Godfather's Pizza		0000		EFT	08/17/2025	07228			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic 42990			AquaticCtr	CmdResale		45.00	45.00		
10436	Godfather's Pizza		0000		EFT	08/16/2025	07226			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic 42990			AquaticCtr	CmdResale		90.00	90.00		
10436	Godfather's Pizza		0000		EFT	08/26/2025	07237			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic 42990			AquaticCtr	CmdResale		255.00	255.00		

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CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10436	Godfather's Pizza		0000		EFT	08/27/2025	07238			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Youth	42010		Youth	Supplies			83.50		
								83.50		
10436	Godfather's Pizza		0000		EFT	08/27/2025	07239			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic	42990		AquaticCtr	CmdResale			150.00		
								150.00		
10436	Godfather's Pizza		0000		EFT	08/31/2025	07244			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic	42990		AquaticCtr	CmdResale			195.00		
								195.00		
10436	Godfather's Pizza		0000		EFT	08/30/2025	07242			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic	42990		AquaticCtr	CmdResale			120.00		
								120.00		
10436	Godfather's Pizza		0000		EFT	09/01/2025	07247			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic	42990		AquaticCtr	CmdResale			90.00		
								90.00		
							CHECK TOTAL	2,667.40		
10438	Gopher State One Call		0000		EFT	08/30/2025	5070392			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Water	43090		Water	ProfSrv			184.50		
	2 SwrColl	43090		Sewer Coll	ProfSrv			184.50		
	3 Storm	43090		Storm Wtr	ProfSrv			184.50		
								553.50		
							CHECK TOTAL	553.50		
10439	Grainger Inc		0000		EFT	08/24/2025	9585971345			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Police	42010		Police	Supplies			142.42		
								142.42		
							CHECK TOTAL	142.42		

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10242	Great Northern Enviro		0002	15	EFT	08/20/2025	6137			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 SwrRecl	45400		SewerReclm	Mach&Equip		14,728.00	14,728.00		
							CHECK TOTAL	14,728.00		
10784	Gustafson Jay		0000		EFT	07/31/2025	070125			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Youth	43090		Youth	ProfSrv		600.00	600.00		
							CHECK TOTAL	600.00		
11029	Hanke, Felix		0001		INV	06/28/2025	05292025			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Youth	42410		Youth	MinorEquip		899.99	899.99		
							CHECK TOTAL	899.99		
10449	Hawkins Inc		0000		EFT	08/20/2025	7140477			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Water	42160		Water	Chem&Prod		4,266.59	4,266.59		
10449	Hawkins Inc		0000		EFT	08/27/2025	7149587			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Water	42160		Water	Chem&Prod		2,366.00	2,366.00		
10449	Hawkins Inc		0000		EFT	08/24/2025	7149558			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 SwrRecl	42160		SewerReclm	Chem&Prod		10,330.73	10,330.73		
10449	Hawkins Inc		0000		EFT	08/29/2025	7151550			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Water	42160		Water	Chem&Prod		7,655.03	7,655.03		
							CHECK TOTAL	24,618.35		

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Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10788	HD Supply Inc	0001		INV	08/10/2025	INV00764545					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 SwrRecl 42410		SewerReclm	MinorEquip		1,137.00				1,137.00	
						CHECK TOTAL	1,137.00			1,137.00	
10993	Teladoc Health Inc	0000		INV	08/31/2025	2025087355745					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Treasury 21707		Treasury	MedicalPay		940.00				940.00	
						CHECK TOTAL	940.00			940.00	
10460	Helen M Nagel Inc	0000		INV	08/21/2025	072225					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Parks 42250		P&Tmaint	PlantMat		122.50				122.50	
						CHECK TOTAL	122.50			122.50	
10018	Henry G Meigs LLC	0000	66	INV	08/15/2025	5513375542					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 StrMaint 42240		StrMaint	StMaintMat		16,376.31				16,376.31	
10018	Henry G Meigs LLC	0000		INV	08/21/2025	5513376066					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 StrMaint 42240		StrMaint	StMaintMat		405.00				405.00	
10018	Henry G Meigs LLC	0000	66	INV	08/21/2025	5513376283					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 StrMaint 42240		StrMaint	StMaintMat		15,973.20				15,973.20	
						CHECK TOTAL	32,754.51			32,754.51	
10454	Hillyard Hutchinson	0000		INV	08/27/2025	605891962					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Lib Fac 42230		Lib Fac	Bldg Supp		859.32				859.32	

City of Faribault



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Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10454	Hillyard Hutchinson	0000		INV	08/27/2025	605891963					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 CC Fac 42230		CC Fac	Bldg Supp		609.26					
							609.26				
10454	Hillyard Hutchinson	0000		INV	08/31/2025	605897996					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Pol Fac 42230		Pol Fac	Bldg Supp		77.53					
							77.53				
10454	Hillyard Hutchinson	0000		INV	08/31/2025	605897995					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 PW Fac 42230		PW Fac	Bldg Supp		77.53					
							77.53				
						CHECK TOTAL	1,623.64				
10456	Hodges Badge Company	0001		INV	08/23/2025	25019622					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Youth 42010 25903		Youth	Supplies		159.75					
							159.75				
						CHECK TOTAL	159.75				
10455	Hy-Vee - Accounts Rec	0000		INV	08/27/2025	48914812179					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 StrMaint 42010		StrMaint	Supplies		23.94					
							23.94				
						CHECK TOTAL	23.94				
10990	IAFF Local 665	0000		INV	08/08/2025	8521					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Treasury 21708		Treasury	UnDuesPay		810.00					
							810.00				
						CHECK TOTAL	810.00				
10472	Innovative Office Sol	0000		EFT	08/20/2025	IN4887475					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Library 42010		Library	Supplies		75.03					
							75.03				

City of Faribault



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CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10472	Innovative Office Sol	0000		EFT	08/24/2025	IN4891702				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CodeInsp 42010		Code/Insp	Supplies			87.10			
							87.10			
10472	Innovative Office Sol	0000		EFT	08/29/2025	IN4895838				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Library 42010		Library	Supplies			8.76			
							8.76			
10472	Innovative Office Sol	0000		EFT	08/30/2025	IN4896867				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CC Admin 42010		CC Admin	Supplies			21.11			
							21.11			
10472	Innovative Office Sol	0000		EFT	07/22/2025	SCN-132622				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CEDAdmin42010		CED Admin	Supplies			-59.99			
							-59.99			
10472	Innovative Office Sol	0000		EFT	09/03/2025	IN4898764				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CC Admin 42010		CC Admin	Supplies			3.06			
							3.06			
10472	Innovative Office Sol	0000		EFT	09/03/2025	IN4899089				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CEDAdmin42010		CED Admin	Supplies			20.97			
							20.97			
						CHECK TOTAL	156.04			
10473	Insty-Prints	0000		EFT	08/13/2025	165973				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CC Admin 42010		CC Admin	Supplies			57.25			
							57.25			
10473	Insty-Prints	0000		EFT	08/21/2025	166093				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Police 42010		Police	Supplies			308.00			
							308.00			
						CHECK TOTAL	365.25			

City of Faribault



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Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10654	Jayanti LLC	0000		INV	08/20/2025	12507215731B034240				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Water 43220		Water	Postage		26.78				
							26.78			
						CHECK TOTAL	26.78			
10478	John Henry Foster MN	0002		EFT	08/31/2025	10731966-03				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 SwrRecl 43090		SewerReclm	ProfSrv		1,692.26				
							1,692.26			
10478	John Henry Foster MN	0002		EFT	08/30/2025	10762808-00				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 SwrRecl 43090		SewerReclm	ProfSrv		1,129.72				
							1,129.72			
						CHECK TOTAL	2,821.98			
10274	Keystone Interpreting	0000		EFT	08/28/2025	1302-00026				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Library 43090		Library	ProfSrv		307.40				
							307.40			
						CHECK TOTAL	307.40			
10008	Kimley-Horn and Assoc	0000	87	EFT	07/30/2025	160918003-0625				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 PrkInd 45200		Prk Dedic	BldgImprov		780.43				
							780.43			
						CHECK TOTAL	780.43			
10482	Kline Distributing LL	0000		EFT	08/16/2025	36468				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Aquatic 42990		AquaticCtr	CmdResale		996.42				
							996.42			
10482	Kline Distributing LL	0000		EFT	08/09/2025	36424				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Aquatic 42990		AquaticCtr	CmdResale		617.40				
							617.40			

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Detail Invoice List

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CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10482	Kline Distributing LL		0000		EFT	08/21/2025	36488			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic	42990		AquaticCtr	CmdResale			342.28		
								342.28		
10482	Kline Distributing LL		0000		EFT	08/23/2025	36515			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic	42990		AquaticCtr	CmdResale			652.61		
								652.61		
10482	Kline Distributing LL		0000		EFT	08/28/2025	36530			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic	42990		AquaticCtr	CmdResale			986.71		
								986.71		
10482	Kline Distributing LL		0000		EFT	07/24/2025	36304			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Aquatic	42990		AquaticCtr	CmdResale			2,104.51		
								2,104.51		
							CHECK TOTAL	5,699.93		
10488	LaCanne's Marine Inc		0000		INV	08/10/2025	202981			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Police	42210		Police	VehEqParts			104.99		
								104.99		
10488	LaCanne's Marine Inc		0000		INV	08/15/2025	203185			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Police	42210		Police	VehEqParts			15.99		
								15.99		
10488	LaCanne's Marine Inc		0000		INV	08/15/2025	203159			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Police	42210		Police	VehEqParts			95.97		
								95.97		
							CHECK TOTAL	216.95		
10498	Law Enforcement Labor		0000		INV	08/08/2025	8519			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Treasury	21708		Treasury	UnDuesPay			2,117.00		
								2,117.00		
							CHECK TOTAL	2,117.00		

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Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10518	League of Minnesota C		0000		INV	08/23/2025	9803			
ACCOUNT DETAIL							LINE AMOUNT			
1	PrptLiab	44450		Prpty Lib	ClmDamages			2,457.93		
							CHECK TOTAL	2,457.93		
								2,457.93		
10099	Loffler Companies Inc		0000		INV	08/28/2025	5086570			
ACCOUNT DETAIL							LINE AMOUNT			
1	Admin	42010		Admin	Supplies			2.00		
2	CC Admin	42010		CC Admin	Supplies			4.15		
3	CEDAdmin	42010		CED Admin	Supplies			9.30		
4	EqMaint	42010		EqMaint	Supplies			4.54		
5	Fin	42010		Finance	Supplies			37.62		
6	HR	42010		HR	Supplies			23.68		
7	Library	42010		Library	Supplies			0.14		
8	IT	42010		IT	Supplies			19.81		
9	Police	42010		Police	Supplies			200.11		
11	StrMaint	42010		StrMaint	Supplies			0.25		
12	SwrColl	42010		Sewer Coll	Supplies			0.93		
13	SwrRecl	42010		SewerReclm	Supplies			34.09		
14	Water	42010		Water	Supplies			2.11		
15	Wshngtn	42010		Wshngtn	Supplies			9.30		
								348.03		
10099	Loffler Companies Inc		0000		INV	08/31/2025	5090239			
ACCOUNT DETAIL							LINE AMOUNT			
1	CH Fac	44160		CH Maint	Rents			122.79		
								122.79		
10099	Loffler Companies Inc		0000		INV	08/31/2025	5090241			
ACCOUNT DETAIL							LINE AMOUNT			
1	Police	44160		Police	Rents			104.16		
2	Fire	44160		Fire	Rents			14.78		
								118.94		
10099	Loffler Companies Inc		0000		INV	08/31/2025	5090240			
ACCOUNT DETAIL							LINE AMOUNT			
1	CH Fac	44160		CH Maint	Rents			43.12		
								43.12		

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

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CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10099	Loffler Companies Inc	0000		INV	08/31/2025	5090242					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Water 44160		Water	Rents		73.53					
							73.53				
						CHECK TOTAL	706.41				
10831	Lunar Tunes Music	0000		INV	09/18/2025	091825					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Library 43090		Library	ProfSrv		150.00					
							150.00				
						CHECK TOTAL	150.00				
11197	Luxer Corporation	0000		INV	06/28/2025	117388					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Aquatic 44010		AquaticCtr	Bldg Maint		1,540.00					
							1,540.00				
						CHECK TOTAL	1,540.00				
10490	Lynn Peavey Company	0000		INV	08/16/2025	419618					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Police 42010		Police	Supplies		40.37					
							40.37				
						CHECK TOTAL	40.37				
10140	MacQueen Equipment LL	0000		EFT	08/23/2025	P66403					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 SwrColl 42210		Sewer Coll	VehEqParts		63.19					
							63.19				
						CHECK TOTAL	63.19				
10504	Mantronics Mailing Sy	0000		EFT	08/23/2025	56354					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 CH Fac 42010		CH Maint	Supplies		220.00					
							220.00				
						CHECK TOTAL	220.00				

City of Faribault



CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10211	Martin Marietta Mater		0000		EFT	08/21/2025	46528372			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 StrMaint	42240		StrMaint	StMaintMat			878.79		
								878.79		
							CHECK TOTAL	878.79		
10508	Menards		0000		INV	08/21/2025	86591			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 SwrRecl	42010		SewerReclm	Supplies			30.44		
								30.44		
							CHECK TOTAL	30.44		
10510	Met-Con Lumber & Hard		0000		EFT	08/08/2025	144341			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Parks	42010		P&Tmaint	Supplies			242.36		
								242.36		
10510	Met-Con Lumber & Hard		0000		EFT	08/27/2025	144641			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Parks	42010		P&Tmaint	Supplies			184.26		
								184.26		
10510	Met-Con Lumber & Hard		0000		EFT	08/28/2025	144665			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Parks	43090		P&Tmaint	ProfSrv			492.16		
								492.16		
							CHECK TOTAL	918.78		

City of Faribault



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Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10845	Metronet Holdings LLC	0002		EFT	09/01/2025	1685102-August25				
ACCOUNT DETAIL						LINE AMOUNT				
1	Admin 43250		Admin	Other Comm			39.89			
2	Airport 43250		Airport	Other Comm			205.93			
3	Aquatic 43250		AquaticCtr	Other Comm			554.06			
4	CC Admin 43250		CC Admin	Other Comm			450.96			
5	CEDAdmin 43250		CED Admin	Other Comm			530.18			
6	CH Fac 43250		CH Maint	Other Comm			623.78			
7	Council 43250		Council	Other Comm			19.95			
8	Engineer 43250		Engineer	Other Comm			213.81			
9	EqMaint 43250		EqMaint	Other Comm			115.15			
10	Fin 43250		Finance	Other Comm			119.68			
12	Fire Fac 43250		Fire Fac	Other Comm			288.13			
13	HR 43250		HR	Other Comm			69.24			
14	IT 43250		IT	Other Comm			686.84			
15	Library 43250		Library	Other Comm			601.69			
16	Parks 43250		P&Tmaint	Other Comm			59.83			
17	Planning 43250		P & Z	Other Comm			39.89			
18	CodeInsp 43250		Code/Insp	Other Comm			59.83			
19	Police 43250		Police	Other Comm			1,889.63			
20	PWAdmin 43250		PW Admin	Other Comm			295.13			
21	Storm 43250		Storm Wtr	Other Comm			19.95			
22	StrMaint 43250		StrMaint	Other Comm			157.34			
23	SwrColl 43250		Sewer Coll	Other Comm			49.31			
24	SwrRecl 43250		SewerReclm	Other Comm			354.60			
25	Water 43250		Water	Other Comm			699.01			
26	Wshngtn 43250		Wshngtn	Other Comm			251.24			
						CHECK TOTAL	8,395.05			
							8,395.05			
10543	Midwest Tape LLC	0000		EFT	08/23/2025	507502601				
ACCOUNT DETAIL						LINE AMOUNT				
1	Library 42192		Library	Audio Vis			39.99			
							39.99			
10543	Midwest Tape LLC	0000		EFT	08/23/2025	507502454				
ACCOUNT DETAIL						LINE AMOUNT				
1	Library 42192		Library	Audio Vis			96.13			
							96.13			

Report generated: 08/08/2025 09:45:16
 User: Fawn Fuller (FFuller)
 Program ID: apwarnt

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CASH ACCOUNT: Treasury 10100				Cash						
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10543	Midwest Tape LLC		0000		EFT	08/23/2025	507498859			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Library 42192		Library	Audio Vis		251.94	251.94		
10543	Midwest Tape LLC		0000		EFT	08/17/2025	507474634			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Library 42192		Library	Audio Vis		243.92	243.92		
10543	Midwest Tape LLC		0000		EFT	08/17/2025	507474635			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Library 42192		Library	Audio Vis		26.99	26.99		
10543	Midwest Tape LLC		0000		EFT	08/17/2025	507474632			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Library 42192		Library	Audio Vis		44.57	44.57		
10543	Midwest Tape LLC		0000		EFT	08/23/2025	507502456			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Library 42192		Library	Audio Vis		10.99	10.99		
							CHECK TOTAL	714.53		
10851	Minnesota Ag Power In		0000		INV	08/22/2025	10561280			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	StrMaint 42210		StrMaint	VehEqParts		133.40	133.40		
10851	Minnesota Ag Power In		0000		INV	08/22/2025	10561287			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Parks 42210		P&Tmaint	VehEqParts		502.05	502.05		
							CHECK TOTAL	635.45		
10530	Minnesota Department		0003		INV	08/21/2025	P00019897			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Engineer 43090		Engineer	ProfSrv		327.71	327.71		
							CHECK TOTAL	327.71		

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CASH ACCOUNT: Treasury 10100				Cash						
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10530	Minnesota Pollution C		0008	100	INV	05/08/2025	10000200754			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 SwrRecl 44390			SewerReclm	Taxes Lics		14,350.00			
								14,350.00		
							CHECK TOTAL	14,350.00		
10530	Office of MNIT Servic		0012		INV	08/13/2025	W25060518			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Police 43090			Police	ProfSrv		325.34			
								325.34		
							CHECK TOTAL	325.34		
10517	Minnesota Elevator In		0002		EFT	08/16/2025	1138054			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Youth 42010 25903			Youth	Supplies		369.12			
								369.12		
							CHECK TOTAL	369.12		
10854	Minnesota NAHRO		0000		INV	08/16/2025	071725			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 HRA 43140			Frbt HRA	Train&Ed		475.00			
								475.00		
							CHECK TOTAL	475.00		
10523	Minnesota Valley Test		0000		EFT	08/22/2025	1315802			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 SwrRecl 43090			SewerReclm	ProfSrv		242.00			
								242.00		
10523	Minnesota Valley Test		0000		EFT	08/22/2025	1315884			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 SwrRecl 43090			SewerReclm	ProfSrv		502.40			
								502.40		
10523	Minnesota Valley Test		0000		EFT	08/23/2025	1316072			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 SwrRecl 43090			SewerReclm	ProfSrv		242.00			
								242.00		

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10523	Minnesota Valley Test	0000		EFT	08/24/2025	1316259					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 SwrRecl 43090		SewerReclm	ProfSrv		242.00					
							242.00				
10523	Minnesota Valley Test	0000		EFT	08/30/2025	1317108					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 SwrRecl 43090		SewerReclm	ProfSrv		242.00					
							242.00				
10523	Minnesota Valley Test	0000		EFT	08/30/2025	1317120					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 SwrRecl 43090		SewerReclm	ProfSrv		242.00					
							242.00				
							242.00				
							1,712.40				
10516	Mississippi Welders S	0000		EFT	08/21/2025	4621992					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 EqMaint 42010		EqMaint	Supplies		190.10					
							190.10				
10516	Mississippi Welders S	0000		EFT	08/21/2025	529088					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 EqMaint 42010		EqMaint	Supplies		39.00					
							39.00				
							229.10				
10223	MK Sports Inc	0000		EFT	08/29/2025	3307					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Youth 42010 25903		Youth	Supplies		310.00					
							310.00				
							310.00				
							310.00				
10992	MNPEAGENERAL	0000		INV	08/08/2025	8523					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Treasury 21708		Treasury	UnDuesPay		1,824.00					
							1,824.00				
							1,824.00				

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Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10991	MNPEAPOLICES	0000		INV	08/08/2025	8522					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Treasury 21708		Treasury	UnDuesPay		76.00					
							76.00				
						CHECK TOTAL	76.00				
10525	MTI Distributing Inc	0000		EFT	08/22/2025	1486184-00					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Parks 42210		P&Tmaint	VehEqParts		312.11					
							312.11				
						CHECK TOTAL	312.11				
10865	Nalco Company	0000	99	INV	08/17/2025	6603510604					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 SwrRecl 42160		SewerReclm	Chem&Prod		8,517.89					
							8,517.89				
						CHECK TOTAL	8,517.89				
10989	NCPERS Group Life Ins	0000		INV	07/25/2025	8150					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Treasury 21710		Treasury	Life Pay		144.00					
							144.00				
						CHECK TOTAL	144.00				
11030	Nelson, Dylan	0000		EFT	05/08/2025	040825					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Police 43310		Police	Travel Exp		56.00					
							56.00				
						CHECK TOTAL	56.00				
10548	Northern Safety Techn	0000		EFT	08/27/2025	59705					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 StrMaint 42210		StrMaint	VehEqParts		1,355.42					
							1,355.42				
						CHECK TOTAL	1,355.42				

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10580	Paape Companies Inc		0000		EFT	08/22/2025	118116			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	PW Fac 44010		PW Fac	Bldg Maint			62.50		
								62.50		
10580	Paape Companies Inc		0000		EFT	08/28/2025	118248			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	CC Fac 44010		CC Fac	Bldg Maint			843.50		
	2	Lib Fac 44010		Lib Fac	Bldg Maint			843.50		
	3	CH Fac 44010		CH Maint	Bldg Maint			482.00		
	4	Fire Fac 44010		Fire Fac	Bldg Maint			241.00		
								2,410.00		
							CHECK TOTAL	2,472.50		
10218	Pantheon Computer Sys		0000		EFT	08/31/2025	1704			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	IT 43090		IT	ProfSrv			10,520.00		
								10,520.00		
							CHECK TOTAL	10,520.00		
10564	Pepsi Cola of Mankato		0000		EFT	08/16/2025	9445186			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Aquatic 42990		AquaticCtr	CmdResale			574.37		
								574.37		
10564	Pepsi Cola of Mankato		0000		EFT	08/23/2025	9445934			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Aquatic 42990		AquaticCtr	CmdResale			187.72		
								187.72		
10564	Pepsi Cola of Mankato		0000		EFT	08/30/2025	9446743			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Aquatic 42990		AquaticCtr	CmdResale			686.86		
								686.86		
							CHECK TOTAL	1,448.95		
10581	The PERCS Index Inc		0000		INV	07/23/2025	32180			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Police 43095		Police	SoftwrSupp			950.00		
								950.00		
							CHECK TOTAL	950.00		

City of Faribault



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Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10570	Popp Binding & Lamina		0002		EFT	08/08/2025	INV-000736			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 CC Admin 42010			CC Admin	Supplies			211.92		
								211.92		
							CHECK TOTAL	211.92		
10118	Prairie Creek Fence L		0000	55	EFT	07/30/2025	4124			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 PF CR 45200			PF CR	BldgImprov			16,638.00		
								16,638.00		
							CHECK TOTAL	16,638.00		
11162	Pro Hydro-Test LLC		0000		EFT	08/16/2025	INV-1068			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 PW Fac 44010			PW Fac	Bldg Maint			120.00		
								120.00		
							CHECK TOTAL	120.00		
10573	Property Pros		0000		EFT	08/30/2025	8056			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 CodeInsp 43090			Code/Insp	ProfSrv			80.00		
								80.00		
							CHECK TOTAL	80.00		
10139	Quality Forklift Sale		0000		INV	08/21/2025	P05507			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 StrMaint 42210			StrMaint	VehEqParts			120.97		
								120.97		
10139	Quality Forklift Sale		0000		INV	08/21/2025	P05508			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 StrMaint 42210			StrMaint	VehEqParts			6.99		
								6.99		
							CHECK TOTAL	127.96		

City of Faribault



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Detail Invoice List

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CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10590	Quality Resource Grou		0000		EFT	08/29/2025	IN-135885			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Storm 43090		Storm Wtr	ProfSrv			593.89		
	2	SwrRecl 43090		SewerReclm	ProfSrv			593.89		
	3	Water 43090		Water	ProfSrv			593.90		
								1,781.68		
							CHECK TOTAL	1,781.68		
999997	Jean Jakubik		0000		INV	08/20/2025	072125			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	CC Admin 36240		CC Admin	RefReimb			105.00		
								105.00		
							CHECK TOTAL	105.00		
999997	Johnson Reiland Build		0000		INV	09/12/2025	081325 Johnson			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	101 22000		General	Deposits			1,000.00		
								1,000.00		
							CHECK TOTAL	1,000.00		
999997	Raul and Octavio Cast		0000		INV	09/04/2025	08132025			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Planning 34103		P & Z	ZonSubdFee			200.00		
								200.00		
							CHECK TOTAL	200.00		
10594	Rent 'N' Save Portabl		0000		EFT	07/30/2025	83843			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Parks 44160		P&Tmaint	Rents			1,388.45		
								1,388.45		
10594	Rent 'N' Save Portabl		0000		EFT	08/30/2025	83844			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Parks 44160		P&Tmaint	Rents			1,253.45		
								1,253.45		
							CHECK TOTAL	2,641.90		

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Detail Invoice List

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DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10604	RES Specialty Pyrotec		0000	97	INV	08/03/2025	28856			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	CharGmbl 43090		Char Gmbl	ProfSrv		20,000.00			
								20,000.00		
							CHECK TOTAL	20,000.00		
10204	Rice County Solid Was		0005		INV	08/22/2025	20956			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Parks 43840		P&Tmaint	RefuseDisp		50.00			
								50.00		
							CHECK TOTAL	50.00		
10204	Rice County Solid Was		0005		INV	08/22/2025	20954			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	Parks 43840		P&Tmaint	RefuseDisp		30.00			
								30.00		
							CHECK TOTAL	30.00		
10204	Rice County Solid Was		0005		INV	08/30/2025	21498			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	IT 43840		IT	RefuseDisp		152.00			
								152.00		
							CHECK TOTAL	152.00		
10204	Rice County Solid Was		0005		INV	08/30/2025	21518			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	IT 43840		IT	RefuseDisp		376.00			
								376.00		
							CHECK TOTAL	376.00		
10204	Rice County Solid Was		0005		INV	08/30/2025	21572			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	IT 43840		IT	RefuseDisp		176.00			
								176.00		
							CHECK TOTAL	176.00		

City of Faribault



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Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100				Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10998	Rice County Highway D		0000		INV	08/16/2025	1440				
	ACCOUNT DETAIL						LINE AMOUNT				
	1 Parks	42120		P&Tmaint	Motor Fuel			1,659.51			
	2 Police	42120		Police	Motor Fuel			139.98			
									1,799.49		
							CHECK TOTAL	1,799.49			
11062	Rice County Historica		0000		INV	08/22/2025	072325				
	ACCOUNT DETAIL						LINE AMOUNT				
	1 Library	42191		Library	PerMagNews			60.00			
									60.00		
							CHECK TOTAL	60.00			
10901	Rice/Steele 911 Cente		0000		INV	08/22/2025	2025-JT-46				
	ACCOUNT DETAIL						LINE AMOUNT				
	1 Police	43095		Police	SoftwrSupp			3,251.25			
	2 Police	44330		Police	DuesSubscr			450.00			
	3 Police	42010		Police	Supplies			30.00			
									3,731.25		
							CHECK TOTAL	3,731.25			
10605	Rosenbauer Minnesota		0000		EFT	08/08/2025	0000079037				
	ACCOUNT DETAIL						LINE AMOUNT				
	1 Fire	42210		Fire	VehEqParts			548.16			
									548.16		
							CHECK TOTAL	548.16			
10600	Ruffridge-Johnson Equ		0001		INV	08/21/2025	S0146322				
	ACCOUNT DETAIL						LINE AMOUNT				
	1 StrMaint	42210		StrMaint	VehEqParts			717.86			
									717.86		
10600	Ruffridge-Johnson Equ		0001		INV	08/29/2025	S0152222				
	ACCOUNT DETAIL						LINE AMOUNT				
	1 StrMaint	42210		StrMaint	VehEqParts			227.52			
									227.52		
							CHECK TOTAL	945.38			

City of Faribault



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Detail Invoice List

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CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
10607	Safety-Kleen Systems	0000		INV	08/18/2025	R003462029				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 EqMaint 42210		EqMaint	VehEqParts		103.15				
							103.15			
						CHECK TOTAL	103.15			
10612	Selco	0000		EFT	08/31/2025	053639				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Library 43250		Library	Other Comm		2,198.50				
							2,198.50			
						CHECK TOTAL	2,198.50			
10614	Sherwin Williams Comp	0000		INV	08/22/2025	8756-5				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 PrkInd 45200		Prk Dedic	BldgImprov		64.54				
							64.54			
						CHECK TOTAL	64.54			
10032	Shred Right	0000		EFT	08/07/2025	0052391				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Police 43090		Police	ProfSrv		40.00				
							40.00			
						CHECK TOTAL	40.00			
10627	Southern Minnesota In	0000		INV	08/24/2025	25590				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 Water 42160		Water	Chem&Prod		576.04				
							576.04			
						CHECK TOTAL	576.04			
10024	Stantec Consulting Se	0000	71	EFT	08/21/2025	2427272				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 PrkInd 45300		Prk Dedic	Impr Other		6,357.00				
							6,357.00			
						CHECK TOTAL	6,357.00			

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10108	Star Sports & Apparel	0000		INV	08/30/2025	8R23JKA8R7Z15					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 IT 42180		IT	Uniforms		120.00					
							120.00				
						CHECK TOTAL	120.00				
11180	Starlight Sounds DJ L	0000		INV	08/28/2025	255					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Aquatic 43090		AquaticCtr	ProfSrv		500.00					
							500.00				
						CHECK TOTAL	500.00				
10056	Steele Waseca Coop El	0000		INV	08/12/2025	26					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Airport 43810		Airport	Elec Util		1,338.29					
	2 StrLight 43810		StrLight	Elec Util		131.46					
	3 SwrColl 43810		Sewer Coll	Elec Util		516.89					
	4 SwrRecl 43810		SewerReclm	Elec Util		62.28					
	5 Water 43810		Water	Elec Util		299.49					
							2,348.41				
						CHECK TOTAL	2,348.41				
11192	Steve James Excavatin	0000		INV	08/17/2025	18103					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 SwrColl 42010		Sewer Coll	Supplies		314.25					
	2 Storm 42010		Storm Wtr	Supplies		314.25					
							628.50				
						CHECK TOTAL	628.50				
10620	Streicher's Inc	0000		INV	08/10/2025	11772070					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Police 42010 25910		Police	Supplies		324.00					
							324.00				
10620	Streicher's Inc	0000		INV	08/08/2025	11771622					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Police 42180		Police	Uniforms		20.00					
							20.00				

City of Faribault



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CHECK RUN: 081325FF 08/13/2025
DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10620	Streicher's Inc		0000		INV	08/08/2025	11771621			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Police 42180			Police	Uniforms			439.80		
								439.80		
10620	Streicher's Inc		0000		INV	08/08/2025	11771618			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Police 42180			Police	Uniforms			10.00		
								10.00		
							CHECK TOTAL	793.80		
10941	Superior Companies of		0000		INV	08/13/2025	AR0023004			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Airport 44010			Airport	Bldg Maint			735.00		
								735.00		
							CHECK TOTAL	735.00		
10950	T-Mobile		0000		INV	08/19/2025	971611668 July			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Library 43096			Library	OnLineRes			9.93		
								9.93		
							CHECK TOTAL	9.93		
10064	Thompson Concrete & M		0000	84	EFT	08/21/2025	765			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Parks 44050			P&Tmaint	EOMaint			7,584.50		
								7,584.50		
							CHECK TOTAL	7,584.50		
10645	Thomson Reuters - Wes		0000		INV	08/31/2025	852303261			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Police 43095			Police	SoftwrSupp			429.00		
								429.00		
							CHECK TOTAL	429.00		
10606	Jennifer Tietz		0002		INV	08/06/2025	4591			
	ACCOUNT DETAIL						LINE AMOUNT			
	1 Youth 43090			Youth	ProfSrv			135.00		
								135.00		

Report generated: 08/08/2025 09:45:16
User: Fawn Fuller (FFuller)
Program ID: apwarnt

City of Faribault



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Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
						CHECK TOTAL	135.00			
10611	Tom's Lock & Key LLC	0000		INV	07/27/2025	0015127				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 PW Fac 44010		PW Fac	Bldg Maint		686.73				
							686.73			
						CHECK TOTAL	686.73			
10132	Townsquare Media LLC	0000		INV	07/30/2025	5122679-1				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CC Admin 43410		CC Admin	Advertisng		987.49				
							987.49			
						CHECK TOTAL	987.49			
10953	Tru Vue Inc	0000		INV	08/01/2025	080125TaxAbate				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 CEDAbate 44940		CED Abate	Tax Abate		33,108.22				
							33,108.22			
						CHECK TOTAL	33,108.22			
10133	Truck Center Companie	0002		EFT	08/17/2025	XA304186662:01				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 StrMaint 42210		StrMaint	VehEqParts		954.04				
							954.04			
10133	Truck Center Companie	0002		EFT	08/24/2025	XA304186384:01				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 StrMaint 42210		StrMaint	VehEqParts		63.53				
							63.53			
10133	Truck Center Companie	0002		EFT	08/30/2025	XA304187188:01				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 StrMaint 42210		StrMaint	VehEqParts		478.33				
							478.33			
10133	Truck Center Companie	0002		EFT	09/03/2025	XA304187570:01				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 StrMaint 42210		StrMaint	VehEqParts		123.82				
							123.82			
						CHECK TOTAL	1,619.72			

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CASH ACCOUNT: Treasury 10100		Cash								
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK	
999998	Alain Martinovic	0000		INV	08/07/2025	675				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 601 20200		Water	AP		8.28				
							8.28			
						CHECK TOTAL	8.28			
999998	Alec Ballantyne	0000		INV	08/07/2025	682				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 601 20200		Water	AP		20.30				
							20.30			
						CHECK TOTAL	20.30			
999998	Alexys Johnson	0000		INV	08/07/2025	683				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 601 20200		Water	AP		26.59				
							26.59			
						CHECK TOTAL	26.59			
999998	Andrew Klingel	0000		INV	08/07/2025	671				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 601 20200		Water	AP		65.81				
							65.81			
						CHECK TOTAL	65.81			
999998	Ashley Oelkers	0000		INV	08/06/2025	659				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 601 20200		Water	AP		36.26				
							36.26			
						CHECK TOTAL	36.26			
999998	BPH Holdings Inc	0000		INV	08/07/2025	686				
	ACCOUNT DETAIL					LINE AMOUNT				
	1 601 20200		Water	AP		453.53				
							453.53			
						CHECK TOTAL	453.53			

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
999998	Brianna Aldrich	0000		INV	08/07/2025	672					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 601 20200		Water	AP		21.63					
							21.63				
						CHECK TOTAL	21.63				
999998	David Barnett	0000		INV	08/06/2025	661					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 601 20200		Water	AP		45.72					
							45.72				
						CHECK TOTAL	45.72				
999998	David Hardie	0000		INV	08/06/2025	657					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 601 20200		Water	AP		66.61					
							66.61				
						CHECK TOTAL	66.61				
999998	Fredrickson Propertie	0000		INV	08/07/2025	673					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 601 20200		Water	AP		32.43					
							32.43				
						CHECK TOTAL	32.43				
999998	Heather Labs	0000		INV	08/07/2025	681					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 601 20200		Water	AP		45.59					
							45.59				
						CHECK TOTAL	45.59				
999998	Jacob Wellentin	0000		INV	08/07/2025	684					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 601 20200		Water	AP		16.24					
							16.24				
						CHECK TOTAL	16.24				

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
999998	Joshua Thorp		0000		INV	08/06/2025	662			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	601	20200	Water	AP		522.44			
								522.44		
							CHECK TOTAL	522.44		
999998	Juan Cisneros		0000		INV	08/07/2025	676			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	601	20200	Water	AP		105.52			
								105.52		
							CHECK TOTAL	105.52		
999998	Kaylajo Kush		0000		INV	08/06/2025	660			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	601	20200	Water	AP		12.88			
								12.88		
							CHECK TOTAL	12.88		
999998	Ken Borwege		0000		INV	08/07/2025	669			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	601	20200	Water	AP		4.49			
								4.49		
							CHECK TOTAL	4.49		
999998	Kevin Murphy		0000		INV	08/07/2025	670			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	601	20200	Water	AP		97.01			
								97.01		
							CHECK TOTAL	97.01		
999998	Louis Wordelman		0000		INV	08/07/2025	668			
	ACCOUNT DETAIL						LINE AMOUNT			
	1	601	20200	Water	AP		1.87			
								1.87		
							CHECK TOTAL	1.87		

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
999998	Mark & Kathy Zavoral	0000		INV	08/07/2025	679					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 601 20200		Water	AP		133.54				133.54	
						CHECK TOTAL	133.54			133.54	
999998	Mike Peroutka	0000		INV	08/06/2025	656					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 601 20200		Water	AP		17.86				17.86	
						CHECK TOTAL	17.86			17.86	
999998	Rick Cashin Construct	0000		INV	08/07/2025	665					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 601 20200		Water	AP		42.39				42.39	
						CHECK TOTAL	42.39			42.39	
999998	Ryan & Jillian Sparks	0000		INV	08/07/2025	678					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 601 20200		Water	AP		69.22				69.22	
						CHECK TOTAL	69.22			69.22	
999998	Samantha Hahn	0000		INV	08/07/2025	680					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 601 20200		Water	AP		1.99				1.99	
						CHECK TOTAL	1.99			1.99	
999998	Savin Va	0000		INV	08/07/2025	663					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 601 20200		Water	AP		35.24				35.24	
						CHECK TOTAL	35.24			35.24	

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100		Cash								
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
999998 Sergio Ramirez	0000		INV	08/07/2025	667					
ACCOUNT DETAIL					LINE AMOUNT					
1 601 20200		Water	AP		79.65				79.65	
					CHECK TOTAL	79.65			79.65	
999998 Shane Klokonos	0000		INV	08/07/2025	664					
ACCOUNT DETAIL					LINE AMOUNT					
1 601 20200		Water	AP		17.92				17.92	
					CHECK TOTAL	17.92			17.92	
999998 Shauna Lang-Burke	0000		INV	08/07/2025	685					
ACCOUNT DETAIL					LINE AMOUNT					
1 601 20200		Water	AP		19.00				19.00	
					CHECK TOTAL	19.00			19.00	
999998 SoMN Holding LLC	0000		INV	08/06/2025	658					
ACCOUNT DETAIL					LINE AMOUNT					
1 601 20200		Water	AP		52.65				52.65	
					CHECK TOTAL	52.65			52.65	
999998 Steve Morrow	0000		INV	08/07/2025	677					
ACCOUNT DETAIL					LINE AMOUNT					
1 601 20200		Water	AP		113.43				113.43	
					CHECK TOTAL	113.43			113.43	
999998 Suzette Apling	0000		INV	08/07/2025	674					
ACCOUNT DETAIL					LINE AMOUNT					
1 601 20200		Water	AP		53.92				53.92	
					CHECK TOTAL	53.92			53.92	

City of Faribault



CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
999998	Thomas Deneen	0000		INV	08/07/2025	666					
ACCOUNT DETAIL						LINE AMOUNT					
1	601 20200	Water	AP			6.12					
						CHECK TOTAL	6.12				
							6.12				
10656	Utility Consultants I	0000		EFT	08/29/2025	124775					
ACCOUNT DETAIL						LINE AMOUNT					
1	Water 43090	Water	ProfSrv			334.20					
							334.20				
10656	Utility Consultants I	0000		EFT	08/27/2025	124667					
ACCOUNT DETAIL						LINE AMOUNT					
1	SwrRecl 43090	SewerReclm	ProfSrv			2,300.51					
							2,300.51				
						CHECK TOTAL	2,634.71				
10107	Utility Logic LLC	0000		INV	08/24/2025	15657					
ACCOUNT DETAIL						LINE AMOUNT					
1	SwrColl 44040	Sewer Coll	MachEqRpr			90.10					
							90.10				
						CHECK TOTAL	90.10				

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100			Cash							
VENDOR	REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10959 Verizon Wireless	0000		INV	08/15/2025	6119301316					
ACCOUNT DETAIL					LINE AMOUNT					
1 Admin 43210		Admin	Telephone			76.76				
2 CC Fac 43210		CC Fac	Telephone			382.48				
3 CH Fac 43210		CH Maint	Telephone			76.76				
4 CodeInsp 43210		Code/Insp	Telephone			331.98				
5 Comms 43210		Communicat	Telephone			78.39				
6 Engineer 43210		Engineer	Telephone			178.46				
7 Fin 43210		Finance	Telephone			38.38				
8 Fire 43210		Fire	Telephone			314.49				
9 HR 43210		HR	Telephone			76.76				
10 IT 43210		IT	Telephone			76.76				
11 Library 43210		Library	Telephone			38.38				
12 Parks 43210		P&Tmaint	Telephone			20.02				
13 Police 43210		Police	Telephone			2,945.99				
14 PWAdmin 43210		PW Admin	Telephone			58.40				
15 Storm 43210		Storm Wtr	Telephone			155.18				
16 StrMaint 43210		StrMaint	Telephone			58.40				
17 SwrColl 43210		Sewer Coll	Telephone			175.20				
18 Water 43210		Water	Telephone			430.83				
19 CEDAdmin 43210		CED Admin	Telephone			115.14				
20 SwrRecl 43210		SewerReclm	Telephone			34.33				
						5,663.09				
						CHECK TOTAL				
						5,663.09				
10964 Wal-Mart	0000		INV	08/08/2025	90343929132678795188					
ACCOUNT DETAIL					LINE AMOUNT					
1 Fire 42010		Fire	Supplies			26.46				
						26.46				
10964 Wal-Mart	0000		INV	08/18/2025	2000134-69284788					
ACCOUNT DETAIL					LINE AMOUNT					
1 Library 42010		Library	Supplies			45.02				
						45.02				
10964 Wal-Mart	0000		INV	08/28/2025	02531508152892905037					
ACCOUNT DETAIL					LINE AMOUNT					
1 Library 42010		Library	Supplies			43.10				
						43.10				

CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100		Cash									
VENDOR		REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK		
10964	Wal-Mart	0000		INV	08/29/2025	04038190815289798800					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Youth 42010	25903	Youth	Supplies		171.76					
							171.76				
10964	Wal-Mart	0000		INV	08/25/2025	30596173672309060881					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Aquatic 42010		AquaticCtr	Supplies		81.29					
							81.29				
10964	Wal-Mart	0000		INV	08/30/2025	81031503122898985017					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Aquatic 42010		AquaticCtr	Supplies		12.77					
							12.77				
10964	Wal-Mart	0000		INV	08/30/2025	06796989674301023831					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Aquatic 42010		AquaticCtr	Supplies		7.46					
							7.46				
10964	Wal-Mart	0000		INV	09/03/2025	59520423024756533289					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Youth 42010	25903	Youth	Supplies		58.49					
							58.49				
						CHECK TOTAL	446.35				
10666	Water Conservation Se	0000		EFT	09/03/2025	150118					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Water 43090		Water	ProfSrv		1,805.65					
							1,805.65				
						CHECK TOTAL	1,805.65				
10973	Xcel Energy	0000		CRM	08/24/2025	937483635					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Pol Fac 43810		Pol Fac	Elec Util		-409.27					
	2 SwrRecl 43810		SewerReclm	Elec Util		52.86					
							-356.41				
10973	Xcel Energy	0000		INV	08/21/2025	937556018					
	ACCOUNT DETAIL					LINE AMOUNT					
	1 Parks 43810		P&Tmaint	Elec Util		84.95					
							84.95				

City of Faribault



CLAIMS LIST REPORT

Detail Invoice List

CHECK RUN: 081325FF 08/13/2025

DUE DATE: 08/13/2025

CASH ACCOUNT: Treasury 10100			Cash							
VENDOR			REMIT	PO	TYPE	DUE DATE	INVOICE	AMOUNT	VOUCHER	CHECK
10973	Xcel Energy		0000		INV	08/16/2025	937102772			
ACCOUNT DETAIL							LINE AMOUNT			
1	Water	43830		Water	Gas Util			21.53		
2	PW Fac	43810		PW Fac	Elec Util			4,338.91		
3	PW Fac	43830		PW Fac	Gas Util			106.73		
4	Water	43810		Water	Elec Util			451.56		
5	Water	43830		Water	Gas Util			11.11		
6	SwrColl	43810		Sewer Coll	Elec Util			451.56		
7	SwrColl	43830		Sewer Coll	Gas Util			11.11		
8	Storm	43810		Storm Wtr	Elec Util			64.21		
9	Storm	43830		Storm Wtr	Gas Util			1.58		
10	Airport	43830		Airport	Gas Util			60.00		
11	Parks	43810		P&Tmaint	Elec Util			35.74		
								5,554.04		
10973	Xcel Energy		0000		INV	08/29/2025	938622206			
ACCOUNT DETAIL							LINE AMOUNT			
1	StrLight	43810		StrLight	Elec Util			21,306.68		
								21,306.68		
CHECK TOTAL								26,589.26		
417	INVOICES			WARRANT TOTAL			437,109.31	437,109.31		



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Travis Block, Director of Public Works
MEETING DATE: August 12, 2025
SUBJECT: Resolution 2025-189 Accept Donation to the City of Faribault Municipal Airport Liz Wall Strohfus Field

Background:

James and Jeannette Hooper donated \$1,409.00 to the Faribault Municipal Airport. The funds will be used to purchase an Automated External Defibrillator (AED) that will be installed at airport.

Recommendation:

Approve Resolution 2025-189

Attachments:

1. Resolution 2025-189 Accept Donation to the City of Faribault Municipal Airport Liz Wall Strohfus Field

CITY OF FARIBAULT

RESOLUTION #2025-189

**ACCEPT DONATION TO THE CITY OF FARIBAULT MUNICIPAL AIRPORT LIZ WALL
STROHFUS FIELD**

WHEREAS, a \$1409.00 donation by James and Jeannette Hooper to the City of Faribault Municipal Airport Liz Wall Strohfus Field for the purchase of an Automated External Defibrillator (AED); and

WHEREAS, the Automated External Defibrillator (AED) will be installed at the Airport to be used by users of the facility.

NOW, THEREFORE BE IT RESOLVED, that the donation of a Automated External Defibrillator (AED) with a value of \$1,409.00 by James and Jeannette Hooper to the City of Faribault Municipal Airport Liz Wall Strohfus Field is hereby accepted.

Date Adopted: August 12, 2025

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM:
MEETING DATE: August 12, 2025
SUBJECT: Resolution 2025-192 Amend the 2025 Adopted Budget to Re-estimate Funds 431 and 437

Background:

As part of the 2026 budget process, we wish to present the most accurate information possible related to future capital funding requests. In order to do that, we have re-estimated the 2025 budgets for 431 (Capital Replacement Fund) and 437 (Public Facilities Fund). The proposed resolution includes amendments to the revenues and expenditures of both funds based on where actual activity for the fiscal year has occurred and projections for how the funds will end in the remaining 4 months. Below is a brief summary of the changes:

Fund 431- Revenue is being adjusted with current year's activity reflected to increase the sale of capital assets (aka trade-in value) which has exceeded the budget. A transfer in from the utility funds is being removed as it is not needed because the cost of the firewalls and switches was allocated directly to those funds. Expenditures are decreasing by \$108,000 due to work not being completed in 2025. This will result in there being a 2025 surplus of \$12,282.

Fund 437- Revenue is being decreased significantly as it does not appear that the City will close on the Riverchase sale in 2025, nor is it anticipated that the parcel south of the Public Safety Center will sell before the end of the year. Expenses are being reduced by \$65,940 to account for actuals related to the 505 Central property. This is going to leave an ending deficit of \$143,560. The 2026 budget and land sales at that time are expected to make up for this deficit.

Recommendation:

To approve Resolution 2025-192

Attachments:

1. Resolution 2025-192 Budget Amendment 431 2025

CITY OF FARIBAULT

RESOLUTION #2025 - 192

AMEND THE 2025 ADOPTED BUDGET TO RE-ESTIMATE FUNDS 431 AND 437

WHEREAS, the City Council of the City of Faribault did formally adopt a 2025 Budget and establish fund appropriations for 2025 on December 10, 2024, on Resolution 2024-245 in accordance with City Charter and State Statutes; and

WHEREAS, throughout the fiscal year it is necessary to make certain amendments to the budget; and

WHEREAS, the Faribault City Council desires to revise the adopted 2025 budget to more accurately depict expected expenditures for the current year.

NOW, THEREFORE BE IT RESOLVED that City staff is hereby directed to revise the 2025 Budget as follows:

Organization	Object	Amount	Purpose
CP CR	33422	80,552	Decrease; wrong org
CP PS	33422	91,978	Increase; correct org; adjust to actual PSA spending
CP Govt	34111	1,000	Increase; revise revenue
CP Govt	39101	4,200	Increase; revise revenue
CP Govt	39200	16,600	Decrease; costs allocated so xfer not needed
CP Govt	45300	206,975	Increase; move from CP Govt 45400 and reduce to match actual expenses
CP PW	45400	198,079	Increase; actual expenses
CP PS	45400	2,565	Decrease; actual expenses
CP Govt	45400	308,400	Decrease; move to CP Govt 45300
CP PS	45500	7,484	Increase; actual expenses
CP PW	45500	210,000	Decrease; move to CP PW 45400
PF Govt	36210	6,930	Decrease; negative position at end of 2024 not expected to change in 2025

PF Govt	36215	3,500	Increase; unbudgeted revenue
PF Govt	39101	338,000	Decrease; sales of property not likely to occur
PF Govt	45100	65,940	Decrease; 505 Central demo costs coming from a different fund

Date Adopted: August 12, 2025

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Heather Slechta, City Clerk
MEETING DATE: August 12, 2025
SUBJECT: Approve LG240B Application to Conduct Excluded Bingo for Knights of Columbus 0525 General Shields Assembly

Background:

An LG240B Application to Conduct Excluded Bingo was submitted by Knights of Columbus 0525 General Shields Assembly for an event on November 16, 2025 at the American Legion Post 43. If approved, Staff will submit the approved application to the Minnesota Gambling Control Board for final review and approval.

Recommendation:

Approve LG240B.

Attachments:

1. LG240B Application to Conduct Excluded Bingo

LG240B Application to Conduct Excluded Bingo**No Fee**5/24
Page 1 of 2**ORGANIZATION INFORMATION**

Organization Name: Knights of Columbus 0525 General Schields Assembly Previous Gambling Permit Number: [REDACTED]

Minnesota Tax ID Number, if any: 1823961 Federal Employer ID Number (FEIN), if any: [REDACTED]

Mailing Address: Box 778

City: Faribault State: Mn Zip: 55021 County: Rice

Name of Chief Executive Officer (CEO): Patrick Zengler

CEO Daytime Phone: [REDACTED] CEO Email: [REDACTED]
(permit will be emailed to this email address unless otherwise indicated below)

Email permit to (if other than the CEO): [REDACTED]

NONPROFIT STATUS

Type of Nonprofit Organization (check one):

☒ Fraternal ☐ Religious ☐ Veterans ☐ Other Nonprofit Organization

Attach a copy of at least one of the following showing proof of nonprofit status:

(DO NOT attach a sales tax exempt status or federal employer ID number, as they are not proof of nonprofit status.)

- ☐ **Current calendar year Certificate of Good Standing**
Don't have a copy? This certificate must be obtained each year from:
MN Secretary of State, Business Services Division
60 Empire Drive, Suite 100
St. Paul, MN 55103
Secretary of State website, phone numbers:
www.sos.state.mn.us
651-296-2803, or toll free 1-877-551-6767
- ☐ **Internal Revenue Service-IRS income tax exemption 501(c) letter in your organization's name**
Don't have a copy? Obtain a copy of your federal income tax exempt letter by having an organization officer contact the IRS at 877-829-5500.
- ☒ **Internal Revenue Service-Affiliate of national, statewide, or international parent nonprofit organization (charter)**
If your organization falls under a parent organization, attach copies of both of the following:
1. IRS letter showing your parent organization is a nonprofit 501(c) organization with a group ruling; and
2. the charter or letter from your parent organization recognizing your organization as a subordinate.

EXCLUDED BINGO ACTIVITYHas your organization held a bingo event in the current calendar year? ☐ Yes ☒ No

If yes, list the dates when bingo was conducted: _____

The proposed bingo event will be:

- ☒ one of four or fewer bingo events held this year. Dates: 11/16/2025
- OR-**
- ☐ conducted on up to 12 consecutive days in connection with a:
- ☐ county fair Dates: _____
- ☐ civic celebration Dates: _____
- ☐ Minnesota State Fair Dates: _____

Person in charge of bingo event: Dennis W. Germann Daytime Phone: [REDACTED]Name of premises where bingo will be conducted: American Legion Hall Post 43Premises street address: 112 5th St. NECity: Faribault If township, township name: Mn County: Rice



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Heather Slechta, City Clerk
MEETING DATE: August 12, 2025
SUBJECT: Approve Temporary Liquor License Applications for the Faribault Area Chamber of Commerce and Tourism

Background:

The Faribault Area Chamber of Commerce and Tourism submitted applications for 1-4 Day Temporary On-Sale Liquor Licenses for the following events:

- Taste of Faribault, September 18, Faribault West Mall, 200 Western Ave.
- Car Cruise, September 19, Faribault Harley Davidson, 2704 W. Airport Dr
- Winterfest, December 6, Downtown Faribault, 201 Central Ave. (Outdoors)

If approved, Staff will forward the applications to Alcohol and Gambling Enforcement for review and final approval.

Recommendation:

Approve Temporary Liquor Licenses for the Faribault Area Chamber.

Attachments:

1. 1-4 Day - Faribault Chamber of Commerce and Tourism Applications



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

Name of organization Faribault Area Chamber		Date of organization 1921	Tax exempt number [REDACTED]
Organization Address (No PO Boxes) 530 Wilson Ave	City Faribault	State Minnesota	Zip Code 55021
Name of person making application Casie Gieves		Business phone [REDACTED]	Home phone [REDACTED]
Date(s) of event 9/19/2025	Type of organization ☐ Microdistillery ☐ Small Brewer ☐ Club ☐ Charitable ☐ Religious ☒ Other non-profit		
Organization officer's name NORT JOHNSON	City Faribault	State Minnesota	Zip Code 55021
Organization officer's name [REDACTED]	City [REDACTED]	State Minnesota	Zip Code [REDACTED]
Organization officer's name [REDACTED]	City [REDACTED]	State Minnesota	Zip Code [REDACTED]
Location where permit will be used. If an outdoor area, describe. Faribo West Mall 200 Western Ave Faribault MN 55021			

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

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.

APPROVAL

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

City or County approving the license	Date Approved
Fee Amount	Permit Date
Event in conjunction with a community festival ☐ Yes ☐ No	City or County E-mail Address
Current population of city	

Please Print Name of City Clerk or County Official

Signature City Clerk or County Official

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event
No Temp Applications faxed or mailed. Only emailed.

ONE SUBMISSION PER EMAIL, APPLICATION ONLY.

**PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY
PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY
CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US**



Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division
445 Minnesota Street, Suite 1600, St. Paul, MN 55101
651-201-7507 TTY 651-282-6555

**APPLICATION AND PERMIT FOR A 1 DAY
TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

Name of organization		Date of organization	
Faribault Area Chamber of Commerce		1921	
Organization Address (No PO Boxes)	City	State	Zip Code
530 Wilson Avenue	Faribault	Minnesota	55021
Name of person making application		Business phone	Home phone
Casie Steeves		507 334 4381	
Date(s) of event	Type of organization ☐ Microdistillery ☐ Small Brewer		
9/19/2025	☐ Club ☒ Charitable ☐ Religious ☐ Other non-profit		
Organization officer's name	City	State	Zip Code
Nort JOHNSON	Faribault	Minnesota	55021
Organization officer's name	City	State	Zip Code
Casie Steeves	Faribault	Minnesota	55021
Organization officer's name	City	State	Zip Code
		Minnesota	

Location where permit will be used. If an outdoor area, describe.

Harley David Son
2704 W Airport Drive
Faribault MN 55021

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

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.

APPROVAL

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

City or County approving the license	Date Approved
Fee Amount	Permit Date
Event in conjunction with a community festival ☐ Yes ☐ No	City or County E-mail Address
Current population of city	

Please Print Name of City Clerk or County Official

Signature City Clerk or County Official

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event

No Temp Applications faxed or mailed. Only emailed.

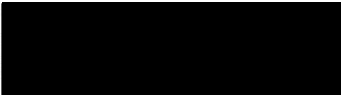
ONE SUBMISSION PER EMAIL, APPLICATION ONLY.

**PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY
PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY
CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US**



Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division
445 Minnesota Street, Suite 1600, St. Paul, MN 55101
651-201-7507 TTY 651-282-6555

**APPLICATION AND PERMIT FOR A 1 DAY
TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

Name of organization <u>Fairbairn Area Chamber</u>		Date of organization <u>1921</u>			
Organization Address (No PO Boxes) <u>530 Wilson Avenue</u>		City <u>Fairbairn</u>	State <u>Minnesota</u>	Zip Code <u>55001</u>	
Name of person making application <u>Casie Greaves</u>		Business phone <u>507 334 4341</u>		Home phone <u></u>	
Date(s) of event <u>12/16/2025</u>		Type of organization ☐ Microdistillery ☐ Small Brewer ☐ Club ☐ Charitable ☐ Religious ☒ Other non-profit			
Organization officer's name <u>Nort Johnson</u>		City <u>Fairbairn</u>	State <u>Minnesota</u>	Zip Code <u>55001</u>	
Organization officer's name <u></u>		City <u></u>	State <u>Minnesota</u>	Zip Code <u></u>	
Organization officer's name <u></u>		City <u></u>	State <u>Minnesota</u>	Zip Code <u></u>	

Location where permit will be used. If an outdoor area, describe.

& 201 Central Ave (out side)
Fairbairn, MN 55001

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.

APPROVAL

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

City or County approving the license	Date Approved
Fee Amount	Permit Date
Event in conjunction with a community festival ☐ Yes ☐ No	City or County E-mail Address
Current population of city	

Please Print Name of City Clerk or County Official

Signature City Clerk or County Official

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event

No Temp Applications faxed or mailed. Only emailed.

ONE SUBMISSION PER EMAIL, APPLICATION ONLY.

PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Rochelle Anderholm-Parsch, Parks and Recreation Director
MEETING DATE: August 12, 2025
SUBJECT: Approve Use of Central Park for Hispanic Heritage Month Community Celebration

Background:

Jessica Navarro, on behalf of the Faribault Youth Empowerment Center and the 507 Organizers, has contacted us and requested the use of Central Park on Sunday, September 21, 2025, to host the Hispanic Heritage Month Community Celebration.

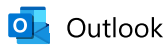
The festival will include food and craft vendors, local and state resources for families, music, and children's activities. The event will run from 12 p.m. to 5 p.m. They will set up that morning at 10 a.m. and are requesting use of Central Park with all fees waived. Organizers will provide proof of liability insurance for their event.

Recommendation:

Approve use of Central Park as requested with all fees waived.

Attachments:

1. Request Use of Central Park



Re: Use of Central Park

From Yesika Navajo <yesika1718@yahoo.com>
Date Tue 8/5/2025 7:53 AM
To Denise Hansen <dhansen@faribaultmn.gov>

3 attachments (15 KB)
Outlook-signature_; Outlook-signature_; Outlook-signature_;

Similar to Northfield, it will be Hispanic Heritage Month community celebration.

<https://mynpl.org/hhc>

Yes, we will have some food and craft vendors. Local and statewide resources. Music will begin at 12 and we hope to have a bouncy house and face painter. Bouncy house is still not 100% certain.

Thank you,
Jessica
[Sent from Yahoo Mail for iPhone](#)

On Monday, August 4, 2025, 3:15 PM, Denise Hansen <dhansen@faribaultmn.gov> wrote:

And will you have craft vendors, food vendors, community resources, entertainment or music, etc. there?



DENISE HANSEN
Administrative Coordinator

OFFICE | 507-334-2064
EMAIL | dhansen@faribaultmn.gov
WEB | www.faribault.org
ADDRESS | 15 W. Division St., Faribault, MN 55021

From: Denise Hansen <dhansen@faribaultmn.gov>
Sent: Monday, August 4, 2025 3:11 PM
To: Yesika Navajo <yesika1718@yahoo.com>
Subject: Re: Use of Central Park

Thank you! Do you have a name for your event that I can reference on the cover memo for City Council?



DENISE HANSEN
Administrative Coordinator

OFFICE | 507-334-2064
EMAIL | dhansen@faribaultmn.gov
WEB | www.faribault.org
ADDRESS | 15 W. Division St., Faribault, MN 55021

From: Yesika Navajo <yesika1718@yahoo.com>
Sent: Monday, August 4, 2025 1:08 PM
To: Denise Hansen <dhansen@faribaultmn.gov>
Cc: Faribault Youth Empowerment Center <faribaultyouthempowerment@gmail.com>; Mj Mj <507organizers@gmail.com>
Subject: Re: Use of Central Park

Hey Denise, I hope you're having a great day.

My name is Jessica Navarro and I am reaching out to formally request the use of Central Park and the bandshell located in Faribault. This is for a community event being organized by The Faribault Youth Empowerment Center and the 507 Organizers.

The event will take place on Sunday, September 21st, from 12pm-5pm. Set up will begin at 10 AM.

This will be our second year hosting this family-friendly community gathering. The purpose of our event is to bring neighbors together, build stronger connections amongst community, and to continue to create a positive and welcoming atmosphere for all.

We would kindly request that the park rental fees be waived, as this is a free community event.

Thank you,
Jessica
[Sent from Yahoo Mail for iPhone](#)

On Tuesday, July 29, 2025, 12:30 PM, Denise Hansen <dhansen@faribaultmn.gov> wrote:

Hi Jessica,

I recently spoke with you regarding the use of Central Park on September 21. Can you please email or send me a written request to use the park including what it's used for, when, and request fees waived? I can then get it on the agenda for City Council to approve.

Thank you!
Denise



DENISE HANSEN

Administrative Coordinator

OFFICE | 507-334-2064

EMAIL | dhansen@faribaultmn.gov

WEB | www.faribault.org

ADDRESS | 15 W. Division St., Faribault, MN 55021



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Mark DuChene, Director of Engineering (City Engineer)
MEETING DATE: August 12, 2025
SUBJECT: Resolution 2025-198 Approve Agreement With AT&T for Northern Links Trail Project - Contract 2023-07

Background:

As part of the Northern Links Trail Project, Contract 2023-07, the project requires the construction of a box culvert trail crossing under the Canadian Pacific Kansas City (CPKC) railroad line. Within the CPKC right of way are two fiber optic cables, one on either side of the rail, which are owned by AT&T and Sprint/Cogent respectively. In order to facilitate the box culvert construction and as a condition of the previous approvals of the construction agreement with CPKC, the City is responsible for the costs of design and work necessary to facilitate the support of the existing fiber cables during the construction work. The attached agreement with AT&T stipulates the terms of the work to be performed and outlines the estimated costs for the work. Note the final costs of the agreement will be based on actual final construction costs.

Recommendation:

Approve Resolution 2025-198 Approve Agreement With ATT for Northern Links Trail Project, Contract 2023-07

Attachments:

1. Resolution 2025-198 Approve Agreement With AT&T for Northern Links Trail Project - Contract 2023-07
2. ATT Reim Agree - City of Faribault

CITY OF FARIBAULT

RESOLUTION #2025-198

**APPROVE AGREEMENT WITH AT&T FOR NORTHERN LINKS TRAIL PROJECT -
CONTRACT 2023-07**

WHEREAS, in order to complete the Northern Links Trail Crossing Project, Contract 2023-07 multiple agreements are needed related to the box culvert trail crossing under the Canadian Pacific Kansas City ("CPKC") rail line; and

WHEREAS, one of the conditions of the agreement with CPKC was that the City was responsible for the costs to facilitate the support and protection of existing fiber optic cables within the CPKC right of way; and

WHEREAS, AT&T, one of the fiber optic cable owners has prepared the attached agreement and cost reimbursement; and

WHEREAS, the respective agreement, a copy of which are attached to this resolution have been reviewed and approved by City staff.

NOW, THEREFORE BE IT RESOLVED, that the Faribault City Council hereby approves the agreement attached to this Resolution and hereby authorizes City Staff and the City's Consultants to make limited revisions to the agreements as may be necessary to finalize them.

ALSO, BE IT RESOLVED, that the Faribault City Council hereby authorizes the Mayor and City Administrator to execute said agreement.

Date Adopted: August 12, 2025

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

REIMBURSEMENT AGREEMENT

This AGREEMENT made this ____ day of _____, 20__, by and between AT&T Enterprises, LLC., on behalf of itself and its affiliated companies, which has a place of business at 3450 Riverwood Parkway SE, Room 162, Atlanta, GA 30339 ("AT&T") and The City of Faribault, which has a place of business at 208 NW 1st. Avenue Faribault, MN 55021.

WITNESSETH:

WHEREAS, AT&T is a grantee of a Jasper County Permit that allows the installation, relocation and maintenance of Fiber Optic (Telecommunications) facilities located within Jasper County, State of Missouri (the "Easement"); and

WHEREAS, the Easement and any AT&T buried cable and associated facilities that have been placed within the Easement will be adversely impacted by Developer's proposed construction within the Easement strip; and

WHEREAS, Developer will reimburse AT&T for AT&T's cost of protecting, relocating and/or lowering sections of the AT&T Fiber Optic Cable located on the Plymouth, MN to Des Moines, IA FT "A" fiber optic route (Minnesota portion) at/near State Hwy. 3 (20th St. NW) City of Faribault Rice County (the "Cable");

NOW THEREFORE, the parties agree as follows:

1. AT&T will provide engineering, plant protection, labor, materials, and supervision necessary to protect, relocate and/or lower the Cable, as deemed necessary in AT&T's sole judgment (the "Work"). The Work is more particularly described in attached Exhibit A. The starting date will be set by the parties so that the Work can be completed as expeditiously as practicable.
2. Developer shall pay AT&T the actual cost of the Work, which is estimated to be Forty Eight Thousand Thirty Dollars 00 /100 (\$48,030.00), as shown on attached Exhibit B. Developer acknowledges that the estimated cost does not include rock removal costs and that if rock removal is required, the actual cost may greatly exceed the estimated cost. Upon completion of the Work, AT&T will send a final invoice to Developer for the actual cost of the Work. If the actual cost is greater than the estimated amount, Developer will pay to AT&T the difference within thirty (30) days from the invoice date. If the actual cost is less than the estimated amount, AT&T shall reimburse Developer the difference within sixty (60) days from the invoice date.
3. Developer agrees to exercise all due caution while working near the Cable, in order to prevent damage to the Cable. Developer agrees:
 - (a) to notify AT&T by telephone at 1-800 252-1133 at least forty-eight (48) hours prior to performing any construction, demolition or repairs at the Cable location;

(b) not to use at the Cable location any tool, equipment, or the machinery capable of being operated within ten (10) feet of the Cable;

(c) to perform construction, demolition, repair, modifications, additions and any other activities in compliance with all applicable laws and regulations and in a manner that does not interfere with the operations of AT&T; and

(d) not to work at the Cable location without AT&T's prior authorization and AT&T's On-Site Work Force personnel being present during the work.

4. Developer (the "Indemnifying Party") shall indemnify, defend and hold harmless AT&T (the "Indemnified Party") from and against any and all claims, demands, actions, losses, damages, assessments, charges, judgments, liabilities, costs and expenses (including reasonable attorneys' fees and disbursements) that may from time to time be asserted by third parties against the Indemnified Party because of any personal injury, including death, to any person or loss of, physical damage to or loss of use of real or tangible personal property, to the extent caused by the negligence or misconduct of the Indemnifying Party, its agents, employees or contractors. For purposes of indemnifications set forth in this Agreement, "Indemnified Party" means AT&T, its affiliates, subsidiaries, parent, successors and assigns and its and their employees, directors, officers, agents, contractors and subcontractors. The Indemnified Party:

4.1 shall notify the Indemnifying Party in writing promptly upon learning of any claim or suit for which indemnification may be sought, provided that failure to do so shall have no effect except to the extent the Indemnifying Party is prejudiced thereby;

4.2 shall have the right to participate in such defense or settlement with its own counsel and at its own expense, but the Indemnifying Party shall have control of this defense or settlement; and

3

4.3 shall reasonably cooperate with the defense.

5. AT&T MAKES NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES AS TO MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

6. NOTWITHSTANDING ANY PROVISION OF THIS AGREEMENT TO THE CONTRARY, EXCEPT AS PROVIDED IN SECTION 4, IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, RELIANCE OR CONSEQUENTIAL DAMAGES, WHETHER FORESEEABLE OR NOT, INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR REVENUE, COST OF CAPITAL, COST OF REPLACEMENT SERVICES, OR CLAIMS OF CUSTOMERS OR OF OTHER THIRD PARTIES, OCCASIONED BY ANY CAUSE WHATSOEVER, INCLUDING,

WITHOUT LIMITATION, BREACH OF CONTRACT, BREACH OF WARRANTY, NEGLIGENCE OR STRICT LIABILITY.

7. Developer shall keep the Cable and other property of AT&T free from all mechanic's, artisan's, materialman's, architect's, or similar services' liens which arise in any way from or as a result of its activities and cause any such liens which may arise to be discharged or released.

8. Except for payment of the cost of the Work, neither party shall have any liability for its delays or its failure in performance due to: fire, explosion, pest damage, power failures, strikes or labor disputes, acts of God, the Elements, war, civil disturbances, acts of civil or military authorities or the public enemy, inability to secure raw materials, transportation facilities, fuel or energy shortages, or other causes beyond its control, whether or not similar to the foregoing.

9. A party shall be in default if it fails to perform or observe any material term or condition of this Agreement and the failure continues unremedied for thirty (30) days after receipt of written notice (fourteen (14) days in the case of Developer's failure to pay

AT&T the estimated and/or actual cost of the Work); provided, however, that when such default (excluding Developer's non-payment) cannot reasonably be cured within such thirty (30) day period, this period will be extended if that party promptly commences to cure the same and prosecutes such curing with due diligence. Upon the default by a party, the other party may terminate this Agreement and pursue any legal remedies it may have under applicable law or principles of equity.

10. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors or assigns. Developer shall not assign, transfer, or dispose of this Agreement or any of its rights or obligations hereunder without prior written consent of AT&T; provided, however, that Developer may assign or transfer this Agreement to a controlling or controlled affiliate or to a successor in the event of reorganization, including a merger or sale of substantially all of its assets, without the consent of AT&T. An assignment, transfer or disposition of this Agreement by Developer shall not relieve Developer of any of its obligations under this Agreement. AT&T shall have the right to assign this Agreement and to assign its rights and delegate its obligations and liabilities under this Agreement, either in whole or in part, to any party. An assignment, transfer or disposition of this Agreement by AT&T shall not relieve AT&T of any of its obligations under this Agreement. Neither this Agreement, nor any term or provision hereof, nor any inclusion by reference shall be construed as being for the benefit of any person or entity not a signatory hereto.

11. Any demand, notice or other communication to be given to a party in connection with this Agreement shall be given in writing and shall be given by personal delivery, by registered or certified mail, return receipt requested, or by commercial overnight delivery service addressed to the recipient as set forth below or to such other address or individual, as may be designated by notice given by the party to the other:

AT&T:
AT&T Enterprises LLC.
3450 Riverwood Parkway SE
Room 162-RW
Atlanta, GA 30339
Attention: Rodrick Waters

With a copy to:

AT&T Enterprises LLC.
One AT&T Way
Room: 3A105
Bedminster, New Jersey 07921
Attention: AT&T Legal - Network Services

Developer:
City of Faribault
208 NW 1st. Avenue
Faribault, MN 55021
Attn: City Administrator

Any demand, notice or other communication given by personal delivery shall be conclusively deemed to have been given on the day of actual delivery thereof and if given by registered or certified mail, return receipt requested or by commercial overnight delivery service on the date of receipt thereof.

12. The failure of either party hereto to enforce any of the provisions of this Agreement, or the waiver thereof in any instance, shall not be construed as a general waiver or relinquishment on its part of any such provision, and said provision shall nevertheless be and remain in full force and effect.

13. This Agreement shall be governed by and construed in accordance with the domestic laws of the State of New York without reference to its choice of law principles.

14. Each party represents and warrants that:

- (a) It has full right and authority to enter into, execute, deliver and perform its obligations under this Agreement;
- (b) It has taken all requisite corporate action to approve the execution, delivery and performance of this Agreement;
- (c) This Agreement constitutes a legal, valid and binding obligation enforceable against such party in accordance with its terms, subject to bankruptcy, insolvency, creditors' rights and general equitable principles; and

- (d) Its execution of and performance under this Agreement shall not violate any applicable existing regulations, rules, statutes, or court orders of any local, state or federal government agency, court or body.

15. This Agreement constitutes the entire and final agreement and understanding between the parties with respect to the subject matter hereof and supersedes all prior oral and written communications, understandings and agreements relating to the subject matter hereof, which are of no further force or effect. The Exhibits referred to herein are an integral part hereof and are hereby made a part of this Agreement. This Agreement may only be modified or supplemented by an instrument in writing executed by a duly authorized representative of each party.

16. Each action or claim against any party arising under or relating to this Agreement shall be made only against such party as a corporate, and any liability relating thereto shall be enforceable only against the corporate assets of such party. No party shall seek to pierce the corporate veil or otherwise seek to impose any liability relating to, or arising from, this Agreement against any shareholder, employee, officer or director of the other party. Each of such persons is an intended beneficiary of the mutual promises set forth in this Section 16 and shall be entitled to enforce the obligations of this Section 16.

17. The relationship between the parties shall not be that of partners, agents or joint ventures for one another, and nothing contained in this Agreement shall be deemed to constitute a partnership or agency agreement between them for any purposes, including, but not limited to federal income tax purposes. The parties, in performing any of their obligations hereunder, shall be independent contractors or independent parties and shall discharge their contractual obligations at their own risk.

18. This Agreement and each of the parties' respective rights and obligations under this Agreement shall be binding upon and shall inure to benefit of the parties and each of their respective permitted successors and assigns.

19. No provision of this Agreement shall be interpreted to require any unlawful action by either party. If any section or clause of this Agreement is held to be invalid or unenforceable, then the meaning of that section or clause shall be construed so as to render it enforceable to the extent feasible. If no feasible interpretation would save the section or clause, it shall be severed from this Agreement with respect to the matter in question, and the remainder of the Agreement shall remain in full force and effect. However, in the event such a section or clause is an essential element of the Agreement, the parties shall promptly negotiate a replacement that will achieve the intent of such unenforceable section or clause to the extent permitted by law.

20. This Agreement may be executed in one or more counterparts, all of which taken together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their authorized representatives as of the date first above set forth.

City of Faribault

AT&T Entreprises LLC

By: _____
Name: Jessica Kinser
Title: City Administrator

By: _____
Name: Todd R. Gregory
Title: Lead Network Proj/Prog Mgmt.

EXHIBIT A

THE WORK

**Plymouth MN to Des Moines IA FT "A" Cable (Minnesota Portion)
Faribault MN Trail
Faribault MN
June 20, 2025**

Scope of Work

Location of Work

T110N, R24W; Section 24, 25 & 36. Wells TWP. Rice County, Minnesota. City of Faribault

THE WORK

This project is necessary to accomodate the construction of a new pedestrian trail and box culvert placement for the trail.

Phase 1

AT&T will temporarily expose and suspend the cable over the trench

1. CP RR will remove the tracks for 150 feet at the work location.
2. The AT&T contactor will Expose the AT&T Conduit from Sta 2+691 to 2+780.
3. Remove the steel from HDPE conduit from Sta 2+681 to 2+710 BK = 2+729 AH.
4. Place a 2" Split HDPE over the 1.25" coorigated HDPE for extra protection.
4. Place a 6" x 6" x 16' post at Sta 2+681 and 2+790.
5. Place Strand between the posts and Suspend the conduit from the strand.
6. At this point the conduit should be secured and the box culvert contactor can go ahead and do thier work. The AT&T contactor will have to stay in touch with the Box Culvert Contractor and be ready to be on site when needed.
7. The AT&T contrator will backfill the conduit when the Box culvert contactor has the dirt up to the conduit. AT&T will backfill the conduit so there is a min of 3 feet of cover.
8. AT&T will remove the 6"x 6" x 16 Posts and Strand . AT&T should be don at this point. The boc culvert Contactor can finish grading and back filing the culvert.
9. CP RR will reinstall the tracks.

ALL WORK INVOLVEING AT&T MUST BE COMPLETED AS PER AT&T SPECIFICATIONS FOR OUTSIDE PLANT CONSTRUCTION AND MAINTENANCE.

ESTIMATE GOOD FOR 90 DAYS FROM THIS DOCUMENTS DATE

ESTIMATE DOES NOT INCLUDE ADDITIONAL EXCAVATION COST IF FROST ENCOUNTERED

***** NO WORKING CABLE WILL BE LEFT UNATTENDED *****

It will be the responsibility of the contractor to supply a guard to ensure the security of the cable.

CLLI: PLMOMNU0002
PROJECT NUMBER: A



**PLYMOUTH, MN TO
DES MOINES, IA
ET "A"**

**FARIBAULT, MN
BOX CULVERT
ISSUED FOR BID
3-28-25**

LIGHTGUIDE CABLE

KEY MAP

ROUTE: S-001024
SEGMENT: S-003060
PLYMOUTH, MN TO DES MOINES
MARKERS: 119/6 (WS-S) TO 119/5 (WS-S)
STATE: MINNESOTA
COUNTY: RICE
CITY: FARIBAULT

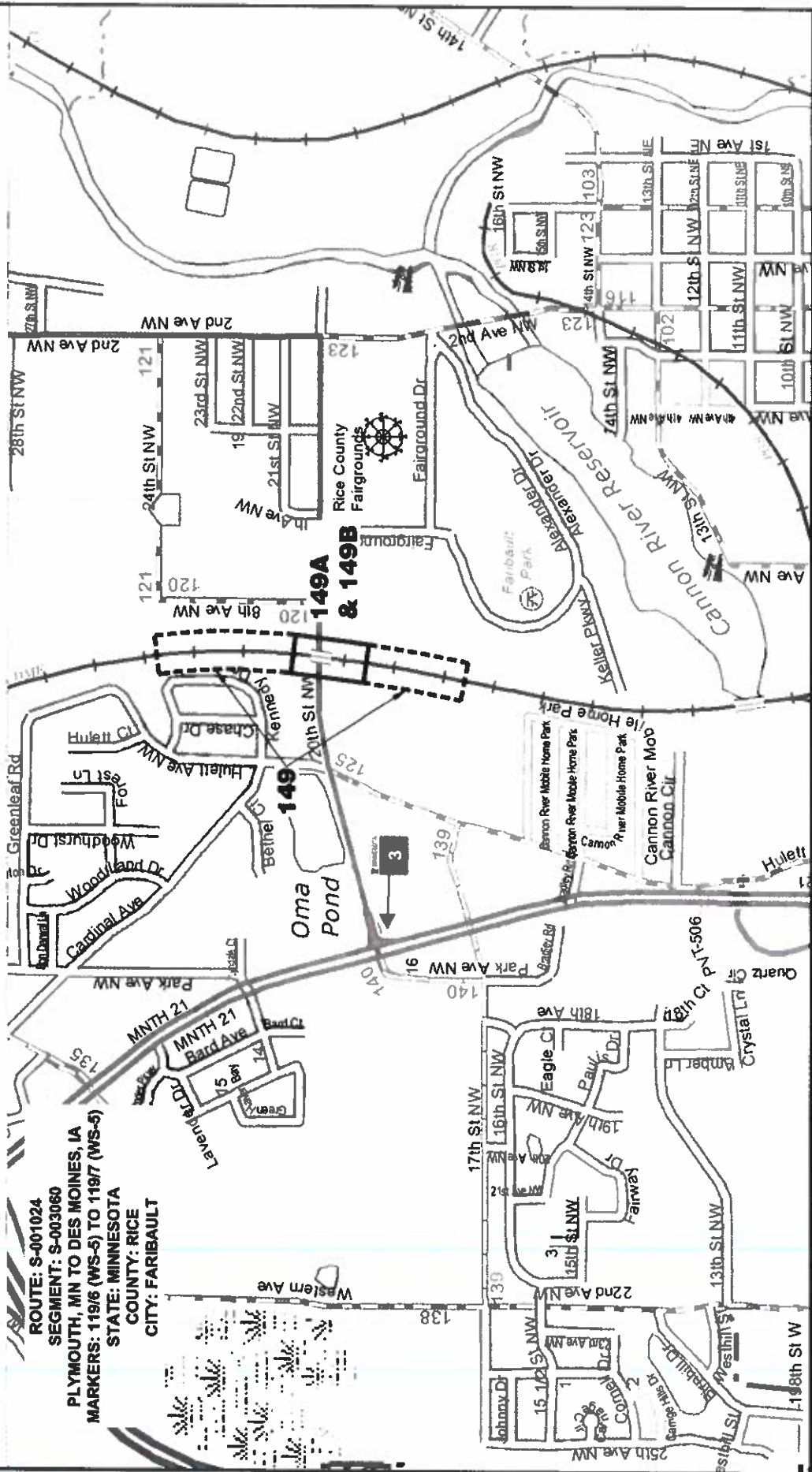


EXHIBIT B

ESTIMATED COST

Engineering Designs	\$48,030.00
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Total	<u>\$48,030.00</u>
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EXHIBIT B

**Plymouth MN to Des Moines IA FT "A" Cable (Minnesota Portion)
Faribault MN Trail**

**Faribault MN
June 20, 2025**

Cost Summary		
Total Engineering Cost	\$	28,000.00
Construction Costs,	\$	20,030.00
Project Total for Temp protection of the cable	\$	48,030.00



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Mark DuChene, Director of Engineering (City Engineer)
MEETING DATE: August 12, 2025
SUBJECT: Resolution 2025-199 Approve Consent Assessment Agreements for 2025 City Wide Tree Removal Project - Contract 2025-14

Background:

Following the awarding of bids for the 2025 City Wide Tree Removal Projects (Contracts 2025-14AA-DD), letters and consent assessment agreements were sent out to all the voluntarily participating properties with a deadline to return signed agreements to the City by August 7, 2025. The attached resolution approves the consent assessment agreements received to date. (A final list will be uploaded prior to the Council meeting.) The consent assessment agreements stipulate the terms of the assessment of a payback term of 5 years at 4.98% interest. City staff plan to send a second round of letters via certified mail to the properties that haven't responded with a final deadline of August 29th, 2025. Work on the project is scheduled to begin anytime after August 23, 2025, and be completed by October 22, 2025.

Update 8/12/2025

The list of signed consent assessment agreements has been uploaded.

Recommendation:

Approve Resolution 2025-199 Approve Consent Assessment Agreements for 2025 City Wide Tree Removal Project, Contract 2025-14

Attachments:

1. Resolution 2025-199 Approve Consent Assessment Agreements for 2025 City Wide Tree Removal Project-Contract 2025-14
2. TREE PROGRAM LIST For Council 2025-08-12

CITY OF FARIBAULT

RESOLUTION #2025-199

**APPROVE CONSENT ASSESSMENT AGREEMENTS FOR 2025 CITY WIDE TREE
REMOVAL PROJECT - CONTRACT 2025-14**

WHEREAS, the City solicited voluntary requests from property owners to have diseased and dead trees removed as part of a city-wide tree removal program, and;

WHEREAS, following the award of contracts for the 2025 City Wide Tree Removal Project, the City sent out letters and consent assessment agreements to all properties in the program, and;

WHEREAS, said consent assessment agreements stated the terms of the consent assessments, generally being repayable over 5 years at an interest rate of 4.98%, and;

WHEREAS, the attached list of properties have returned said consent assessment agreements agreeing to the terms of the agreement for the removal of trees on or adjacent to their respective properties.

NOW, THEREFORE BE IT RESOLVED, that the City Council does hereby approve the list of consent assessment agreements as attached to this resolution and authorizes the Mayor and City Administrator to execute said agreements and to make limited revisions to the agreements as may be necessary to finalize them.

Date Adopted: August 12, 2025

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

Parcel ID	Owner Name	Address	City
1801101008	SAMUELE RJ & SYDNEY E MULCAHY	855 LINCOLN AVE SW	Faribault
1801128009	KEVIN & JODY VAN DELLEN	855 VALLEY VIEW RD	Faribault
1801151013	RICK A VOS	907 WESTWOOD DR	Faribault
1801151038	PETER E & DENISE M FROELICH	1045 WESTWOOD DR	Faribault
1801151057	BENJAMIN MUELLER	1037 PLEASANT LN	Faribault
1801152009	LISA M DUDLEY	1054 PRAIRIE AVE	Faribault
1801177007	TERRY POUNDS	1019 MITCHELL DR	Faribault
1801276004	RONALD E & MELANIE K HUNDT	1060 WESTWOOD DR	Faribault
1801276006	REBECCA MARIE PIPER & KELLY ANN KARSTEN	1720 HIGHLAND PL	Faribault
1801276030	STANLEY & TAMERA BOE	9 SAINT JAMES BAY	Faribault
1801301033	ROBERT B & KIMBERLY A KAST	13 MITCHELL DR	Faribault
1801401011	JOEL & MELISSA CASPER	1319 ROSLYN RD	Faribault
1801401016	CARYN M COLLER	1310 WELLINGTON AVE	Faribault
1801428013	WILLIAM NELSON & JACKIE L FLOM	1322 WESTWOOD DR	Faribault
1801430002	ROLLAND E & JUDY A ENGLE	1330 PRAIRIE AVE	Faribault
1801431003	WILLIAM D & CANDICE M MEYER	1319 GREENWOOD PL	Faribault
1836451017	GABRIEL & KATHRYN PURDIE	1522 5TH ST SW	Faribault
1836452006	JESSICA GILLEN	1526 6TH ST SW	Faribault
1801276025	RICHARD RODGERS	7 MITCHELL DR	Faribault
1831351001	DANIEL L & REBECCA M FORD	608 OLANDER ST	Faribault
1831351064	CHARLES W THIELE & KRISTEN M KOCH	606 8TH ST SW	Faribault
1831351071	STEPHEN C & KRISTIN S HOYSLER	703 OLANDER ST	Faribault
1831378022	JASON J DECOUX	503 4TH AVE SW	Faribault
1806128009	ETTA L THRONBURG	907 WILLOW ST	Faribault
1806226064	ELISE M HAGEMAN	810 7TH AVE SW	Faribault
1806251130	RENEE PERRANCE	1113 8TH AVE SW	Faribault
1806251185	JEANNETTE L WORDEN	1146 5TH AVE SW	Faribault
1806251194	GEORGE WARING	1135 5TH AVE SW	Faribault
1806302026	CHRISTOPHER D & NICHOLE THAYER	545 12TH ST SW	Faribault
1806326019	ERIC & TAMARA DUFFNEY	809 SPRING RD	Faribault
1806326026	STEVEN B & SHELLY M GRAVGAARD	1200 SPRING RD	Faribault
1806326045	TODD & ROBIN A DALBY	801 WINTER DR	Faribault
1831452011	JON PAUL CARPENTER	604 SHORT ST	Faribault
1832153001	DUSTIN R SIMPSON & MICHELLE R ERICKSTAD	220 11TH AVE NE	Faribault
1832275021	MELISSA A HEALY	706 DIVISION ST E	Faribault
1832302001	JEFFREY W & HEATHER A BROWN	7 9TH AVE SE	Faribault
1832425001	BRANDON M & HEATHER N TESCH	1021 DIVISION ST E	Faribault
1806428003	DUSTIN E THIBEDEAU & KIRA A RODEWALD	1364 GLYNVIEW TRL	Faribault
1819150008	JULIA FRANK & JESSICA MOE	2855 2ND AVE NW	Faribault
1824378021	MARIA PENA CHAVEZ	2210 GREEN DR	Faribault
1825276013	BRUCE R & JAN BOUDREAU	1931 16TH ST NW	Faribault
1825475022	THAN RODRIGUEZ MIRON & DEANNA RODRIGUEZ-B	1024 7TH ST NW	Faribault
1825476041	ASHLEY M BECKER	728 FRANKLIN AVE	Faribault

1830426035	PATRICK J TSCHIDA	1336 CENTRAL AVE	Faribault
1830426055	DANA NOEL	1321 CENTRAL AVE	Faribault
1830450005	MARY J MEYER	933 2ND AVE NW	Faribault
1830451072	JOSE & SARAH ROJAS	114 7TH ST NW	Faribault
1831126025	JACOB G CARON	404 6TH AVE NE	Faribault
1831126459	RONALD C REINEKE TRUST	101 2ND AVE NW	Faribault
1831301006	BRITTNAY WILLIAMS	11 4TH AVE SW	Faribault
1831301011	JACOB & BAILEY KOHL	28 3RD AVE SW	Faribault
1831301047	ANTHONY CARLSON	126 3RD AVE SW	Faribault
1836177007	MYRON & JILL MARLYS ENGLE	1230 1ST ST NW	Faribault
1836177019	TAD C & JANIE RAPPE	1310 DIVISION ST W	Faribault
1831426122	RUSTY & ANN RYBOLT	128 TOWER PL	Faribault
1831451053	KATHLEEN OBRIEN	320 2ND AVE SW	Faribault
1830276026	CRAIG A OSBORNE & DEB JANOVSKY	309 14TH ST NW	Faribault



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
Alison Harwood, Consultant from WSB
MEETING DATE: August 12, 2025
SUBJECT: Resolution 2025-191 Approve Findings of Fact and
Record of Decision for Archer Datacenters EAW
and Negative Declaration Needing an EIS

Background:

Archer Datacenters is proposing to develop up to 500,000 square feet of data center buildings on approximately 84 acres south of 150th Street West and east of Acorn Trail in Faribault. The proposed development concept includes up to six data center buildings, each one-story in height. Construction will also include associated parking, utilities, stormwater management ponds, landscape improvements, and one substation. The City of Faribault public water and sanitary sewer will be extended to the site.

The proposed project exceeded the threshold for a mandatory Environmental Assessment Worksheet (EAW) per Minnesota Rules Chapter 4410.4300 Subpart 14. The proposed project does not exceed the threshold for a mandatory Environmental Impact Statement (EIS) as outlined in Minnesota Rule 4410.4400 Subpart 11. The purpose of an EAW is to gather information about a project to assess the potential environmental effects and identify whether those effects may be significant. An EAW is not an approval process, but the information gathered can inform project approvals.

An EAW was prepared and determined to be complete on May 14, 2025. The EAW was filed with the Environmental Quality Board (EQB) and circulated for review and comment to the required distribution list as well as noticed to the public. This notice included a description of the project, information on where copies of the EAW were available, and invited the public to provide comments. Copies of the EAW were available on the City's website and at City Hall. The comment period was open from May 20 to June 20, 2025.

The city received multiple comments during the EAW comment period. Comments were received from two state agencies and nine members of the public. The city's Environmental and Planning Commissions also reviewed and provided comments. The environmentally relevant comments received were related to:

- Potential for impacts to various water resources, including both ground and surface waters.
- Potential for impacts to wildlife and their habitats, including trees.
- Recommendations for native plantings and landscaping.
- Potential for impacts to air quality.
- Potential for noise impacts.

Each of the environmentally relevant comments received were considered, responded to and, if necessary, updates were noted in the Findings of Fact and Conclusions document.

Multiple permits and approvals will be necessary prior to site construction. Coordination of these permits and approvals with the various governmental agencies will ensure that the proposed project will be designed consistent with applicable regulations and impacts will be minimized and mitigated appropriately.

Based on the EAW and comments received, adequate information has been received to determine that the project will not have significant environmental impacts and development of an Environmental Impact Statement is not required. Both the Environmental and Planning Commissions unanimously recommend approval of Resolution 2025-191, along with the DRC and City Planning Manager. City Council will likely see this project again for preliminary and final plat approvals. The City and Developer's consultants who worked on the EAW will attend the City Council meeting to present and answer questions about the EAW.

Recommendation:

Approve Resolution 2025-191

Attachments:

1. Resolution 2025-191 Approve Findings of Fact and Record of Decision for Archer Datacenters EAW and Negative Declaration Needing an EIS

CITY OF FARIBAULT

RESOLUTION #2025-191

APPROVING THE FINDINGS OF FACT AND RECORD OF DECISION FOR ARCHER DATACENTERS ENVIRONMENTAL ASSESSMENT WORKSHEET (EAW) AND NEGATIVE DECLARATION CONCERNING THE NEED FOR AN ENVIRONMENTAL IMPACT STATEMENT (EIS)

WHEREAS, pursuant to Minnesota Rules Chapter 4410.4300 Subpart 14, the Archer Datacenters Faribault Campus project exceeds the threshold for an Environmental Assessment Worksheet (EAW) for industrial development; and

WHEREAS, pursuant to Minnesota Environmental Quality Board (EQB) Rules, Chapter 4410, part 4410.0500, Subpart 2, the City of Faribault is the responsible government unit for the Archer Datacenters Faribault Campus EAW; and

WHEREAS, an Environmental Assessment Worksheet (EAW) is prepared for the proposed project in accordance with the Environmental Review Program of the Minnesota EQB MN Rules Chapter 4410; and

WHEREAS, the City passed a resolution (Resolution 2025-122) declaring the EAW prepared for the proposed project complete; and

WHEREAS, copies of the EAW were distributed to all persons and agencies on the official EQB mailing list prior to May 20, 2025; and

WHEREAS, notice of availability of the EAW for public review for a 30-day comment period was published in the EQB Monitor and on the City of Faribault website on May 20, 2025; and

WHEREAS, a public notice was published in the Faribault Daily News, a newspaper of general circulation in the project area within five working days of the EAW distribution; and

WHEREAS, the public comment period ran for 30 days to hear comments regarding the EAW prepared for the project and ended on June 20, 2025; and

WHEREAS, staff received comments by the end of day on June 20th, 2025, and shared them with the development team to incorporate into the final EAW document; and

WHEREAS, the preparation of the Archer Datacenters Faribault Campus EAW and comments received have generated information adequate to determine whether the proposed project has the potential for significant environmental impacts; and

WHEREAS, based upon the EAW and the Response to Comments, a Findings of Fact and Record of Decision document is prepared and attached; and

WHEREAS, on July 28, 2025, the Environmental Commission reviewed the documents and recommended City Council accept the EAW and Findings of Fact and Record of Decision documents (Resolution ENV2025-01); and

WHEREAS, the Environmental Commission also recommended City Council strongly encourage the developer to adopt the sustainability measures listed in Table 2 of the EAW (Resolution ENV2025-02); and

WHEREAS, on August 4, 2025, the Planning Commission reviewed the documents and recommended City Council accept the EAW and Findings of Fact and Record of Decision documents; and

WHEREAS, the Archer Datacenters Faribault Campus project is expected to comply with all the City of Faribault and regulatory agency requirements, and

WHEREAS, based on the criteria established in Minnesota Rules Chapter 4410.1700, the project does not have the potential for significant environmental effects, and

WHEREAS, based on the Findings of Fact and Conclusions, the project does not have the potential for significant environmental impacts.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARIBAULT AS FOLLOWS:

Section 1. Findings. The recitals and exhibits in this ordinance are incorporated into this ordinance, and, where applicable, constitute the City Council's findings.

Section 2. Findings of Fact and Record of Decision. The Findings of Fact and Record of Decision, attached as Exhibit A, are hereby accepted.

Section 3. Determination of Significant Environmental Impacts and Need for an EIS. The Archer Datacenters development as described in the EAW does not have potential for significant environmental impacts. An Environmental Impact Statement will not be required for the Archer Datacenters development as defined in the EAW.

Section 4. Strongly Recommend Sustainable Measures. The City Council, on recommendation from the Environmental Commission, strongly encourages future development of the Archer Datacenters campus to include the sustainability measures as listed in Table 2 of the EAW.

Section 5. Changes to the Project Area. In a situation where the land use, intensity, or impacts of the proposed land use or a different land use change from what is proposed, an updated or new EAW may be required prior to the project moving forward.

(Remainder of this page intentionally left blank)

Section 6. Effective Date. This ordinance shall be effective immediately upon its passage and without publication according to the Faribault City Charter.

Date Adopted: August 12, 2025

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A
Findings of Fact and Record of Decision

(Insert Findings of Fact and Record of Decision after this page)

ARCHER DATACENTERS
FARIBAULT CAMPUS
Findings of Fact and Record of Decision

City of Faribault
July 2025

1. Administrative Background

The Archer Datacenters Faribault Campus project is south of 150th Street West and east of Acorn Trail in Faribault, Rice County, MN. The site consists of one parcel of approximately 84.3 acres of agricultural and undeveloped woodland. Archer Datacenters proposes to develop the study area from existing agriculture to up to 500,000 square feet of data center buildings with associated utilities and parking lot. The City of Faribault is the Responsible Governmental Unit (RGU) for this project. An Environmental Assessment Worksheet (EAW) has been prepared in accordance with Minnesota Rules Chapter 4410. The EAW was mandatory per Minnesota Rules, part 4410.4300, subpart 14: Industrial Projects.

The EAW was filed with the Minnesota Environmental Quality Board (EQB) and circulated for review and comment to the required distribution list. A notice of availability was published in the *EQB Monitor* on May 20, 2025. This notice included a description of the project, information on where copies of the EAW were available, and invited the public to provide comments.

The EAW was made available at the City Hall and on the City's website.

The EAW comment period extended from May 20 to June, 20, 2025. Written comments were received from two agencies and 12 comments from the public. All comments received were considered in determining the potential for significant environmental impacts.

Based on the information in the record, which is composed of the EAW for the proposed project, the comments submitted during the public comment period, the responses to comments, and other supporting documents, the City of Faribault makes the following Findings of Fact and Conclusions.

2. Findings of Fact

2.1 Project Description

The Archer Datacenters Faribault Campus project is south of 150th Street West and east of Acorn Trail in Faribault, Rice County, MN (See Figure 1). The site consists of one parcel and approximately 84.3 acres of farmstead, agricultural and undeveloped woodland.

The proposed project includes removal of the existing farmstead and construction of up to 500,000 square feet of new one-story data center buildings with associated parking and landscape improvements and one substation. Up to six data center buildings will be constructed.

The proposed site requires City of Faribault public water and sanitary line extensions in Acorn Trail and will use directional drilling during construction to minimize environmental impacts. Onsite infrastructure improvements include sanitary sewer, water lines, storm sewer, three stormwater ponds, and electric lines. Two secured entries will be installed along Acorn Trail to access the site. Minimally invasive construction techniques will be used to minimize environmental impacts.

2.2 Corrections to the EAW or Changes to the Project since the EAW was Published

Corrections and clarifications have been made to the EAW based on comment received on the EAW. The EAW has been updated is included in Appendix A.

2.3 Agency and Public Comments on the EAW

During the comment period, the City of Faribault received 12 letters from the public and two written comment letters from the following agencies:

- Minnesota Pollution Control Agency (MPCA)
- Minnesota Department of Natural Resources (DNR)

The environmentally relevant comments received were related to:

- Potential for impacts to various water resources, including both ground and surface waters.
- Potential for impacts to wildlife and their habitats, including trees.
- Recommendations for native plantings and landscaping.
- Potential for impacts to air quality.
- Potential for noise impacts.

Consistent with state environmental rules, responses have been prepared below for all substantive comments received during the comment period. The comment responses are included in Appendix B. Original comments in their entirety are included in Appendix C.

2.4 Decision Regarding Need for an Environmental Impact Statement

The City of Faribault finds that the analysis completed for the EAW and the additional information considered in this document of findings of fact and conclusions are adequate to

determine whether the project has the potential for significant environmental effects based on consideration of the four criteria identified in Minnesota Rules, part 4410, subpart 7.

2.4.1 Type, Extent and Reversibility of Impacts

The City of Faribault finds that the analysis completed for the EAW is adequate to determine whether the project has the potential for significant environmental effects. The EAW described the type and extent of impacts to the natural and built environment anticipated to result from the proposed project. Based on the EAW analysis and mitigation commitments, the proposed project is not anticipated to result in substantial impacts.

2.4.2 Cumulative Potential Effects of Related or Anticipated Future Projects

Cumulative effects result from the incremental impact of the proposed project when added to other past, present, and reasonably foreseeable future actions, regardless of what agency or person undertakes such other actions.

2.4.3 Extent to which the Environmental Effects are Subject to Mitigation by the Ongoing Public Regulatory Authority

The mitigation of environmental impacts will be designed and implemented in coordination with regulatory agencies and will be subject to the plan approval and permitting process. Permits and approvals that have been obtained or may be required prior to project construction are shown below:

Unit of Government	Type of Application	Status
Federal	U.S. Army Corps of Engineers (USACE) Section 404 Delineation Concurrence	Approved
State of Minnesota	MN DLI Onsite Plumbing Permit	Approved
	Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension	To be applied for
	MPCA Construction Contingency Plan and Response Action Plan approval	To be applied for, if applicable
	MPCA Section 401 Certification	To be applied for, if applicable
	Minnesota Department of Natural Resources Temporary Water Appropriation Permit for Construction Dewatering	To be applied for, if applicable
	Minnesota Department of Health Watermain Installation Permit	To be applied for
	MPCA NPDES	To be applied for
	MPCA Air Registration Permit	To be applied for
	Minnesota Department of Natural Resources No-Effect Concurrence Determination	To be applied for

Unit of Government	Type of Application	Status
City of Faribault	Preliminary Plat	To be applied for
	Final Plat	To be applied for
	Mass Grading	To be applied for
	Site Plan Review	To be applied for
	Building Permit	To be applied for
Rice County	Work in ROW	To be applied for
	Soil and Water Conservation District (SWCD) Wetland Conservation Act Permit	To be applied for
	Utility Permit	To be applied for
	Driveway Permit	To be applied for

2.4.4 Extent to which Environmental Effects can be Anticipated and Controlled as a Result of Other Environmental Studies

The City of Faribault has previous development experience, and no problems are anticipated that city staff have not encountered or successfully solved previously in similar projects in or near the project area. The City of Faribault finds that the environmental effects of the project can be anticipated and controlled as a result of environmental review and experience on similar projects.

3. Conclusions

1. All requirements for environmental review of the proposed project have been met.
2. The EAW and the permit development processes related to the project have generated information that is adequate to determine whether the project has the potential for significant environmental effects.
3. Areas where potential environmental effects have been identified will be addressed during the final design of the project. Mitigation will be provided where impacts are expected to result from project construction, operation, or maintenance. Mitigation measures are incorporated into project design and have been or will be coordinated with state and federal agencies during the permit process.
4. Based on the criteria in Minnesota Rules, part 4410.1700, the project does not have the potential for significant environmental effects.
5. **An environmental impact statement is not required for the proposed project.**

Appendix A

Revised EAW

Archer Datacenters Faribault Campus

Environmental Assessment Worksheet

Revised July 2025

Prepared for:



ARCHER
DATACENTERS

Prepared by:

Kimley»Horn

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Environmental Assessment Worksheet

This most recent Environmental Assessment Worksheet (EAW) form and guidance documents are available at the Environmental Quality Board's (EQB's) website at: <https://www.eqb.state.mn.us>. The EAW form provides information about a project that may have the potential for significant environmental effects. Guidance documents provide additional detail and links to resources for completing the EAW form.

Cumulative potential effects can either be addressed under each applicable EAW Item or can be addressed collectively under EAW Item 21.

Note to reviewers: Comments must be submitted to the RGU during the 30-day comment period following notice of the EAW in the *EQB Monitor*. Comments should address the accuracy and completeness of information, potential impacts that warrant further investigation, and the need for an EIS.

1. Project Title

Archer Datacenters Faribault Campus

2. Proposer

Proposer: Archer Datacenters

Contact Person: Jordan Milman

Title: Chief Executive Officer

Address: 60 Hights Cross Road

City, State, ZIP: Chappaqua, NY 10514

Email: jordan.milman@archerdatacenters.com

3. RGU

RGU: City of Faribault

Contact Person: Harry Davis

Title: Planning Manager

Address: 208 1st Ave. NW

City, State, ZIP: Faribault, MN 55021

Phone: 507-333-0374

Email: hdavis@ci.faribault.mn.us

4. Reason for EAW Preparation

Check one:

Required:

☐ EIS Scoping

☒ Mandatory EAW

Discretionary:

☐ Citizen petition

☐ RGU discretion

☐ Proposer initiated

If EAW or EIS is mandatory, give EQB rule category subpart number(s) and name(s):

5. Project Location

County: Rice

City/Township: Faribault

PLS Location (1/4, 1/4, Section, Township, Range): Section 1, Township 110N, and Range 21W

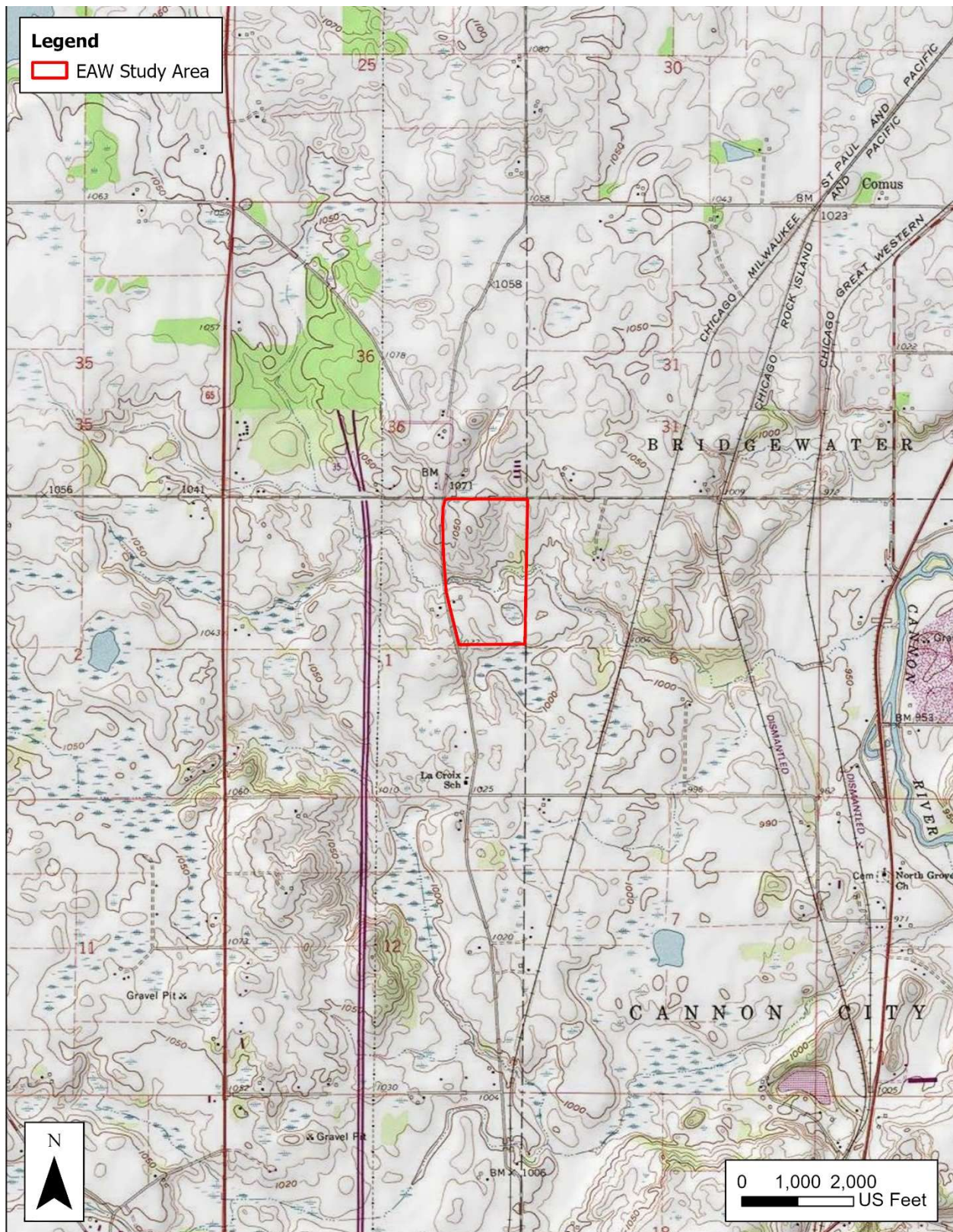
Watershed (81 major watershed scale): Cannon River

GPS Coordinates: 44.3668918 N. -93.2899289 W

Tax Parcel Number: 1801100033

At a minimum, attach each of the following to the EAW:

- **County map showing the general location of the project** (see Figure 1)
- **US Geological Survey 7.5 minute, 1:24,000 scale map indicating project boundaries**
(see
- **Figure 2: USGS Map**



•)

- **Site plans showing all significant project and natural features. Pre-construction site plan and post-construction site plan.** (see Figure 2 and Appendix A)
- **List of data sources, models, and other resources (from the Item-by-Item Guidance: *Climate Adaptation and Resilience* or other) used for information about current Minnesota climate trends and how climate change is anticipated to affect the general location of the project during the life of the project** (as detailed below in Items 7 and 18).

6. Project Description

- a. **Provide the brief project summary to be published in the *EQB Monitor* (approximately 50 words).**

The Archer Datacenters Faribault Campus project is south of 150th Street West and east of Acorn Trail in Faribault, Rice County, MN. The site consists of one parcel of approximately 84.3 acres of agricultural and undeveloped woodland.

Archer Datacenters proposes to develop the study area from existing agriculture to up to 500,000 square feet of data center buildings with associated utilities and parking lot.

- b. **Give a complete description of the proposed project and related new construction, including infrastructure needs. If the project is an expansion, include a description of the existing facility. Emphasize 1) construction and operation methods and features that will cause physical manipulation of the environment or will produce wastes; 2) modifications to existing equipment or industrial processes; 3) significant demolition, removal, or remodeling of existing structures; and 4) timing and duration of construction activities.**

The Archer Datacenters Faribault Campus project is south of 150th Street West and east of Acorn Trail in Faribault, Rice County, MN (See Figure 1). The site consists of one parcel and approximately 84.3 acres of farmstead, agricultural and undeveloped woodland.

The proposed project includes removal of the existing farmstead and construction of up to 500,000 square feet of new one-story data center buildings with associated parking and landscape improvements and one substation. Up to six data center buildings will be constructed.

The proposed site requires City of Faribault public water and sanitary line extensions in Acorn Trail and will use directional drilling during construction to minimize environmental impacts.

Onsite infrastructure improvements include sanitary sewer, water lines, storm sewer, three stormwater ponds, and electric lines. Two secured entries will be installed along Acorn Trail to access the site. Minimally invasive construction techniques will be used to minimize environmental impacts.

Construction is expected to begin in the summer of 2025 and is anticipated to take up to three construction seasons to complete.

c. Project magnitude

Table 1: Project Magnitude

Measure	Magnitude
Total Project Acreage	84.3
Commercial Building Area (square feet)	500,000
Structure Height(s)	31.5'

- d. **Explain the project purpose. If the project will be carried out by a governmental unit, explain the need for the project and identify its beneficiaries.**

The project purpose is to construct up to six data center buildings to house computer systems and associated components, such as servers, telecommunications and storage systems for the computation, storage, and management of data.

- e. **Are future stages of this development, including development on any other property, planned or likely to happen?** ☐ Yes ☒ No

If yes, briefly describe future stages, relationship to present project, timeline, and plans for environmental review.

- f. **Is this project a subsequent stage of an earlier project?** ☐ Yes ☒ No

If yes, briefly describe the past development, timeline, and past environmental review.

Not applicable.

7. Climate Adaption and Resilience

- a. **Describe the climate trends in the general location of the project (see guidance: *Climate Adaptation and Resilience*) and how climate change is anticipated to affect that location during the life of the project.**

Trends in temperature, precipitation, flood risk, and cooling degree days are described below for the general project location. Some of the climate projections summarized below use Representative Concentration Pathways (RCPs), which are greenhouse gas concentration scenario used by the Intergovernmental Panel on Climate Change. RCP 4.5 is an intermediate scenario in which emissions decline after peaking around 2040, and RCP 8.5 is a worst-case scenario in which emissions continue to rise through the 21st century.¹

Temperature

According to the Minnesota Climate Explorer,² the historical average temperature in Rice County between 2001-2021 was approximately 45.3°F, with the lowest average in 2014 (41.49°F) and the highest average in 2012 (48.85°F). The average annual temperature in Rice County is projected to be 48.32°F from 2040-2059 under RCP 4.5. In 2080-2099, average annual temperature is projected to be 50.72°F and 54.41°F under RCP 4.5 and 8.5, respectively.

¹ Climate Explorer Metadata. Available at <https://www.dnr.state.mn.us/climate/climate-explorer-metadata.html>.

² Minnesota Climate Explorer. Minnesota Department of Natural Resources.

Precipitation

According to the Minnesota Climate Explorer, historic average precipitation in Rice County between 2001-2021 was approximately 32.52 inches, with the lowest average in 2003 (22.92 inches) and the highest average in 2019 (48.64 inches). Average annual precipitation in Rice County from 2040-2059 is projected to be 32.56 inches under RCP 4.5. From 2080-2099, average annual precipitation is projected to be 32.85 inches under RCP 4.5 and 35.44 inches under RCP 8.5.

Flood Risk

According to Flood Factor,³ a tool that identifies a property's risk of flooding, there is a 0 percent chance that 0.5 feet of water will reach the largest building on the Archer Datacenters Faribault Campus due to flooding in 2025. In 15 years (2040) and 30 years (2055), the depth of flooding increases nominally, with a 0 percent chance that 4 feet of water will reach the largest building on campus. In all three years (2025, 2040, and 2055), under the 5 percent flood likelihood scenario, the depth of flooding is 0 feet.⁴

Cooling Degree Days

As defined by the National Weather Service, degree days are based on the assumption that when the outside temperature is 65°F, heating or cooling is not needed to be comfortable. Degree days are the difference between the daily temperature mean and 65°F. If the temperature mean is above 65°F, 65 is subtracted from the mean and the result is the cooling degree days. For example, if the mean temperature over a 24-hour period is 70°F, then there have been 5 cooling degree days.⁵ Cooling degree days are used as a proxy to estimate cooling needs for buildings.

According to Heat Vulnerability in Minnesota,⁶ the number of cooling degree days in 2019 for Rice County was 423. The number of cooling days in 2050 for Rice County is projected to be 502 and 650 for RCP 4.5 and 8.5, respectively.

- b. For each resource category in the table below, describe the project's proposed activities and how the project's design will interact with those climate trends. Describe proposed adaptations to address the project effects identified.**

³ Flood Factor. Available at <https://www.floodfactor.com/>. Values are based off assumed/researched design rainfall capacity. Hydrography was generated by the National Elevation Dataset and the National Hydrography Dataset. Flood adaptation structures (levees, dams, etc.) were included in the modeling process. See full technical documentation for additional information: https://assets.firststreet.org/uploads/2020/06/FSF_Flood_Model_Technical_Documentation.pdf

⁴ Flood Factor assumes a rainfall capacity allowance in urban areas, and thus may not accurately represent carrying capacity on site. Flood Factor also may not account for adaptation infrastructure, which would reduce flooding.

⁵ "What Are Heating and Cooling Degree Days." National Weather Service. Available at https://www.weather.gov/key/climate_heat_cool.

⁶ Heat Vulnerability in Minnesota. Minnesota Department of Health and the University of Minnesota. Available at https://maps.umn.edu/climatehealthtool/heat_app/.

Climate considerations and adaptations for the proposed project are described in Table 2.

Table 2: Climate Considerations and Adaptations

Resource Category	Climate Considerations	Project Information	
		Climate Change Risks and Vulnerabilities	Adaptations
Project Design	For example, aspects of the building architecture/materials choices and site design that may negatively affect urban heat island conditions in the area considering changing climate zones, temperature trends, and potential for extended heat waves	In the coming decades, the location of the study area is anticipated to experience: • Increased annual temperatures • Increased annual precipitation and more frequent heavy rainfall events • Increased freeze thaw cycles	• Energy end-use efficient appliances and equipment and energy efficient lighting may be incorporated into building design. • Energy efficient data center cooling technology, namely non-evaporative air-cooled primary-loop heat-rejection and secondary closed-loop liquid cooling may be considered based on tenant specifications. • If feasible, implementation of onsite wind power is expected to be incorporated into the project. • Energy efficient building shells may be considered. • Proposed native trees and landscaping that reduce runoff and mitigate heat island effect may be included in design. • Parking areas may be evaluated to potentially reduce impervious areas within the EAW Study Area. • Water efficient design may be incorporated in landscaping.

Resource Category	Climate Considerations	Project Information	
		Climate Change Risks and Vulnerabilities	Adaptations
Land Use	For example, any critical facilities (i.e., facilities necessary for public health and safety, those storing hazardous materials, or those with housing occupants who may be insufficiently mobile) that are proposed in floodplain areas and other areas identified as at risk for localized flooding; describe the risk potential considering changing precipitation and event intensity	Portions of the proposed development may experience flooding during extreme rain events.	If feasible, design of the site and stormwater management facilities will be completed to reduce the risk of flooding in the EAW study area. Filtration areas may be used to improve water quality and stormwater runoff in the project vicinity.
Water Resources	Addressed in Item 12	Addressed in Item 12	Addressed in Item 12
Contamination/ Hazardous Materials/ Wastes	For example, how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the potential environmental effects of generation/use/storage of hazardous waste and materials	The proposed development is not anticipated to generate hazardous waste or materials.	Not Applicable
Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features)	Current Minnesota climate trends and anticipated climate change in the general location of the project may influence the local species and suitable habitat.	Suitable habitat for species may become unsuitable due to land use changes, increased temperature, and increased runoff	The project will consider incorporating climate-appropriate native plantings and stormwater BMPs will provide suitable habitat for small mammals, insects, and bird species.

8. Cover Types

Estimate the acreage of the site with each of the following cover types before and after development.

Estimated cover type acreages before and after development are provided in Table 3, with additional information on green infrastructure and trees in Table 4 and Table 5, respectively.

Figure 4 provides an overview of the existing cover types onsite.

Table 3: Cover Types

Cover Type	Before (Acres)	After (Acres)
Wetlands and Shallow Lakes (less than 2 meters deep)	2.9	2.1
Deep Lakes (more than 2 meters deep)	0	0
Rivers/Streams	2.4	2.4
Wooded/Forest	26.6	18.3
Brush/Grassland	0	0
Cropland	49.5	0
Livestock Rangeland/Pastureland	0	0
Lawn/Landscaping	2	9.3
Green Infrastructure (total from Table 4)	0	5
Impervious Surface	0.9	42.2
Stormwater Pond (wet sedimentation basin)	0	5
Other (describe)	0	0
Total	84.3	84.3

Table 4: Green Infrastructure

Green Infrastructure	Before (Acres)	After (Acres)
Constructed Infiltration Systems (infiltration basins, infiltration trenches, rainwater gardens, bioretention areas without underdrains, swales with impermeable check dams)	0	5
Constructed Tree Trenches and Tree Boxes	0	0
Constructed Wetlands	0	0
Constructed Green Roofs	0	0
Constructed Permeable Pavements	0	0
Other (describe)	0	0
Total	0	5

Table 5: Trees

Trees	Percent	Number
Percent Tree Canopy Removed or Number of Mature Trees Removed During Development	31%	8.3 acres
Number of New Trees Planted	66% of required base plantings	169 trees

9. Permits and Approvals Required

List all known local, state, and federal permits, approvals, certifications, and financial assistance for the project. Include modifications of any existing permits, governmental review of plans, and all direct and indirect forms of public financial assistance including bond guarantees, Tax Increment Financing, and infrastructure. *All of these final decisions are prohibited until all appropriate environmental review has been completed. See Minnesota Rules Chapter 4410.3100.*

Table 6: Permits and Approvals Required

Unit of Government	Type of Application	Status
Federal	U.S. Army Corps of Engineers (USACE) Section 404 Delineation Concurrence	Approved
State of Minnesota	MN DLI Onsite Plumbing Permit	Approved
	Minnesota Pollution Control Agency (MPCA) Sanitary Sewer Extension	To be applied for
	MPCA Construction Contingency Plan and Response Action Plan approval	To be applied for, if applicable
	MPCA Section 401 Certification	To be applied for, if applicable
	Minnesota Department of Natural Resources Temporary Water Appropriation Permit for Construction Dewatering	To be applied for, if applicable
	Minnesota Department of Health Watermain Installation Permit	To be applied for
	MPCA NPDES	To be applied for
	MPCA Air Registration Permit	To be applied for
	Minnesota Department of Natural Resources No-Effect Concurrence Determination	To be applied for
City of Faribault	Preliminary Plat	To be applied for
	Final Plat	To be applied for
	Mass Grading	To be applied for
	Site Plan Review	To be applied for
	Building Permit	To be applied for
Rice County	Work in ROW	To be applied for
	Soil and Water Conservation District (SWCD) Wetland Conservation Act Permit	To be applied for
	Utility Permit	To be applied for
	Driveway Permit	To be applied for

10. Land Use

a. Describe:

- i. **Existing land use of the site as well as areas adjacent to and near the site, including parks and open space, cemeteries, trails, and prime or unique farmlands.**

The 84.3-acre site includes one parcel and consists of primarily agricultural uses. There is a residential property and approximately 26 acres of forested area onsite. The site is generally bounded by Acorn Trail to the west, and 150th Street West to the north.

The site is surrounded by residential properties, agricultural land, industrial office space, and institutional businesses (see Figure 5). There is an unnamed stream that bisects the site flowing west to east. No cemeteries or prime or unique farmland are located within or adjacent to the site.

- ii. **Planned land use as identified in comprehensive plans (if available) and any other applicable plan for land use, water, or resource management by a local, regional, state, or federal agency.**

The future land use guidance laid out by the City of Faribault in the 2040 Comprehensive plan has the site designated for Industrial use (see Figure 6). The City describes this land use as land containing manufacturing, transportation, construction companies, communications, utilities, or wholesale trade. This category also includes publicly owned industrial lands, such as wastewater treatment plants and water towers. It also includes warehouses and salvage yards.

- iii. **Zoning, including special districts or overlays such as shoreland, floodplain, wild and scenic rivers, critical area, agricultural preserves, etc.**

Current Zoning

The zoning classification of the site is I-2 Heavy Industrial (see Figure 7). The City of Faribault describes I-2 districts as districts established to provide an environment of very heavy industrial uses that allows for manufacturing, warehousing, and other industrial uses.

FEMA National Flood Hazard

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) was reviewed for the project study area. According to the FEMA, FIRM, the study area is located in Zone X of panel 27131C0260D (effective April 03, 2012), which is outside the designated 100-year floodplain zones.

Shoreland

The development is not located within shoreland zone.

- iv. **If any critical facilities (i.e., facilities necessary for public health and safety, those storing hazardous materials, or those housing occupants who may be**

insufficiently mobile) are proposed in floodplain areas and other areas identified as at risk for localized flooding, describe the risk potential considering changing precipitation and event intensity.

The site is not located within a Federal Emergency Management Agency (FEMA) 100-year floodplain. Risk of localized flooding is described as part of the climate trend analysis summarized under Item 7. The site has a low risk of localized flooding.

b. Discuss the project's compatibility with nearby land uses, zoning, and plans listed in Item 10a above, concentrating on implications for environmental effects.

Existing nearby land uses include residential properties, agricultural land, and additional Industrial properties. The project is compatible with the planned land use and zoning as outlined in the City of Faribault's 2040 plan for the site and adjacent areas.

c. Identify measures incorporated into the proposed project to mitigate any potential incompatibility as discussed in Item 10b above and any risk potential.

The proposed development meets all land use and zoning requirements as outlined above.

11. Geology, Soils, and Topography/Landforms

a. Geology – Describe the geology underlying the project area and identify and map any susceptible geologic features such as sinkholes, shallow limestone formations, unconfined/shallow aquifers, or karst conditions. Discuss any limitations of these features for the project and any effects the project could have on these features. Identify any project designs or mitigation measures to address effects to geologic features.

According to the Minnesota Geologic Survey of Rice County (Part A) (1995), bedrock geology of the site consists of the Prairie du Chien Group, which consists of thin- to medium- bedded, yellowish-gray dolostone with interbeds of quartzose sandstone and shale. The estimated depth to bedrock is approximately 50 to 150 feet below grade. The surficial geology consists of loam, with sandy loam, sand, and gravel occasionally present.

No sinkholes, unconfined/shallow aquifers, or karst conditions were identified on the site.

b. Soils and Topography – Describe the soils on the site, giving NRCS (SCS) classifications and descriptions, including limitations of soils. Describe topography, any special site conditions relating to erosion potential, soil stability, or other soil limitations, such as steep slopes or highly permeable soils. Provide estimated volume and acreage of soil excavation and/or grading. Discuss impacts from project activities (distinguish between construction and operational activities) related to soils and topography. Identify measures during and after project construction to address soil limitations including stabilization, soil corrections, or other measures. Erosion/sedimentation control related to stormwater runoff should be addressed in response to Item 12.b.ii.

According to the Natural Resources Conservation Service (NRCS) Web Soil Survey (see Figure 8.), there are ten soil units within the site:

- Hayden loam, 2 to 6 percent slopes, 16.6 acres, hydric Rating of 5

- Hayden loam, 6 to 10 percent slopes, moderately eroded, 33.9 acres, hydric rating of 5
- Hayden loam, 10 to 22 percent slopes, moderately eroded, 5 acres, hydric rating of 8
- Glencoe clay loam, 0 to 1 percent slopes, 3.9 acres, hydric rating of 100
- Hamel loam, 0 to 2 percent slopes, 9.7 acres, hydric rating of 90
- Hawick-Estherville complex, 6 to 12 percent slopes, 3.1 acres, hydric rating of 0
- Klossner, Okoboji and Glencoe soils, ponded, 0 to 1 percent slopes, 0.4 acres, hydric rating of 100
- Le Sueur loam, moderately coarse substratum, 1 to 3 percent slopes, 3.4 acres, hydric rating of 0
- Klossner muck, 0 to 1 percent slopes, 1.6 acres, hydric rating of 100
- Colo silt loam, channeled, 0 to 2 percent slopes, frequently flooded, 7.1 acres, hydric rating of 95

The soil types within the study area are rated from slight to moderate erosion hazard. Disturbed soil and fill are often compacted and more susceptible to erosion. Soil erosion will be mitigated with sediment and erosional control BMPs.

Topography within the site varies from 992 feet in elevation in the eastern-central portion of the site to 1066 feet in elevation in the northwestern portion of the site. The site generally drains into the stream in the central portion of the study area and continues east.

The proposed project will require approximately 93,000 cubic yards of earthwork onsite. An NPDES permit is required because the project will disturb more than 1 acre of land. A Stormwater Pollution Prevention Plan (SWPPP) will be prepared. All unpaved areas disturbed during construction will be revegetated in accordance with the standard NPDES permit requirements. In areas with steep slopes, special consideration will be given to prevent erosion during construction, such as erosion control blankets, along with vegetation establishment to permanently stabilize side slopes and any areas impacted as a result of construction.

12. Water Resources

a. Describe surface water and groundwater features on or near the site below.

- i. **Surface Water – lakes, streams, wetlands, intermittent channels, and county/judicial ditches. Include any special designations such as public waters, shoreland classification and floodplain/floodway, trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, and outstanding resource value water. Include the presence of aquatic invasive species and the water quality impairments or special designations listed on the current MPCA 303d Impaired Waters List that are within 1 mile of the project. Include DNR Public Waters Inventory number(s), if any.**

Kimley-Horn completed a wetland delineation on August 13, 2024, and identified ten wetlands within the study area (see Figure 11). A formal delineation approval was issued with a notice of decision from the City of Faribault on December 17, 2024. The two intermittent streams are located in the northeast and center of the project area.

An ephemeral stream is located in the northeast portion of the project area. One roadside ditch is located on the northern edge of the project area, and one roadside ditch is located along Acorn Trail on the west side of the project area.

According to the MPCA's 2024 Impaired Waters Map, no impaired waters are identified within one mile of the project area (see Figure 9). According to the MnDNR's Public Water Inventory, no public waterways or waterbodies are identified within the project area.

- ii. **Groundwater – aquifers, springs, and seeps. Include 1) depth to groundwater; 2) if project is within a MDH wellhead protection area; and 3) identification of any onsite and/or nearby wells, including unique numbers and well logs, if available. If there are no wells known on site or nearby, explain the methodology used to determine this.**

Historic well data for properties adjacent to the site indicate groundwater is 50-95 feet below the existing surface elevation. Soil borings performed on the southern half of the project area encountered groundwater 8-43 feet below the existing ground surface. The project area is not within an MDH wellhead protection area. An onsite survey of the property identified one domestic water well, but it is not documented in the Minnesota Well Index (see Figure 10). The well will be capped and removed per state requirements.

b. Describe effects from project activities on water resources and measures to minimize or mitigate the effects below.

- i. **Wastewater – For each of the following, describe the sources, quantities, and composition of all sanitary, municipal/domestic, and industrial wastewaters projected or treated at the site.**

- 1) **If the wastewater discharge is to a publicly owned treatment facility, identify any pretreatment measures and the ability of the facility to handle the added water and waste loadings, including any effects on, or required expansion of, municipal wastewater infrastructure.**

The wastewater will be discharged through the public sanitary sewer system and to a publicly owned treatment facility. A 10" sanitary sewer extension of +/-0.60 miles in Acorn Trail is required (See Appendix E) . The City of Faribault's comprehensive sanitary sewer plan indicates a 24" trunk sanitary sewer line through the site. The future sanitary trunk main and associated public lift station is several years from undergoing development and not anticipated to be complete to serve the development. In discussions with City staff, it was recommended to serve the site through the existing sanitary forcemain south of the site within Acorn Trail. The development will be in communication with the City throughout the design process of the campus to determine when the new trunk sanitary sewer will be installed and utilized. No pretreatment measures are anticipated to be needed. The City's 2040 comprehensive plan notes the water and wastewater treatment plant have capacity to serve the current and anticipated needs of the community through the year 2040.

Energy & water efficient data center cooling technology, namely non-evaporative air-cooled primary-loop heat-rejection and secondary closed-loop liquid cooling is the prevailing design for the data center campus. However, certain end users may require supplemental evaporative, also known as adiabatic-assisted cooling technologies, which may increase wastewater discharge for HVAC purposes. This document details the range of potential wastewater discharge for the non-evaporative case and the supplemental evaporative (adiabatic-assisted) case. The project is anticipated to have a daily domestic sewer discharge of approximately 13,000 GPD. The non-evaporative cooling technology is anticipated to discharge minimal industrial wastewater to the sewer system, nearly 0 GPD during normal operations. If an adiabatic system is utilized, the campus is anticipated to discharge approximately 3,550 GPD and 1.3 million GPY on average, with a peak day discharge of approximately 22,900 GPD and peak hourly flow of 4,350 gallons. If non-evaporative air-cooled technology is utilized, the campus is anticipated to discharge only domestic sewage at a rate of approximately 13,000 GPD. A summary of the anticipated approximate wastewater demands for the development are provided in the table below.

In discussions with the City, the treatment facility is anticipated to have capacity for this wastewater and will not require an expansion of the treatment facility. If wastewater associated with cooling technologies is discharged to the municipal sanitary sewer system, additional water quality and quantity parameters will be provided to the City in accordance with the Significant Industrial User (SIU) permit as to not adversely affect the Publicly Owned Treatment Works (POTWs) permit.

Sewer Discharge (GPD)	Domestic	Non-Evaporative Cooling System*	Supplemental Evaporative (Adiabatic)*
Daily Average	13,000	Nearly 0 GPD	3,550
Peak Hour	N/A	N/A	4,350
Peak Day	N/A	N/A	22,900
Annual Average	4,745,000	Nearly 0 Gallons	1,295,750

**Only one of these cooling systems will be implemented*

- 2) **If the wastewater discharge is to a subsurface sewage treatment system (SSTS), describe the system used, the design flow, and suitability of site conditions for such a system. If septic systems are part of the project, describe the availability of septage disposal options within the region to handle the ongoing amounts generated as a result of the project. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity, and amount with this discussion.**

Not applicable.

- 3) If the wastewater discharge is to surface water, identify the wastewater treatment methods and identify discharge points and proposed effluent limitations to mitigate impacts. Discuss any effects to surface or groundwater from wastewater discharges, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects.

Not applicable.

- ii. **Stormwater – Describe changes in surface hydrology resulting from change of land cover. Describe the routes and receiving water bodies for runoff from the project site (major downstream water bodies as well as the immediate receiving waters). Discuss environmental effects from stormwater discharges on receiving waters post-construction, including how the project will affect runoff volume, discharge rate, and change in pollutants. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity, and amount with this discussion. For projects requiring NPDES/SDS Construction Stormwater permit coverage, state the total number of acres that will be disturbed by the project and describe the stormwater pollution prevention plan (SWPPP), including specific best management practices to address soil erosion and sedimentation during and after project construction. Discuss permanent stormwater management plans, including methods of achieving volume reduction to restore or maintain the natural hydrology of the site using green infrastructure practices or other stormwater management practices. Identify any receiving waters that have construction-related water impairments or are classified as special as defined in the Construction Stormwater permit. Describe additional requirements for special and/or impaired waters.**

Currently the site generally drains to the streams in the middle and northeast areas with no existing BMPs in place to capture stormwater runoff. The streams flow into the Cannon River +/-1.3 miles to the east.

The proposed project includes stormwater management and treatment of stormwater runoff within the site. Filtration and storage basins will be sized per state and local requirements for the increase in impervious areas and anticipated changes in rainfall. The City's stormwater management design standards require 1" over the new or fully reconstructed impervious surface area; the site is anticipated to require approximately 153,000 cubic feet (cf) of treatment volume for the 42.11 acres of impervious surface coverage. The proposed outlet control structures in each of the basins will be designed to discharge at a rate less than the existing condition. The site is anticipated to have primarily clay soils throughout the development; therefore, infiltration is likely not a feasible alternative for development. If geotechnical investigation uncovers the inability to infiltrate, filtration basins will be utilized to provide stormwater treatment prior to discharge from the site. The three stormwater management basins will attenuate flow as to not increase discharge from the site in post-development conditions when compared to pre-development conditions.

The stormwater will be treated according to the published MPCA guidelines and City of Faribault requirements. The three basins are proposed to filter stormwater runoff from the site prior to discharge to the intermittent stream in the middle of the site and eventually to the Cannon River. The project is expected to disturb approximately 50 acres and will require a SWPPP which will be compliant with all MPCA General Construction Stormwater and City of Faribault standards. The total disturbed area is pending final development plans and subject to change. Erosion control BMPs will be utilized and may consist of inlet protection, silt fence, bioroll, diversion swales, rock check dams, sediment basins, and designated construction entrances.

- iii. **Water Appropriation – Describe if the project proposes to appropriate surface or groundwater (including dewatering). Describe the source, quantity, duration, use, and purpose of the water use and if a DNR water appropriation permit is required. Describe any well abandonment. If connecting to an existing municipal water supply, identify the wells to be used as a water source and any effects on, or required expansion of, municipal water infrastructure. Discuss environmental effects from water appropriation, including an assessment of the water resources available for appropriation. Discuss how the proposed water use is resilient in the event of changes in total precipitation, large precipitation events, drought, increased temperatures, variable surface water flows and elevations, and longer growing seasons. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation. Describe contingency plans should the appropriation volume increase beyond infrastructure capacity or water supply for the project diminish in quantity or quality, such as reuse of water, connections with another water source, or emergency connections.**

Permanent dewatering is not expected as a part of this project. Temporary construction dewatering may be required for the project. Any temporary dewatering will require a DNR Temporary Water Appropriations General Permit if less than 50 million gallons per year and less than one year in duration. It is anticipated dewatering would only occur during utility installation and potential construction of building footings.

In addition to the well identified through the onsite survey, if unidentified wells are found during construction, the MPCA and MDH must be contacted to determine the course of action, which may include sealing, relocating or preserving by a licensed well contractor according to the Minnesota Rules Chapter 4725.

The project will connect to the City of Faribault's water system. A 12" water main extension of +/-0.30 miles in Acorn Trail is required. The City's water treatment plant is designed to operate at 7 MGD and maximum pumping capacity of 10 MGD with a current total use of approximately 4-6 MGD. The city also recently installed a water tower roughly 1/2 mile southwest of the site, providing adequate pressure to the site. Additional City infrastructure upgrades beyond a watermain extension are not anticipated to be needed and the project is not expected to have a significant adverse impact on the City's water supply or system. Surface water and groundwater

appropriation is not proposed as part of this development as the development will utilize city water services.

Energy & water efficient data center cooling technology, namely non-evaporative air-cooled primary-loop heat-rejection and secondary closed-loop liquid cooling is the prevailing design for the data center campus. However, certain end users may require supplemental evaporative, also known as adiabatic-assisted cooling technologies, which may increase domestic water utilization for HVAC purposes. This document details the range of potential water utilization for the non-evaporative case and the supplemental evaporative case. The project is anticipated to have a daily domestic water demand of approximately 13,000 GPD. The non-evaporative cooling technology is anticipated to utilize minimal water for industrial purposes, nearly 0 GPD during normal operations. If an adiabatic (supplemental evaporative) system is utilized, the campus is anticipated to have utilize approximately 41,000 GPD and approximately 15 million GPY, with a peak day demand of approximately 254,000 gallons and peak hourly demand of 48,140 gallons. The max day demand is not anticipated to be seen frequently throughout the year. A summary of the anticipated approximate water demands for the development are provided in the table below.

Water Usage (GPD)	Domestic	Non-Evaporative Cooling System*	Supplemental Evaporative (Adiabatic)*
Daily Average	13,000	Nearly 0 GPD	41,000
Peak Hour	N/A	N/A	48,140
Peak Day	N/A	N/A	254,000
Annual Average	4,745,000	Nearly 0 Gallons	14,965,000

**Only one of these cooling systems will be implemented*

iv. **Surface Waters**

1) Wetlands – Describe any anticipated physical effects or alterations to wetland features, such as draining, filling, permanent inundation, dredging, and vegetative removal. Discuss direct and indirect environmental effects from physical modification of wetlands, including the anticipated effects that any proposed wetland alterations may have to the host watershed, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid (e.g., available alternatives that were considered), minimize, or mitigate environmental effects to wetlands. Discuss whether any required compensatory wetland mitigation for unavoidable wetland impacts will occur in the same minor or major watershed and identify those probable locations.

The project is anticipated to fill up to 0.8 acres of wetlands 4,5,7,8, and 9. Measures to limit and avoid additional wetland impacts include retaining walls

and adjustment of proposed building locations. Wetland 6 may undergo temporary impacts for the installation of the public utilities extension; permanent impacts to this wetland will be minimized to the maximum extent practicable. Stormwater BMPs are strategically located throughout the site to provide the necessary detention and treatment for the site prior to discharge offsite while minimizing impacts to existing wetlands to maximum extent practicable. Unavoidable wetland impacts will be reviewed by the Wetland Conservation Act (WCA) Local Governing Unit (LGU) in accordance with the WCA and will be mitigated with wetland bank credits in the same bank service area as the project. The USACE has reviewed the wetland boundaries and determined that it does not have jurisdiction over the wetlands onsite.

- 2) Other surface waters – Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicial ditches) such as draining, filling, permanent inundation, dredging, diking, stream diversion, impoundment, aquatic plant removal, and riparian alteration. Discuss direct and indirect environmental effects from physical modification of water features, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid, minimize, or mitigate environmental effects to surface water features, including in-water Best Management Practices that are proposed to avoid or minimize turbidity/sedimentation while physically altering the water features. Discuss how the project will change the number or type of watercraft on any water body, including current and projected watercraft usage.**

No impacts are anticipated. Mitigation measures such as double row silt fence and sedimentation traps or basins are proposed during construction. Permanent stormwater BMPs and vegetation on slopes for stabilization are proposed in the full buildout condition to prevent sedimentation from discharging into the stream within the site boundary.

13. Contamination/Hazardous Materials/Wastes

- a. Pre-project Site Conditions – Describe existing contamination or potential environmental hazards on or in close proximity to the project site, such as soil or groundwater contamination, abandoned dumps, closed landfills, existing or abandoned storage tanks, and hazardous liquid or gas pipelines. Discuss any potential environmental effects from pre-project site conditions that would be caused or exacerbated by project construction and operation. Identify measures to avoid, minimize, or mitigate adverse effects from existing contamination or potential environmental hazards. Include development of a Contingency Plan or Response Action Plan.**

The MPCA's What's in My Neighborhood database was reviewed to determine if any known contaminated properties or potential environmental hazards are located within or adjacent to the site. No sites were identified within the site or within 250 feet of the site boundary; six

listings were identified within 500 feet of the site boundary (see Table 7 and Figure 12). Of the six sites, all have activities that are listed as active.

Unknown materials may also be encountered during construction. A Response Action Plan and Construction Contingency Plan will be developed to outline the methods for identifying, segregating and handling contaminated soil and/or groundwater that may be encountered during construction.

Table 7: What's in My Neighborhood Sites

Site ID	Site Name	Active?	Activity	Program
83996	Paul Dietz Farm	Y	Feedlots	Feedlots
227654	Daikin Applied Americas Inc	Y	Construction Stormwater; Hazardous Waste, Very small quantity generator; Toxics Reduction	Hazardous Waste; Pollution Prevention; Stormwater
120505	Faribault Distribution Center	Y	Industrial Stormwater	Stormwater
151443	Daikin Applied - Faribault North	Y	Industrial Stormwater	Stormwater
85889	Ernest Koktavy Farm	Y	Feedlots	Feedlots
80973	Holden Koktavy Farm - Sec 36	Y	Feedlots	Feedlots

b. Project Related Generation/Storage of Solid Wastes – Describe solid wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from solid waste handling, storage, and disposal. Identify measures to avoid, minimize, or mitigate adverse effects from the generation/storage of solid waste including source reduction and recycling.

The project will ensure compliance with applicable laws, rules, and ordinances related to the management of solid and hazardous waste as required by Minnesota Statutes, Section 473.811.

Waste Generated During Construction

Construction of the proposed development will generate construction-related waste materials such as wood, packaging, excess materials, and other wastes, which will either be recycled or disposed of in the proper facilities in accordance with state regulations and guidelines.

Redevelopment of portions of the site may generate earth materials and debris during demolition activities. Demolition debris is inert material such as concrete, brick, bituminous, and rock. The solid wastes generated during demolition will be recycled or disposed of at a state-permitted landfill.

Waste Generated During Operation

For solid waste generated during operations, a source recycling/separation plan will be implemented, and wastes that cannot be recycled will be managed in accordance with state regulations and guidelines.

The proposed development will generate new demands on solid waste management and sanitation services provided in the project area. Based on the proposed area of up to 500,000 square feet of industrial space, it is estimated that the non-residential (institutional) waste stream will be around 7,500 tons per year. Waste generated during operation will be sent to a state-permitted landfill.

- c. Project Related Use/Storage of Hazardous Materials – Describe chemicals/hazardous materials used/stored during construction and/or operation of the project including method of storage. Indicate the number, location, and size of any new above or below ground tanks to store petroleum or other materials. Indicate the number, location, size, and age of existing tanks on the property that the project will use. Discuss potential environmental effects from accidental spills or releases of hazardous materials. Identify measures to avoid, minimize, or mitigate adverse effects from the use/storage of chemicals/hazardous materials including source reduction and recycling. Include development of a spill prevention plan.**

No above or below ground tanks currently exist within the site. Any hazardous materials used/stored during construction and/or operation of the project will be disposed of in the manner specified by local or state regulation or by the manufacturer. A spill prevention plan will be developed, and proper spill prevention controls will be in place for any vehicle refueling or maintenance that occurs on site during construction.

- d. Project Related Generation/Storage of Hazardous Wastes – Describe hazardous wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from hazardous waste handling, storage, and disposal. Identify measures to avoid, minimize, or mitigate adverse effects from the generation/storage of hazardous wastes including source reduction and recycling.**

Removal of the existing residence is not anticipated to generate hazardous waste.

Toxic or hazardous waste to be stored within the site during construction will include fuel and oil necessary to operate heavy construction equipment and during operations may include commercial cleaning supplies. Regulated material and/or waste generated or stored during construction and operations will be managed in accordance with state and local requirements.

14. Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features)

- a. Describe fish and wildlife resources as well as habitats and vegetation on or near the site.**

The current site primarily consists of agricultural and wooded land. There is a stream bisecting the site, providing habitat for aquatic species and riparian vegetation. Wetlands within the study area provide potential habitat for wildlife, as well. The existing trees and landscaped areas on site provide potential habitat for wildlife. The project site consisted of wildlife habitats that support small mammals, songbirds, raptors, deer, coyotes, foxes or other small to medium sized wildlife species. This project area is highly disturbed with actively farmed areas, roadways, and residences.

Cannon River is located approximately 1.3 miles east of the site, and the Cannon River Trout Lily Scientific and Natural area is located more than 2 miles southeast of the site. Neither of these resources are anticipated to be impacted.

- b. Describe rare features such as state-listed (endangered, threatened, or special concern) species, native plant communities, Minnesota Biological Survey Sites of Biodiversity Significance, and other sensitive ecological resources on or within close proximity to the site. Provide the license agreement number (LA-2024-006) and/or correspondence number (MCE 2024-00982) from which the data were obtained and attach the Natural Heritage Review letter from the DNR. Indicate if any additional habitat or species survey work has been conducted within the site and describe results.**

No DNR wildlife management areas, wildlife refuges, or wild and scenic river districts were identified within one mile of the site.

One unlabeled, regionally significant ecological area (RSEA) is mapped approximately 0.55 miles northwest of the project site. One Minnesota County Biological Survey Site of Biodiversity Significance, labeled as Forest 35 Woods, is mapped approximately 0.55 miles northwest of the project site. One DNR native plant community, labeled as a southern mesic oak-basswood forest, is mapped approximately 0.6 miles northwest of the project site.

Consultation with the Minnesota DNR (MCE #2024-00982) identified one or more calcareous fens in the vicinity of the proposed project. Calcareous fens are rare, protected wetlands in Minnesota. Calcareous fens are fragile and rely on groundwater hydrology, so nearby disturbances can impact these fens.

The MnDNR also identified the study area as a high-potential zone for the rusty patched bumble bee (RPBB), a federally endangered species. The MnDNR recommends reseeding with native seed mixes, to encourage RPBB populations.

A review of the DNR's Natural Heritage Inventory System (NHIS) database was conducted per license agreement LA2024-006 for the area within one mile of the site. The database includes the known occurrences of any state endangered, threatened, or special concern species. The review identified no species within or near the site.

- c. Discuss how the identified fish, wildlife, plant communities, rare features, and ecosystems may be affected by the project, including how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Include a discussion on introduction and spread of invasive species from the project construction and operation. Separately discuss effects to known threatened and endangered species.**

The project is not likely to affect species and resources on site. The project proposes to clear up to 8.3 acres of trees during the winter to avoid roosting bats or nest birds. The project site which was previously used for agricultural purposes will be developed. The project will avoid impacts to unfarmed wetlands and the streams on site. Additionally, the project proposes to implement erosion control measures and will reseed with native seed mixes, which will provide habitat for small mammals, insects, and bird species.

Invasive species are plants and animals that are not native to an area and are capable of causing harm. Certain measures can be taken to limit the likelihood of introducing invasive species, such as securing local materials to avoid the long-range movement of goods or washing vehicles prior to accessing the project site. Additionally, landscape design will include native, non-invasive plants.

Temporary groundwater dewatering activities associated with the project will have no adverse impact on nearby calcareous fens because all water extracted during the dewatering process will be retained within the same watershed. Discharged water will be directed to a temporary erosion control Best Management Practice (BMP) setup specifically for sediment removal prior to release. This method ensures that no detrimental changes occur to the hydrology or water quality of the nearby sensitive ecosystems, maintaining the ecological balance and integrity of the calcareous fens.

d. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to fish, wildlife, plant communities, and sensitive ecological resources.

The proposed project will make best effort in conducting tree removal outside of the recommended tree clearing windows as outlined by the US Fish and Wildlife Services (USFWS) and Minnesota DNR to avoid direct effects to overwintering Rusty-patched Bumble Bees, and to limit impacts during bat pup season. No impacts to the stream are anticipated, however, erosion control BMPs will be incorporated into site planning. Native seed mixes will be added to the proposed development to provide suitable habitat for small mammals, insects, and bird species within the project vicinity.

State requirements necessitate the control and spread of state listed noxious weeds and/or invasive weeds if encountered prior to construction. Methods to avoid spreading noxious weeds and/or invasive species will be incorporated into project specifications and/or the SWPPP when developed. Disturbed areas will be reestablished using appropriate native and stabilization seed mixes.

15. Historic Properties

Describe any historic structures, archeological sites, and/or traditional cultural properties on or in close proximity to the site. Include 1) historic designations; 2) known artifact areas; and 3) architectural features. Attach letter received from the State Historic Preservation Office (SHPO). Discuss any anticipated effects to historic properties during project construction and operation. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to historic properties.

The Minnesota Statewide Historic Inventory Portal (MnSHIP) was reviewed to identify historic resources. According to MnSHIP, there are no historic resources within the study area. According to the Minnesota Office of the State Archeologist (OSA) Public Viewer map, there are no known archeological records in the vicinity of the site.

16. Visual

Describe any scenic views or vistas on or near the project site. Describe any project related visual effects such as vapor plumes or glare from intense lights. Discuss the potential visual effects from the project. Identify any measures to avoid, minimize, or mitigate visual effects.

The AUAR study area includes existing agricultural land that is not near any unique designated scenic views or vistas. Any development of agricultural land will have an impact on the visual look of a property. Future development would conform with the city ordinances for building height, building form, landscape screening, and lighting to avoid impacts to neighboring properties and species. No significant visual impacts are anticipated.

As building and site designs advance, lighting practices will be selected to address known ecological concerns and prevent avoidable impacts to insects, wildlife, rare plants, and adjacent natural areas. Guidance from the USFWS to minimize blue light, uplight, and backlight will be adhered to the extent practicable.

17. Air

- a. Stationary Source Emissions – Describe the type, sources, quantities, and compositions of any emissions from stationary sources such as boilers or exhaust stacks. Include any hazardous air pollutants and criteria pollutants. Discuss effects to air quality including any sensitive receptors, human health, or applicable regulatory criteria. Include a discussion of any methods used to assess the project’s effect on air quality and the results of that assessment. Identify pollution control equipment and other measures that will be taken to avoid, minimize, or mitigate adverse effects from stationary source emissions.**

Stationary source air emissions for the proposed buildings are anticipated to be minimal based on the anticipated mechanical equipment that will be installed. The proposed project may consist of some type of back up emergency generator to provide power to the critical infrastructure of the facility during power outages. It is not known at this time what size, type, and quantity of back up emergency generators will be utilized by the project. Once more information is known for the site, a full air quality analysis will be completed, coordination with the Minnesota Pollution Control Agency (MPCA) will occur, and any anticipated permits will be obtained from the MPCA. If the emissions exceed a mandatory EAW threshold, an additional environmental review will be completed.

- b. Vehicle Emissions – Describe the effect of the project’s traffic generation on air emissions. Discuss the project’s vehicle-related emissions effect on air quality. Identify measures (e.g., traffic operational improvements, diesel idling minimization plan) that will be taken to minimize or mitigate vehicle-related emissions.**

The Minnesota Department of Transportation (MnDOT) has developed a screening method designed to identify intersections that will not cause a carbon monoxide (CO) impact above state standards. MnDOT has demonstrated that even the 10 highest traffic volume intersections in the Twin Cities do not experience CO impacts. Therefore, intersections with traffic volumes lower than these 10 highest intersections will not cause a CO impact above state standards. MnDOT's screening method demonstrates that intersections with total daily approaching traffic volumes below 82,300 vehicles per day will not have the potential for causing CO air pollution problems. None of the intersections in the study area exceed the criteria that would lead to a violation of the air quality standards.

- c. **Dust and Odors – Describe sources, characteristics, duration, quantities, and intensity of dust and odors generated during project construction and operation. (Fugitive dust may be discussed under Item 17a). Discuss the effect of dust and odors in the vicinity of the project including nearby sensitive receptors and quality of life. Identify measures that will be taken to minimize or mitigate the effects of dust and odors.**

The proposed project may generate temporary fugitive dust emissions during construction. The City of Faribault regulates dust in accordance with the standards set by the MPCA.⁷ Dust emissions can be controlled by sweeping, watering, sprinkling, as appropriate or as prevailing weather and soil conditions dictate. Dust emissions are not anticipated during operations as all ground surfaces will either be impervious or vegetated.

18.Greenhouse Gas (GHG) Emissions/Carbon Footprint

- a. **GHG Quantification – For all proposed projects, provide quantification and discussion of project GHG emissions. Include additional rows in the tables as necessary to provide project-specific emission sources. Describe the methods used to quantify emissions. If calculation methods are not readily available to quantify GHG emissions for a source, describe the process used to come to that conclusion and any GHG emission sources not included in the total calculation.**

About Greenhouse Gases (GHGs)

Certain gases in the earth's atmosphere, classified as greenhouse gases (GHGs), play a critical role in determining the earth's surface temperature. Solar radiation enters the earth's atmosphere from space. A portion of the radiation is absorbed by the earth's surface and a smaller portion of this radiation is reflected back toward space. This absorbed radiation is then emitted from the earth as low-frequency infrared radiation. The frequencies at which bodies emit radiation are proportional to temperature. Because the earth has a much lower temperature than the sun, it emits lower-frequency radiation. Most solar radiation passes through GHGs; however, infrared radiation is absorbed by these gases. As a result, radiation that otherwise would have escaped back into space is instead "trapped," resulting in a warming of the atmosphere. This phenomenon, known as the greenhouse effect, is responsible for maintaining a habitable climate on earth.

The primary GHGs contributing to the greenhouse effect are carbon dioxide (CO₂), methane

⁷ <https://www.pca.state.mn.us/air-water-land-climate/air-pollutants>

(CH₄), and nitrous oxide (N₂O). Fluorinated gases also make up a small fraction of the GHGs that contribute to climate change. Examples of fluorinated gases include chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF₆), and nitrogen trifluoride (NF₃); however, it is noted that these gases are not associated with typical land use development. Human-caused emissions of GHGs exceeding natural ambient concentrations are believed to be responsible for intensifying the greenhouse effect and leading to a trend of unnatural warming of the earth's climate, known as global climate change or global warming.

Project-related GHG Emissions

This section describes the GHG emissions from the existing buildings within the study area and includes an estimated quantification of the following GHG emissions associated with the proposed project.

- Carbon dioxide (CO₂)
- Nitrous oxide (N₂O)
- Methane (CH₄)

The projected GHG emissions are provided on an average annual basis using the CO₂ equivalent (CO₂e) and include the proposer's best estimate of average annual emissions over the proposed life/design service life of future development. The estimates also include emissions from the construction and operating phases of the project. Emissions were estimated using the US Environmental Protection Agency's Simplified GHG Emissions Calculator (SGEC) (Version June 2021)⁸ and are summarized in **Table 8** and **Table 9a & 9b** by project phase (i.e., construction and operations) and source type (e.g., combustion from mobile equipment, off-site electricity), see Appendix C. Construction emissions for the proposed project is based on length of construction and are from mobile equipment including passenger cars, light-duty trucks, and medium and heavy-duty trucks, and construction equipment (both gasoline and diesel). Operational emissions provided in Table 9a and 9b for this project represent two independent project scenarios. Any required air permits and/or agency review will be provided as required for onsite operational emissions.

⁸ <https://www.epa.gov/climateleadership/simplified-ghg-emissions-calculator>

Table 8. Construction Emissions

Scope	Emission Type	Emission Sub-Type	Emission	Existing CO _{2e} Emissions (total)	Proposed Project-Related CO _{2e} Emissions (tons, total)
Scope 1	Combustion	Mobile equipment	CO ₂ , N ₂ O, CH ₄	n/a	4,251
Total				n/a	4,251

Table 9a. Operational Emissions (Diesel Generators)

Scope ⁹	Emission Type	Emission Sub-Type	Emission	Existing CO _{2e} Emissions (tons/year)	Proposed CO _{2e} Emissions (tons/year)
Scope 1	Combustion (Diesel Generators)	Stationary equipment	CO, NO, HC, PM	50	702
Scope 2	Off-site electricity	Grid-based	CO ₂ , N ₂ O, CH ₄	150	7,097
Scope 3	Off-site waste management	Area	CO ₂ , CH ₄	20	2,125
Total				220	9,924

⁹ The diesel and natural gas usage values presented in this report pertain specifically to generator testing and were calculated using the EPA's Greenhouse Gas Emissions Calculator: <https://www.epa.gov/climateleadership/simplified-ghg-emissions-calculator>. The figures are based on data provided by the applicant and have been categorized under Scope 1 emissions.

Table 9b. Operation Emissions (Natural Gas)

Scope ¹⁰	Emission Type	Emission Sub-Type	Emission	Existing CO _{2e} Emissions (tons/year)	Proposed CO _{2e} Emissions (tons/year)
Scope 1	Combustion (Natural Gas)	Stationary equipment	CO, NO, HC, PM	50	531
Scope 2	Off-site electricity	Grid-based	CO ₂ , N ₂ O, CH ₄	150	7097
Scope 3	Off-site waste management	Area	CO ₂ , CH ₄	20	2,125
Total				220	9,753

b. GHG Assessment

i. Describe any mitigation considered to reduce the project's GHG emissions.

Unless otherwise noted differently, the following are potential design strategies and sustainability measures that are under consideration for this project to reduce emissions for this project:

- Energy efficient data center cooling technology, namely non-evaporative air-cooled primary-loop heat-rejection and secondary closed-loop liquid cooling.
- Energy efficient building shells.
- Waste management best practices to recycle and compost appropriate materials when applicable.
- Trees and additional landscaping.
- Elective vehicle charging infrastructure.
- Grid-based wind and solar power and/or the purchase of RECs dependent upon customer specifications.
- Onsite wind power

Implementation of the above strategies will be evaluated on a case-by-case basis based on code requirements, feasibility, availability of materials, schedule, and customer specifications. The project proposer will work with the City to identify additional mitigation strategies that could be implemented to reduce greenhouse gas emissions or offset the carbon footprint of the proposed project.

¹⁰ The diesel and natural gas usage values presented in this report pertain specifically to generator testing and were calculated using the EPA's Greenhouse Gas Emissions Calculator: <https://www.epa.gov/climateleadership/simplified-ghg-emissions-calculator>. The figures are based on data provided by the applicant and have been categorized under Scope 1 emissions.

ii. Describe and quantify reductions from selected mitigation, if proposed to reduce the project's GHG emissions. Explain why the selected mitigation was preferred.

- The proposed project would require new appliances, equipment, and lighting during operation. The use of energy efficient technologies would reduce the amount of electricity used per product. Collectively, the implementation of these technologies would reduce overall energy use and in-turn, GHG emissions.
- The proposed project would require heating and cooling during operation. One of the highest sources of energy use is energy spent heating and cooling buildings. The use of energy efficient building shells reduces the amount of energy needed for heating and cooling, therefore reducing energy use and GHG emissions. Energy efficient data center cooling technology, namely non-evaporative air-cooled primary-loop heat-rejection and secondary closed-loop liquid cooling, will also be considered and implemented based on tenant considerations.
- Waste would be generated during operation of the proposed project. By implementing waste best management practices and recycle and compost appropriate material when applicable, GHG emitted from wastes during operations can be reduced.
- Trees and additional landscaping can reduce the GHG footprint of the project by absorbing greenhouse gas emissions. Tree replacement will occur per City requirements.

The potential mitigation listed in Item 18.b.i. was selected to comply with best management practices for new construction and reduce GHG emissions where practicable during operations.

iii. Quantify the proposed project's predicted net lifetime GHG emissions (total tons per number of years) and how those predicted emissions may affect achievement of the Minnesota Next Generation Energy Act goals and/or other more stringent state or local GHG reduction goals.

The Next Generation Energy Act requires the state to reduce greenhouse gas emissions in the state by 80 percent between 2005 and 2050, while supporting clean energy, energy efficiency and supplementing other renewable energy standards in Minnesota. The MPCA's biennial GHG emissions reduction report from 2021 identifies strategies for reducing emissions in the three economic sectors with the highest emissions – transportation, electricity generation, and agriculture, forestry, and land use.

The current EAW study area currently generates approximately 270 CO₂e metric tons per year. Under the proposed project, this amount will increase to 9,924 CO₂e metric

tons per year if diesel generators are used, or 9,753 CO₂e metric tons per year if natural gas generators are used.

The expected lifespan of the project (assuming periodic upgrades to IT equipment), is approximately 25-30 years. This equates to a total estimated 297,720 CO₂e metric tons over the lifetime of the development if diesel generators are used and 292,590 CO₂e metric tons if natural gas generators are used. The proposer will evaluate implementing the sustainability measures listed in Item 18.b.i to reduce operational emissions to the extent practicable. The proposed project will be built in compliance with state regulations and City building codes.

19.Noise

Describe sources, characteristics, duration, quantities, and intensity of noise generated during project construction and operation. Discuss the effect of noise in the vicinity of the project including 1) existing noise levels/sources in the area; 2) nearby sensitive receptors; 3) conformance to state noise standards; and 4) quality of life. Identify measures that will be taken to minimize or mitigate the effects of noise.

Existing Noise

The EAW study area is currently agricultural land surrounded by agricultural land, county roads state highways and an existing industrial area of the city. The existing noise sources at the site consist mainly of the surrounding roadways.

Construction Noise

Construction of the proposed project would comply with state and local noise standards. A noise study has not yet been conducted but will be completed if required.

Traffic Generated Noise

A sound increase of 3 dBA is barely noticeable by the human ear, a 5 dBA increase is clearly noticeable, and a 10 dBA increase is heard as twice as loud. For example, if the sound energy is doubled (i.e., the amount of traffic doubles), there is a 3 dBA increase in noise, which is just barely noticeable to most people. On the other hand, if traffic increases by a factor of 10, the resulting sound level will increase by about 10 dBA and be heard as twice as loud. Traffic volumes in the project area are either on roadways that do not have receivers that are sensitive to noise, or the traffic levels attributable to the project are well below the amount that would generate a sound increase that could be noticeable. The change in traffic noise levels is not anticipated to be readily perceptible.

Operational Noise

Sensitive receptors within the project site vicinity include adjacent residential houses, and businesses. For the proposed project, the main sources of noise include ventilation systems, and traffic generated noise. The proposed facility may also include back-up emergency generators that would be tested once a month and would be used in the event of a critical loss of power. Noise attenuation measures such as sound walls or increased buffering from the property line (i.e. physical distance, berms, or dense landscaping) may be incorporated into project design to

ensure that MPCA noise rules and City noise ordinances are followed. Further noise evaluation will be completed as design progresses and best practices to reduce noise will be implemented for the project to ensure compliance with local and state noise regulations.

20. Transportation

- a. **Describe traffic-related aspects of project construction and operation. Include 1) existing and proposed additional parking spaces; 2) estimated total average daily traffic generated; 3) estimated maximum peak hour traffic generated and time of occurrence; 4) source of trip generation rates used in the estimates; and 5) availability of transit and/or other alternative transportation modes.**

Parking

The site is expected to provide approximately 90 parking spaces. This complies with the standards listed in Appendix B, Sec. 8-200 of the City of Faribault's Code of Ordinances.

Existing Conditions

The existing roadway network in the area includes I-35, 150th Street W, Bagley Avenue, and Acorn Trail. The following provides a brief description of the roadways within the study area:

Interstate 35 (I-35) is an interstate highway which serves as a major regional north-south connector. It is a four-lane divided freeway with two general travel lanes in each direction. I-35 is classified as an interstate with an existing Annual Average Daily Traffic (AADT) of 33,511 vehicles per near the study area, based on MnDOT data from 2023. The posted speed limit is 70 mph.

150th Street W (CSAH 9) is an east-west county road. It is a two-lane undivided road. 150th Street W is classified as a minor collector with an existing AADT of 322 vehicles per day near the study area, based on MnDOT data from 2023. There is no posted speed limit, therefore it is assumed to be the default Minnesota Statute speed limit of 55 mph.

Bagley Avenue (CSAH 46) is a north-south, two-lane undivided roadway. Bagley Avenue is classified as a major collector with an AADT of 1,700 vehicles per day, according to MnDOT data from 2008. The posted speed limit is 55 mph.

Acorn Trail (CSAH 76) is a north-south, two-lane undivided roadway. Acorn Trail is classified as a major collector with an AADT of 920 vehicles per day, according to MnDOT data from 2021. The posted speed limit is 50 mph.

Proposed Conditions – Site Access

The site is proposed to be accessed in two locations along Acorn Trail: one in the southern portion of the site and one in the northern portion of the site. An additional separate access to the substation maybe be provided along Acorn Trail; Access spacing will maintain minimum driveway spacing requirements as set forth by Rice County.

Traffic Generation

Trip generation for the proposed development was estimated using average trip generation rates given in the Institute of Transportation Engineers' *Trip Generation Manual, 11th Edition*. Trip generation numbers are rounded up to the nearest multiple of 5. Trip generation was estimated using the Land Use Code (LUC) 160 – Data Center. The estimated trip generation of the development is given below in *Table* .

Table 10. Project Trip Generation

Land Use	Intensity	AM Peak Hour			PM Peak Hour			Daily
		Total	In	Out	Total	In	Out	
LUC 160 – Data Center	500 kSF	55	30	25	50	15	35	500

Transit

There are no public transit services available near the site.

- b. **Discuss the effect on traffic congestion on affected roads and describe any traffic improvements necessary. The analysis must discuss the project's impact on the regional transportation system. If the peak hour traffic generated exceeds 250 vehicles or the total daily trips exceeds 2,500, a traffic impact study must be prepared as part of the EAW. Use the format and procedures described in the Minnesota Department of Transportation's Access Management Manual, Chapter 5 (available at: <http://www.dot.state.mn.us/accessmanagement/resources.html>) or a similar local guidance.**

A Traffic Impact Analysis was completed in February 2025 for the Archer Datacenter site. Based on the findings of the Archer Datacenter TIA, the area's transportation network is expected to support the development with mitigation.

Under all Existing (2025), Opening Year (2030) and Design Year (2045) conditions without the completion of the interchange at 150th Street, all study intersections are anticipated to operate acceptably, and no capacity improvements are expected to be necessary (see Table 11).

Under Design Year (2045) conditions with the addition of the interchange, both study intersections of 150th Street & Bagley Avenue and 150th Street & Acorn Trail are anticipated to operate at LOS F during the PM peak hour and will require improvements.

Table 11: Existing and Projected Intersection LOS

Intersection	Existing LOS	No-Build LOS			Build LOS		
	2025	2030	2045	2045 Int ¹¹	2030	2045	2045 Int ¹¹
AM Peak Hour							
150th Street & Bagley Avenue	A	A	A	E (C)	A	A	E (C)
150th Street & Acorn Trail	A	A	A	A (B)	A	A	A (B)
Acorn Trail & North Access	-	-	-	-	A	A	A
Acorn Trail & South Access	-	-	-	-	A	A	A
PM Peak Hour							
150th Street & Bagley Avenue	A	A	A	F (C)	A	A	F (C)
150th Street & Acorn Trail	A	A	A	F (D)	A	A	F (D)
Acorn Trail & North Access	-	-	-	-	A	A	A
Acorn Trail & South Access	-	-	-	-	A	A	A

- c. Identify measures that will be taken to minimize or mitigate project related transportation effects.

Existing (2025) Conditions

- No recommended mitigation

Opening Year (2030) No-Build Conditions

- No recommended mitigations

¹¹ 2045 with construction of the interchange at 150th Street. Mitigated conditions results indicated in parentheses (). No-Build mitigated conditions were not conducted but are not expected to differ from Build mitigated conditions significantly.

Opening Year (2030) Build Conditions

- Install side street stop control at the site access points.

Design Year (2045) No-Build Conditions

- No recommended mitigation

Design Year (2045) Build Conditions

- Install side street stop control at the site access points.

Design Year (2045) No-Build with Interchange Conditions

- Install all-way stop at 150th Street W & Bagley Avenue
- Install eastbound and westbound left turn lanes at 150th Street W & Bagley Avenue
- Install traffic signal at 150th Street W & Acorn Avenue

Design Year (2045) Build with Interchange Conditions

- Install all-way stop at 150th Street W & Bagley Avenue
- Install eastbound and westbound left turn lanes at 150th Street W & Bagley Avenue
- Install traffic signal at 150th Street W & Acorn Avenue

21. Cumulative Potential Effects

- a. **Describe the geographic scales and timeframes of the project related environmental effects that could combine with other environmental effects resulting in cumulative potential effects.**

Cumulative effects are defined as the "effect on the environment that results from the incremental effects of a project in addition to other projects in the environmentally relevant area that might reasonably be expected to affect the same environmental resources, including future projects actually planned or for which a basis of expectation has been laid, regardless of what person undertakes the other projects or what jurisdictions have authority over the projects." The geographic areas considered for cumulative effects are those areas adjacent to the EAW study area, and the timeframe considered includes projects that would be constructed in the reasonably foreseeable future.

- b. **Describe any reasonably foreseeable future projects (for which a basis of expectation has been laid) that may interact with environmental effects of the proposed project within the geographic scales and timeframes identified above.**

Future private development projects may result in impacts to transportation, water resources, and utilities. These impacts will be addressed via the regulatory permitting and approval processes and will be individually mitigated to ensure minimal cumulative impacts occur.

- c. **Discuss the nature of the cumulative potential effects and summarize any other available information relevant to determining whether there is potential for significant environmental effects due to these cumulative effects.**

Not Applicable.

22. Other Potential Environmental Effects

If the project may cause any additional environmental effects not addressed by Items 1 to 21, describe the effects here, discuss the how the environment will be affected, and identify measures that will be taken to minimize and mitigate these effects.

All known environmental effects are addressed in the preceding sections.

RGU Certification

*The Environmental Quality Board will only accept **SIGNED** Environmental Assessment Worksheets for public notice in the EQB Monitor.*

I hereby certify that:

- The information contained in this document is accurate and complete to the best of my knowledge.
- The EAW describes the complete project; there are no other projects, stages, or components other than those described in this document, which are related to the project as connected actions or phased actions, as defined at Minnesota Rules, parts 4410.0200, subparts 9c and 60, respectively,
- Copies of this EAW are being sent to the entire EQB distribution list.

Signature _____

Date _____

Title _____

Figures

Figure 1: County Map

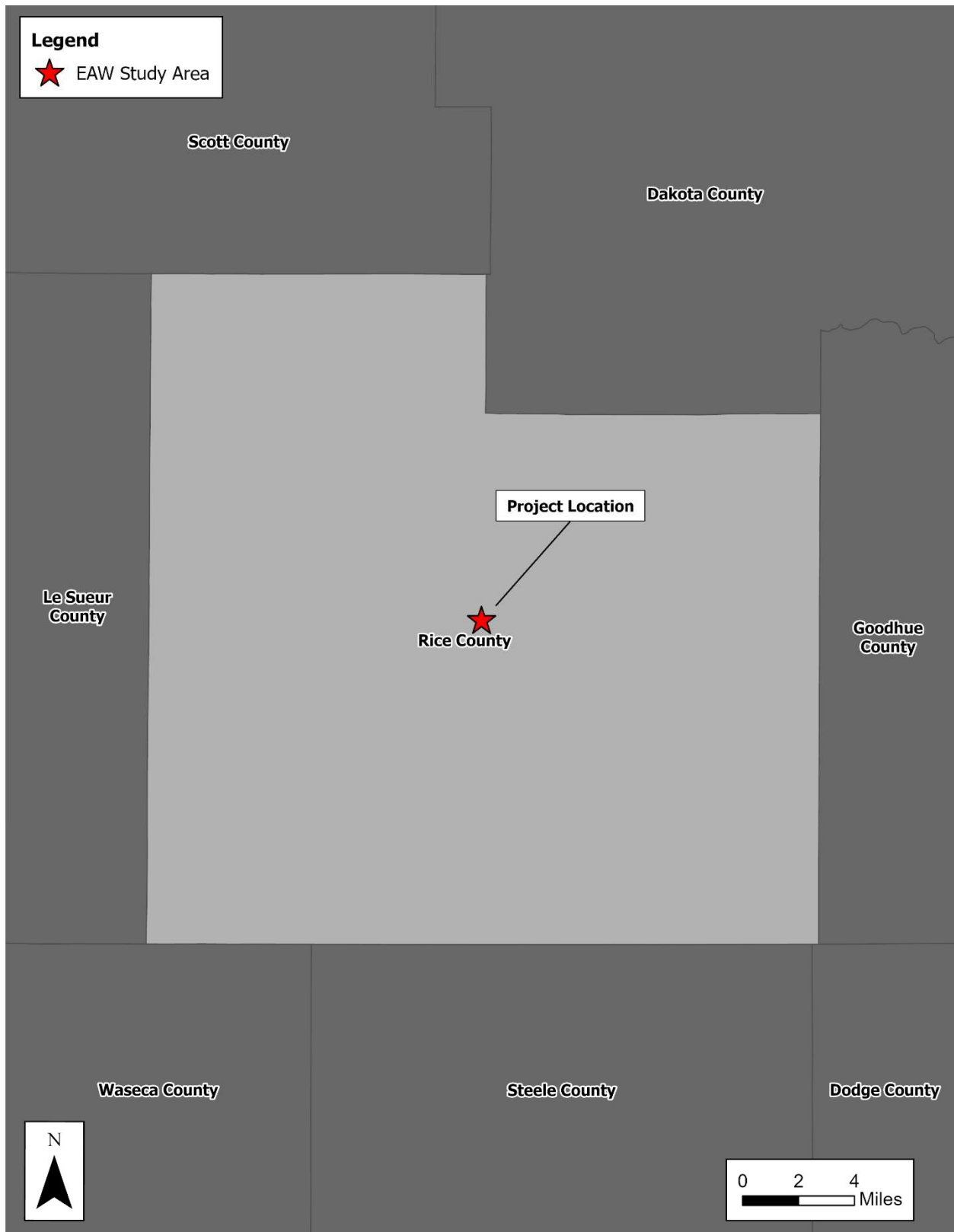


Figure 2: USGS Map

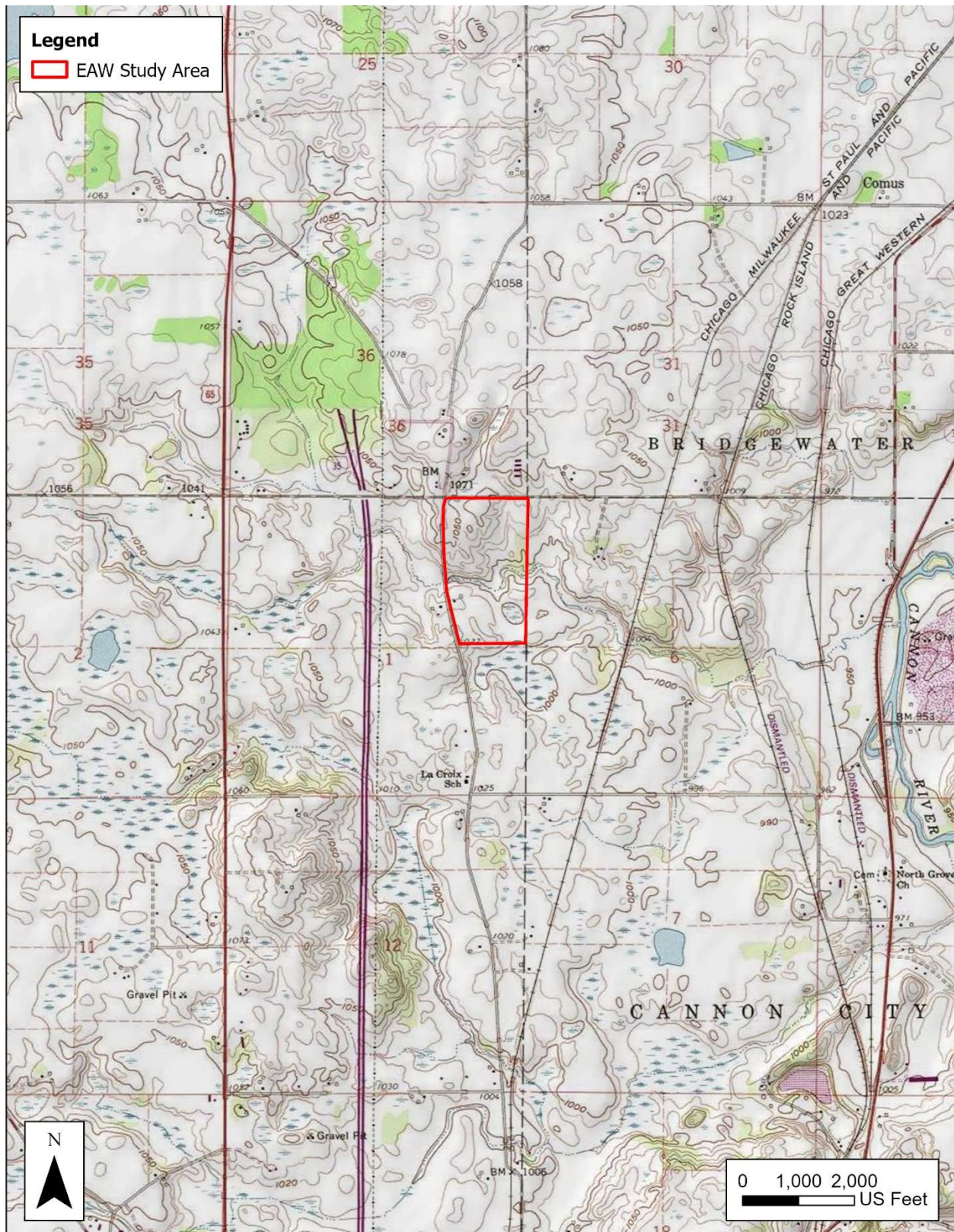


Figure 2: Existing Conditions



Figure 4: Cover Types

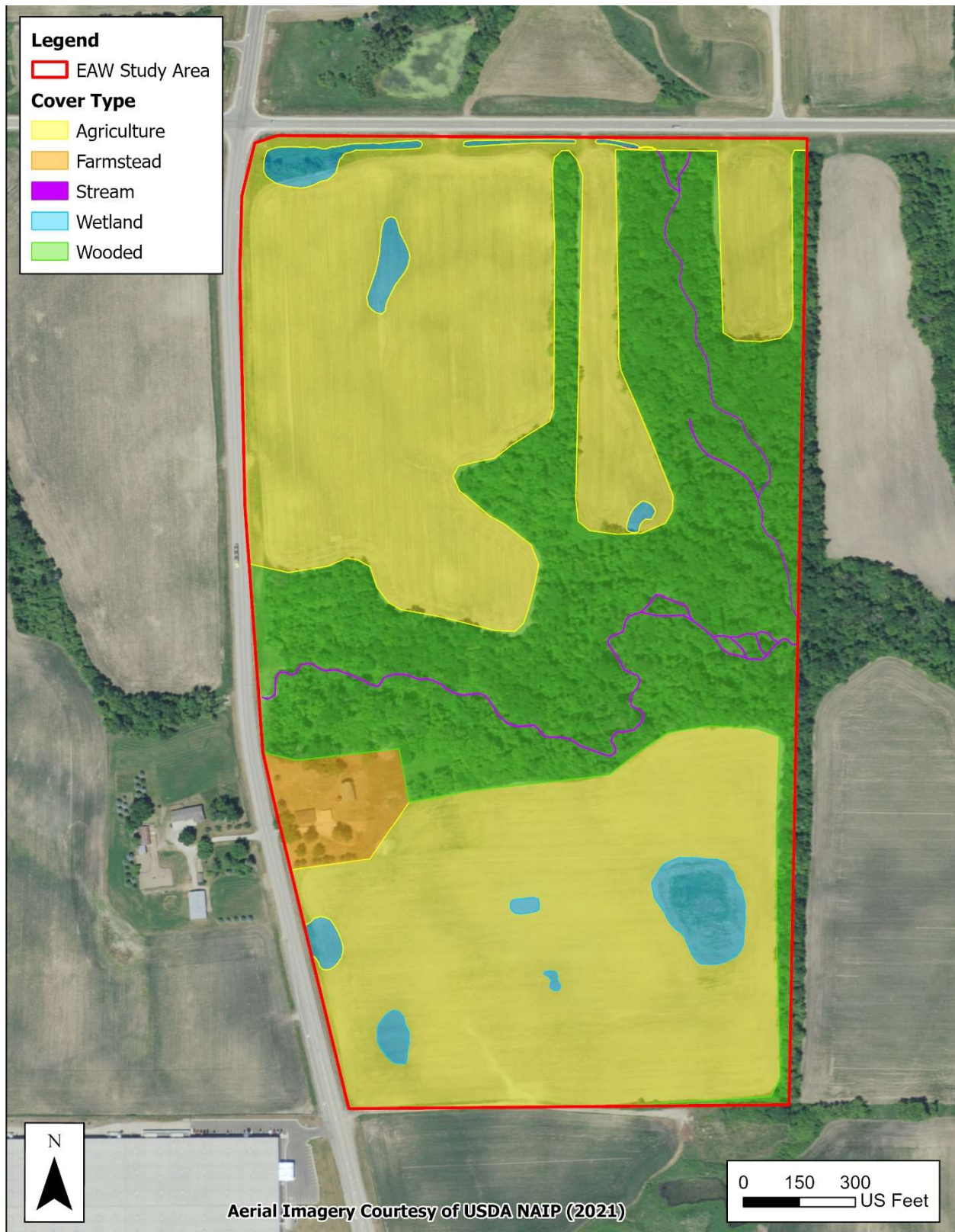


Figure 5: Existing Land Use



Figure 6: Future Land Use

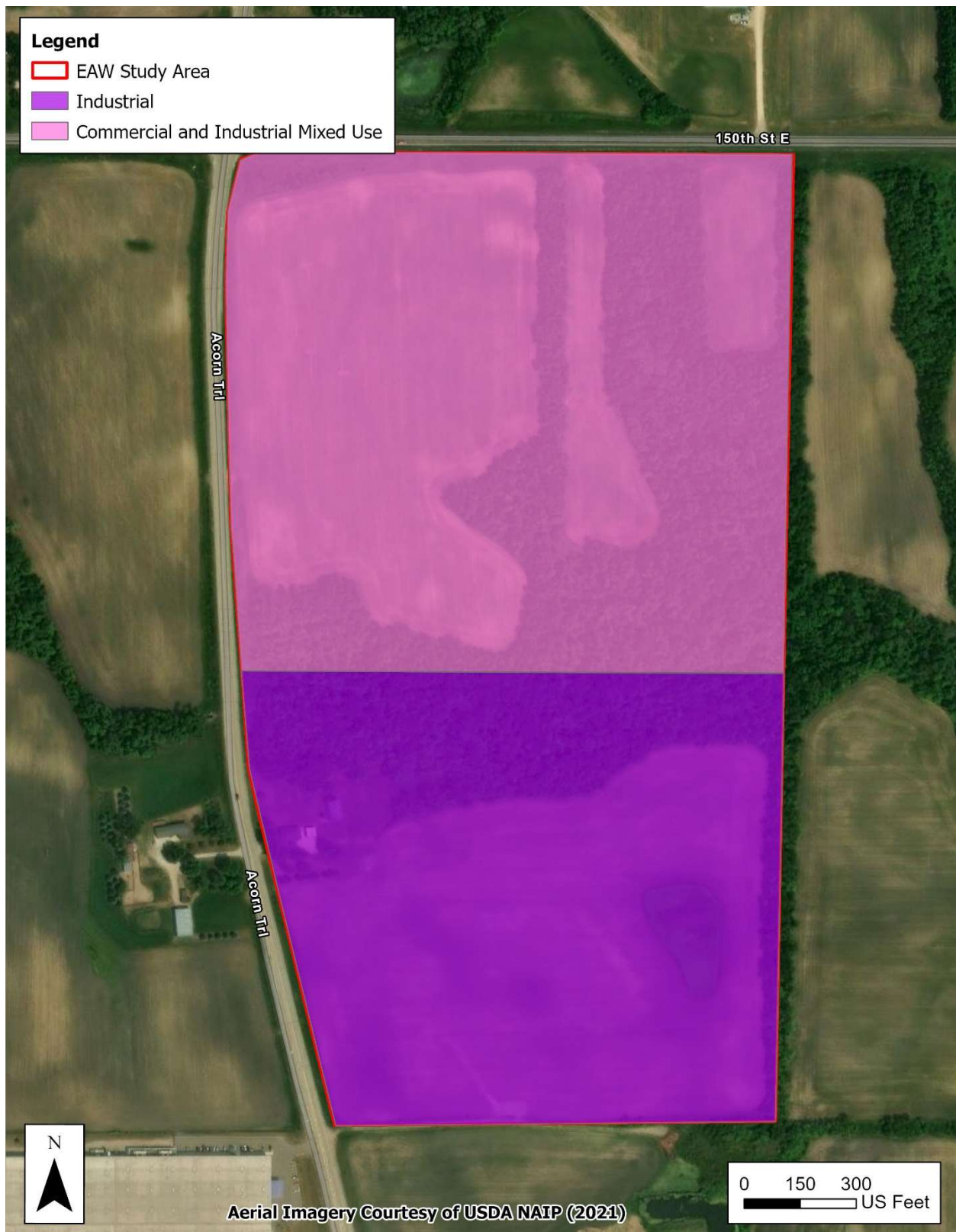


Figure 7: Existing Zoning

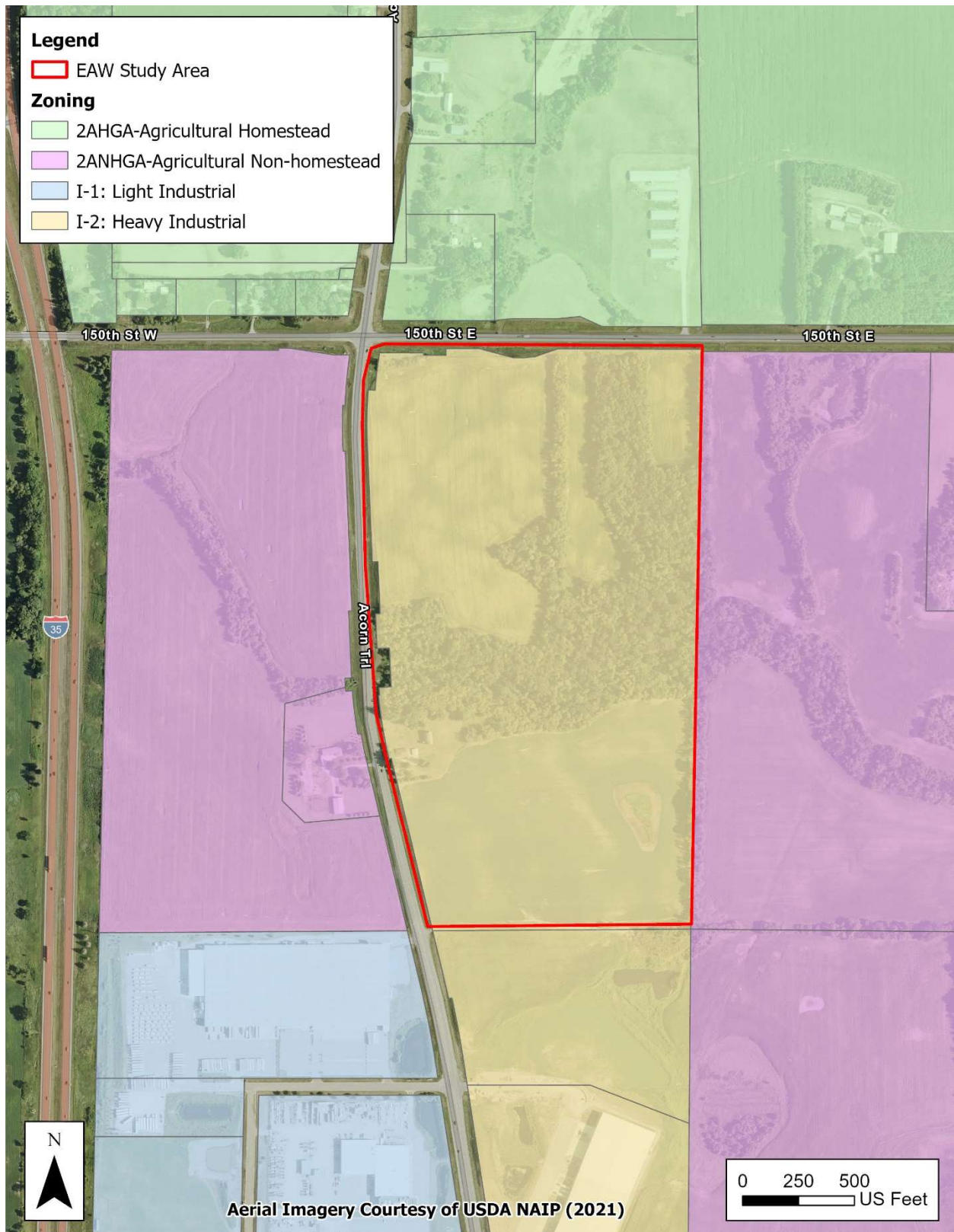


Figure 8: Soil Types

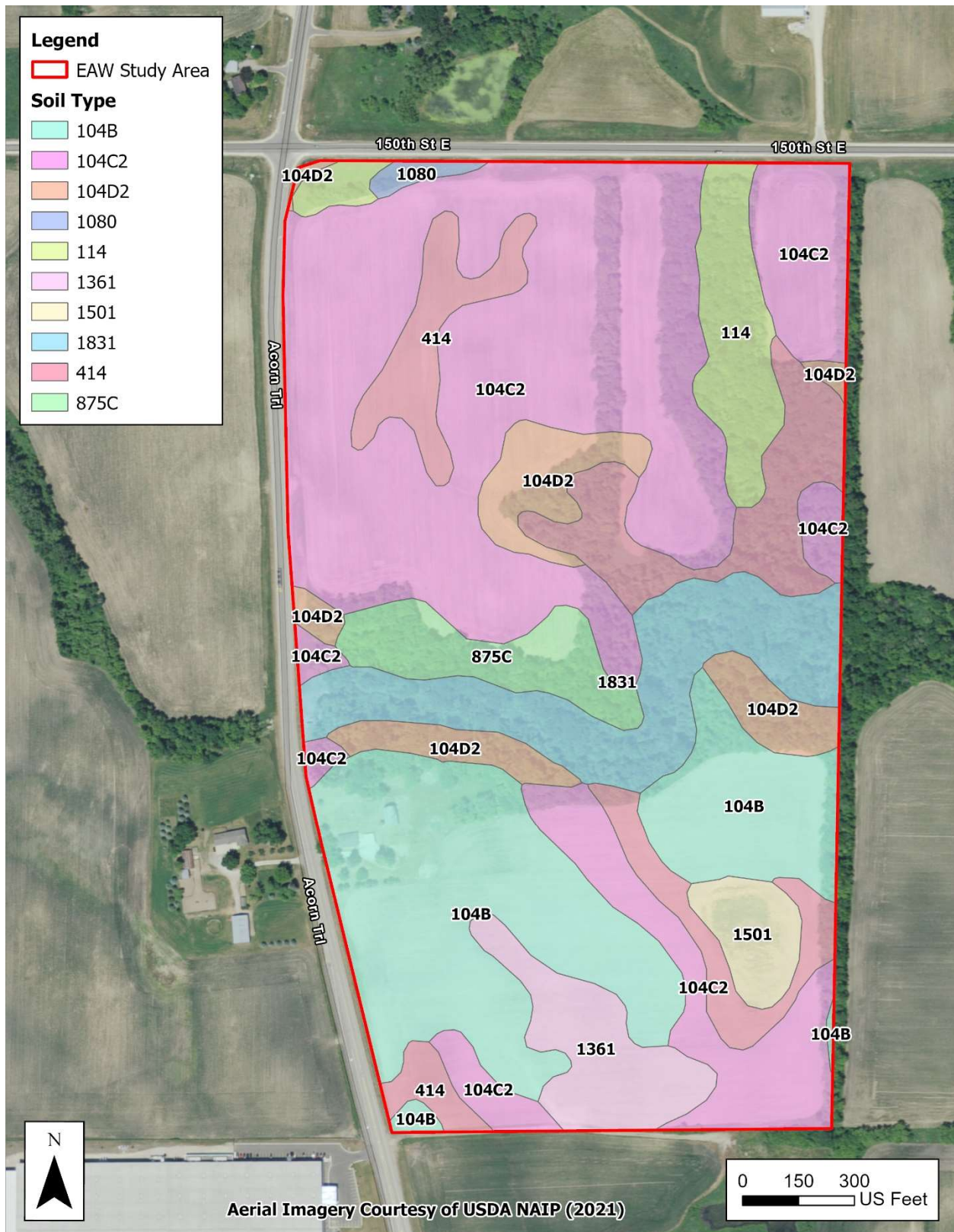


Figure 9: Surface Water Resources

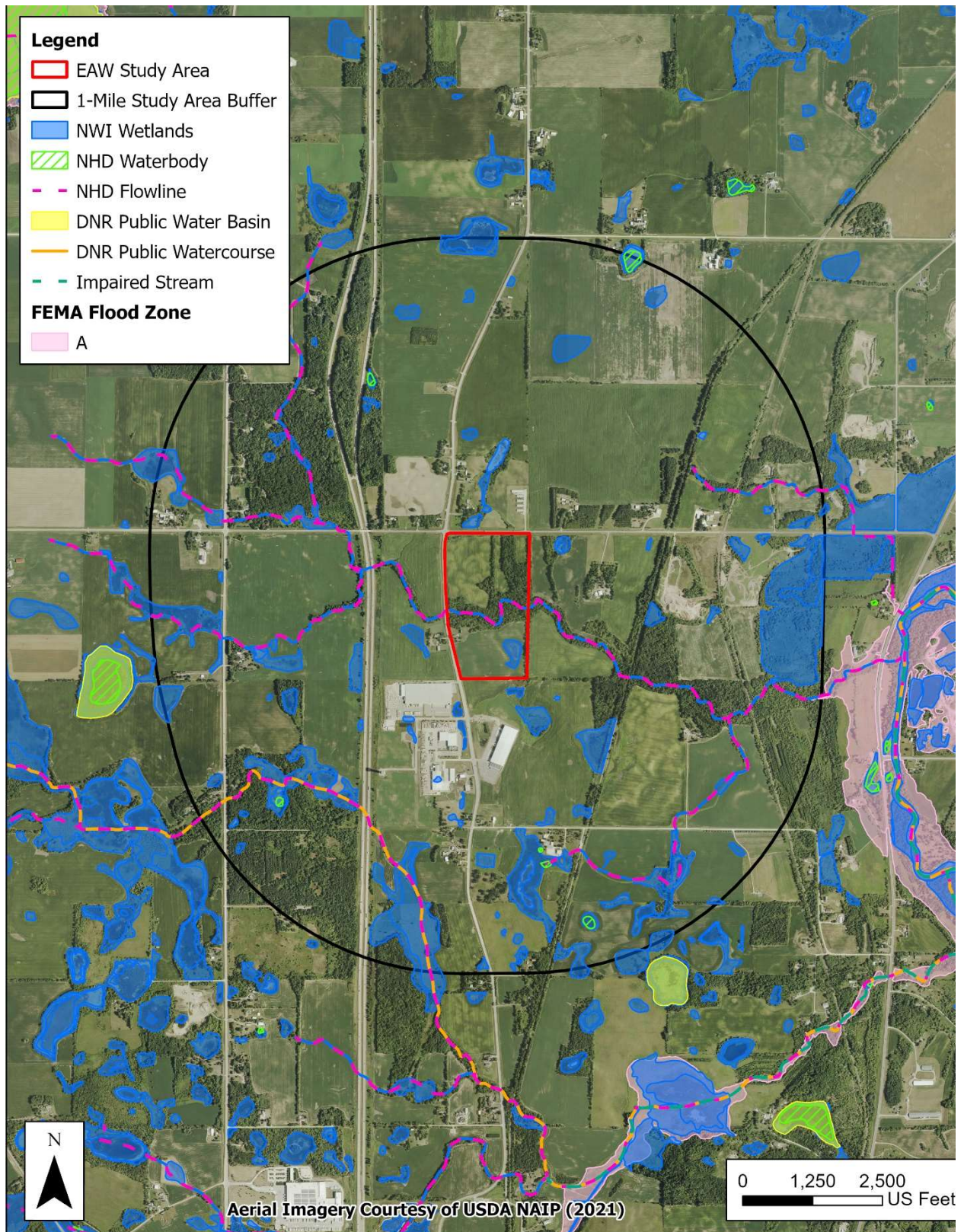


Figure 10: Groundwater Resources



Figure 11: Delineation Summary

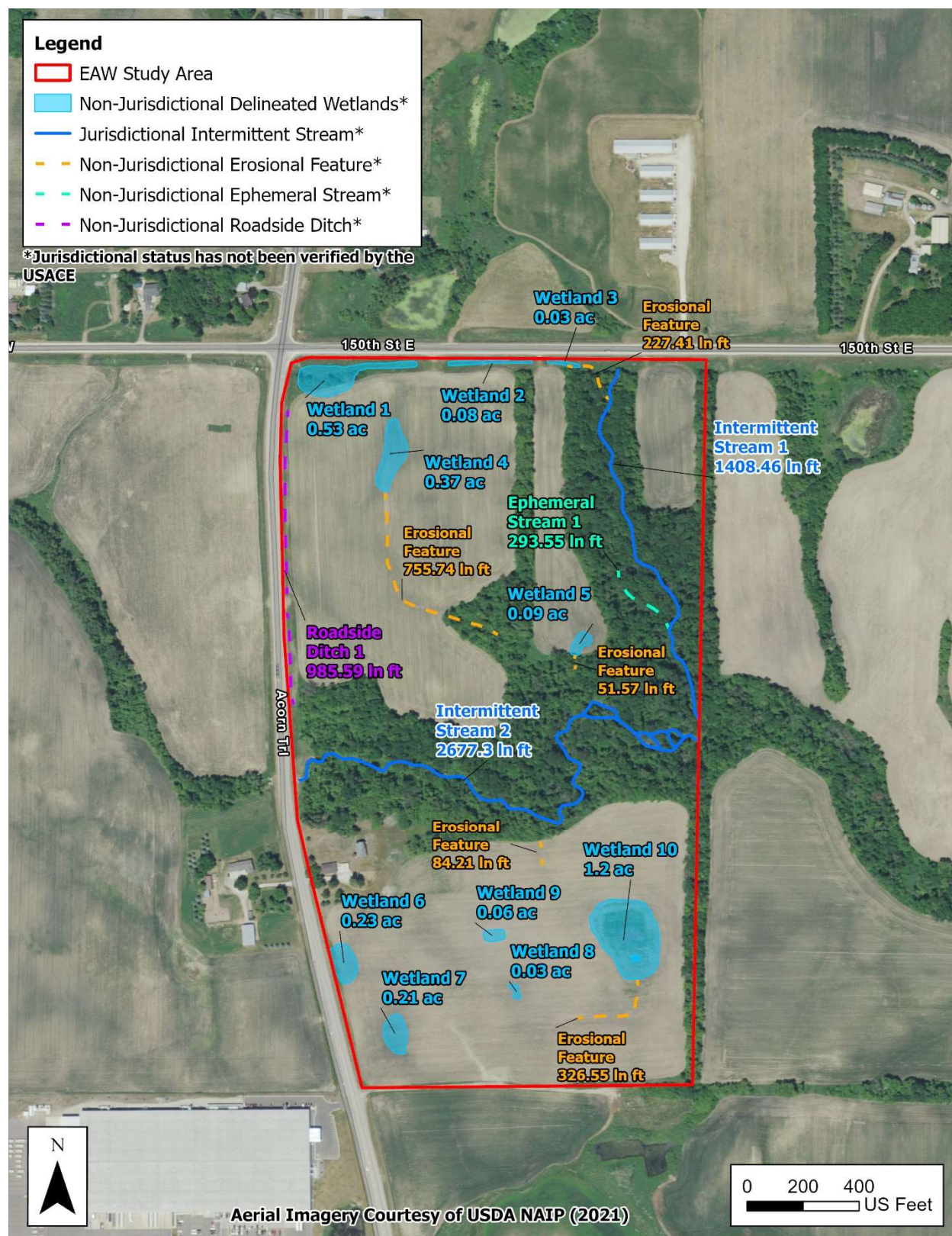
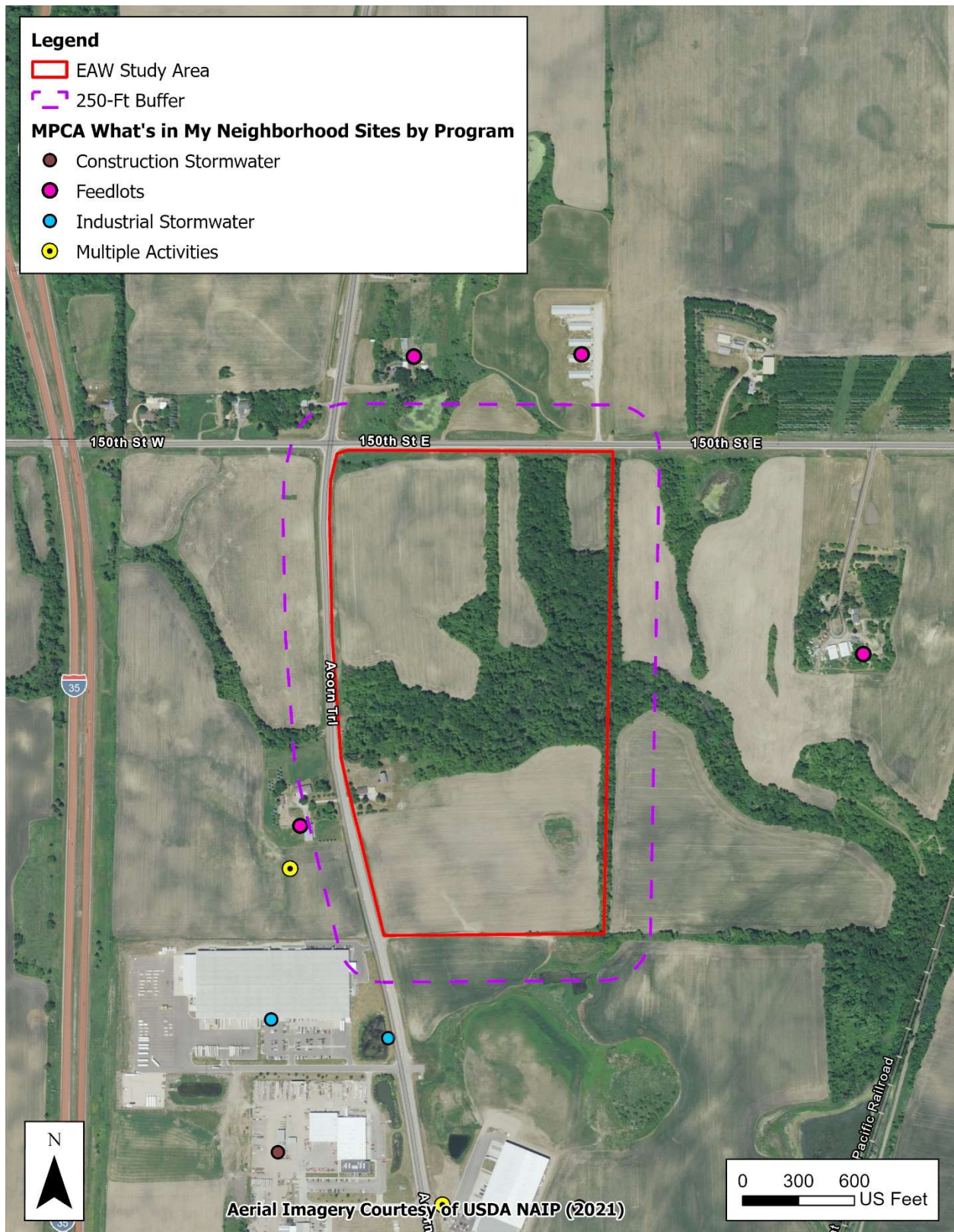


Figure 12: MPCA What's in My Neighborhood

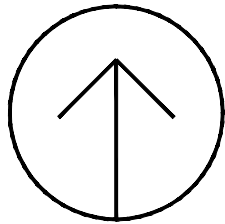
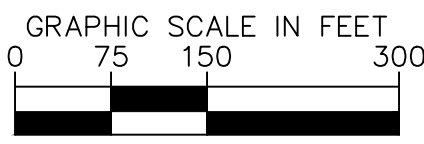
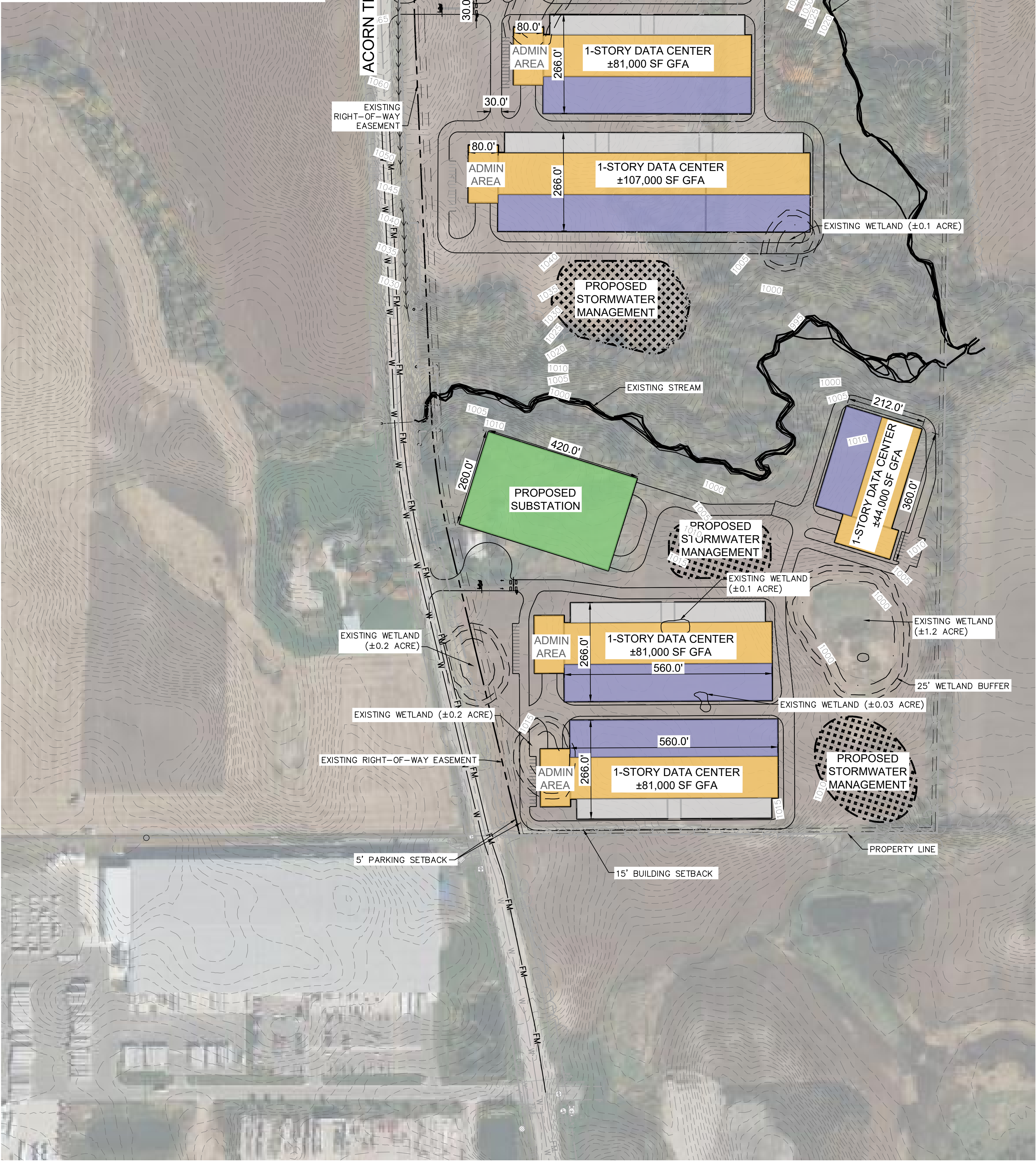
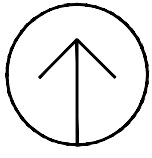


Appendix A

Concept Site Plan



VICINITY MAP
NOT TO SCALE



ARCHER DATACENTERS - FARIBAULT, MN

Campus Concept Site Plan - 01

Faribault, MN

Project # 161236000 February 28, 2025



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Appendix B

Wetland Delineation Report



Wetland Delineation Report

Faribault Site

City of Faribault

Rice County, Minnesota

Prepared for:

Archer DataCenters
70 Bacon Road
Old Westbury, NY 11568

Prepared by:

Kimley-Horn and Associates, Inc.
767 Eustis Street, Suite 100
Saint Paul, MN 55114

September 2024

FINAL



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Appendix A: Hydric Soils Information

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Executive Summary

Wetland scientists, Mason Kunkel and Lukas Struss with Kimley-Horn and Associates, Inc. conducted a wetland investigation and field delineation for Archer DataCenters and the Faribault Site in Faribault, Rice County, Minnesota. The wetland investigation and delineation included 84 acres in parcel ID #1801100033, within Section 1, Township 110N, and Range 21W (the “study area”). A routine level 2 (onsite) wetland delineation, as outlined in the *1987 Corps of Engineers Wetlands Delineation Manual* (January 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)* (August 2010) occurred on June 27, July 3, and August 13, 2024.

In total 10 wetlands and 3 streams were delineated and are described in Table 1.

1 Introduction

Wetland scientists Mason Kunkel and Lukas Struss with Kimley-Horn and Associates, Inc. conducted a wetland investigation and field delineation for Archer DataCenters and the Faribault Site in Faribault, Rice County, Minnesota. The wetland investigation and delineation included 84 acres in parcel ID #1801100033, within Section 1, Township 110N, and Range 21W (the “study area”). The study area is shown in **Figure 1**. The study area consists of agricultural land and forested land. Cover types within the study area include cultivated crops, deciduous forest, wetland, and streams.

A routine level 2 (onsite) wetland delineation, as outlined in the *1987 Corps of Engineers Wetlands Delineation Manual* (January 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)* (August 2010) occurred on June 27, July 3, and August 13, 2024. The purpose of this delineation was to identify the extent of wetlands within the study area. The information will be used to facilitate project design and determine if aquatic resource impacts are avoidable and/or if minimization of impacts can result from design modifications.

2 Project Description

Archer DataCenters is proposing to develop the parcel.

3 Statement of Qualifications

Kimley-Horn has extensive experience completing wetland investigations and delineations across the United States. Kimley-Horn’s personnel has been trained to use the *1987 Corps of Engineers Wetlands Delineation Manual* (USACE, 1987) along with the applicable regional supplements. Kimley-Horn has experience completing off-site hydrology analysis, historic aerial reviews, and difficult or atypical situation delineations.

Ashley Payne earned a Bachelor of Arts Degree in Environmental Biology from Saint Mary’s University of Minnesota. She is an environmental scientist with 16 years of experience specializing in wetland services environmental documentation and assessments, and geographic information systems mapping and data collection. During the last 16 years, she has successfully completed hundreds of delineations for various types of projects. In the last seven years, Ashley’s primary focus has been the delineation of agricultural fields for future development. She is familiar with completing historic aerial reviews and off-site hydrology determinations which are required for delineation of farmed wetlands. Ashley has also obtained environmental permits for clients through efficient and thorough preparation of permit applications, and by coordinating with agency personnel. Ashley is a certified delineator in the state of Minnesota and her primary focus is environmental work in the Midwest. She has extensive experience working in Minnesota, Illinois, Wisconsin, Michigan, Iowa, and South Dakota.

Keller Leet-Otley earned a Bachelor of Arts Degree in Environmental Science from Colby College. He is an environmental scientist who specializes in wetland delineation and permitting, geographic information systems mapping, and threatened and endangered species due diligence. He has led the delineation of agricultural fields, roadway corridors, and undeveloped areas for future development and transit projects. He is proficient using ArcGIS to produce client specific exhibits for various project types. Keller has prepared environmental permit applications and documentation for public and private sector clients. He is a certified delineator in the state of Minnesota and his focus is environmental work in the upper Midwest.

Mason Kunkel earned a Bachelor of Science Degree in Biology with an emphasis in Wildlife Conservation from Western Colorado University. He is a biologist who specializes in wetland delineation and geographic information systems mapping. He has assisted with the delineation of agricultural fields, roadway corridors,

and undeveloped areas for future development and transit projects. He is proficient using ArcGIS to produce client specific exhibits for various project types. He is familiar with completing historic aerial reviews and off-site hydrology determinations which are required for delineation of farmed wetlands. He has extensive experience working in Minnesota, Iowa, Illinois, and Michigan.

Lukas Struss is a going into his senior year of college seeking a Bachelor of Science Degree in Environmental Science – Geosciences, along with a minor in Sustainability at the University of St. Thomas. He has experience with GIS mapping, research, soil systems, hydrogeology, and wetland delineation in Minnesota. Lukas has worked in completing delineations for agricultural areas along with forested areas through geographic information systems mapping, along with historic aerial analysis.

4 Regulatory Requirements

A summary of the permit requirements that may pertain to the project is provided below. Any activity planned within areas identified as wetland must be coordinated with and approved by the appropriate agencies prior to commencement of such activities.

Agencies in Minnesota that regulate activities that affect lakes, rivers, streams, and wetlands include:

- U.S. Army Corps of Engineers (USACE)
 - Section 404 of the Clean Water Act
- Local Governmental Units (LGUs)
 - Wetland Conservation Act (WCA)

The LGU for this project is Rice County Soil and Water Conservation District (SWCD). The WCA applies to nearly all wetlands not regulated by the DNR.

The regulatory authority of the U.S. Army Corps of Engineers (USACE) covers Waters of the United States (WOTUS) in accordance with Section 404 of the Clean Water Act. Generally, the USACE reviews delineations to determine whether wetlands are jurisdictional (i.e., WOTUS). On December 30, 2022, the U.S. Environmental Protection Agency and Department of the Army (“the agencies”) announced the final “Revised Definition of ‘Waters of the United States’” rule. The rule took effect on March 20, 2023. Based on a preliminary federal injunction on April 12, 2023, the Revised Definition was revoked and the pre-2015 regulatory regime is in effect for 27 states. In Minnesota, the 2023 Revised Definition of the Waters of the United States is in effect as of the date of this report. As of September 8, 2023, the EPA and the Department of the Army amended the WOTUS rule to conform to the 2023 Supreme Court decision in *Sackett v. EPA*.

Based on the May 25, 2023 ruling of *Sackett v. EPA* (2023), the Clean Waters Act’s use of “waters” encompasses only relatively permanent, standing, or continuously flowing bodies, ordinarily called streams, oceans, rivers, and lakes. Wetlands qualify as WOTUS only if “indistinguishable from waters of the United States,” having a continuous surface connection to bodies that are waters of the United States in their own right, with no clear division between waters and wetlands.

In Minnesota, a joint application process has been developed for projects with anticipated wetland impacts. Applications are coordinated between the USACE, DNR, and LGU.

5 Mapping and Background Information

Prior to field reconnaissance, potential wetland areas within the project study areas were identified through a desktop review of United States Geological Survey (USGS) Topographic maps, National Wetlands Inventory (NWI), National Hydrography Dataset (NHD), Department of Natural Resources (DNR) Public Waters Inventory (PWI), LiDAR, the soil survey for Rice County, Federal Emergency Management Agency

(FEMA) Flood Insurance Rate Maps (FIRM), aerial photography (2021), and antecedent precipitation for a location near the study area. The selected resources are described below:

5.1 Topographic Map

The Saint Paul, MN 7.5-minute United States Geological Survey (USGS) topographic map and LiDAR data from the DNR's MnTOPO web application were reviewed for the study area. According to the USGS topographic map (see **Figure 2**), the study area is largely undeveloped, partially wooded land with a nearby residence. There is an intermittent stream bisecting the central portion of the study area. There is a wetland depicted in the southeastern portion of the study area. The LiDAR map depicts the site sloping south and north towards the central intermittent stream. The site ranges from 992 feet (above mean sea level) to 1,066 feet, see **Figure 3**.

5.2 National Wetlands Inventory

NWI mapping, available from the Minnesota DNR (updated in 2021), depicts potential wetland areas and waterbodies based on stereoscopic analysis of high altitude and aerial photographs and was reviewed for the study area. According to the NWI map, there is a linear wetland feature (R4SBC) in the central portion of the study area, and another wetland feature (PEM1Af) in the southeastern portion of the study area, see **Figure 3**.

5.3 National Hydrography Dataset

The National Hydrography Dataset (NHD), available from USGS, depicts drainage networks and related features, including rivers, streams, canals, lakes, and ponds. The NHD dataset is not field verified. According to NHD mapping, there is one NHD flowline in the central portion of the study area that approximately aligns with the NWI mapped feature, see **Figure 3**.

5.4 DNR Public Waters Inventory

The Department of Natural Resources (DNR) Public Waters Inventory (PWI) depicts DNR Public Waterways and Waterbodies. According to the PWI inventory, are no public waterways within or in the vicinity of the study area.

5.5 Soil Survey

The Natural Resources Conservation Service's (NRCS) *Web Soil Survey* for Rice County was reviewed for the study area. According to the survey, there are ten soil mapping units within the study area which are generally loams, clay loams, and silt loams. Approximately 73% of the study area was mapped with soils with a non-hydric or predominantly non-hydric soil rating from 0% to 8%. The remainder of the study area is mapped with a predominately hydric or hydric soil rating of 90-100%. Maps and information obtained from the NRCS online web soil survey are included in **Appendix A and Figure 4**.

5.6 Federal Emergency Management Agency Floodplain

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) was reviewed for the project study area. According to the FEMA, FIRM, the study area is located in Zone X of panel 27131C0260D (effective April 03, 2012), which is outside the designated 100-year and 500-year floodplain zones, see **Figure 5**.

5.7 Precipitation

Precipitation data for the study area were obtained from the U.S. Army Corps of Engineers Antecedent Precipitation Tool. WETS (Wetlands) tables were reviewed for climate stations within the vicinity of the study area to determine the current hydrologic conditions for the site and if those conditions are typical for

this time of year. Ninety-day rolling precipitation levels leading up to the field review were compared to historical data. The data show that April, May, June, and July months had wetter than normal, and August had normal precipitation levels. In summary, all the field visits constituted wetter than normal precipitation conditions. This information is included in **Appendix C**.

5.8 Aerial Photography Review

Aerial photography, acquired from Google Earth, was reviewed to identify the potential for wetlands across the site. Fourteen photos were reviewed between 1991 and 2024, available in **Appendix B**. These photos were used to determine the presence of wetland hydrology using industry accepted offsite hydrology analysis for areas showing crop stress or other potential wetland signatures. Each image was interpreted for the presence or lack of hydrologic indicators.

Twelve Areas of Investigation (AOIs) were identified in the study area. AOIs 1, 2, 7, 8, 9, and 10 had wetland signatures in at least 30% of the historic aerials with normal precipitation conditions, met primary or secondary hydrology indicators during the field delineation, and were delineated as Wetland 4, 5, 10, 6, 7, and 8 respectively. AOIs 3, 4, 5, and 12 did not have wetland signatures in at least 30% of the historic aerials with normal precipitation conditions and lacked hydrology indicators or hydric soils in the field; thus, these areas were not delineated as wetland. AOIs 6 and 11 also did not meet wetland signatures in at least 30% of the historic aerials with normal precipitation conditions but met primary or secondary hydrology indicators during the field delineation and were delineated as Wetland 1 and 9, respectively. The AOIs are shown in **Appendix B**.

6 Field Investigation

A routine level 2 (onsite) wetland delineation, as outlined in the *1987 Corps of Engineers Wetlands Delineation Manual* (January 1987) along with the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0)* (August 2010) occurred on June 27, July 3, and August 13, 2024.

During the onsite delineation, vegetation, soils, and current hydrologic characteristics were evaluated at each wetland area and area of investigation identified within the study area. Wetland boundaries were flagged with a Geode GPS until one or more of the three criteria were no longer present. The sample point locations, wetland boundaries, and aquatic features were surveyed with a Geode GPS and are shown in **Figure 6**.

In addition to wetlands that were investigated and delineated, non-wetland aquatic features were delineated. Non-wetland aquatic features are defined based on the observation of the following characteristics:

- Flow
 - Perennial: contains water at all times of the year except during extreme drought
 - Intermittent: contains water occasionally or seasonally
 - Ephemeral: contains water only during and immediately after periods of rainfall or snowmelt
- Ordinary High Water Mark (OHWM): The limit line on the shore established by the fluctuation of the water surface. It is shown by such things as a clear line impressed on the bank, shelving, changes in soil character, destruction of terrestrial vegetation, the presence of litter and debris, or other features influenced by the surrounding area
- Bank Shape
 - Undercut: banks that overhang the stream channel
 - Steep: bank slope of approximately greater than 30 degrees
 - Gradual: bank slope of approximately 30 degrees or less

Sample points were completed for Wetlands 1, 2, and 4-10. Some wetlands exhibited similar wetland and upland plant communities and were in close proximity to one another; these wetlands were documented with representative sample points, such as Wetland 3. There were three streams throughout the site, which included one ephemeral and two intermittent streams, see **Figure 6**. Upland linear features were documented onsite and are included on Figure 6 to demonstrate surficial connections between resources. Non-wetland linear features include erosional features and roadside ditches. Erosional features contained drainage patterns but lacked vegetation. Roadside ditches contained upland vegetation along roadside areas. Historical Aerials were reviewed for sample points taken in agricultural fields. The field data sheets are included in **Appendix D**. Site photos and a photo locations map can be found in **Appendix E**.

7 Summary of Results

Table 1: Delineation Summary

Resource ID	Wetland Plant Community	HGM ¹	C-39 Type ²	Cowardin Classification ³	Size (acres/linear feet) ⁴	NWI?	Hydric Soils? ⁵	Photo ID	Associated Sample Points	NOTES	Regulatory Status ⁶
Wetlands											
Wetland 1	Seasonally Flooded Basin / Wet Meadow / Scrub Shrub	Depression	Type 1,2,6	PSSA PEMB PEMAf	0.53 acres	No	Yes	1-5	SP-6, SP-7 (Wet) SP-8 (Up)	Wetland complex located in a depression that connects to a roadside ditch in the northwest corner of the study area. The wetland collects runoff from the surrounding landscape and conveys drainage east towards a culvert. The wetland boundary was based on the change in topography, presence of hydric soil, hydrophytic vegetation dominance, and aerial photography analysis.	Non-Jurisdictional (USACE): does not have a continuous surficial connection to a Traditionally Navigable Water (TNW) or Relatively Permanent Water (RPW). WCA Regulated
Wetland 2	Wet Meadow / Shallow Marsh	Depression	Type 2,3	PEMB	0.07 acres	No	No	6	SP-4 (Wet) SP-5 (Up)	Wetland complex located in roadside ditch along the northern boundary of the study area. The wetland collects runoff from the surrounding landscape and conveys drainage east towards a culvert. The wetland boundary was based on the change in topography and, hydrophytic vegetation dominance.	Non-Jurisdictional (USACE): does not have a continuous surficial connection to a TNW or RPW. Not regulated under WCA

¹ The Hydrogeomorphic classification system for Minnesota can be found here: <https://bwsr.state.mn.us/sites/default/files/2022-07/HGM%20Wetland%20Classification%20System%20for%20MN.pdf>

² The Circular 39 wetland types are found here: https://bwsr.state.mn.us/sites/default/files/2018-12/WETLANDS_delin_Circular_39_MN.pdf

³ The Cowardin Classification System codes are found here: <https://www.fws.gov/wetlands/documents/Wetlands-and-Deepwater-Habitats-Classification-chart.pdf>

⁴ Size of wetland features and additional areas investigated provided in acres and size of non-wetland, linear features provided in linear feet.

⁵ Areas identified as hydric contain partially hydric soils (equal to or greater than 33% of soil component) mapped within the resource area.

⁶ Regulatory Status is based on best professional judgment and has not been verified with agency staff.

Resource ID	Wetland Plant Community	HGM ¹	C-39 Type ²	Cowardin Classification ³	Size (acres/linear feet) ⁴	NWI?	Hydric Soils? ⁵	Photo ID	Associated Sample Points	NOTES	Regulatory Status ⁶
Wetland 3	Seasonally Flooded Basin	Depression	Type 1	PEMB	0.03 acres	No	No	7	SP-4 (Wet) SP-5 (Up)	Wetland located in a roadside ditch along the northern boundary of the study area. The wetland collects runoff from the surrounding landscape and conveys drainage east to an erosional feature. The wetland boundary was based on hydrophytic vegetation dominance and a change in topography. The wetland was documented with representative sample points SP-4 and SP-5.	Non-Jurisdictional (USACE): does not have a continuous surficial connection to a TNW or RPW. Not regulated under WCA
Wetland 4	Seasonally Flooded Basin	Depression	Type 1	PEMAf	0.36 acres	No	Yes	32-34	SP-9 (Wet) SP-10 (Up)	Wetland located in depression in the central agricultural portion of the study area. The wetland collects runoff from the surrounding landscape and drains south via an erosional feature. The wetland boundary was based on the change in topography, presence of hydric soil, and aerial photography analysis.	Non-Jurisdictional (USACE): does not have a continuous surficial connection to a TNW or RPW. WCA Regulated
Wetland 5	Seasonally Flooded Basin	Depression	Type 1	PEMAf	0.08 acres	No	No	16-18	SP-11 (Wet) SP-12 (Up)	Wetland located in depression in the eastern portion of the study area. The wetland collects runoff from the surrounding landscape and conveys drainage south via an erosional feature. The wetland boundary was based on the change in topography, presence of hydric soil, and aerial photography analysis.	Non-Jurisdictional (USACE): does not have a continuous surficial connection to a TNW or RPW. WCA Regulated
Wetland 6	Seasonally Flooded Basin	Depression	Type 1	PEMAf	0.23 acres	No	No	37-39	SP-23 (Wet) SP-24 (Up)	Wetland located in depression in the southwest portion of the study area. The wetland collects runoff	Non-Jurisdictional (USACE): does not have a continuous

Resource ID	Wetland Plant Community	HGM ¹	C-39 Type ₂	Cowardin Classification ³	Size (acres/linear feet) ⁴	NWI?	Hydric Soils? ⁵	Photo ID	Associated Sample Points	NOTES	Regulatory Status ⁶
										from the surrounding landscape. The wetland boundary was based on the change in topography, presence of hydric soil, and aerial photography analysis.	surficial connection to a TNW or RPW. WCA Regulated
Wetland 7	Seasonally Flooded Basin	Depression	Type 1	PEMAf	0.21 acres	No	Yes	40-41	SP-25 (Wet) SP-26 (Up)	Wetland located in depression in the southwest portion of the study area. The wetland collects runoff from the surrounding landscape. The wetland boundary was based on the change in topography, presence of hydric soil, and aerial photography analysis.	Non-Jurisdictional (USACE): does not have a continuous surficial connection to a TNW or RPW. WCA Regulated
Wetland 8	Seasonally Flooded Basin	Depression	Type 1	PEMAf	0.03 acres	No	Yes	43-44	SP-16 (Wet) SP-17 (Up)	Wetland located in depression in the southern portion of the study area. The wetland collects runoff from the surrounding landscape. The wetland boundary was based on the change in topography, and aerial photography analysis.	Non-Jurisdictional (USACE): does not have a continuous surficial connection to a TNW or RPW. WCA Regulated
Wetland 9	Seasonally Flooded Basin	Depression	Type 1	PEMAf	0.06 acres	No	No	46-47	SP-19 (Wet) SP-20 (Up)	Wetland located in depression in the south-central portion of the study area. The wetland collects runoff from the surrounding landscape. The wetland boundary was based on the change in topography, presence of hydric soil, and aerial photography analysis.	Non-Jurisdictional (USACE): does not have a continuous surficial connection to a TNW or RPW. WCA Regulated
Wetland 10	Seasonally Flooded Basin / Shallow Marsh	Depression	Type 1, 3	PEMAf	1.19 acres	PEM1Af	Yes	48-50	SP-21 (Wet) SP-22 (Up)	Wetland located in depression in the southeastern portion of the study area. The wetland collects runoff from the surrounding landscape and an erosional feature. The wetland boundary was based on the change in topography, hydrophytic	Non-Jurisdictional (USACE): does not have a continuous surficial connection to a TNW or RPW. WCA Regulated

Resource ID	Wetland Plant Community	HGM ¹	C-39 Type ²	Cowardin Classification ³	Size (acres/linear feet) ⁴	NWI?	Hydric Soils? ⁵	Photo ID	Associated Sample Points	NOTES	Regulatory Status ⁶
										vegetation dominance, and aerial photography analysis.	
Non-Wetland Aquatic Resources											
Intermittent Stream 1	-	-	-	R4SBC	1408 ln ft	N/A	Yes	8,11,14,19	-	Intermittent Stream 1 was located in the eastern portion of the site and collected drainage from the surrounding landscape, Ephemeral Stream 1, and an erosional feature. The stream drained southwest offsite. The stream had steep banks 3 to 4 feet deep and 7 to 10 feet wide. Flowing water was observed entering the stream through the culvert and flowing offsite. Water levels were approximately 4 to 12 inches in depth.	Tributary classifies as a RPW and contributes surface water flow to an offsite TNW.
Intermittent Stream 2	-	-	-	R4SBC	2689 ln ft	R4SBC	Yes	21,23,25,27	-	Intermittent Stream 2 was located in the southern portion of the site and collected drainage from the surrounding landscape and a culvert. The stream drained southwest offsite connecting to Intermittent Stream 1 outside of the study area. The stream had steep banks 3 to 6 feet deep and 6 to 12 feet wide. Flowing water was observed entering the stream through the culvert and flowing offsite. Water levels were approximately 8 to 18 inches in depth.	USACE-Jurisdictional: tributary classifies as a RPW and contributes surface water flow to an offsite TNW or RPW.
Ephemeral Stream 1	-	-	-	-	293 ln ft	N/A	Yes	15	-	Ephemeral Stream 1 was located in the east-central portion of the site and	Non-Jurisdictional

Resource ID	Wetland Plant Community	HGM ¹	C-39 Type ₂	Cowardin Classification ³	Size (acres/linear feet) ⁴	NWI?	Hydric Soils? ⁵	Photo ID	Associated Sample Points	NOTES	Regulatory Status ⁶
										collected drainage from the surrounding landscape. The stream conveyed drainage into Intermittent Stream 1. The stream had gentle 1 ft banks and was 2 to 4 feet wide. Flowing water was observed. Water levels were approximately 2-4 inches in depth.	(USACE); does not meet the definition of a TNW or RPW.

8 Report Preparation

The procedures followed for this wetland delineation are in accordance with the *Corps of Engineers Wetlands Delineation Manual* and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0) (August 2010).

This report describes site conditions for a specific date in time and is generally valid for a period of five years from the date of the final field investigation and delineation, which was June 27, July 3, and August 13, 2024.

9 Conclusion

The field delineation identified ten wetlands, two intermittent streams, one ephemeral stream, five erosional features, and one roadside ditch within the study area. Each of the delineated resources are described in Table 1. The erosional features and roadside ditches are not included in Table 1 but have been included for reference in Figure 6 to demonstrate surficial connections between resources. Wetlands 1-10 and Ephemeral Stream 1 are expected to be USACE non-jurisdictional. Intermittent Streams 1 and 2 are anticipated to be USACE-jurisdictional. Wetlands 2 and 3 are not anticipated to be regulated under WCA, while Wetland 1 and Wetlands 4 -10 are anticipated to be regulated under WCA.

10 Disclaimer

Kimley-Horn has prepared this document based on limited field observations and our interpretation, as scientists, of applicable regulations and agency guidance. While Kimley-Horn believes our interpretation to be accurate, final authority to interpret the regulations lies with the appropriate regulatory agencies. Regulatory agencies occasionally issue guidance that changes the interpretation of published regulations. Guidance issued after the date of this report has the potential to invalidate our conclusions and/or recommendations and may cause a need to reevaluate our conclusions and/or recommendations.

Because Kimley-Horn has no regulatory authority, the Client understands that proceeding based solely upon this document does not protect the Client from potential sanction or fines from the applicable regulatory agencies. The Client acknowledges that they have the opportunity to submit documentation to the regulatory agencies for concurrence prior to proceeding with any work. If the Client elects not to do so, then the Client proceeds at their sole risk.

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- U.S. Geological Survey. *Topographical Map*. Accessed via ESRI at <http://www.arcgis.com/home/item.html?id=30e5fe3149c34df1ba922e6f5bbf808f> and via Topo View at <https://ngmdb.usgs.gov/topoview/viewer/#4/40.01/-100.06>, accessed September 2024.

Figures

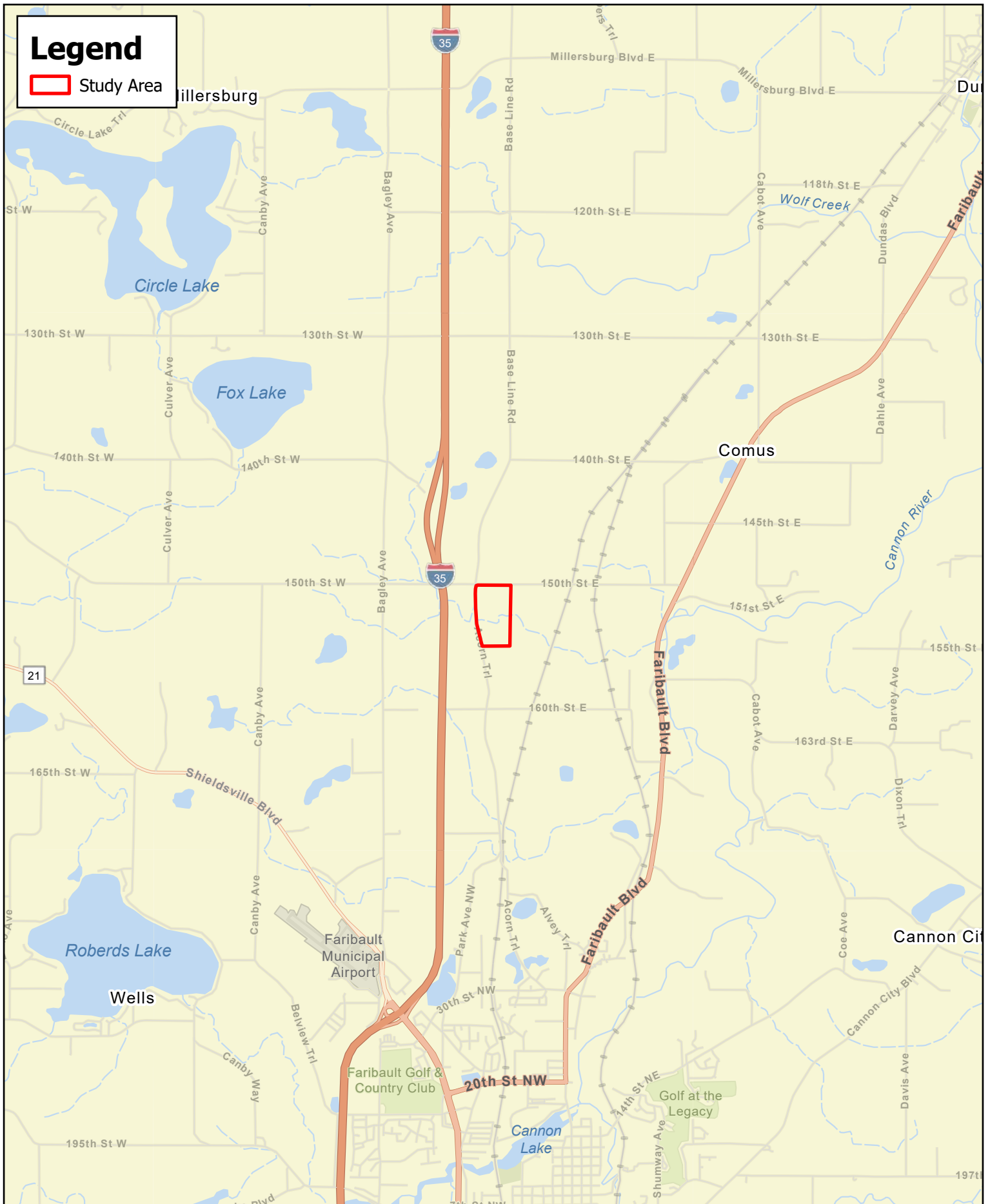
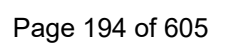


Figure 1. Project Location Map
 Faribault Township, Rice County
 Archer DataCenters



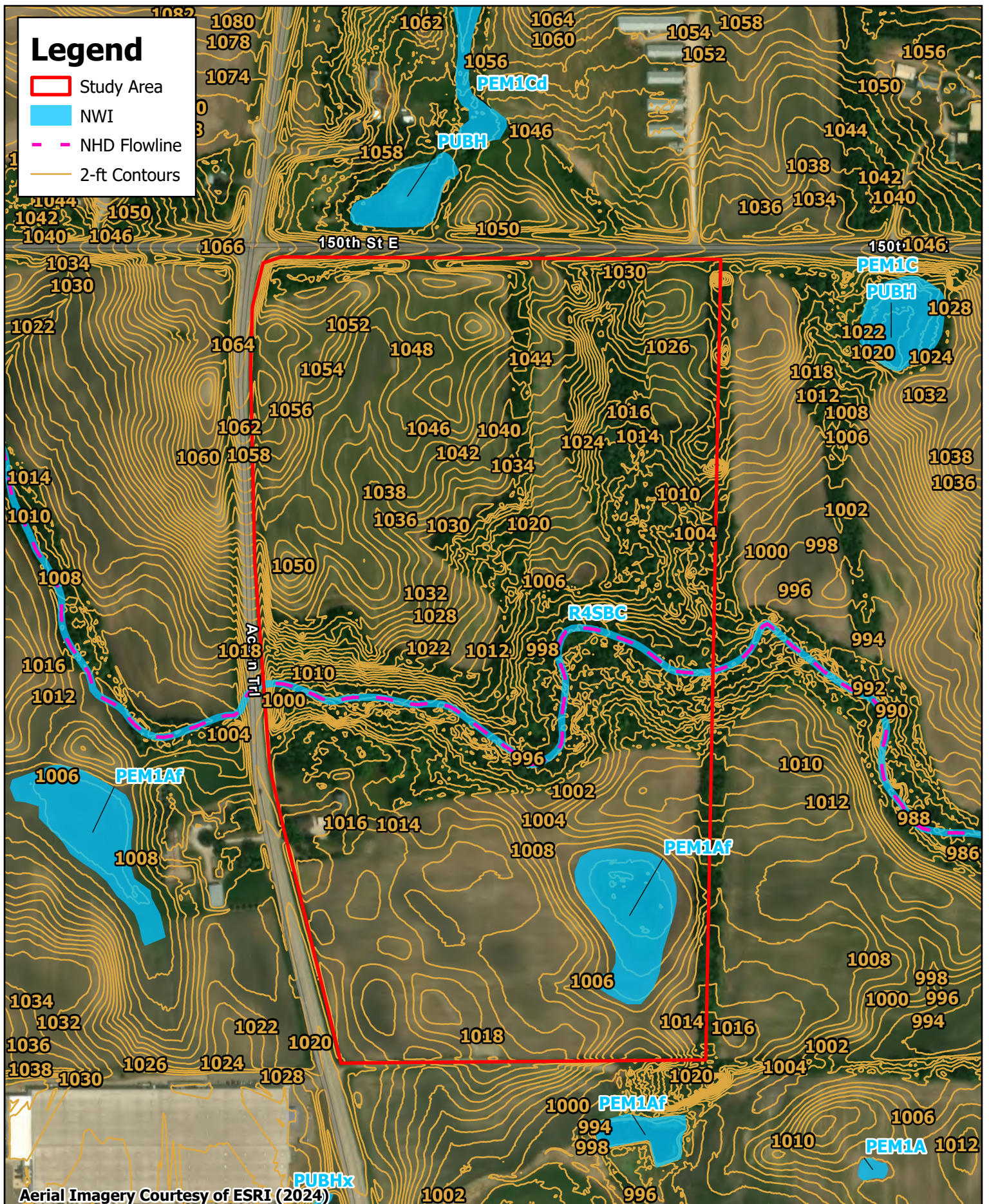


Figure 3. NWI, NHD, 2-ft Contours Map
Faribault Township, Rice County
Archer DataCenters

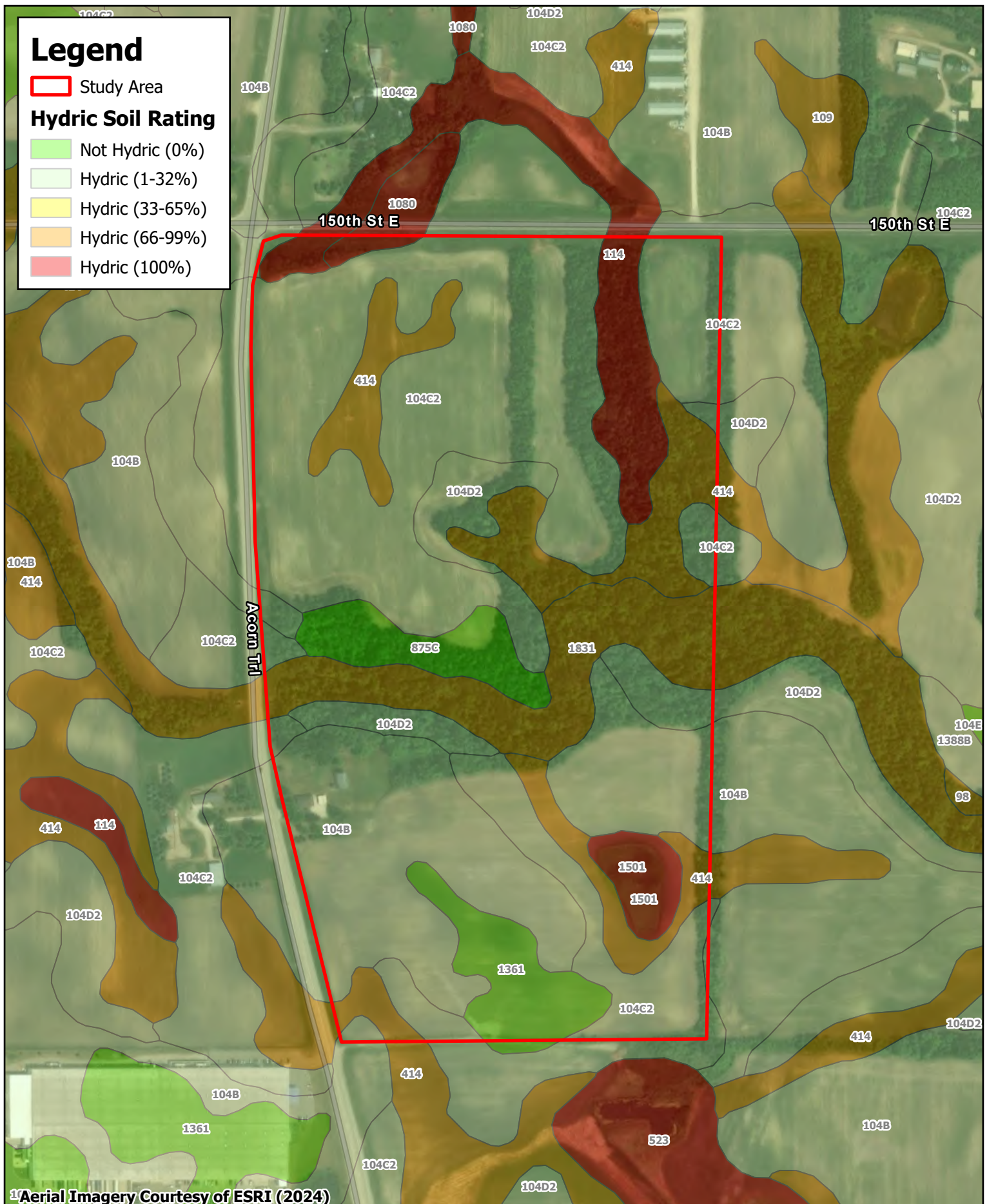
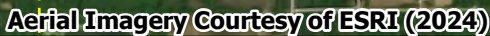


Figure 4. Hydric Soils Map
Faribault Township, Rice County
Archer DataCenters



Legend

Study Area

● Sample Points

✱ Culverts

Delineated Wetlands

Type 1 / Seasonally Flooded Basin

Type 2 / Wet Meadow

Type 3 / Shallow Marsh

Type 6 / Scrub Shrub

Delineated Linear Features*

— Jurisdictional Intermittent Stream

- - - Non-Jurisdictional Ephemeral Stream

- - - Non-Jurisdictional Erosional Feature

- - - Non-Jurisdictional Roadside Ditch

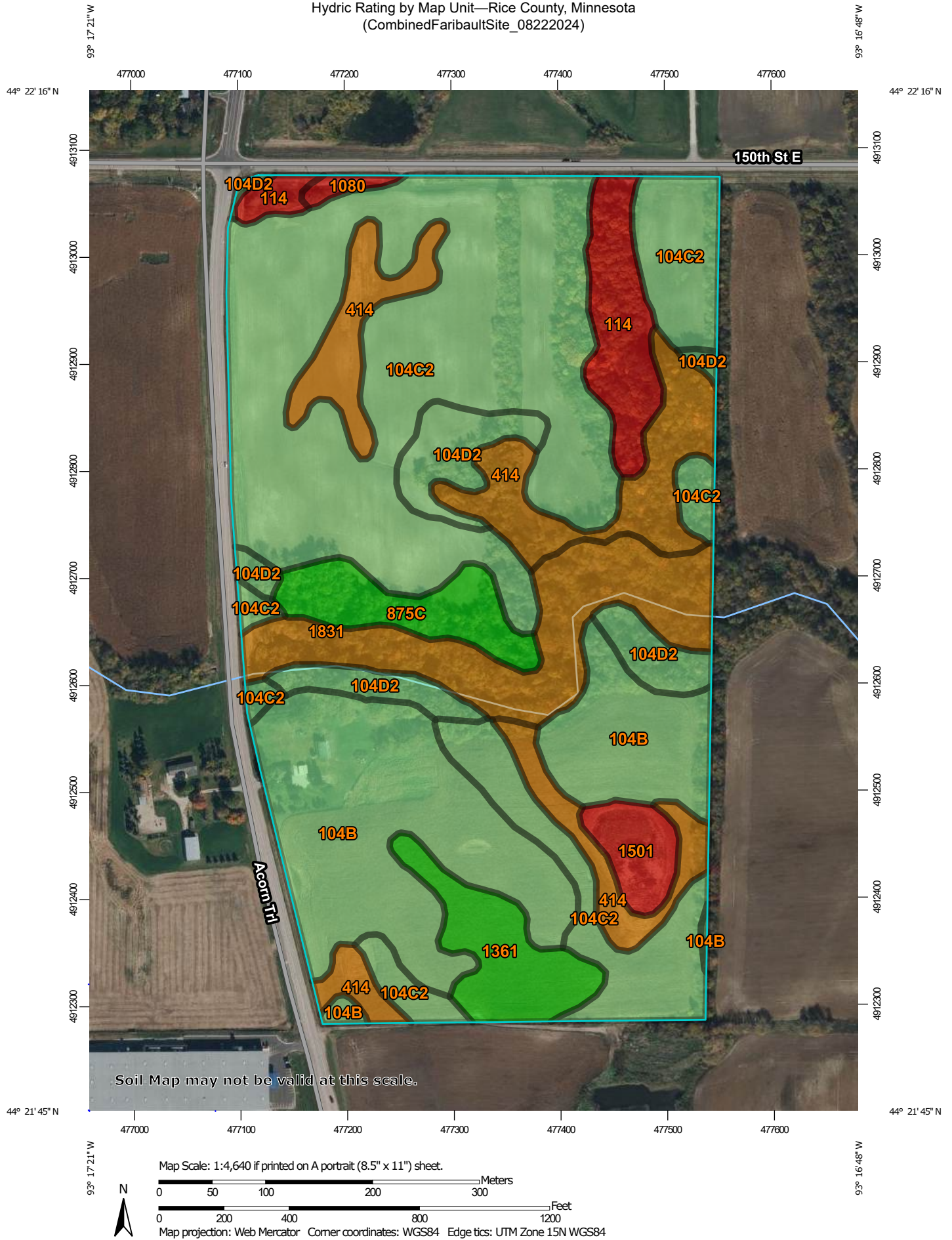
*Anticipated regulatory status has not been verified by the USACE



Aerial Imagery Courtesy of ESRI (2024)

Appendix A: Hydric Soils Information

Hydric Rating by Map Unit—Rice County, Minnesota
(CombinedFaribaultSite_08222024)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Lines

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Points

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rice County, Minnesota
Survey Area Data: Version 18, Sep 10, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 30, 2020—Oct 8, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
104B	Hayden loam, 2 to 6 percent slopes	5	16.6	19.7%
104C2	Hayden loam, 6 to 10 percent slopes, moderately eroded	5	33.9	40.0%
104D2	Hayden loam, 10 to 22 percent slopes, moderately eroded	8	5.0	5.9%
114	Glencoe clay loam, 0 to 1 percent slopes	100	3.9	4.6%
414	Hamel loam, 0 to 2 percent slopes	90	9.7	11.4%
875C	Hawick-Esterville complex, 6 to 12 percent slopes	0	3.1	3.6%
1080	Klossner, Okoboji and Glencoe soils, ponded, 0 to 1 percent slopes	100	0.4	0.4%
1361	Le Sueur loam, moderately coarse substratum, 1 to 3 percent slopes	0	3.4	4.1%
1501	Klossner muck, 0 to 1 percent slopes	100	1.6	1.9%
1831	Colo silt loam, channeled, 0 to 2 percent slopes, frequently flooded	95	7.1	8.4%
Totals for Area of Interest			84.7	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Appendix B: Historic Aerial Review

Legend

- Study Area
- AOI

150th St E

150th St E

Acorn Trl

Aerial Imagery Courtesy of ESRI (2024)



Appendix B. Historic Aerial Review*

		Image Interpretation** (Area of Investigation)											
Date Image Taken	Climate Condition***	1	2	3	4	5	6	7	8	9	10	11	12
4/16/1991	Normal	SS	CS	NV	SS	NV	SS	CS	SS	SS	CS	CS	SS
5/31/2003	Wetter than Normal	CS	CS	NV	NV	NV	CS	CS	NV	CS	CS	CS	NV
5/31/2006	Drier than Normal	NV	NV	NV	NV	CS	CS	CS	NV	CS	CS	CS	NV
5/21/2008	Normal	NV	NV	NV	NV	CS	NV	NC	CS	SS	NV	NV	NV
6/2/2009	Drier than Normal	NV	NV	NV	NV	NV	NV	NC	NC	NC	SS	SS	SS
6/23/2010	Normal	CS	CS	NV	NV	NV	NV	CS	CS	CS	NV	NV	NV
8/28/2012	Normal	NV	CS	NV	NV	CS	NV	NC	NC	CS	NV	NV	NV
4/22/2015	Drier than Normal	SS	SS	CS	SS	NV	NV	SS	SS	SS	NV	NV	SS
5/31/2017	Wetter than Normal	SS	NC	NV	SS	NV	SS	NC	SS	SS	NV	SS	SS
5/2/2020	Normal	CS	CS	NV	NV	NV	NV	CS	SS	SS	NV	NV	NV
8/14/2021	Drier than Normal	CS	NV	NV	NV	CS	NV	NC	SS	SS	NV	NV	NV
6/8/2022	Normal	SS	NC	NV	NV	NV	NV	NC	SS	SS	SS	NV	SS
5/28/2023	Normal	SS	CS	NV	NV	NV	NV	NC	SS	SS	SS	NV	SS
5/10/2024	Wetter than Normal	SS	SS	SS	SS	NV	SS	NC	SS	SS	SS	SS	SS
Number of normal years		7	7	7	7	7	7	7	7	7	7	7	7
Number of normal years with wet signatures		5	6	0	1	2	1	7	7	7	3	1	3
Percent of normal years with wet signatures		71%	86%	0%	14%	29%	13%	100%	100%	100%	43%	14%	43%
Hydric Soils present		Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No
Identified on NWI		No	No	No	No	No	No	Yes	No	No	No	No	No
Hydrology indicators observed during field review?		Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	No
Has wetland signature in 30% or more in normal years?		Yes	Yes	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
Wetland Present?		Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No
Wetland Number		4	5	NA	NA	NA	1	10	6	7	8	9	NA

*Methodology for determining the presence of wetland explained in Guidance for Offsite Hydrology/ Wetland Determinations from Minnesota Board of Water and Soil Resources (BWSR) and St Paul District Corps of Engineers (July 1, 2016)

**CS = Crop Stress, NC = Not Cropped, SS = Soil Wetness Signature, SW = Standing Water, AP = Altered Pattern, NV = Normal Vegetative Cover, DO= Drowned Out

***Climate condition based on USACE APT 90-day rolling precipitation total for wetland hydrology determination for the given photo date. Methodology is described in report.

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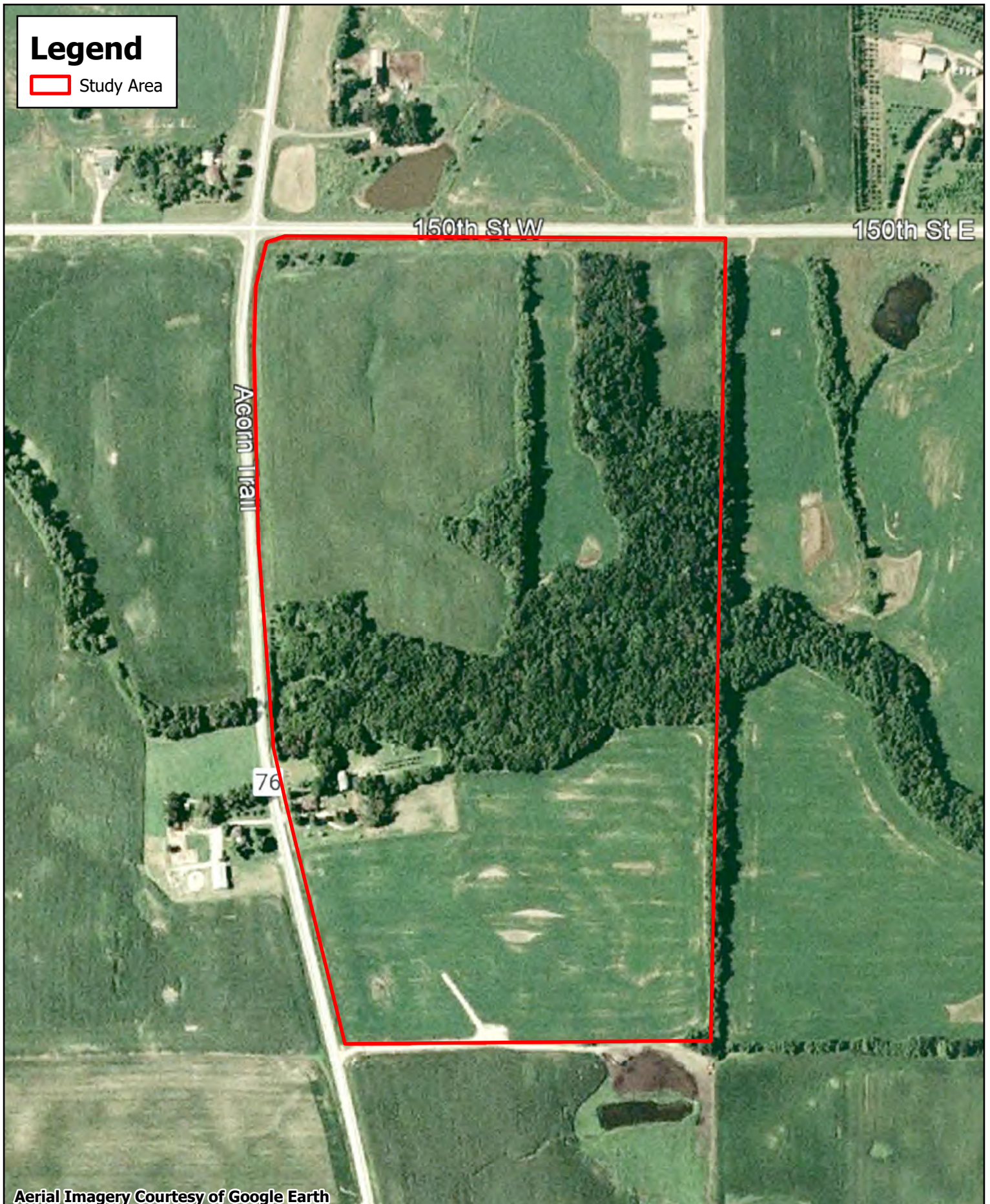
 Study Area



Aerial Imagery Courtesy of Google Earth

Legend

 Study Area



Legend

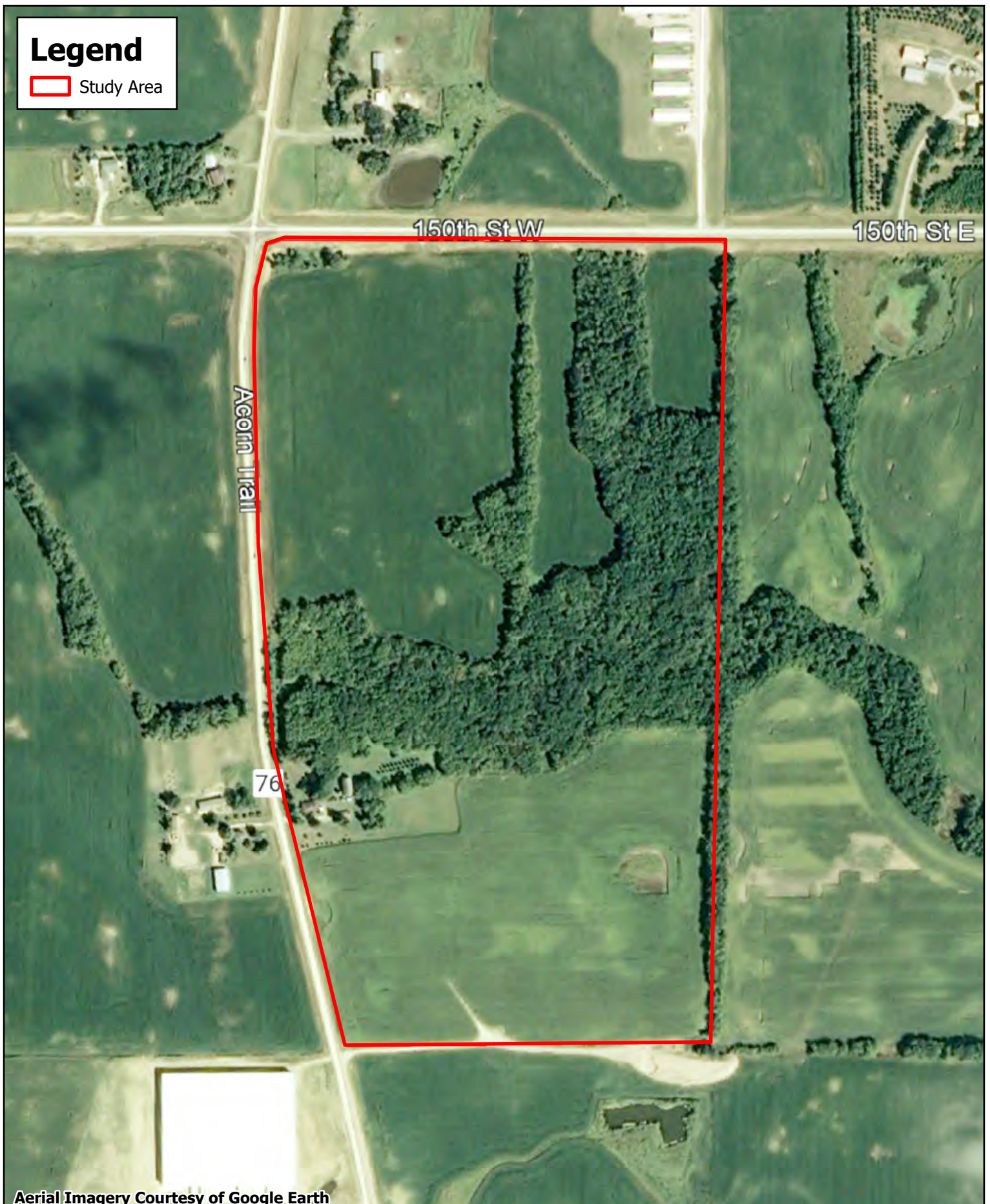
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Aerial Imagery Courtesy of Google Earth

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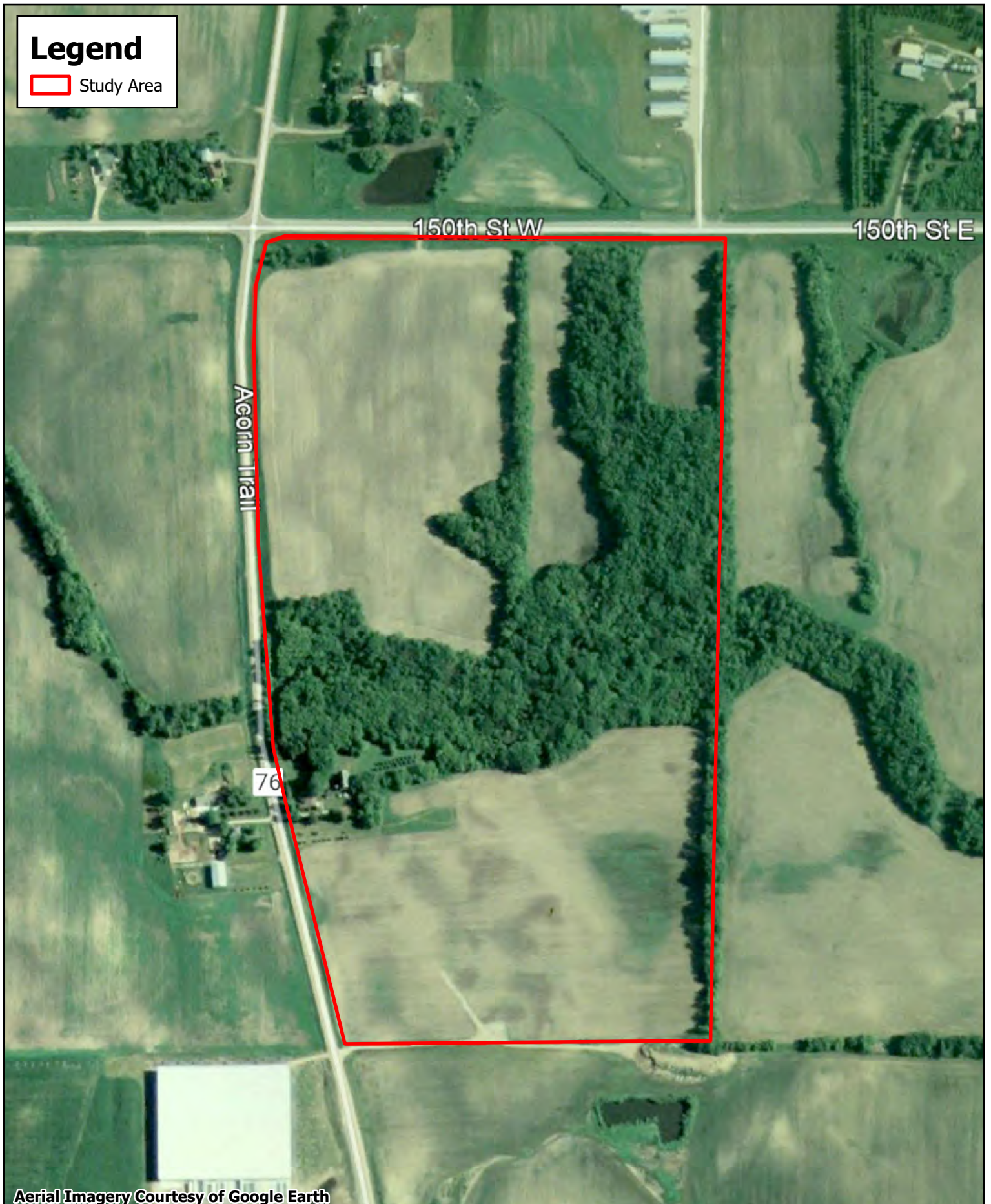
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Aerial Imagery Courtesy of Google Earth

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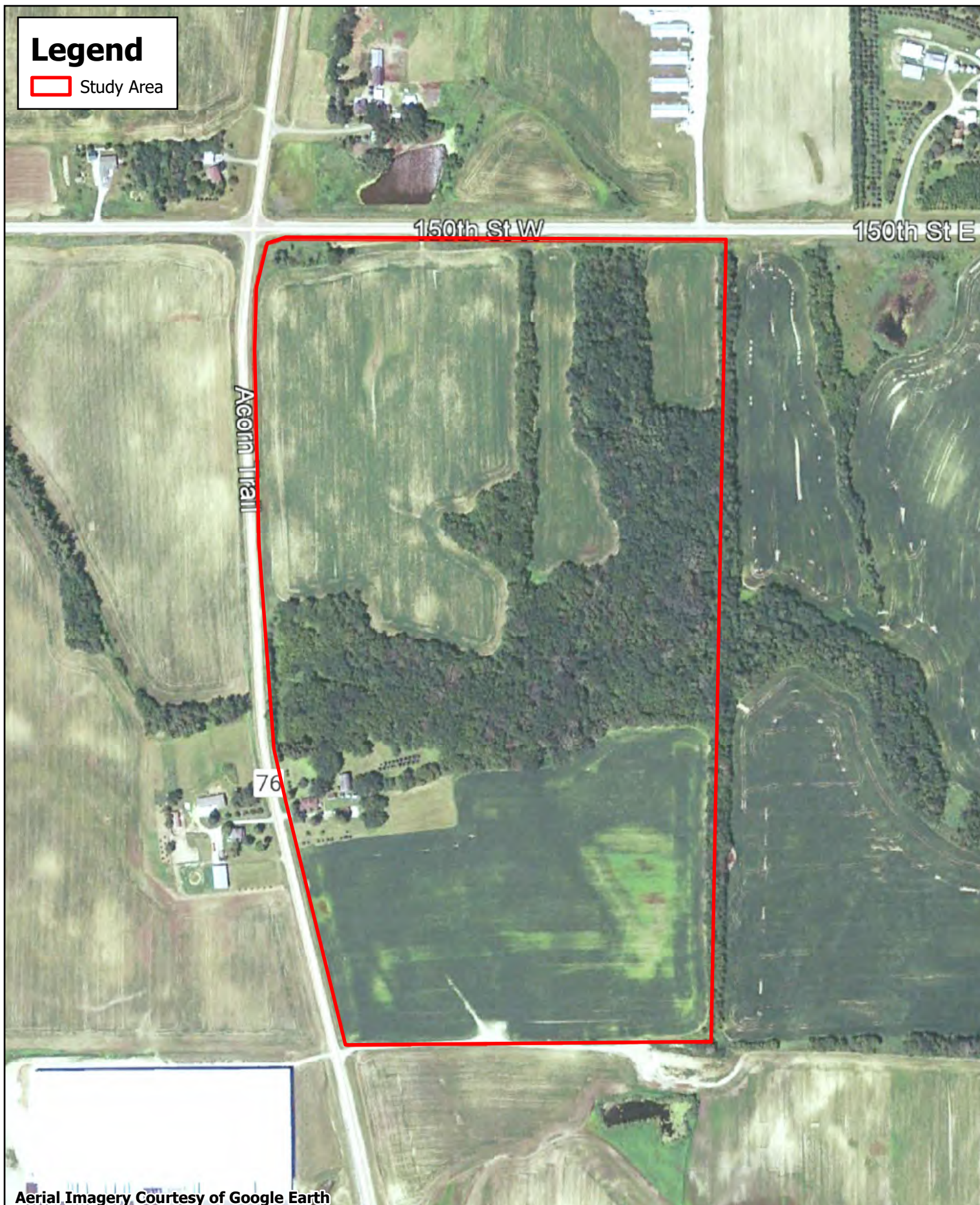
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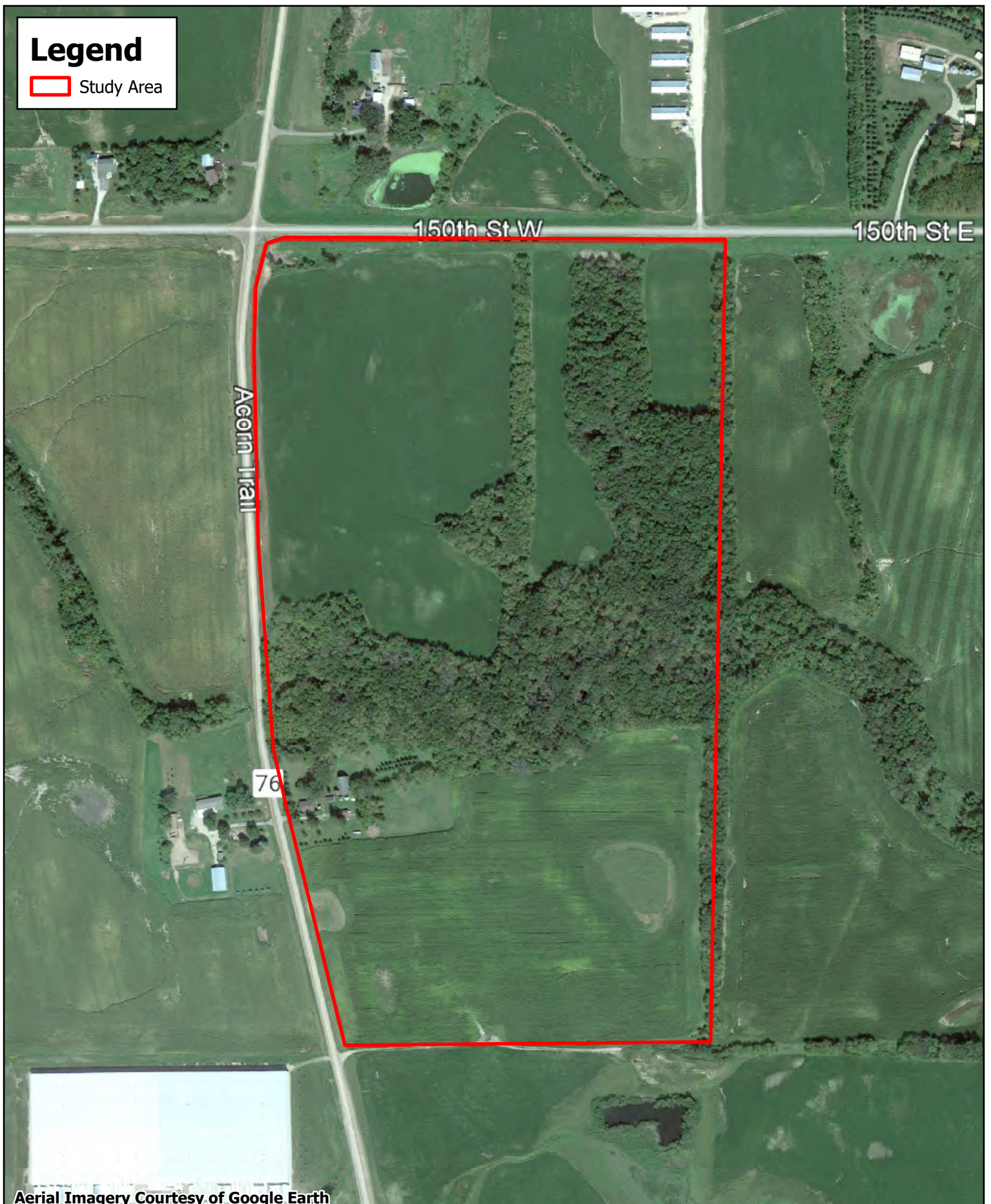
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Aerial Imagery Courtesy of Google Earth

Legend

 Study Area



Aerial Imagery Courtesy of Google Earth

Legend

 Study Area



Aerial Imagery Courtesy of Google Earth

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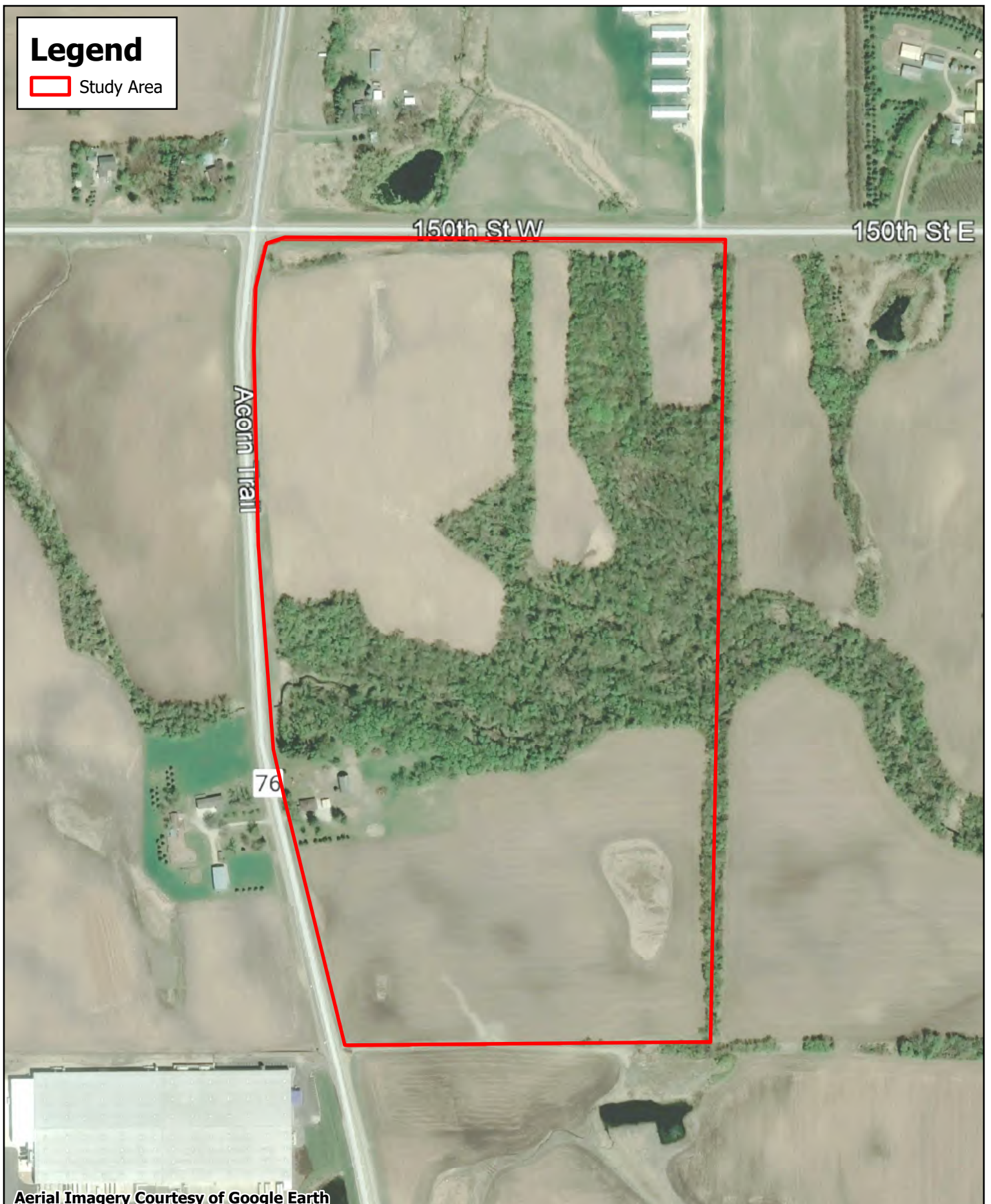
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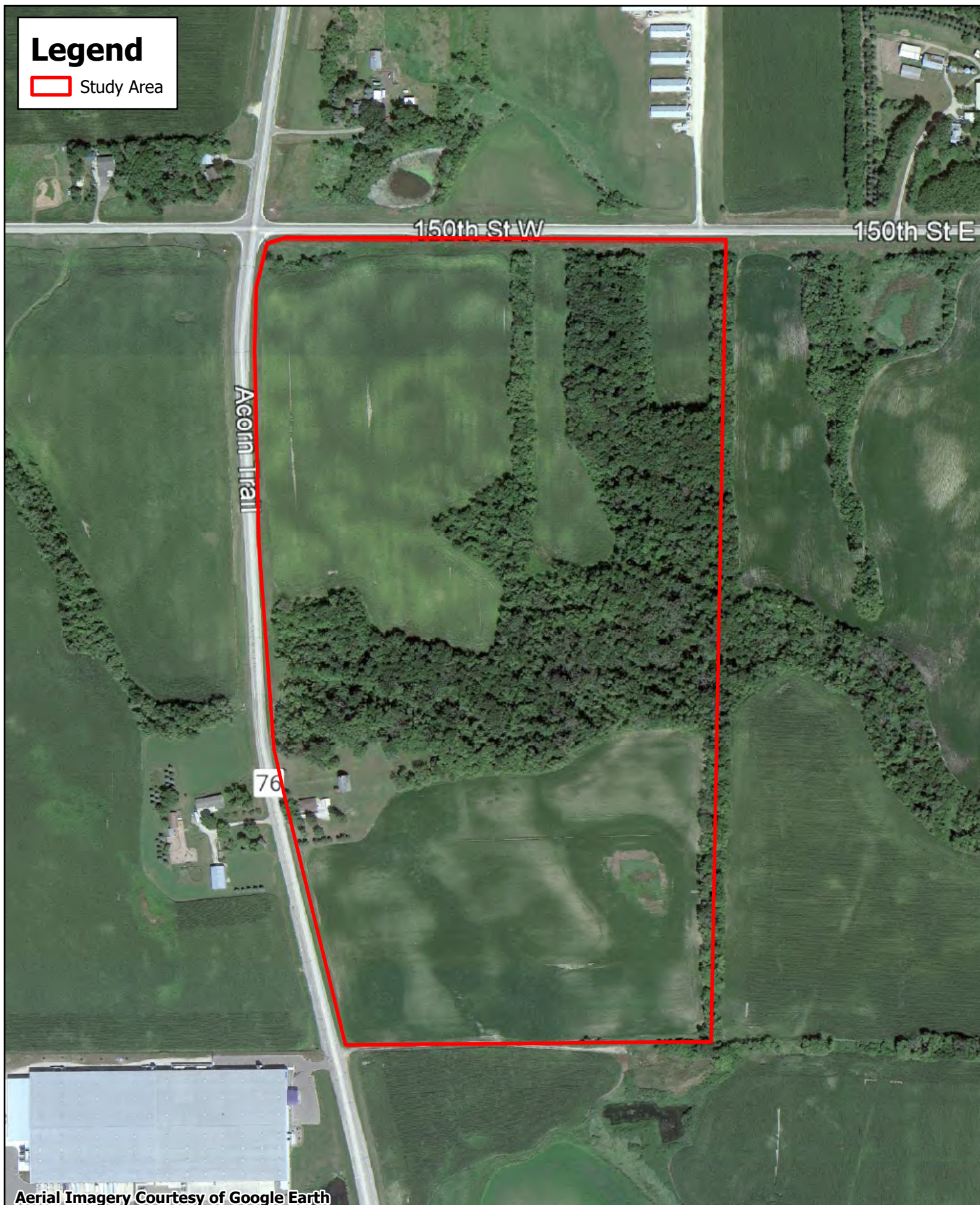
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Aerial Imagery Courtesy of Google Earth

Legend

 Study Area



Aerial Imagery Courtesy of Google Earth

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 Study Area



Aerial Imagery Courtesy of Google Earth



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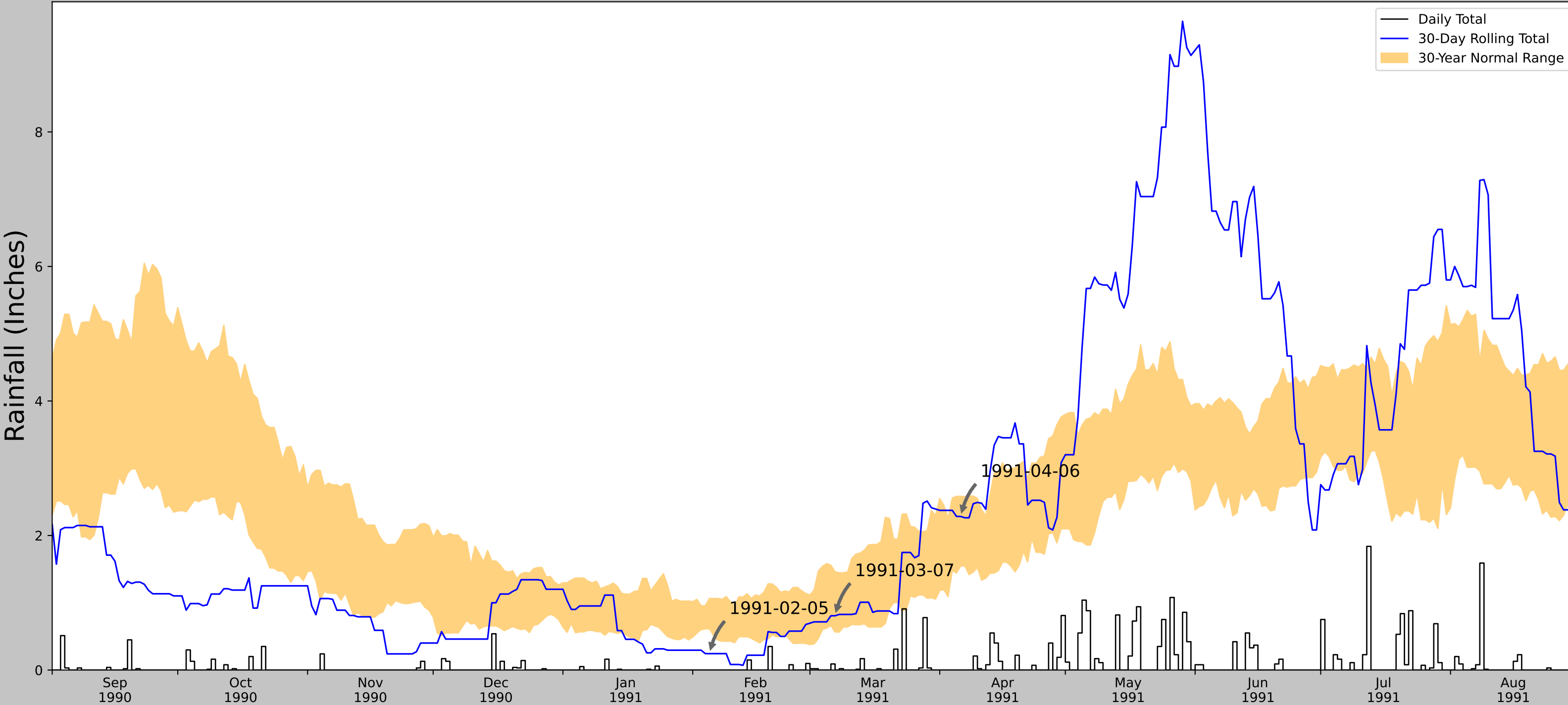
 Study Area



Aerial Imagery Courtesy of Google Earth

Appendix C: Precipitation Data

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	44.3683630, -93.2847534
Observation Date	1991-04-06
Elevation (ft)	1028.85
Drought Index (PDSI)	Moderate wetness
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
1991-04-06	1.546457	2.582284	2.283465	Normal	2	3	6
1991-03-07	0.565354	1.460236	0.807087	Normal	2	2	4
1991-02-05	0.612205	1.064173	0.244094	Dry	1	1	1
Result							Normal Conditions - 11



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Figures and tables made by the
Antecedent Precipitation Tool
Version 2.0

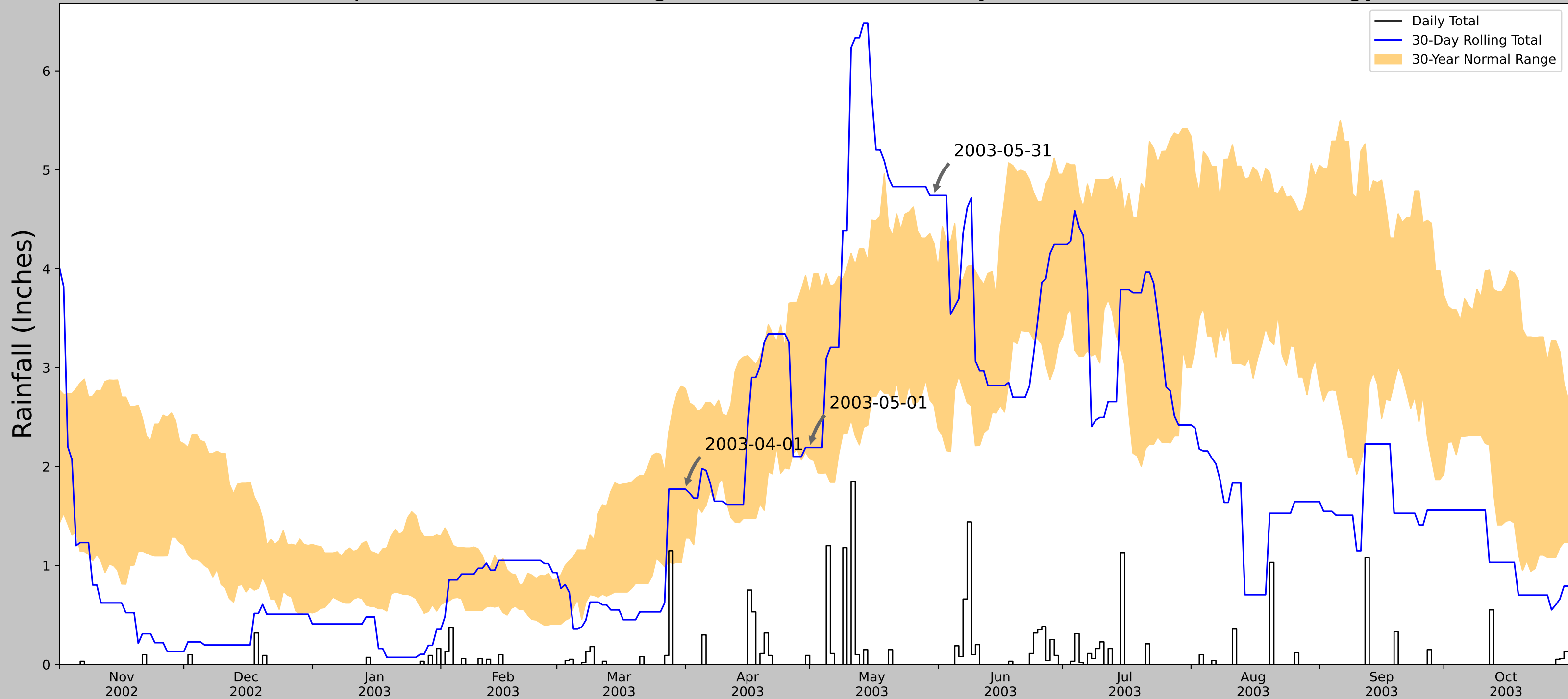
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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
FARIBAULT	44.3092, -93.2661	970.144	4.19	58.706	2.132	11317	90
OWATONNA	44.0975, -93.2317	1140.092	14.726	169.948	9.129	34	0
FARMINGTON 1 W	44.6333, -93.1667	921.916	22.923	48.228	11.421	2	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	44.3683630, -93.2847534
Observation Date	2003-05-31
Elevation (ft)	1028.85
Drought Index (PDSI)	Incipient wetness
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2003-05-31	2.621654	4.25315	4.740158	Wet	3	3	9
2003-05-01	2.079134	3.745669	2.192913	Normal	2	2	4
2003-04-01	1.278346	2.788189	1.771654	Normal	2	1	2
Result							Wetter than Normal - 15



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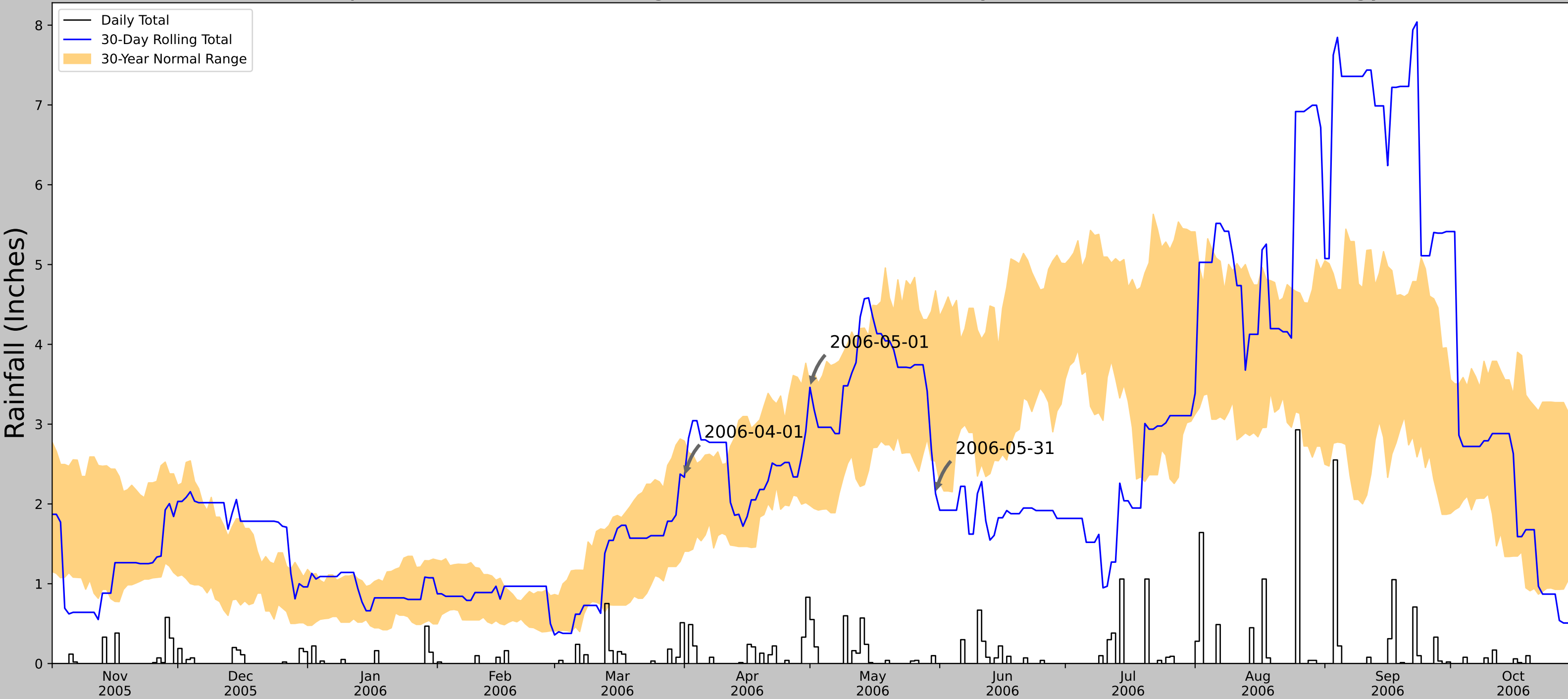


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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
FARIBAULT	44.3092, -93.2661	970.144	4.19	58.706	2.132	11325	90
OWATONNA	44.0975, -93.2317	1140.092	14.726	169.948	9.129	28	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	44.3683630, -93.2847534
Observation Date	2006-05-31
Elevation (ft)	1028.85
Drought Index (PDSI)	Incipient drought
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2006-05-31	2.536221	4.67126	2.129921	Dry	1	3	3
2006-05-01	1.98189	3.505906	3.46063	Normal	2	2	4
2006-04-01	1.407087	2.788189	2.334646	Normal	2	1	2
Result							Drier than Normal - 9



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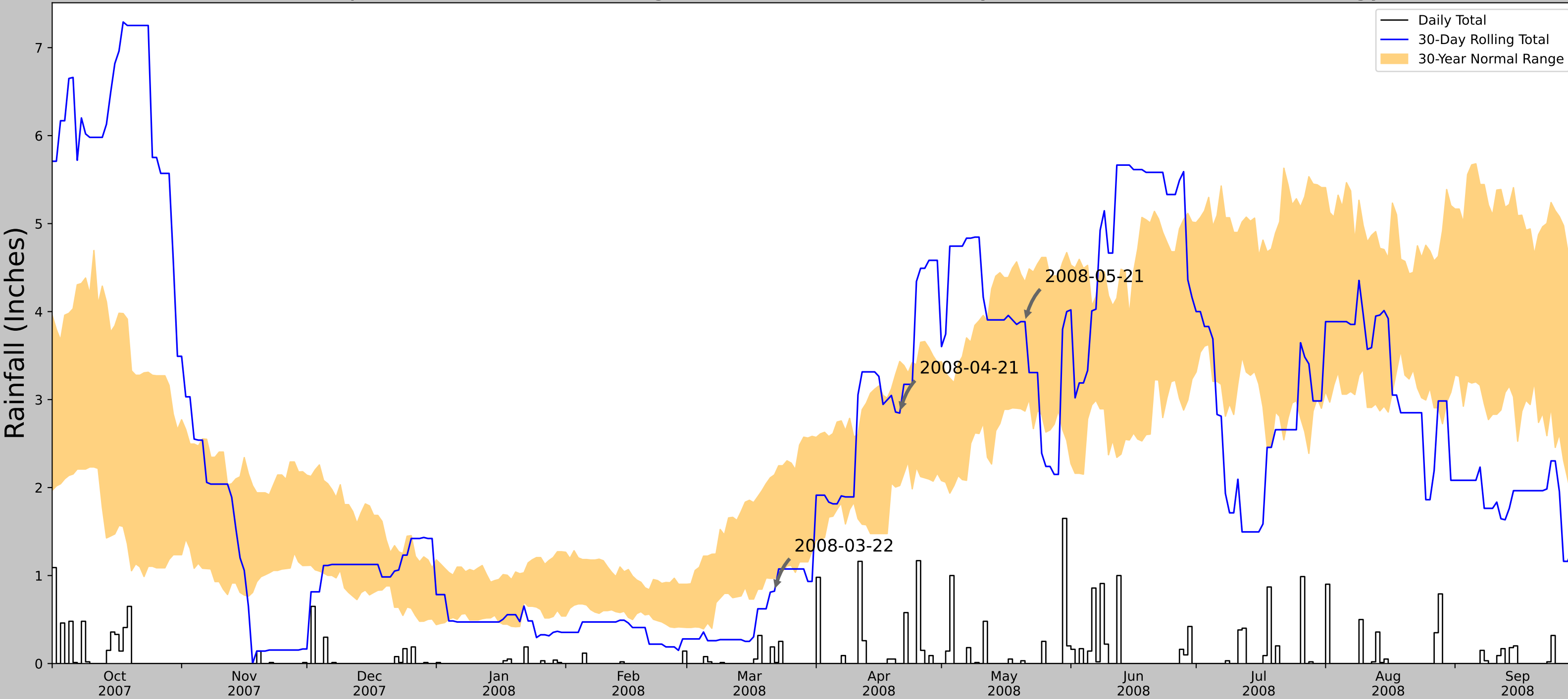
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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
FARIBAULT	44.3092, -93.2661	970.144	4.19	58.706	2.132	11233	90
OWATONNA	44.0975, -93.2317	1140.092	14.726	169.948	9.129	89	0
FARMINGTON 3NW	44.6661, -93.1756	959.974	25.06	10.17	11.532	27	0
MONTGOMERY	44.4597, -93.6631	1100.066	22.19	129.922	12.868	4	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	44.3683630, -93.2847534
Observation Date	2008-05-21
Elevation (ft)	1028.85
Drought Index (PDSI)	Severe wetness
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2008-05-21	2.868898	4.337008	3.885827	Normal	2	3	6
2008-04-21	2.022835	3.433465	2.846457	Normal	2	2	4
2008-03-22	0.96811	2.144488	0.822835	Dry	1	1	1
Result							Normal Conditions - 11



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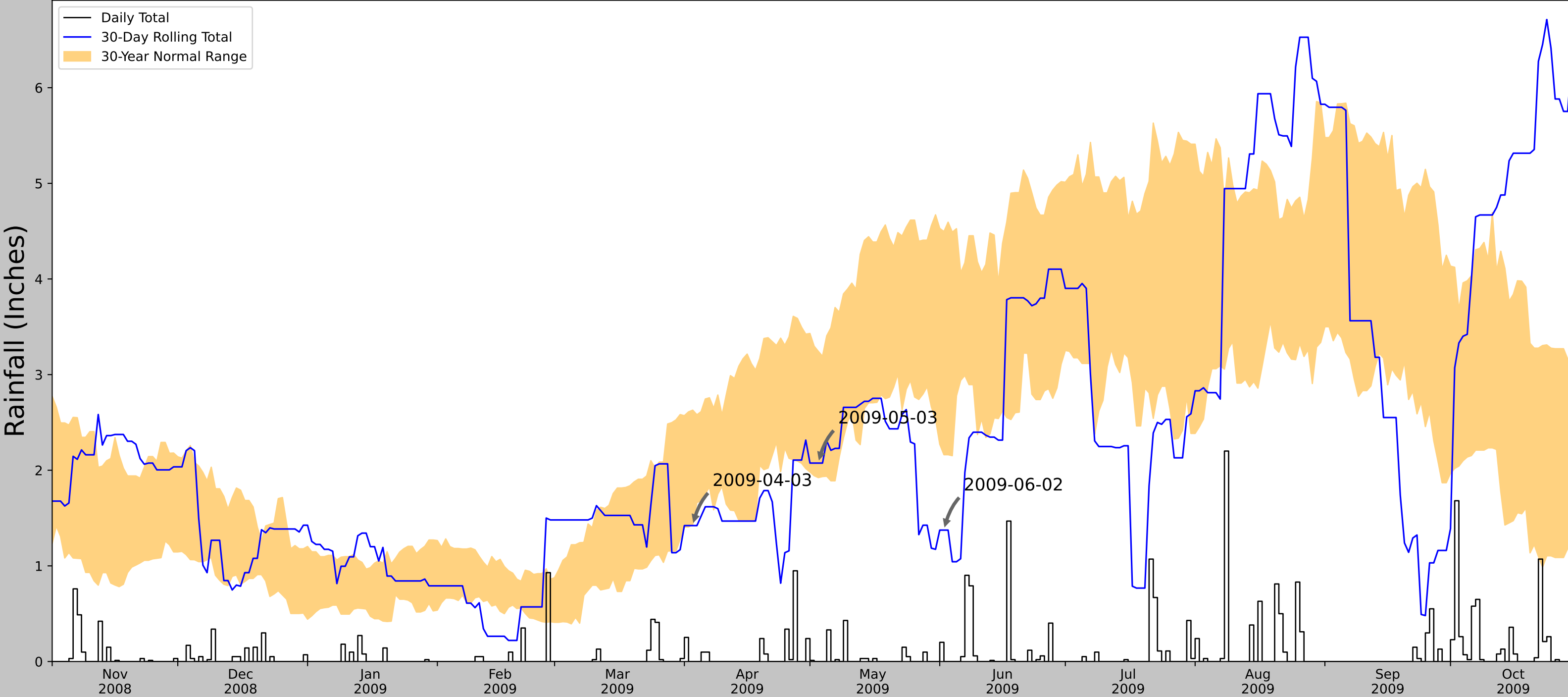
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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
FARIBAULT	44.3092, -93.2661	970.144	4.19	58.706	2.132	11181	90
OWATONNA	44.0975, -93.2317	1140.092	14.726	169.948	9.129	140	0
FARMINGTON 3NW	44.6661, -93.1756	959.974	25.06	10.17	11.532	27	0
MONTGOMERY	44.4597, -93.6631	1100.066	22.19	129.922	12.868	4	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	44.3683630, -93.2847534
Observation Date	2009-06-02
Elevation (ft)	1028.85
Drought Index (PDSI)	Mild drought
WebWIMP H ₂ O Balance	Dry Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2009-06-02	2.162205	4.495669	1.374016	Dry	1	3	3
2009-05-03	1.922835	3.243307	2.074803	Normal	2	2	4
2009-04-03	1.432677	2.628347	1.42126	Dry	1	1	1
Result							Drier than Normal - 8



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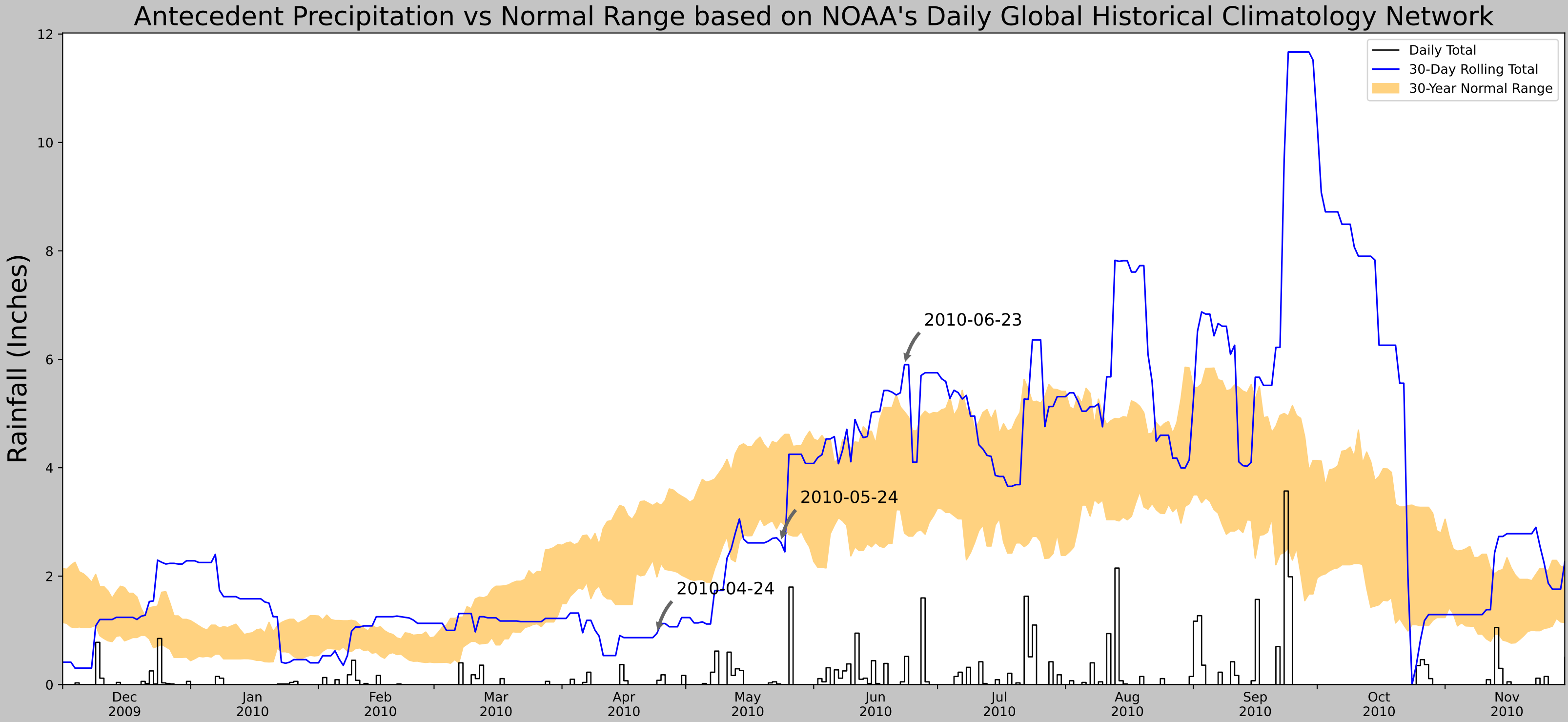
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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
FARIBAULT	44.3092, -93.2661	970.144	4.19	58.706	2.132	11182	90
OWATONNA	44.0975, -93.2317	1140.092	14.726	169.948	9.129	140	0
FARMINGTON 3NW	44.6661, -93.1756	959.974	25.06	10.17	11.532	27	0
MONTGOMERY	44.4597, -93.6631	1100.066	22.19	129.922	12.868	4	0



Coordinates	44.3683630, -93.2847534
Observation Date	2010-06-23
Elevation (ft)	1028.85
Drought Index (PDSI)	Moderate wetness
WebWIMP H ₂ O Balance	Dry Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2010-06-23	2.795669	5.030709	5.901575	Wet	3	3	9
2010-05-24	3.014173	4.540945	2.629921	Dry	1	2	2
2010-04-24	1.985433	3.35315	0.944882	Dry	1	1	1
Result							Normal Conditions - 12



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Version 2.0

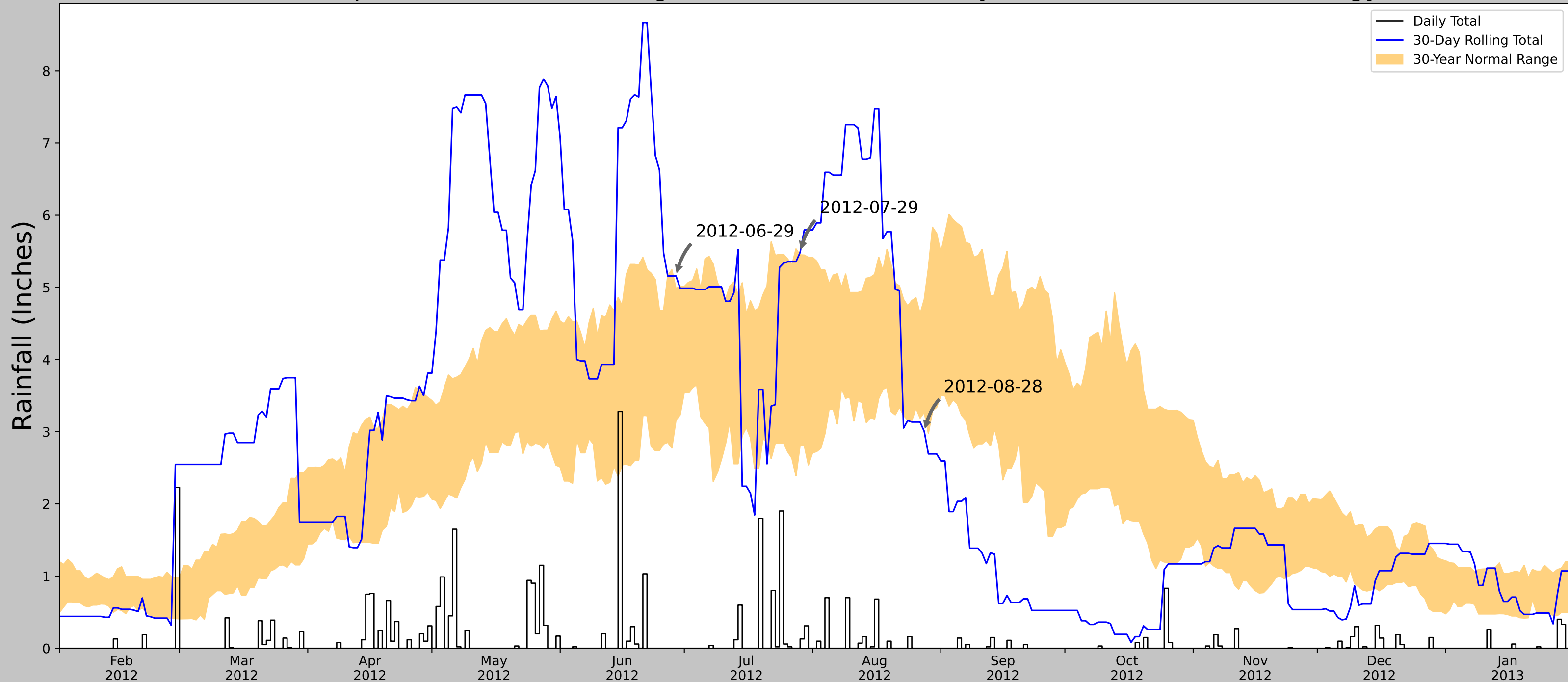
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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
FARIBAULT	44.3092, -93.2661	970.144	4.19	58.706	2.132	11182	90
OWATONNA	44.0975, -93.2317	1140.092	14.726	169.948	9.129	140	0
FARMINGTON 3NW	44.6661, -93.1756	959.974	25.06	10.17	11.532	27	0
MONTGOMERY	44.4597, -93.6631	1100.066	22.19	129.922	12.868	4	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	44.3683630, -93.2847534
Observation Date	2012-08-28
Elevation (ft)	1028.85
Drought Index (PDSI)	Severe drought
WebWIMP H ₂ O Balance	Dry Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2012-08-28	3.26811	4.831103	3.003937	Dry	1	3	3
2012-07-29	2.815354	5.449606	5.484252	Wet	3	2	6
2012-06-29	3.163386	4.982284	5.15748	Wet	3	1	3
Result							Normal Conditions - 12



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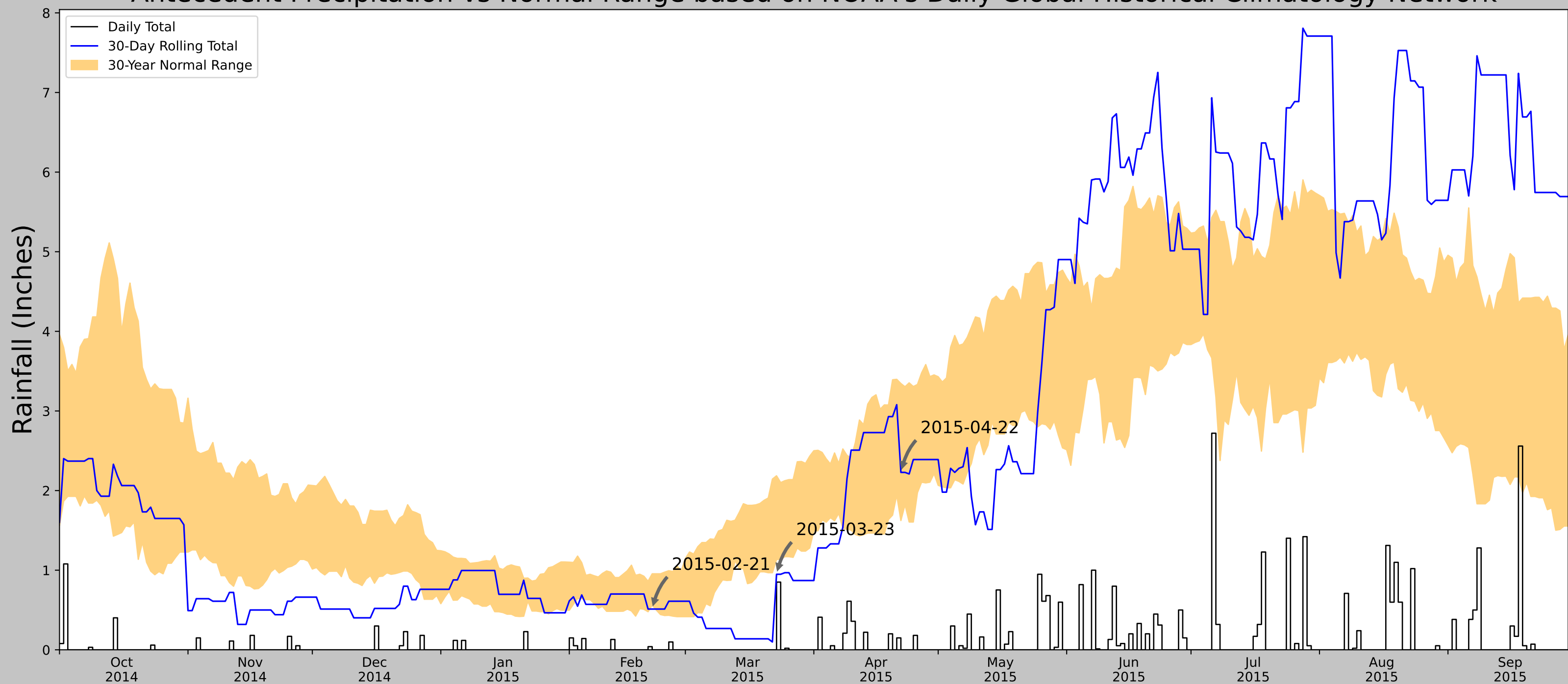
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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
FARIBAULT	44.3092, -93.2661	970.144	4.19	58.706	2.132	11176	89
DUNDAS 3.2 SSW	44.3875, -93.2392	1006.89	5.571	36.746	2.712	1	1
NERSTRAND 4.2 E	44.3425, -92.9792	1054.134	14.366	83.99	7.671	1	0
OWATONNA	44.0975, -93.2317	1140.092	14.726	169.948	9.129	143	0
FARMINGTON 3NW	44.6661, -93.1756	959.974	25.06	10.17	11.532	27	0
MONTGOMERY	44.4597, -93.6631	1100.066	22.19	129.922	12.868	4	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	44.3683630, -93.2847534
Observation Date	2015-04-22
Elevation (ft)	1028.85
Drought Index (PDSI)	Moderate drought
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2015-04-22	1.623228	3.344882	2.228347	Normal	2	3	6
2015-03-23	1.135433	2.185827	0.948819	Dry	1	2	2
2015-02-21	0.561811	0.954724	0.511811	Dry	1	1	1
Result							Drier than Normal - 9



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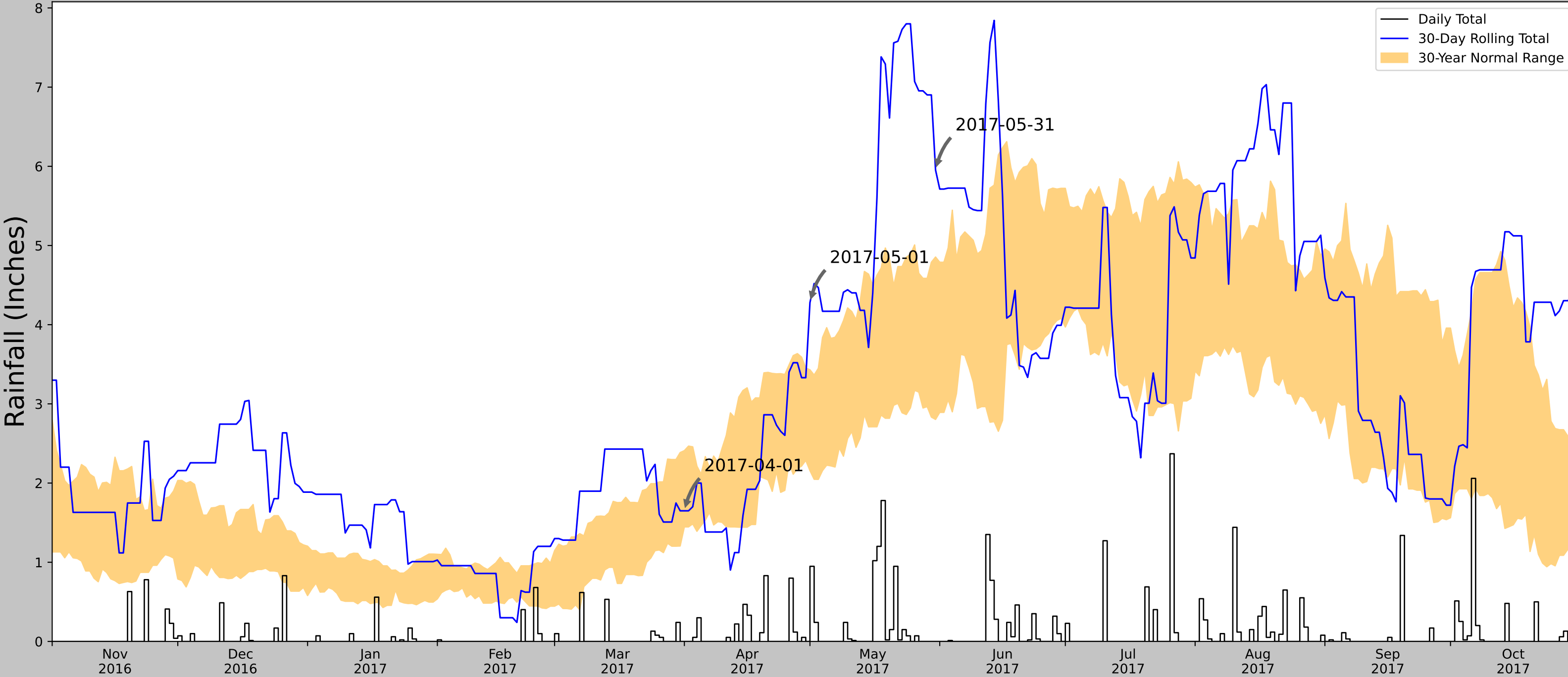
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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
FARIBAULT	44.3092, -93.2661	970.144	4.19	58.706	2.132	11167	90
DUNDAS 3.2 SSW	44.3875, -93.2392	1006.89	5.571	36.746	2.712	6	0
NORTHFIELD 1.1 NNW (126)	44.4722, -93.1702	967.848	12.217	2.296	5.526	1	0
NERSTRAND 4.2 E	44.3425, -92.9792	1054.134	14.366	83.99	7.671	5	0
OWATONNA	44.0975, -93.2317	1140.092	14.726	169.948	9.129	143	0
FARMINGTON 3NW	44.6661, -93.1756	959.974	25.06	10.17	11.532	27	0
MONTGOMERY	44.4597, -93.6631	1100.066	22.19	129.922	12.868	4	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	44.3683630, -93.2847534
Observation Date	2017-05-31
Elevation (ft)	1028.85
Drought Index (PDSI)	Extreme wetness
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2017-05-31	2.803543	4.854725	5.952756	Wet	3	3	9
2017-05-01	2.15748	3.430315	4.279528	Wet	3	2	6
2017-04-01	1.446063	2.409449	1.649606	Normal	2	1	2
Result							Wetter than Normal - 17

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
FARIBAULT	44.3092, -93.2661	970.144	4.19	58.706	2.132	11164	90
DUNDAS 3.2 SSW	44.3875, -93.2392	1006.89	5.571	36.746	2.712	6	0
NORTHFIELD 0.8 SE	44.4484, -93.1505	976.05	11.184	5.906	5.099	3	0
NORTHFIELD 1.1 NNW (126)	44.4722, -93.1702	967.848	12.217	2.296	5.526	1	0
NERSTRAND 4.2 E	44.3425, -92.9792	1054.134	14.366	83.99	7.671	5	0
OWATONNA	44.0975, -93.2317	1140.092	14.726	169.948	9.129	143	0
FARMINGTON 3NW	44.6661, -93.1756	959.974	25.06	10.17	11.532	27	0
MONTGOMERY	44.4597, -93.6631	1100.066	22.19	129.922	12.868	4	0



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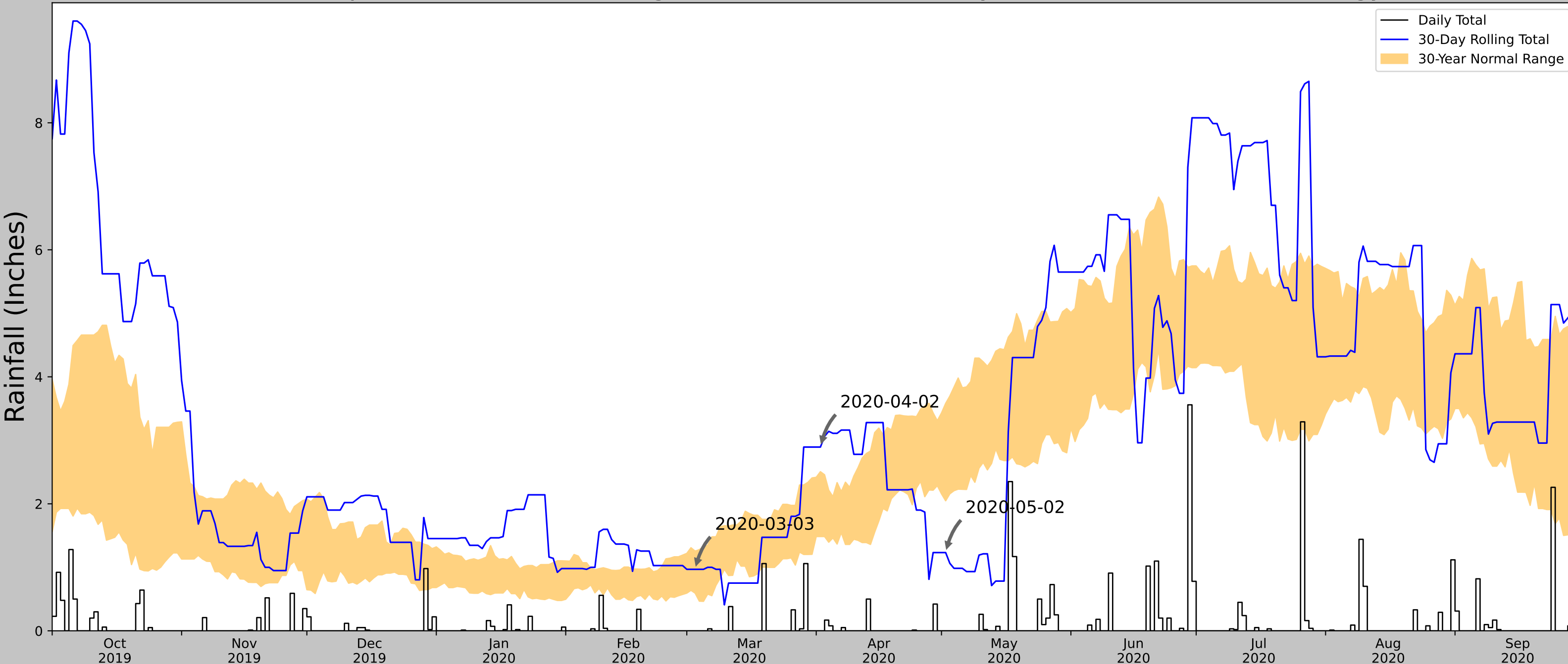
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Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	44.3683630, -93.2847534
Observation Date	2020-05-02
Elevation (ft)	1028.85
Drought Index (PDSI)	Extreme wetness
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2020-05-02	2.047638	3.581496	1.232284	Dry	1	3	3
2020-04-02	1.484646	2.505906	2.893701	Wet	3	2	6
2020-03-03	0.592913	1.254724	0.968504	Normal	2	1	2
Result							Normal Conditions - 11

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
FARIBAULT	44.3092, -93.2661	970.144	4.19	58.706	2.132	11161	88
DUNDAS 3.2 SSW	44.3875, -93.2392	1006.89	5.571	36.746	2.712	6	0
NORTHFIELD 3.9 SSW	44.4086, -93.2002	994.095	7.6	23.951	3.602	0	2
NORTHFIELD 0.8 SE	44.4484, -93.1505	976.05	11.184	5.906	5.099	3	0
NORTHFIELD 1.1 NNW (126)	44.4722, -93.1702	967.848	12.217	2.296	5.526	1	0
DENNISON 0.4 SSE	44.4039, -93.0382	981.955	13.022	11.811	6.014	2	0
NERSTRAND 4.2 E	44.3425, -92.9792	1054.134	14.366	83.99	7.671	5	0
OWATONNA	44.0975, -93.2317	1140.092	14.726	169.948	9.129	143	0
FARMINGTON 3NW	44.6661, -93.1756	959.974	25.06	10.17	11.532	27	0
MONTGOMERY	44.4597, -93.6631	1100.066	22.19	129.922	12.868	4	0



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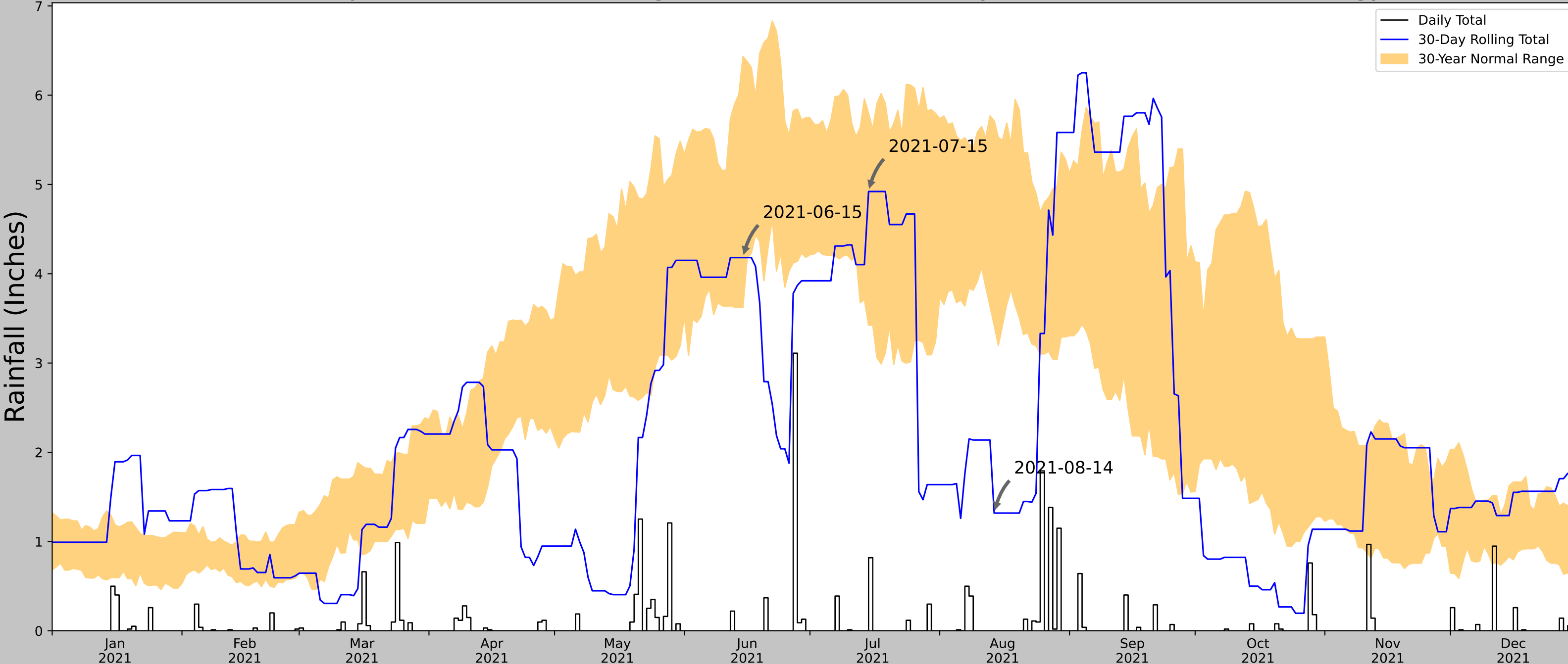
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Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	44.3683630, -93.2847534
Observation Date	2021-08-14
Elevation (ft)	1028.85
Drought Index (PDSI)	Mild drought
WebWIMP H ₂ O Balance	Dry Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2021-08-14	3.422441	5.715748	1.318898	Dry	1	3	3
2021-07-15	3.423228	5.798032	4.92126	Normal	2	2	4
2021-06-15	3.62441	6.433858	4.181102	Normal	2	1	2
Result							Drier than Normal - 9

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
FARIBAULT	44.3092, -93.2661	970.144	4.19	58.706	2.132	11158	90
DUNDAS 3.2 SSW	44.3875, -93.2392	1006.89	5.571	36.746	2.712	6	0
NORTHFIELD 3.9 SSW	44.4086, -93.2002	994.095	7.6	23.951	3.602	2	0
NORTHFIELD 0.8 SE	44.4484, -93.1505	976.05	11.184	5.906	5.099	3	0
NORTHFIELD 1.1 NNW (126)	44.4722, -93.1702	967.848	12.217	2.296	5.526	1	0
DENNISON 0.4 SSE	44.4039, -93.0382	981.955	13.022	11.811	6.014	4	0
NERSTRAND 4.2 E	44.3425, -92.9792	1054.134	14.366	83.99	7.671	5	0
OWATONNA	44.0975, -93.2317	1140.092	14.726	169.948	9.129	143	0
FARMINGTON 3NW	44.6661, -93.1756	959.974	25.06	10.17	11.532	27	0
MONTGOMERY	44.4597, -93.6631	1100.066	22.19	129.922	12.868	4	0



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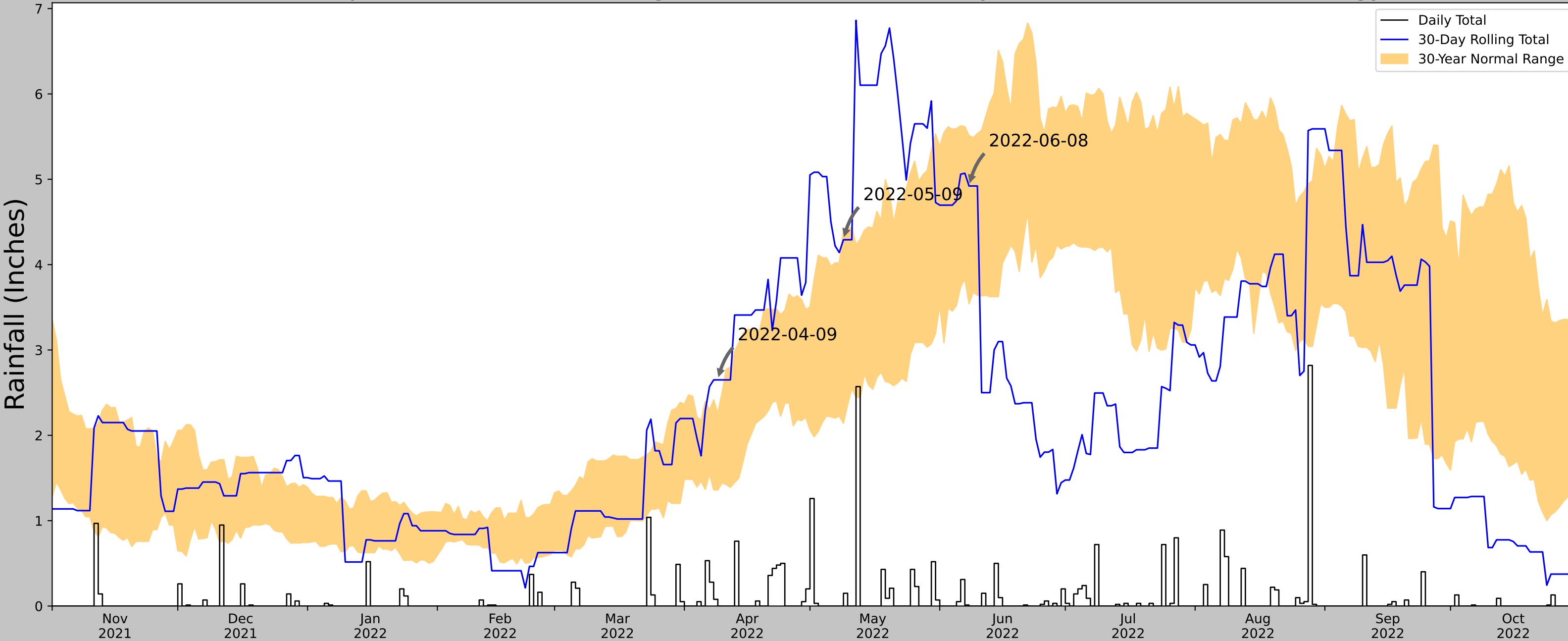
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Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	44.3683630, -93.2847534
Observation Date	2022-06-08
Elevation (ft)	1028.85
Drought Index (PDSI)	Incipient drought
WebWIMP H ₂ O Balance	Dry Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2022-06-08	3.541732	5.510236	4.92126	Normal	2	3	6
2022-05-09	2.141339	4.392914	4.291339	Normal	2	2	4
2022-04-09	1.36063	2.261024	2.649606	Wet	3	1	3
Result							Normal Conditions - 13



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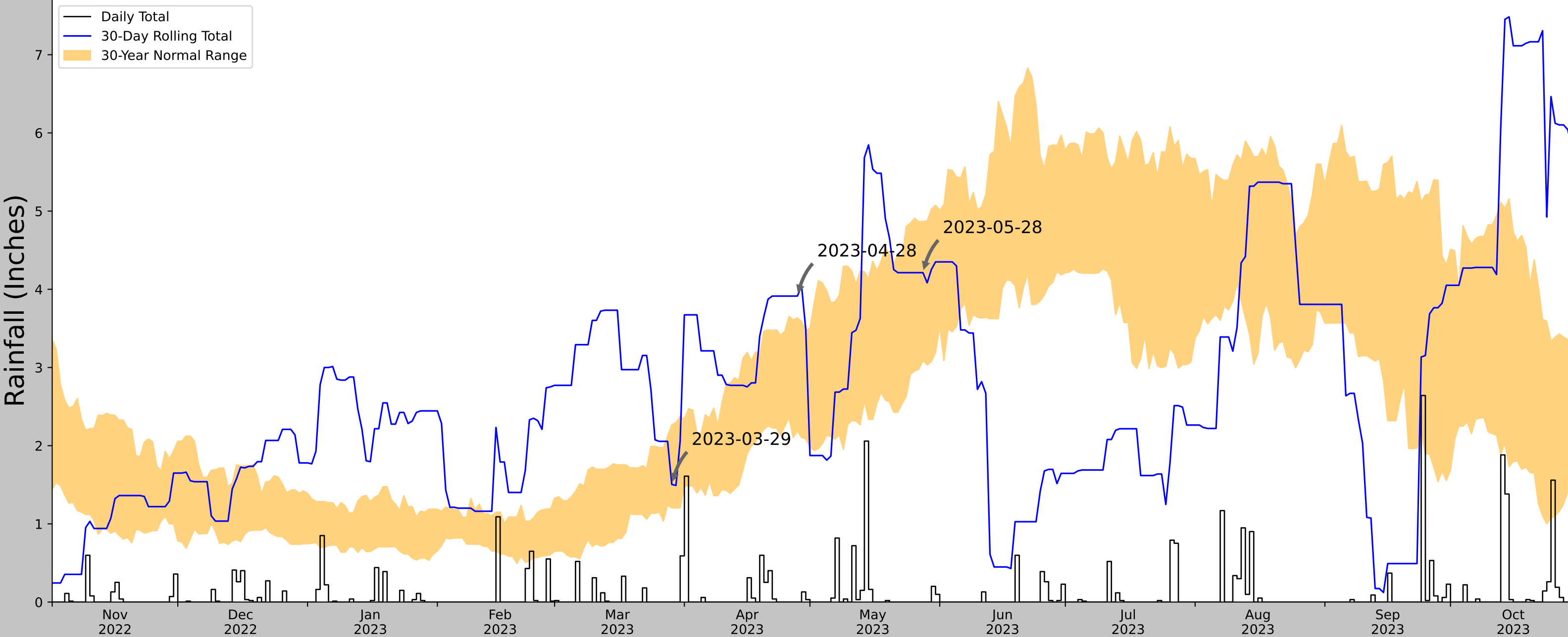
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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
FARIBAULT	44.3092, -93.2661	970.144	4.19	58.706	2.132	11184	84
FARIBAULT 1.1 E	44.3001, -93.2562	1109.908	0.797	139.764	0.47	2	5
FARIBAULT 0.7 SW	44.2917, -93.2878	998.032	1.617	27.888	0.773	0	1
DUNDAS 3.2 SSW	44.3875, -93.2392	1006.89	5.571	36.746	2.712	6	0
NORTHFIELD 3.9 SSW	44.4086, -93.2002	994.095	7.6	23.951	3.602	2	0
NORTHFIELD 0.8 SE	44.4484, -93.1505	976.05	11.184	5.906	5.099	3	0
NORTHFIELD 1.1 NNW (126)	44.4722, -93.1702	967.848	12.217	2.296	5.526	1	0
DENNISON 0.4 SSE	44.4039, -93.0382	981.955	13.022	11.811	6.014	4	0
NERSTRAND 4.2 E	44.3425, -92.9792	1054.134	14.366	83.99	7.671	5	0
OWATONNA	44.0975, -93.2317	1140.092	14.726	169.948	9.129	115	0
FARMINGTON 3NW	44.6661, -93.1756	959.974	25.06	10.17	11.532	27	0
MONTGOMERY	44.4597, -93.6631	1100.066	22.19	129.922	12.868	4	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	44.3683630, -93.2847534
Observation Date	2023-05-28
Elevation (ft)	1028.85
Drought Index (PDSI)	Moderate wetness
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2023-05-28	3.088189	4.869685	4.212599	Normal	2	3	6
2023-04-28	2.186221	3.634646	3.913386	Wet	3	2	6
2023-03-29	1.202756	2.266536	1.503937	Normal	2	1	2
Result							Normal Conditions - 14



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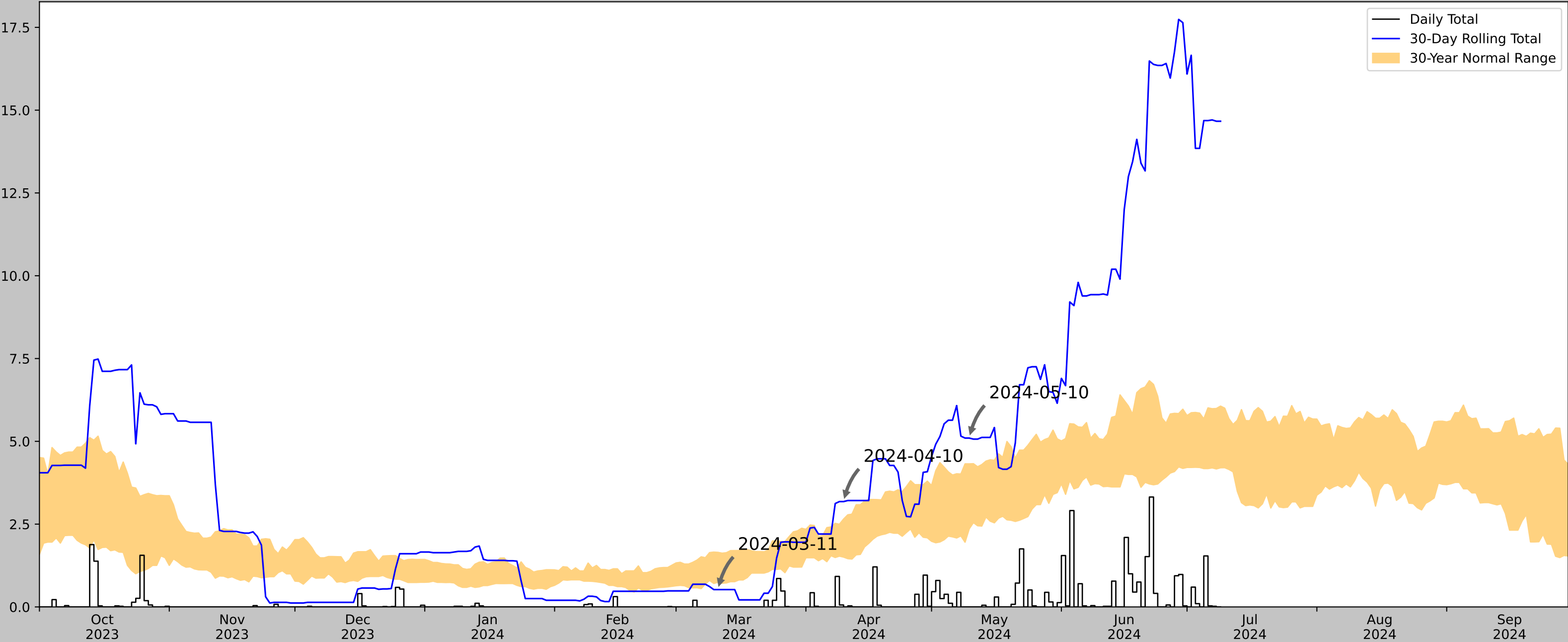


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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
FARIBAULT	44.3092, -93.2661	970.144	4.19	58.706	2.132	11178	90
FARIBAULT 1.1 E	44.3001, -93.2562	1109.908	0.797	139.764	0.47	7	0
FARIBAULT 0.7 SW	44.2917, -93.2878	998.032	1.617	27.888	0.773	1	0
DUNDAS 3.2 SSW	44.3875, -93.2392	1006.89	5.571	36.746	2.712	6	0
NORTHFIELD 3.9 SSW	44.4086, -93.2002	994.095	7.6	23.951	3.602	2	0
NORTHFIELD 0.8 SE	44.4484, -93.1505	976.05	11.184	5.906	5.099	3	0
NORTHFIELD 1.1 NNW (126)	44.4722, -93.1702	967.848	12.217	2.296	5.526	1	0
DENNISON 0.4 SSE	44.4039, -93.0382	981.955	13.022	11.811	6.014	4	0
NERSTRAND 4.2 E	44.3425, -92.9792	1054.134	14.366	83.99	7.671	5	0
OWATONNA	44.0975, -93.2317	1140.092	14.726	169.948	9.129	115	0
FARMINGTON 3NW	44.6661, -93.1756	959.974	25.06	10.17	11.532	27	0
MONTGOMERY	44.4597, -93.6631	1100.066	22.19	129.922	12.868	4	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network

Rainfall (Inches)



Coordinates	44.3683630, -93.2847534
Observation Date	2024-05-10
Elevation (ft)	1028.85
Drought Index (PDSI)	Mild wetness
WebWIMP H ₂ O Balance	Wet Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2024-05-10	2.359055	4.319685	5.098425	Wet	3	3	9
2024-04-10	1.504331	2.65315	3.181102	Wet	3	2	6
2024-03-11	0.744882	1.647638	0.523622	Dry	1	1	1
Result							Wetter than Normal - 16



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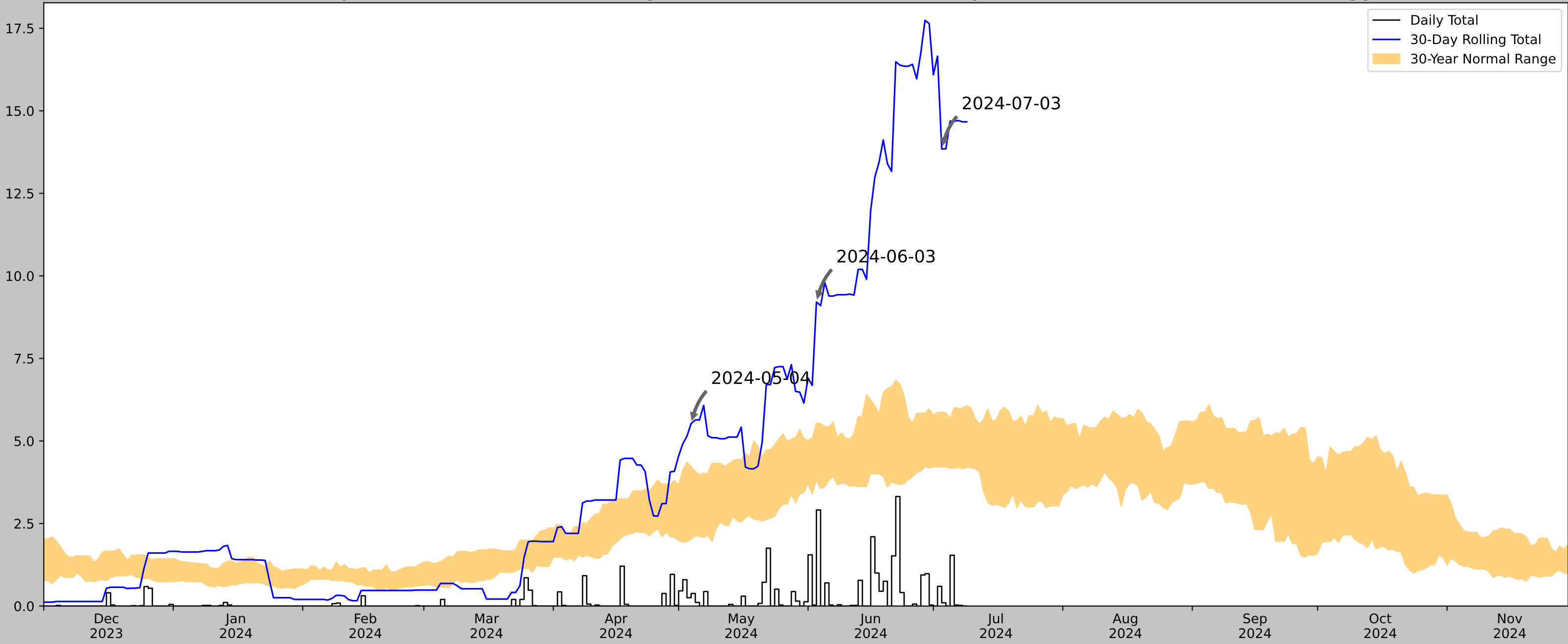
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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
FARIBAULT	44.3092, -93.2661	970.144	4.19	58.706	2.132	11177	90
FARIBAULT 1.1 E	44.3001, -93.2562	1109.908	0.797	139.764	0.47	7	0
FARIBAULT 0.7 SW	44.2917, -93.2878	998.032	1.617	27.888	0.773	1	0
DUNDAS 3.2 SSW	44.3875, -93.2392	1006.89	5.571	36.746	2.712	6	0
NORTHFIELD 3.9 SSW	44.4086, -93.2002	994.095	7.6	23.951	3.602	2	0
NORTHFIELD 0.8 SE	44.4484, -93.1505	976.05	11.184	5.906	5.099	3	0
NORTHFIELD 1.1 NNW (126)	44.4722, -93.1702	967.848	12.217	2.296	5.526	1	0
DENNISON 0.4 SSE	44.4039, -93.0382	981.955	13.022	11.811	6.014	4	0
NERSTRAND 4.2 E	44.3425, -92.9792	1054.134	14.366	83.99	7.671	5	0
OWATONNA	44.0975, -93.2317	1140.092	14.726	169.948	9.129	115	0
FARMINGTON 3NW	44.6661, -93.1756	959.974	25.06	10.17	11.532	27	0
MONTGOMERY	44.4597, -93.6631	1100.066	22.19	129.922	12.868	4	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network

Rainfall (Inches)



Coordinates	44.3683630, -93.2847534
Observation Date	2024-07-03
Elevation (ft)	1028.85
Drought Index (PDSI)	Extreme wetness (2024-06)
WebWIMP H ₂ O Balance	Dry Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2024-07-03	4.216929	5.871654	13.846457	Wet	3	3	9
2024-06-03	3.820473	5.532284	9.208662	Wet	3	2	6
2024-05-04	2.027559	4.220079	5.527559	Wet	3	1	3
Result							Wetter than Normal - 18



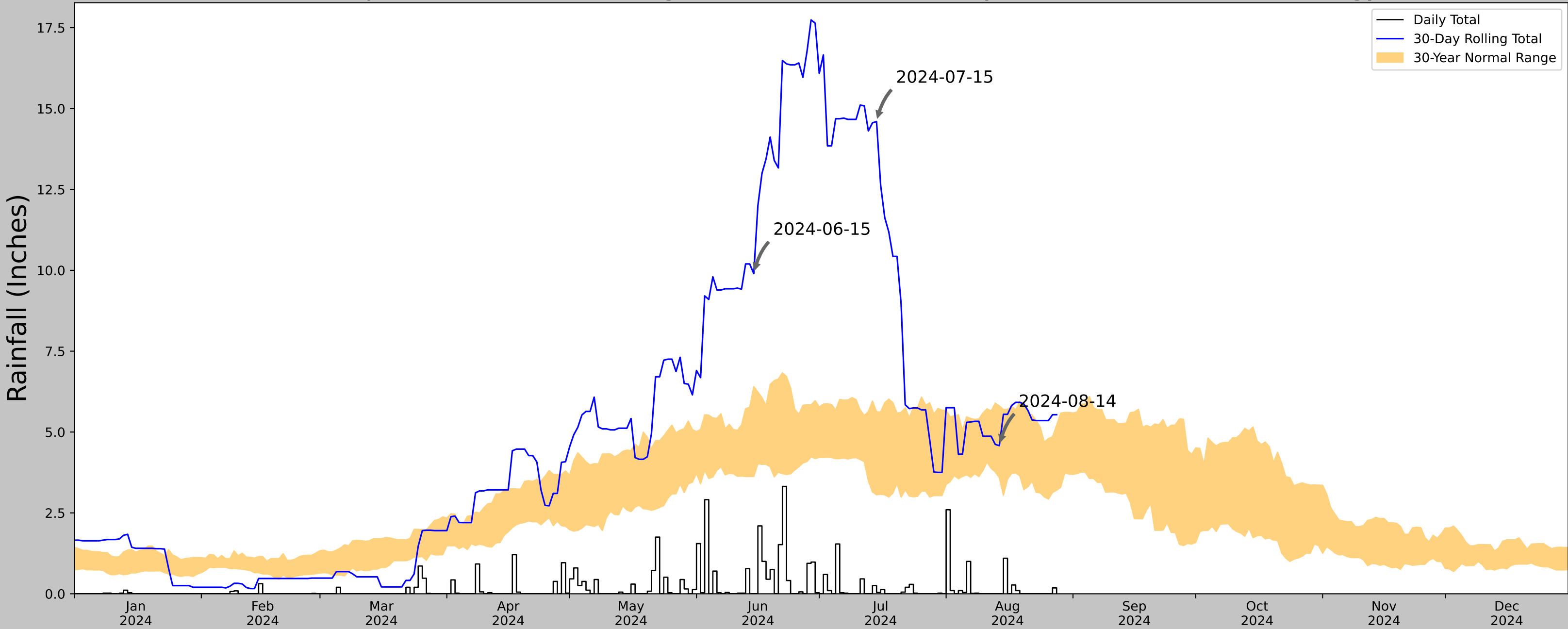
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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
FARIBAULT	44.3092, -93.2661	970.144	4.19	58.706	2.132	11177	90
FARIBAULT 1.1 E	44.3001, -93.2562	1109.908	0.797	139.764	0.47	7	0
FARIBAULT 0.7 SW	44.2917, -93.2878	998.032	1.617	27.888	0.773	1	0
DUNDAS 3.2 SSW	44.3875, -93.2392	1006.89	5.571	36.746	2.712	6	0
NORTHFIELD 3.9 SSW	44.4086, -93.2002	994.095	7.6	23.951	3.602	2	0
NORTHFIELD 0.8 SE	44.4484, -93.1505	976.05	11.184	5.906	5.099	3	0
NORTHFIELD 1.1 NNW (126)	44.4722, -93.1702	967.848	12.217	2.296	5.526	1	0
DENNISON 0.4 SSE	44.4039, -93.0382	981.955	13.022	11.811	6.014	4	0
NERSTRAND 4.2 E	44.3425, -92.9792	1054.134	14.366	83.99	7.671	5	0
OWATONNA	44.0975, -93.2317	1140.092	14.726	169.948	9.129	115	0
FARMINGTON 3NW	44.6661, -93.1756	959.974	25.06	10.17	11.532	27	0
MONTGOMERY	44.4597, -93.6631	1100.066	22.19	129.922	12.868	4	0

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network



Coordinates	44.36716, -93.28471
Observation Date	2024-08-14
Elevation (ft)	1013.81
Drought Index (PDSI)	Extreme wetness (2024-07)
WebWIMP H ₂ O Balance	Dry Season

30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2024-08-14	3.587795	5.806693	4.57874	Normal	2	3	6
2024-07-15	3.059843	5.62441	14.598426	Wet	3	2	6
2024-06-15	3.62441	6.40315	9.897638	Wet	3	1	3
Result							Wetter than Normal - 15



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Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
FARIBAULT	44.3092, -93.2661	970.144	4.109	43.666	2.028	11177	89
FARIBAULT 1.1 E	44.3001, -93.2562	1109.908	0.797	139.764	0.47	7	0
FARIBAULT 1.7 N	44.3235, -93.2767	1025.919	1.118	55.775	0.565	0	1
FARIBAULT 0.7 SW	44.2917, -93.2878	998.032	1.617	27.888	0.773	1	0
DUNDAS 3.2 SSW	44.3875, -93.2392	1006.89	5.571	36.746	2.712	6	0
NORTHFIELD 3.9 SSW	44.4086, -93.2002	994.095	7.6	23.951	3.602	2	0
NORTHFIELD 0.8 SE	44.4484, -93.1505	976.05	11.184	5.906	5.099	3	0
NORTHFIELD 1.1 NNW (126)	44.4722, -93.1702	967.848	12.217	2.296	5.526	1	0
DENNISON 0.4 SSE	44.4039, -93.0382	981.955	13.022	11.811	6.014	4	0
NERSTRAND 4.2 E	44.3425, -92.9792	1054.134	14.366	83.99	7.671	5	0
OWATONNA	44.0975, -93.2317	1140.092	14.726	169.948	9.129	115	0
FARMINGTON 3NW	44.6661, -93.1756	959.974	25.06	10.17	11.532	27	0
MONTGOMERY	44.4597, -93.6631	1100.066	22.19	129.922	12.868	4	0

Appendix D: Field Data Sheets

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 6/27/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-1
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Toeslope Local relief (concave, convex, none): Concave
 Slope (%): 2 Lat: 44.37028 Long: -93.283106 Datum: WGS1984
 Soil Map Unit Name 114 - Glencoe clay loam, 0 to 1 percent slopes VWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation , soil , or hydrology significantly disturbed? Are "normal circumstances"

Are vegetation , soil , or hydrology naturally problematic? present? Yes

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: <u> </u>
Hydric soil present?	<u>N</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample Point located between ephemeral and intermittent stream in a wood nettle dominated pocket. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum (Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet
1 <u>Ulmus americana</u>	<u>60</u>	<u>Y</u>	<u>FACW</u>	
2 <u>Fraxinus pennsylvanica</u>	<u>20</u>	<u>N</u>	<u>FACW</u>	Total Number of Dominant Species Across all Strata: <u>4</u> (B)
3 <u>Acer saccharinum</u>	<u>15</u>	<u>N</u>	<u>FACW</u>	Percent of Dominant Species that are OBL, FACW, or FAC: <u>0.00%</u> (A/B)
4 <u>Celtis occidentalis</u>	<u>15</u>	<u>N</u>	<u>FAC</u>	
5 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
	<u>110</u>	= Total Cover		
Sapling/Shrub stratum (Plot size: <u>15'</u>)				Prevalence Index Worksheet
1 <u>Acer saccharinum</u>	<u>20</u>	<u>Y</u>	<u>FACW</u>	
2 <u>Acer negundo</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	OBL species <u>0</u> x 1 = <u>0</u>
3 <u> </u>	<u> </u>	<u> </u>	<u> </u>	FACW species <u>205</u> x 2 = <u>410</u>
4 <u> </u>	<u> </u>	<u> </u>	<u> </u>	FAC species <u>40</u> x 3 = <u>120</u>
5 <u> </u>	<u> </u>	<u> </u>	<u> </u>	FACU species <u>0</u> x 4 = <u>0</u>
	<u>40</u>	= Total Cover		UPL species <u>0</u> x 5 = <u>0</u>
Herb stratum (Plot size: <u>5'</u>)				Column totals <u>245</u> (A) <u>530</u> (B)
1 <u>Laportea canadensis</u>	<u>90</u>	<u>Y</u>	<u>FACW</u>	Prevalence Index = B/A = <u>2.16</u>
2 <u>Geum canadense</u>	<u>5</u>	<u>N</u>	<u>FAC</u>	
3 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
5 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
6 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
7 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
8 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
9 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
10 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
	<u>95</u>	= Total Cover		
Woody vine stratum (Plot size: <u>30'</u>)				Hydrophytic Vegetation Indicators:
1 <u> </u>	<u> </u>	<u> </u>	<u> </u>	
2 <u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u> Dominance test is >50%
	<u>0</u>	= Total Cover		<u>X</u> Prevalence index is ≤3.0*
				Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
				Problematic hydrophytic vegetation* (explain)
				*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
				Hydrophytic vegetation present? <u>Y</u>

Remarks: (Include photo numbers here or on a separate sheet)

SOIL

Sampling Point: SP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-20	10YR 3/1	100					Loamy clay	
20-24	10YR 2/1	100					Loamy clay	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ☐ Histisol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5)
☐ 2 cm Muck (A10)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ 5 cm Mucky Peat or Peat (S3)
- ☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Loamy Mucky Mineral (F1)
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ☐ Coast Prairie Redox (A16) (LRR K, L, R)
☐ Dark Surface (S7) (LRR K, L)
☐ Iron-Manganese Masses (F12) (LRR K, L, R)
☐ Very Shallow Dark Surface (TF12)
☐ Other (explain in remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric soil present? N

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Water-Stained Leaves (B9)
- ☐ Aquatic Fauna (B13)
☐ True Aquatic Plants (B14)
☐ Hydrogen Sulfide Odor (C1)
☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Presence of Reduced Iron (C4)
☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Thin Muck Surface (C7)
☐ Gauge or Well Data (D9)
☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Crayfish Burrows (C8)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Stunted or Stressed Plants (D1)
☒ Geomorphic Position (D2)
☒ FAC-Neutral Test (D5)

Field Observations:

Surface water present? Yes ☐ No ☒ Depth (inches): _____
 Water table present? Yes ☐ No ☒ Depth (inches): _____
 Saturation present? Yes ☐ No ☒ Depth (inches): _____
 (includes capillary fringe)

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 6/27/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-2
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 0 Lat: 44.369755 Long: -93.282331 Datum: WGS 1984
 Soil Map Unit Name 104C2 - Hayden loam, 6 to 10 percent slopes, moderately erode NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation X, soil _____, or hydrology _____ significantly disturbed? Are "normal circumstances" _____

Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present?	<u>N</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample Point located in depression in fallow agricultural field. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across all Strata: <u>1</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>100.00%</u> (A/B)
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				Prevalence Index Worksheet Total % Cover of: OBL species <u>70</u> x 1 = <u>70</u> FACW species <u>30</u> x 2 = <u>60</u> FAC species <u>10</u> x 3 = <u>30</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>110</u> (A) <u>160</u> (B) Prevalence Index = B/A = <u>1.45</u>
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Herb stratum	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: _____ Rapid test for hydrophytic vegetation <u>X</u> Dominance test is >50% <u>X</u> Prevalence index is ≤3.0* _____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) _____ Problematic hydrophytic vegetation* (explain) _____ *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1	<u>Calamagrostis canadensis</u>	<u>70</u>	<u>Y</u>	<u>OBL</u>	
2	<u>Fraxinus pennsylvanica</u>	<u>20</u>	<u>N</u>	<u>FACW</u>	
3	<u>Ambrosia trifida</u>	<u>10</u>	<u>N</u>	<u>FAC</u>	
4	<u>Phalaris arundinacea</u>	<u>10</u>	<u>N</u>	<u>FACW</u>	
5					
6					
7					
8					
9					
10					
		<u>110</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>Y</u>
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)

SOIL

Sampling Point: SP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-12	10YR 3/1	100					Loamy clay	
12-18	10YR 3/1	96	5YR 4/4	4	C	M	Loamy clay	
18-24	10YR 2/1	100					Loamy clay	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
 Type: _____
 Depth (inches): _____
Hydric soil present? N

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|--|
| ☐ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Stunted or Stressed Plants (D1) |
| ☒ Geomorphic Position (D2) |
| ☒ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☒	Depth (inches): _____
Saturation present?	Yes ☐	No ☒	Depth (inches): _____

 (includes capillary fringe)
Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Surface water present due to recent rainfall.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 6/27/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-3
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 1 Lat: 44.368598 Long: -93.282763 Datum: WGS 1984
 Soil Map Unit Name 114 - Glencoe clay loam, 0 to 1 percent slopes NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation , soil , or hydrology significantly disturbed?

Are "normal circumstances"

Are vegetation , soil , or hydrology naturally problematic?

present? Yes

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: <u> </u>
Hydric soil present?	<u>N</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample Point located in linear depression next to intermittent stream. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across all Strata: <u>4</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>100.00%</u> (A/B)
1	<u>Ulmus americana</u>	<u>70</u>	<u>Y</u>	<u>FACW</u>	
2	<u>Fraxinus pennsylvanica</u>	<u>10</u>	<u>N</u>	<u>FACW</u>	
3					
4					
5					
		<u>80</u>	<u>= Total Cover</u>		Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>175</u> x 2 = <u>350</u> FAC species <u>10</u> x 3 = <u>30</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>185</u> (A) <u>380</u> (B) Prevalence Index = B/A = <u>2.05</u>
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				
1	<u>Ulmus americana</u>	<u>15</u>	<u>Y</u>	<u>FACW</u>	
2					
3					
4					
5					
		<u>15</u>	<u>= Total Cover</u>		
Herb stratum	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: <u> </u> Rapid test for hydrophytic vegetation <u>X</u> Dominance test is >50% <u>X</u> Prevalence index is ≤3.0* <u> </u> Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic hydrophytic vegetation* (explain) *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1	<u>Laportea canadensis</u>	<u>50</u>	<u>Y</u>	<u>FACW</u>	
2	<u>Phalaris arundinacea</u>	<u>30</u>	<u>Y</u>	<u>FACW</u>	
3	<u>Geum canadense</u>	<u>10</u>	<u>N</u>	<u>FAC</u>	
4					
5					
6					
7					
8					
9					
10					
		<u>90</u>	<u>= Total Cover</u>		
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>Y</u>
1					
2					
		<u>0</u>	<u>= Total Cover</u>		

Remarks: (Include photo numbers here or on a separate sheet)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-11	10YR 3/1	100					Loamy clay	
11-24	10YR 2/1	100					Loamy clay	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☒ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☒ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|--|
| ☐ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Stunted or Stressed Plants (D1) |
| ☒ Geomorphic Position (D2) |
| ☒ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches):	_____
Water table present?	Yes ☒	No ☐	Depth (inches):	<u> 10 </u>
Saturation present?	Yes ☒	No ☐	Depth (inches):	<u> 7 </u>

(includes capillary fringe)

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Heavy recent rainfall created flooding.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 6/27/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-4
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Toeslope Local relief (concave, convex, none): Concave
 Slope (%): 0 Lat: 44.370574 Long: -93.284194 Datum: WGS 1984
 Soil Map Unit Name 104C2 - Hayden loam, 6 to 10 percent slopes, moderately erode NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation , soil , or hydrology significantly disturbed?

Are "normal circumstances"

Are vegetation , soil , or hydrology naturally problematic?

present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>Y</u> If yes, optional wetland site ID: <u> </u>
Hydric soil present?	<u>Y</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample Point located in roadside ditch on the toeslope. Has culverts on both ends of wetland. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		<u>0</u> = Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)			
1				
2				
3				
4				
5				
		<u>0</u> = Total Cover		
Herb stratum	(Plot size: <u>5'</u>)			
1	<i>Phalaris arundinacea</i>	60	Y	FACW
2	<i>Carex lacustris</i>	20	Y	OBL
3				
4				
5				
6				
7				
8				
9				
10				
		<u>80</u> = Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)			
1				
2				
		<u>0</u> = Total Cover		

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	<u>20</u>	x 1 =	<u>20</u>
FACW species	<u>60</u>	x 2 =	<u>120</u>
FAC species	<u>0</u>	x 3 =	<u>0</u>
FACU species	<u>0</u>	x 4 =	<u>0</u>
UPL species	<u>0</u>	x 5 =	<u>0</u>
Column totals	<u>80</u>	(A)	<u>140</u> (B)

Prevalence Index = B/A = 1.75

Hydrophytic Vegetation Indicators:

☒ Rapid test for hydrophytic vegetation

☒ Dominance test is >50%

☒ Prevalence index is ≤3.0*

Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present?

Y

Remarks: (Include photo numbers here or on a separate sheet)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☒ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

No soil pit taken due to underground utilities. Hydric soil assumed due to presence of hydrophytic vegetation and hydrology.

HYDROLOGY**Wetland Hydrology Indicators:**Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☒ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|--|
| ☐ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Stunted or Stressed Plants (D1) |
| ☒ Geomorphic Position (D2) |
| ☒ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☒	Depth (inches): _____
Saturation present?	Yes ☐	No ☒	Depth (inches): _____

(includes capillary fringe)

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Surface water present in the center of wetland ditch.

Project/Site	Faribault Site	City/County:	Rice	Sampling Date:	6/27/2024
Applicant/Owner:	Archer DataCenters	State:	MN	Sampling Point:	SP-5
Investigator(s):	Mason Kunkel, Lukas Struss	Section, Township, Range:	Section 1, Township 110N, Range 21W		
Landform (hillslope, terrace, etc.):	Hillslope	Local relief (concave, convex, none):	None		
Slope (%):	30	Lat:	44.370596	Long:	-93.284192
		Datum:	WGS 1984		
Soil Map Unit Name	104C2 - Hayden loam, 6 to 10 percent slopes, moderately erode			NWI Classification:	N/A

Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? No

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u> N </u>	Is the sampled area within a wetland? <u> N </u> If yes, optional wetland site ID: <u> </u>
Hydric soil present?	<u> N </u>	
Indicators of wetland hydrology present?	<u> N </u>	

Sample Point taken on hillslope on edge of roadside ditch. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

<u>Tree Stratum</u>	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		<u>0</u>	= Total Cover	

<u>Sapling/Shrub stratum</u>	(Plot size: <u>15'</u>)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		<u>0</u>	= Total Cover	

<u>Herb stratum</u>	(Plot size: <u>5'</u>)	Absolute % Cover	Dominant Species	Indicator Status
1 <i>Bromus inermis</i>		<u>80</u>	<u>Y</u>	<u>FACU</u>
2 <i>Vicia sativa</i>		<u>15</u>	<u>N</u>	<u>FACU</u>
3 <i>Asclepias syriaca</i>		<u>5</u>	<u>N</u>	<u>FACU</u>
4 <i>Solidago lepida</i>		<u>5</u>	<u>N</u>	<u>FACU</u>
5				
6				
7				
8				
9				
10				
		<u>105</u>	= Total Cover	

<u>Woody vine stratum</u>	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
		<u>0</u>	= Total Cover	

Dominance Test Worksheet			
Number of Dominant Species that are OBL, FACW, or FAC:		<u>0</u>	(A)
Total Number of Dominant Species Across all Strata:		<u>1</u>	(B)
Percent of Dominant Species that are OBL, FACW, or FAC:		<u>0.00%</u>	(A/B)

Prevalence Index Worksheet			
Total % Cover of:			
OBL species	<u>0</u>	x 1 =	<u>0</u>
FACW species	<u>0</u>	x 2 =	<u>0</u>
FAC species	<u>0</u>	x 3 =	<u>0</u>
FACU species	<u>105</u>	x 4 =	<u>420</u>
UPL species	<u>0</u>	x 5 =	<u>0</u>
Column totals	<u>105</u>	(A)	<u>420</u> (B)
Prevalence Index = B/A =		<u>4.00</u>	

Hydrophytic Vegetation Indicators:
<u> </u> Rapid test for hydrophytic vegetation
<u> </u> Dominance test is >50%
<u> </u> Prevalence index is ≤3.0*
<u> </u> Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)
<u> </u> Problematic hydrophytic vegetation* (explain)
*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present?
<u>N</u>

Remarks: (Include photo numbers here or on a separate sheet)

SOIL

Sampling Point: SP-5

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
 Type: _____
 Depth (inches): _____
Hydric soil present? N

Remarks:

No soil pit taken due to underground utilities. No hydric soils assumed due to lack of vegetation and hydrology indicators.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|--|
| ☐ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Stunted or Stressed Plants (D1) |
| ☐ Geomorphic Position (D2) |
| ☐ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☒	Depth (inches): _____
Saturation present?	Yes ☐	No ☒	Depth (inches): _____

 (includes capillary fringe)
Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 6/27/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-6
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Toeslope Local relief (concave, convex, none): Concave
 Slope (%): 5 Lat: 44.370299 Long: -93.286993 Datum: WGS 1984
 Soil Map Unit Name 114 - Glencoe clay loam, 0 to 1 percent slopes NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation , soil , or hydrology significantly disturbed?

Are "normal circumstances"

Are vegetation , soil , or hydrology naturally problematic?

present? Yes

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>Y</u> If yes, optional wetland site ID: <u> </u>
Hydric soil present?	<u>Y</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample point located on toeslope from agricultural area into wooded zone which is connected to the roadside ditch, dominated by willow and buckthorn. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across all Strata: <u>6</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>66.67%</u> (A/B)
1	<u>Ulmus americana</u>	<u>20</u>	<u>Y</u>	<u>FACW</u>	
2	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
3	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
4	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
5	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
		<u>20</u>	= Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>120</u> x 2 = <u>240</u> FAC species <u>20</u> x 3 = <u>60</u> FACU species <u>40</u> x 4 = <u>160</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>180</u> (A) <u>460</u> (B) Prevalence Index = B/A = <u>2.56</u>
1	<u>Salix interior</u>	<u>60</u>	<u>Y</u>	<u>FACW</u>	
2	<u>Frangula caroliniana</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
3	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
4	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
5	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
		<u>80</u>	= Total Cover		
Herb stratum	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: <u> </u> Rapid test for hydrophytic vegetation <u>X</u> Dominance test is >50% <u>X</u> Prevalence index is ≤3.0* <u> </u> Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic hydrophytic vegetation* (explain) *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1	<u>Phalaris arundinacea</u>	<u>40</u>	<u>Y</u>	<u>FACW</u>	
2	<u>Solidago lepida</u>	<u>20</u>	<u>Y</u>	<u>FACU</u>	
3	<u>Helianthus microcephalus</u>	<u>10</u>	<u>N</u>	<u>FACU</u>	
4	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
5	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
6	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
7	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
8	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
9	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
10	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
		<u>70</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>Y</u>
1	<u>Parthenocissus quinquefolia</u>	<u>10</u>	<u>Y</u>	<u>FACU</u>	
2	<u> </u>	<u> </u>	<u> </u>	<u> </u>	
		<u>10</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)

SOIL

Sampling Point: SP-6

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-6	10YR 4/1	100					Clay loam	
6-20	10YR 4/1	94	5YR 4/6	6	C	M	Clay loam	
20-24	10YR 2/1	100					Clay loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|--|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☒ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
 Type: _____
 Depth (inches): _____
Hydric soil present? Y

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|--|
| ☐ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Stunted or Stressed Plants (D1) |
| ☒ Geomorphic Position (D2) |
| ☒ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☒	Depth (inches): _____
Saturation present?	Yes ☐	No ☒	Depth (inches): _____

 (includes capillary fringe)
Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 6/27/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-7
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 0 Lat: 44.37025 Long: -93.286981 Datum: WGS 1984
 Soil Map Unit Name 104C2 - Hayden loam, 6 to 10 percent slopes, moderately erode NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation X, soil _____, or hydrology _____ significantly disturbed? Are "normal circumstances" _____

Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>Y</u> If yes, optional wetland site ID: _____
Hydric soil present?	<u>Y</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample Point located in depression in fallow agricultural field next to type 6 wetland. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across all Strata: <u>1</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>100.00%</u> (A/B)
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				Prevalence Index Worksheet Total % Cover of: OBL species <u>25</u> x 1 = <u>25</u> FACW species <u>5</u> x 2 = <u>10</u> FAC species <u>5</u> x 3 = <u>15</u> FACU species <u>5</u> x 4 = <u>20</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>40</u> (A) <u>70</u> (B) Prevalence Index = B/A = <u>1.75</u>
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Herb stratum	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: _____ Rapid test for hydrophytic vegetation <u>X</u> Dominance test is >50% <u>X</u> Prevalence index is ≤3.0* _____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) _____ Problematic hydrophytic vegetation* (explain) _____ *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1	<u>Calamagrostis canadensis</u>	<u>25</u>	<u>Y</u>	<u>OBL</u>	
2	<u>Dactylis glomerata</u>	<u>5</u>	<u>N</u>	<u>FACU</u>	
3	<u>Ambrosia trifida</u>	<u>5</u>	<u>N</u>	<u>FAC</u>	
4	<u>Phalaris arundinacea</u>	<u>5</u>	<u>N</u>	<u>FACW</u>	
5					
6					
7					
8					
9					
10					
		<u>40</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>Y</u>
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-12	10YR 4/1	94	7.5YR 4/6	6	C	PL/M	Sandy clay loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|--|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☒ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☒ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☒ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|--|
| ☐ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Stunted or Stressed Plants (D1) |
| ☒ Geomorphic Position (D2) |
| ☐ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☒	No ☐	Depth (inches): <u>7</u>
Saturation present?	Yes ☒	No ☐	Depth (inches): <u>0</u>

(includes capillary fringe)

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 6/27/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-8
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None
 Slope (%): 8 Lat: 44.370161 Long: -93.287011 Datum: WGS 1984
 Soil Map Unit Name 104C2 - Hayden loam, 6 to 10 percent slopes, moderately erode NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation X, soil _____, or hydrology _____ significantly disturbed? Are "normal circumstances" present? No

Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>N</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present?	<u>N</u>	
Indicators of wetland hydrology present?	<u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample point located on hillslope in fallow agricultural field, 1 foot upslope of wetland. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across all Strata: <u>4</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>50.00%</u> (A/B)
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>5</u> x 2 = <u>10</u> FAC species <u>5</u> x 3 = <u>15</u> FACU species <u>15</u> x 4 = <u>60</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>25</u> (A) <u>85</u> (B) Prevalence Index = B/A = <u>3.40</u>
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Herb stratum	(Plot size: <u>5'</u>)				
1	<u>Salsola tragus</u>	<u>10</u>	<u>Y</u>	<u>FACU</u>	
2	<u>Ambrosia trifida</u>	<u>5</u>	<u>Y</u>	<u>FAC</u>	
3	<u>Phalaris arundinacea</u>	<u>5</u>	<u>Y</u>	<u>FACW</u>	
4	<u>Chenopodium album</u>	<u>5</u>	<u>Y</u>	<u>FACU</u>	
5					
6					
7					
8					
9					
10					
		<u>25</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				
1					
2					
		<u>0</u>	= Total Cover		

Hydrophytic Vegetation Indicators:

____ Rapid test for hydrophytic vegetation

____ Dominance test is >50%

____ Prevalence index is ≤3.0*

____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

____ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic

vegetation

present?

N

Remarks: (Include photo numbers here or on a separate sheet)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-16	10YR 4/3	98	10YR 4/6	2	C	M	Sandy loam	
16-24	10YR 4/2	100					Silty clay loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|--|
| ☐ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Stunted or Stressed Plants (D1) |
| ☐ Geomorphic Position (D2) |
| ☐ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes <u> </u>	No <u> X </u>	Depth (inches): <u> </u>
Water table present?	Yes <u> X </u>	No <u> </u>	Depth (inches): <u> 22 </u>
Saturation present?	Yes <u> X </u>	No <u> </u>	Depth (inches): <u> 20 </u>

(includes capillary fringe)

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 6/27/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-9
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 0 Lat: 44.369545 Long: -93.285989 Datum: WGS 1984
 Soil Map Unit Name 414 - Hamel loam, 0 to 2 percent slopes NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation X, soil , or hydrology significantly disturbed? Are "normal circumstances"

Are vegetation , soil , or hydrology naturally problematic? present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>Y</u> If yes, optional wetland site ID: <u> </u>
Hydric soil present?	<u>Y</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample Point located in depression in fallow agricultural field. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across all Strata: <u>1</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>100.00%</u> (A/B)
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				Prevalence Index Worksheet Total % Cover of: OBL species <u>50</u> x 1 = <u>50</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>10</u> x 3 = <u>30</u> FACU species <u>5</u> x 4 = <u>20</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>65</u> (A) <u>100</u> (B) Prevalence Index = B/A = <u>1.54</u>
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Herb stratum	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: <u> </u> Rapid test for hydrophytic vegetation <u>X</u> Dominance test is >50% <u>X</u> Prevalence index is ≤3.0* <u> </u> Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic hydrophytic vegetation* <u>X</u> (explain) *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1	<u>Calamagrostis canadensis</u>	<u>50</u>	<u>Y</u>	<u>OBL</u>	
2	<u>Amaranthus viridis</u>	<u>10</u>	<u>N</u>	<u>FAC</u>	
3	<u>Ambrosia artemisiifolia</u>	<u>5</u>	<u>N</u>	<u>FACU</u>	
4					
5					
6					
7					
8					
9					
10					
		<u>65</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>Y</u>
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)

Fallow agricultural field, corn stubble present.

SOIL

Sampling Point: SP-9

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-7	10YR 3/1	100					Clay loam	
7-16	10YR 3/1	98	7.5YR 4/6	2	C	M	Loamy clay	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☒ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

 Type: _____
 Depth (inches): _____
Hydric soil present? Y

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☒ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|---|
| ☐ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☒ Saturation Visible on Aerial Imagery (C9) |
| ☐ Stunted or Stressed Plants (D1) |
| ☒ Geomorphic Position (D2) |
| ☒ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches):	_____
Water table present?	Yes ☒	No ☐	Depth (inches):	13
Saturation present?	Yes ☒	No ☐	Depth (inches):	10

 (includes capillary fringe)
Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Surface water present due to recent rainfall.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 6/27/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-10
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None
 Slope (%): 4 Lat: 44.369531 Long: -93.285884 Datum: WGS 1984
 Soil Map Unit Name 414 - Hamel loam, 0 to 2 percent slopes VWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation X, soil _____, or hydrology _____ significantly disturbed? Are "normal circumstances" _____

Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present?	<u>N</u>	
Indicators of wetland hydrology present?	<u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample Point located on hillslope in agricultural field 1 foot upslope of wetland. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across all Strata: <u>1</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>100.00%</u> (A/B)
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				Prevalence Index Worksheet Total % Cover of: OBL species <u>70</u> x 1 = <u>70</u> FACW species <u>5</u> x 2 = <u>10</u> FAC species <u>15</u> x 3 = <u>45</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>90</u> (A) <u>125</u> (B) Prevalence Index = B/A = <u>1.39</u>
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Herb stratum	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: _____ Rapid test for hydrophytic vegetation <u>X</u> Dominance test is >50% <u>X</u> Prevalence index is ≤3.0* _____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) _____ Problematic hydrophytic vegetation* (explain) _____ *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1	<u>Calamagrostis canadensis</u>	<u>70</u>	<u>Y</u>	<u>OBL</u>	
2	<u>Amaranthus viridis</u>	<u>15</u>	<u>N</u>	<u>FAC</u>	
3	<u>Fraxinus pennsylvanica</u>	<u>5</u>	<u>N</u>	<u>FACW</u>	
4					
5					
6					
7					
8					
9					
10					
		<u>90</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>Y</u>
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-14	10YR 3/2	100					Loam	
14-24	10YR 3/2	98	10YR4/6	2	C	M	Loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|--|
| ☐ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Stunted or Stressed Plants (D1) |
| ☐ Geomorphic Position (D2) |
| ☐ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☒	Depth (inches): _____
Saturation present?	Yes ☐	No ☒	Depth (inches): _____

(includes capillary fringe)

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 7/3/2023
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-11
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Toeslope Local relief (concave, convex, none): Concave
 Slope (%): 1 Lat: 44.367857 Long: -93.283345 Datum: WGS 1984
 Soil Map Unit Name 104C2 - Hayden loam, 6 to 10 percent slopes, moderately erode NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation X, soil , or hydrology significantly disturbed? Are "normal circumstances"

Are vegetation , soil , or hydrology naturally problematic? present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>Y</u> If yes, optional wetland site ID: <u> </u>
Hydric soil present?	<u>Y</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample Point located on Toeslope of agricultural depression in fallow field. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		<u>0</u>	= Total Cover	
Sapling/Shrub stratum	(Plot size: <u>15'</u>)			
1				
2				
3				
4				
5				
		<u>0</u>	= Total Cover	
Herb stratum	(Plot size: <u>5'</u>)			
1	<u>Calamagrostis canadensis</u>	<u>40</u>	<u>Y</u>	<u>OBL</u>
2	<u>Eleocharis acicularis</u>	<u>40</u>	<u>Y</u>	<u>OBL</u>
3	<u>Phalaris arundinacea</u>	<u>10</u>	<u>N</u>	<u>FACW</u>
4	<u>Fraxinus pennsylvanica</u>	<u>5</u>	<u>N</u>	<u>FACW</u>
5	<u>Ambrosia trifida</u>	<u>3</u>	<u>N</u>	<u>FAC</u>
6	<u>Rorippa sylvestris</u>	<u>3</u>	<u>N</u>	<u>OBL</u>
7	<u>Persicaria pensylvanica</u>	<u>3</u>	<u>N</u>	<u>FACW</u>
8				
9				
10				
		<u>104</u>	= Total Cover	
Woody vine stratum	(Plot size: <u>30'</u>)			
1				
2				
		<u>0</u>	= Total Cover	

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	<u>83</u>	x 1 =	<u>83</u>
FACW species	<u>18</u>	x 2 =	<u>36</u>
FAC species	<u>3</u>	x 3 =	<u>9</u>
FACU species	<u>0</u>	x 4 =	<u>0</u>
UPL species	<u>0</u>	x 5 =	<u>0</u>
Column totals	<u>104</u>	(A)	<u>128</u> (B)

Prevalence Index = B/A = 1.23

Hydrophytic Vegetation Indicators:

 Rapid test for hydrophytic vegetation

X Dominance test is >50%

X Prevalence index is ≤3.0*

 Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

 Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present?

Y

Remarks: (Include photo numbers here or on a separate sheet)

Fallow agricultural field, has corn stubble from 1-2 years ago present.

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-12	10YR 2/1	100					silt loam	
12-40	10YR 2/1	100					clay loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☒ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

A12 assumed due to hydrology and vegetation. Went 40 inches deep with no depleted layer present.

HYDROLOGY**Wetland Hydrology Indicators:**Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|---|
| ☐ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☒ Saturation Visible on Aerial Imagery (C9) |
| ☐ Stunted or Stressed Plants (D1) |
| ☒ Geomorphic Position (D2) |
| ☒ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☒	Depth (inches): _____
Saturation present?	Yes ☐	No ☒	Depth (inches): _____

(includes capillary fringe)

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Surface water present due to recent rainfall.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 7/3/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-12
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None
 Slope (%): 4 Lat: 44.367886 Long: -93.283251 Datum: WGS 1984
 Soil Map Unit Name 104C2 - Hayden loam, 6 to 10 percent slopes, moderately erode NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation X, soil _____, or hydrology _____ significantly disturbed? Are "normal circumstances" present? No

Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present?	<u>N</u>	
Indicators of wetland hydrology present?	<u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample Point located on hillslope of fallow agricultural field, 1 foot upslope of wetland. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across all Strata: <u>1</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>100.00%</u> (A/B)
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				Prevalence Index Worksheet Total % Cover of: OBL species <u>65</u> x 1 = <u>65</u> FACW species <u>5</u> x 2 = <u>10</u> FAC species <u>20</u> x 3 = <u>60</u> FACU species <u>15</u> x 4 = <u>60</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>105</u> (A) <u>195</u> (B) Prevalence Index = B/A = <u>1.86</u>
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Herb stratum	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: _____ Rapid test for hydrophytic vegetation <u>X</u> Dominance test is >50% <u>X</u> Prevalence index is ≤3.0* _____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) _____ Problematic hydrophytic vegetation* (explain) _____ *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1	<u>Calamagrostis canadensis</u>	<u>55</u>	<u>Y</u>	<u>OBL</u>	
2	<u>Ambrosia trifida</u>	<u>20</u>	<u>N</u>	<u>FAC</u>	
3	<u>Ambrosia artemisiifolia</u>	<u>15</u>	<u>N</u>	<u>FACU</u>	
4	<u>Rorippa sylvestris</u>	<u>10</u>	<u>N</u>	<u>OBL</u>	
5	<u>Fraxinus pennsylvanica</u>	<u>5</u>	<u>N</u>	<u>FACW</u>	
6					
7					
8					
9					
10					
		<u>105</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>Y</u>
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-12	10YR 2/2	100					Silt loam	
12-17	10YR 2/2	100					Clay loam	
17-24	10YR 3/2	100					Clay loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|--|
| ☐ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Stunted or Stressed Plants (D1) |
| ☐ Geomorphic Position (D2) |
| ☒ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☒	Depth (inches): _____
Saturation present? (includes capillary fringe)	Yes ☐	No ☒	Depth (inches): _____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 7/3/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-13
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 0 Lat: 44.367219 Long: -93.282608 Datum: WGS 1984
 Soil Map Unit Name 1831 - Colo silt loam, channeled, 0 to 2 percent slopes, freq. flood WI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation , soil , or hydrology significantly disturbed?

Are "normal circumstances"

Are vegetation , soil , or hydrology naturally problematic?

present? Yes

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: <u> </u>
Hydric soil present?	<u>N</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample Point located in forested depression in floodplain, dominated by wood nettle. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across all Strata: <u>5</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>80.00%</u> (A/B)
1	<u>Ulmus americana</u>	<u>20</u>	<u>Y</u>	<u>FACW</u>	
2	<u>Fraxinus pennsylvanica</u>	<u>10</u>	<u>Y</u>	<u>FACW</u>	
3					
4					
		<u>30</u>	= Total Cover		Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>80</u> x 2 = <u>160</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>5</u> x 4 = <u>20</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>85</u> (A) <u>180</u> (B) Prevalence Index = B/A = <u>2.12</u>
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				
1	<u>Fraxinus pennsylvanica</u>	<u>10</u>	<u>Y</u>	<u>FACW</u>	
2	<u>Lonicera sempervirens</u>	<u>5</u>	<u>Y</u>	<u>FACU</u>	
3					
		<u>15</u>	= Total Cover		
Herb stratum	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: <u> </u> Rapid test for hydrophytic vegetation <u>X</u> Dominance test is >50% <u>X</u> Prevalence index is ≤3.0* <u> </u> Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic hydrophytic vegetation* (explain) *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1	<u>Laportea canadensis</u>	<u>40</u>	<u>Y</u>	<u>FACW</u>	
2					
3					
4					
5					
6					
7					
8					
9					
		<u>40</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>Y</u>
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-8	10YR 3/1	100					Clay loam	
8-16	10YR 3/1	100					Clay	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☒ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☒ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|--|
| ☐ Surface Soil Cracks (B6) |
| ☒ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Stunted or Stressed Plants (D1) |
| ☒ Geomorphic Position (D2) |
| ☒ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐ No ☒	Depth (inches): _____
Water table present?	Yes ☒ No ☐	Depth (inches): <u> 13 </u>
Saturation present?	Yes ☒ No ☐	Depth (inches): <u> 10 </u>

(includes capillary fringe)

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 7/3/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-14
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Linear Depression Local relief (concave, convex, none): Concave
 Slope (%): 2 Lat: 44.366174 Long: -93.283865 Datum: WGS 1984
 Soil Map Unit Name 1831 - Colo silt loam, channeled, 0 to 2 percent slopes, freq. flood WI Classification: R4SBC

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation , soil , or hydrology significantly disturbed?

Are "normal circumstances"

Are vegetation , soil , or hydrology naturally problematic?

present? Yes

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: <u> </u>
Hydric soil present?	<u>N</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample point located on toeslope of linear depression around intermittent stream. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across all Strata: <u>6</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>83.33%</u> (A/B)
1	<u>Fraxinus pennsylvanica</u>	<u>30</u>	<u>Y</u>	<u>FACW</u>	
2	<u>Ulmus americana</u>	<u>25</u>	<u>Y</u>	<u>FACW</u>	
3	<u>Quercus bicolor</u>	<u>5</u>	<u>N</u>	<u>FACW</u>	
4					
5					
		<u>60</u>	= Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>125</u> x 2 = <u>250</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>5</u> x 4 = <u>20</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>130</u> (A) <u>270</u> (B) Prevalence Index = B/A = <u>2.08</u>
1	<u>Lonicera sempervirens</u>	<u>5</u>	<u>Y</u>	<u>FACU</u>	
2	<u>Fraxinus pennsylvanica</u>	<u>5</u>	<u>Y</u>	<u>FACW</u>	
3					
4					
5					
		<u>10</u>	= Total Cover		
Herb stratum	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: <u> </u> Rapid test for hydrophytic vegetation <u>X</u> Dominance test is >50% <u>X</u> Prevalence index is ≤3.0* <u> </u> Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic hydrophytic vegetation* (explain) *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1	<u>Laportea canadensis</u>	<u>40</u>	<u>Y</u>	<u>FACW</u>	
2	<u>Phalaris arundinacea</u>	<u>15</u>	<u>Y</u>	<u>FACW</u>	
3	<u>Persicaria pensylvanica</u>	<u>5</u>	<u>N</u>	<u>FACW</u>	
4					
5					
6					
7					
8					
9					
10					
		<u>60</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>Y</u>
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-8	10YR 3/1	100					Silt loam	
8-12	10YR 3/1	100					Silty clay loam	
12-18	10YR 3/1	98	10YR 4/6	2	C	M	Clay loam	
18-24	10YR 2/1	100					Clay loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☒ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☒ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|--|
| ☐ Surface Soil Cracks (B6) |
| ☒ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Stunted or Stressed Plants (D1) |
| ☒ Geomorphic Position (D2) |
| ☒ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches):	_____
Water table present?	Yes ☒	No ☐	Depth (inches):	20
Saturation present?	Yes ☒	No ☐	Depth (inches):	18

(includes capillary fringe)

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 7/3/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-15
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 1 Lat: 44.366564 Long: -93.286546 Datum: WGS 1984
 Soil Map Unit Name 1831 - Colo silt loam, channeled, 0 to 2 percent slopes, freq. flood WI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation , soil , or hydrology significantly disturbed?

Are "normal circumstances"

Are vegetation , soil , or hydrology naturally problematic?

present? Yes

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: <u> </u>
Hydric soil present?	<u>N</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample Point located in forested depression next to intermittent stream, potential old stream bed. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across all Strata: <u>4</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>75.00%</u> (A/B)
1	<u>Ulmus americana</u>	<u>30</u>	<u>Y</u>	<u>FACW</u>	
2	<u>Fraxinus pennsylvanica</u>	<u>30</u>	<u>Y</u>	<u>FACW</u>	
3					
4					
		<u>60</u>	= Total Cover		Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>75</u> x 2 = <u>150</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>15</u> x 4 = <u>60</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>90</u> (A) <u>210</u> (B) Prevalence Index = B/A = <u>2.33</u>
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				
1	<u>Sambucus racemosa</u>	<u>15</u>	<u>Y</u>	<u>FACU</u>	
2					
3					
		<u>15</u>	= Total Cover		
Herb stratum	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: <u> </u> Rapid test for hydrophytic vegetation <u>X</u> Dominance test is >50% <u>X</u> Prevalence index is ≤3.0* <u> </u> Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic hydrophytic vegetation* (explain) *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1	<u>Laportea canadensis</u>	<u>15</u>	<u>Y</u>	<u>FACW</u>	
2					
3					
4					
5					
6					
7					
8					
9					
		<u>15</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>Y</u>
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-18	10YR 3/1	100					Silty clay loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|--|
| ☐ Surface Soil Cracks (B6) |
| ☒ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Stunted or Stressed Plants (D1) |
| ☒ Geomorphic Position (D2) |
| ☒ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☒	Depth (inches): _____
Saturation present?	Yes ☐	No ☒	Depth (inches): _____

(includes capillary fringe)

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 8/13/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-16
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave
 Slope (%): 1 Lat: 44.364411 Long: -93.284328 Datum: WGS 1984
 Soil Map Unit Name 1361, Le Sueur loam, moderately coarse substratum, 1 to 3 perc\WI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation X, soil _____, or hydrology _____ significantly disturbed? Are "normal circumstances" _____

Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>Y</u> If yes, optional wetland site ID: _____
Hydric soil present?	<u>Y</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample point located in agricultural depression with stunted and washed out corn. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		<u>0</u> = Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)			
1				
2				
3				
4				
5				
		<u>0</u> = Total Cover		
Herb stratum	(Plot size: <u>5'</u>)			
1	<u>Panicum capillare</u>	<u>40</u>	<u>Y</u>	<u>FAC</u>
2	<u>Amaranthus palmeri</u>	<u>15</u>	<u>Y</u>	<u>FACU</u>
3	<u>Zea mays</u>	<u>15</u>	<u>Y</u>	<u>UPL</u>
4				
5				
6				
7				
8				
9				
10				
		<u>70</u> = Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)			
1				
2				
		<u>0</u> = Total Cover		

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 3 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 33.33% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	<u>0</u>	x 1 =	<u>0</u>
FACW species	<u>0</u>	x 2 =	<u>0</u>
FAC species	<u>40</u>	x 3 =	<u>120</u>
FACU species	<u>15</u>	x 4 =	<u>60</u>
UPL species	<u>15</u>	x 5 =	<u>75</u>
Column totals	<u>70</u> (A)		<u>255</u> (B)

Prevalence Index = B/A = 3.64

Hydrophytic Vegetation Indicators:

____ Rapid test for hydrophytic vegetation

____ Dominance test is >50%

____ Prevalence index is ≤3.0*

____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

____ Problematic hydrophytic vegetation* X (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present?

Y

Remarks: (Include photo numbers here or on a separate sheet)

Located in agricultural field with stunted corn.

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-18	10YR 2/1	100					Clay Loam	
18-24	10YR 6/1	60	10YR 3/1	35	C	M	Silty Clay	
			7.5YR 5/8	5	C	M		

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☒ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|---|
| ☒ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☒ Saturation Visible on Aerial Imagery (C9) |
| ☒ Stunted or Stressed Plants (D1) |
| ☒ Geomorphic Position (D2) |
| ☐ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☒	Depth (inches): _____
Saturation present?	Yes ☐	No ☒	Depth (inches): _____

(includes capillary fringe)

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 8/13/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-17
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None
 Slope (%): 3 Lat: 44.364411 Long: -93.284269 Datum: WGS 1984
 Soil Map Unit Name 1361, Le Sueur loam, moderately coarse substratum, 1 to 3 perc\WI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation X, soil , or hydrology significantly disturbed? Are "normal circumstances"

Are vegetation , soil , or hydrology naturally problematic? present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>N</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: <u> </u>
Hydric soil present?	<u>Y</u>	
Indicators of wetland hydrology present?	<u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample point located on hillslope 0.5 feet upslope of wetland in healthy corn. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across all Strata: <u>2</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>50.00%</u> (A/B)
1					
2					
3					
4					
5					Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>20</u> x 3 = <u>60</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>50</u> x 5 = <u>250</u> Column totals <u>70</u> (A) <u>310</u> (B) Prevalence Index = B/A = <u>4.43</u>
		<u>0</u>	= Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Herb stratum	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: <u> </u> Rapid test for hydrophytic vegetation <u> </u> Dominance test is >50% <u> </u> Prevalence index is ≤3.0* <u> </u> Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic hydrophytic vegetation* (explain) *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1	<u>Zea mays</u>	<u>50</u>	<u>Y</u>	<u>UPL</u>	
2	<u>Panicum capillare</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
3					
4					
5					
6					
7					
8					
9					
10					
		<u>70</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>N</u>
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)

SOIL

Sampling Point: SP-17

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-12	10YR 2/1	100					Clay Loam	
12-24	10YR 5/1	80	10YR 3/1	15	C	M	Silty Clay Loam	
			10YR 5/8	5	C	M		

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ☐ Histisol (A1) ☐ Sandy Gleyed Matrix (S4)
☐ Histic Epipedon (A2) ☐ Sandy Redox (S5)
☐ Black Histic (A3) ☐ Stripped Matrix (S6)
☐ Hydrogen Sulfide (A4) ☐ Loamy Mucky Mineral (F1)
☐ Stratified Layers (A5) ☐ Loamy Gleyed Matrix (F2)
☐ 2 cm Muck (A10) ☐ Depleted Matrix (F3)
☐ Depleted Below Dark Surface (A11) ☐ Redox Dark Surface (F6)
☒ Thick Dark Surface (A12) ☐ Depleted Dark Surface (F7)
☐ Sandy Mucky Mineral (S1) ☐ Redox Depressions (F8)
☐ 5 cm Mucky Peat or Peat (S3)

Indicators for Problematic Hydric Soils:

- ☐ Coast Prairie Redox (A16) (LRR K, L, R)
☐ Dark Surface (S7) (LRR K, L)
☐ Iron-Manganese Masses (F12) (LRR K, L, R)
☐ Very Shallow Dark Surface (TF12)
☐ Other (explain in remarks)

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
 Depth (inches): _____

Hydric soil present? Y

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**Primary Indicators (minimum of one is required; check all that apply)

- ☐ Surface Water (A1) ☐ Aquatic Fauna (B13)
☐ High Water Table (A2) ☐ True Aquatic Plants (B14)
☐ Saturation (A3) ☐ Hydrogen Sulfide Odor (C1)
☐ Water Marks (B1) ☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Sediment Deposits (B2) ☐ Presence of Reduced Iron (C4)
☐ Drift Deposits (B3) ☐ Recent Iron Reduction in Tilled Soils (C6)
☐ Algal Mat or Crust (B4) ☐ Thin Muck Surface (C7)
☐ Iron Deposits (B5) ☐ Gauge or Well Data (D9)
☐ Inundation Visible on Aerial Imagery (B7) ☐ Other (Explain in Remarks)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Water-Stained Leaves (B9)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Crayfish Burrows (C8)
☒ Saturation Visible on Aerial Imagery (C9)
☐ Stunted or Stressed Plants (D1)
☐ Geomorphic Position (D2)
☐ FAC-Neutral Test (D5)

Field Observations:

Surface water present? Yes ☐ No ☒ Depth (inches): _____
 Water table present? Yes ☐ No ☒ Depth (inches): _____
 Saturation present? Yes ☐ No ☒ Depth (inches): _____
 (includes capillary fringe)

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 8/13/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-18
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Plain Local relief (concave, convex, none): None
 Slope (%): 0 Lat: 44.36486 Long: -93.285399 Datum: WGS 1984
 Soil Map Unit Name 1361, Le Sueur loam, moderately coarse substratum, 1 to 3 perc\WI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation X, soil _____, or hydrology _____ significantly disturbed? Are "normal circumstances" _____

Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>N</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present?	<u>Y</u>	
Indicators of wetland hydrology present?	<u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample point located in agricultural plain with healthy corn present. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		<u>0</u> = Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)			
1				
2				
3				
4				
5				
		<u>0</u> = Total Cover		
Herb stratum	(Plot size: <u>5'</u>)			
1	<u>Zea mays</u>	<u>70</u>	<u>Y</u>	<u>UPL</u>
2	<u>Panicum capillare</u>	<u>10</u>	<u>N</u>	<u>FAC</u>
3				
4				
5				
6				
7				
8				
9				
10				
		<u>80</u> = Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)			
1				
2				
		<u>0</u> = Total Cover		

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	<u>0</u>	x 1 =	<u>0</u>
FACW species	<u>0</u>	x 2 =	<u>0</u>
FAC species	<u>10</u>	x 3 =	<u>30</u>
FACU species	<u>0</u>	x 4 =	<u>0</u>
UPL species	<u>70</u>	x 5 =	<u>350</u>
Column totals	<u>80</u> (A)		<u>380</u> (B)

Prevalence Index = B/A = 4.75

Hydrophytic Vegetation Indicators:

____ Rapid test for hydrophytic vegetation

____ Dominance test is >50%

____ Prevalence index is ≤3.0*

____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

____ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present?

N

Remarks: (Include photo numbers here or on a separate sheet)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-20	10YR 2/1	100					Clay Loam	
20-30	10YR 3/1	96	7.5YR 5/8	4	C	M	Silty Clay	
30-36	10YR 4/1	98	10YR 6/6	2	C	M	Silty Clay	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☒ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|--|
| ☒ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Stunted or Stressed Plants (D1) |
| ☐ Geomorphic Position (D2) |
| ☐ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☒	Depth (inches): _____
Saturation present? (includes capillary fringe)	Yes ☐	No ☒	Depth (inches): _____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 8/13/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-19
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Toeslope Local relief (concave, convex, none): Concave
 Slope (%): 2 Lat: 44.36493 Long: -93.28475 Datum: WGS 1984
 Soil Map Unit Name 104B, Hayden loam, 2 to 6 percent slopes VWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation X, soil , or hydrology significantly disturbed? Are "normal circumstances"

Are vegetation , soil , or hydrology naturally problematic? present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>Y</u> If yes, optional wetland site ID: <u> </u>
Hydric soil present?	<u>Y</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample point located in drowned out corn, dominated by barnyard grass. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		<u>0</u> = Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)			
1				
2				
3				
4				
5				
		<u>0</u> = Total Cover		
Herb stratum	(Plot size: <u>5'</u>)			
1	<u>Echinochloa crus-galli</u>	<u>75</u>	<u>Y</u>	<u>FACW</u>
2	<u>Panicum capillare</u>	<u>10</u>	<u>N</u>	<u>FAC</u>
3	<u>Eleocharis acicularis</u>	<u>5</u>	<u>N</u>	<u>OBL</u>
4				
5				
6				
7				
8				
9				
10				
		<u>90</u> = Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)			
1				
2				
		<u>0</u> = Total Cover		

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	<u>5</u>	x 1 =	<u>5</u>
FACW species	<u>75</u>	x 2 =	<u>150</u>
FAC species	<u>10</u>	x 3 =	<u>30</u>
FACU species	<u>0</u>	x 4 =	<u>0</u>
UPL species	<u>0</u>	x 5 =	<u>0</u>
Column totals	<u>90</u>	(A)	<u>185</u> (B)

Prevalence Index = B/A = 2.06

Hydrophytic Vegetation Indicators:

 Rapid test for hydrophytic vegetation

X Dominance test is >50%

X Prevalence index is ≤3.0*

 Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

 Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present?

Y

Remarks: (Include photo numbers here or on a separate sheet)

Point located in agricultural field.

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-12	10YR 3/2	100					Loam	
12-24	10YR 5/1	70	10YR 3/1	26	C	M	Clay Loam	
			7.5YR 4/6	4	C	M	Clay Loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|---|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☒ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|---|
| ☐ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☒ Stunted or Stressed Plants (D1) |
| ☒ Geomorphic Position (D2) |
| ☒ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☒	Depth (inches): _____
Saturation present? (includes capillary fringe)	Yes ☐	No ☒	Depth (inches): _____

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 8/13/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-20
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None
 Slope (%): 2 Lat: 44.36494 Long: -93.28491 Datum: WGS 1984
 Soil Map Unit Name 104B, Hayden loam, 2 to 6 percent slopes VWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation X, soil _____, or hydrology _____ significantly disturbed? Are "normal circumstances" _____

Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present? <u>N</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present? <u>N</u>	
Indicators of wetland hydrology present? <u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample point in healthy corn 0.5 feet upslope of wetland. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across all Strata: <u>1</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>0.00%</u> (A/B)
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>75</u> x 5 = <u>375</u> Column totals <u>75</u> (A) <u>375</u> (B) Prevalence Index = B/A = <u>5.00</u>
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Herb stratum	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: _____ Rapid test for hydrophytic vegetation _____ Dominance test is >50% _____ Prevalence index is ≤3.0* _____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) _____ Problematic hydrophytic vegetation* (explain) _____ *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1	<u>Zea mays</u>	<u>75</u>	<u>Y</u>	<u>UPL</u>	
2					
3					
4					
5					
6					
7					
8					
9					
10					
		<u>75</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>N</u>
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)

Sample point located in agricultural zone.

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-13	10YR 3/2	100					Loam	
13-18	10YR 5/2	80	10YR 3/1	16	C	M	Silty Clay Loam	
			10YR 5/6	4	C	M	Silty Clay Loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|--|
| ☐ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Stunted or Stressed Plants (D1) |
| ☐ Geomorphic Position (D2) |
| ☐ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☒	Depth (inches): _____
Saturation present? (includes capillary fringe)	Yes ☐	No ☒	Depth (inches): _____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 8/13/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-21
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Toeslope Local relief (concave, convex, none): Concave
 Slope (%): 3 Lat: 44.3650024 Long: -93.2832712 Datum: WGS 1984
 Soil Map Unit Name 414, Hamel loam, 0 to 2 percent slopes NWI Classification: PEM1Af

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation , soil , or hydrology significantly disturbed? Are "normal circumstances" present? Yes
 Are vegetation , soil , or hydrology naturally problematic?

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>Y</u> If yes, optional wetland site ID: <u> </u>
Hydric soil present?	<u>Y</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample point located in toeslope between stunted corn and reed canary grass basin. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across all Strata: <u>2</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>100.00%</u> (A/B)
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>40</u> x 2 = <u>80</u> FAC species <u>25</u> x 3 = <u>75</u> FACU species <u>10</u> x 4 = <u>40</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>75</u> (A) <u>195</u> (B) Prevalence Index = B/A = <u>2.60</u>
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Herb stratum	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: <u> </u> Rapid test for hydrophytic vegetation <u>X</u> Dominance test is >50% <u>X</u> Prevalence index is ≤3.0* <u> </u> Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) <u> </u> Problematic hydrophytic vegetation* (explain) *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1	<u>Echinochloa crus-galli</u>	<u>40</u>	<u>Y</u>	<u>FACW</u>	
2	<u>Persicaria virginiana</u>	<u>15</u>	<u>Y</u>	<u>FAC</u>	
3	<u>Panicum capillare</u>	<u>10</u>	<u>N</u>	<u>FAC</u>	
4	<u>Amaranthus palmeri</u>	<u>10</u>	<u>N</u>	<u>FACU</u>	
5					
6					
7					
8					
9					
10					
		<u>75</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>Y</u>
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-24	10YR 3/1	92	5YR 4/6	8	C	PL/M	Silty Clay	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☒ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|---|
| ☒ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☒ Saturation Visible on Aerial Imagery (C9) |
| ☒ Stunted or Stressed Plants (D1) |
| ☒ Geomorphic Position (D2) |
| ☒ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☒	Depth (inches): _____
Saturation present? (includes capillary fringe)	Yes ☐	No ☒	Depth (inches): _____

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 8/13/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-22
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None
 Slope (%): 4 Lat: 44.36499 Long: -93.283378 Datum: WGS 1984
 Soil Map Unit Name 414, Hamel loam, 0 to 2 percent slopes NWI Classification: PEM1Af

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation X, soil , or hydrology significantly disturbed? Are "normal circumstances"

Are vegetation , soil , or hydrology naturally problematic? present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>N</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: <u> </u>
Hydric soil present?	<u>Y</u>	
Indicators of wetland hydrology present?	<u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample point located in stunted edge of corn field on hillslope. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		<u>0</u>	= Total Cover	
Sapling/Shrub stratum	(Plot size: <u>15'</u>)			
1				
2				
3				
4				
5				
		<u>0</u>	= Total Cover	
Herb stratum	(Plot size: <u>5'</u>)			
1	<u>Zea mays</u>	<u>40</u>	<u>Y</u>	<u>UPL</u>
2	<u>Echinochloa crus-galli</u>	<u>25</u>	<u>Y</u>	<u>FACW</u>
3	<u>Panicum capillare</u>	<u>5</u>	<u>N</u>	<u>FAC</u>
4				
5				
6				
7				
8				
9				
10				
		<u>70</u>	= Total Cover	
Woody vine stratum	(Plot size: <u>30'</u>)			
1				
2				
		<u>0</u>	= Total Cover	

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 50.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	<u>0</u>	x 1 =	<u>0</u>
FACW species	<u>25</u>	x 2 =	<u>50</u>
FAC species	<u>5</u>	x 3 =	<u>15</u>
FACU species	<u>0</u>	x 4 =	<u>0</u>
UPL species	<u>40</u>	x 5 =	<u>200</u>
Column totals	<u>70</u> (A)		<u>265</u> (B)

Prevalence Index = B/A = 3.79

Hydrophytic Vegetation Indicators:

 Rapid test for hydrophytic vegetation

 Dominance test is >50%

 Prevalence index is ≤3.0*

 Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

 Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present?

N

Remarks: (Include photo numbers here or on a separate sheet)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-24	10YR 3/2	96	10YR 5/8	4	C	M	Loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☒ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|--|
| ☐ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Stunted or Stressed Plants (D1) |
| ☐ Geomorphic Position (D2) |
| ☐ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☒	Depth (inches): _____
Saturation present?	Yes ☐	No ☒	Depth (inches): _____

(includes capillary fringe)

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 8/13/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-23
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Toeslope Local relief (concave, convex, none): Concave
 Slope (%): 4 Lat: 44.364855 Long: -93.286716 Datum: WGS 1984
 Soil Map Unit Name 104B, Hayden loam, 2 to 6 percent slopes VWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation X, soil , or hydrology significantly disturbed? Are "normal circumstances"

Are vegetation , soil , or hydrology naturally problematic? present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>Y</u> If yes, optional wetland site ID: <u> </u>
Hydric soil present?	<u>Y</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample Point located at toeslope between corn and spike rush. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status
1				
2				
3				
4				
5				
		<u>0</u>	= Total Cover	
Sapling/Shrub stratum	(Plot size: <u>15'</u>)			
1				
2				
3				
4				
5				
		<u>0</u>	= Total Cover	
Herb stratum	(Plot size: <u>5'</u>)			
1	<u>Eleocharis acicularis</u>	<u>60</u>	<u>Y</u>	<u>OBL</u>
2	<u>Echinochloa crus-galli</u>	<u>40</u>	<u>Y</u>	<u>FACW</u>
3				
4				
5				
6				
7				
8				
9				
10				
		<u>100</u>	= Total Cover	
Woody vine stratum	(Plot size: <u>30'</u>)			
1				
2				
		<u>0</u>	= Total Cover	

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	<u>60</u>	x 1 =	<u>60</u>
FACW species	<u>40</u>	x 2 =	<u>80</u>
FAC species	<u>0</u>	x 3 =	<u>0</u>
FACU species	<u>0</u>	x 4 =	<u>0</u>
UPL species	<u>0</u>	x 5 =	<u>0</u>
Column totals	<u>100</u>	(A)	<u>140</u> (B)

Prevalence Index = B/A = 1.40

Hydrophytic Vegetation Indicators:

 Rapid test for hydrophytic vegetation

X Dominance test is >50%

X Prevalence index is ≤3.0*

 Morphological adaptations* (provide supporting data in Remarks or on a separate sheet)

 Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present?

Y

Remarks: (Include photo numbers here or on a separate sheet)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-6	10YR 2/2	98	7.5YR 4/4	2	C	M	Loam	
6-24	10YR 2/1	96	7.5YR 4/4	4	C	M	Silty Clay Loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☒ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|---|
| ☐ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☒ Saturation Visible on Aerial Imagery (C9) |
| ☒ Stunted or Stressed Plants (D1) |
| ☒ Geomorphic Position (D2) |
| ☒ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☒	Depth (inches): _____
Saturation present?	Yes ☐	No ☒	Depth (inches): _____

(includes capillary fringe)

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Standing water located in middle of wetland.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 8/13/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-24
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None
 Slope (%): 5 Lat: 44.364901 Long: -93.286743 Datum: WGS 1984
 Soil Map Unit Name 104B, Hayden loam, 2 to 6 percent slopes NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation X, soil _____, or hydrology _____ significantly disturbed? Are "normal circumstances" _____

Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>N</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present?	<u>N</u>	
Indicators of wetland hydrology present?	<u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample Point located on hillslope 1 foot upslope of wetland in corn. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across all Strata: <u>2</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>50.00%</u> (A/B)
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>15</u> x 2 = <u>30</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>60</u> x 5 = <u>300</u> Column totals <u>75</u> (A) <u>330</u> (B) Prevalence Index = B/A = <u>4.40</u>
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Herb stratum	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: _____ Rapid test for hydrophytic vegetation _____ Dominance test is >50% _____ Prevalence index is ≤3.0* _____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) _____ Problematic hydrophytic vegetation* (explain) _____ *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1	<u>Zea mays</u>	<u>60</u>	<u>Y</u>	<u>UPL</u>	
2	<u>Echinochloa crus-galli</u>	<u>15</u>	<u>Y</u>	<u>FACW</u>	
3					
4					
5					
6					
7					
8					
9					
10		<u>75</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>N</u>
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-9	10YR 3/2	100					Loam	
9-18	10YR 4/3	96	10YR 4/6	4	C	M	Clay Loam	
18-24	10YR 5/3	100					Clay Loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|--|
| ☐ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☐ Stunted or Stressed Plants (D1) |
| ☐ Geomorphic Position (D2) |
| ☐ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☒	Depth (inches): _____
Saturation present? (includes capillary fringe)	Yes ☐	No ☒	Depth (inches): _____

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 8/13/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-25
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Toeslope Local relief (concave, convex, none): Concave
 Slope (%): 2 Lat: 44.36399 Long: -93.285853 Datum: WGS 1984
 Soil Map Unit Name 104C2, Hayden loam, 6 to 10 percent slopes, moderately eroded NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation X, soil _____, or hydrology _____ significantly disturbed? Are "normal circumstances" _____

Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>Y</u>	Is the sampled area within a wetland? <u>Y</u> If yes, optional wetland site ID: _____
Hydric soil present?	<u>Y</u>	
Indicators of wetland hydrology present?	<u>Y</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample Point located at toeslope between stunted corn and depression. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across all Strata: <u>2</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>50.00%</u> (A/B)
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>15</u> x 3 = <u>45</u> FACU species <u>60</u> x 4 = <u>240</u> UPL species <u>0</u> x 5 = <u>0</u> Column totals <u>75</u> (A) <u>285</u> (B) Prevalence Index = B/A = <u>3.80</u>
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Herb stratum	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: _____ Rapid test for hydrophytic vegetation _____ Dominance test is >50% _____ Prevalence index is ≤3.0* _____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) _____ Problematic hydrophytic vegetation* <u>X</u> (explain) *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1	<u>Amaranthus palmeri</u>	<u>60</u>	<u>Y</u>	<u>FACU</u>	
2	<u>Panicum capillare</u>	<u>15</u>	<u>Y</u>	<u>FAC</u>	
3					
4					
5					
6					
7					
8					
9					
10		<u>75</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>Y</u>
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)

Point located in stunted corn field.

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-6	10YR 3/1	100					Loam	
6-24	10YR 2/1	96	5YR 4/6	4	C	M	Silty Clay	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☒ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|---|
| ☐ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☒ Saturation Visible on Aerial Imagery (C9) |
| ☒ Stunted or Stressed Plants (D1) |
| ☒ Geomorphic Position (D2) |
| ☐ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): _____
Water table present?	Yes ☐	No ☒	Depth (inches): _____
Saturation present?	Yes ☐	No ☒	Depth (inches): _____

(includes capillary fringe)

Indicators of wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site Faribault Site City/County: Rice Sampling Date: 8/13/2024
 Applicant/Owner: Archer DataCenters State: MN Sampling Point: SP-26
 Investigator(s): Mason Kunkel, Lukas Struss Section, Township, Range: Section 1, Township 110N, Range 21W
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None
 Slope (%): 4 Lat: 44.36401 Long: -93.28576 Datum: WGS 1984
 Soil Map Unit Name 104C2, Hayden loam, 6 to 10 percent slopes, moderately eroded NWI Classification: N/A

Are climatic/hydrologic conditions of the site typical for this time of the year? N (If no, explain in remarks)

Are vegetation X, soil _____, or hydrology _____ significantly disturbed? Are "normal circumstances" _____

Are vegetation _____, soil _____, or hydrology _____ naturally problematic? present? No

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	<u>N</u>	Is the sampled area within a wetland? <u>N</u> If yes, optional wetland site ID: _____
Hydric soil present?	<u>N</u>	
Indicators of wetland hydrology present?	<u>N</u>	

Remarks: (Explain alternative procedures here or in a separate report.)

Sample Point located on hillslope 1 foot upslope of wetland in half-stunted corn. Based on 90-day precipitation rolling totals, the site visit was wetter than normal.

VEGETATION -- Use scientific names of plants.

Tree Stratum	(Plot size: <u>30'</u>)	Absolute % Cover	Dominant Species	Indicator Status	Dominance Test Worksheet Number of Dominant Species that are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across all Strata: <u>1</u> (B) Percent of Dominant Species that are OBL, FACW, or FAC: <u>0.00%</u> (A/B)
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Sapling/Shrub stratum	(Plot size: <u>15'</u>)				Prevalence Index Worksheet Total % Cover of: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>60</u> x 5 = <u>300</u> Column totals <u>60</u> (A) <u>300</u> (B) Prevalence Index = B/A = <u>5.00</u>
1					
2					
3					
4					
5					
		<u>0</u>	= Total Cover		
Herb stratum	(Plot size: <u>5'</u>)				Hydrophytic Vegetation Indicators: _____ Rapid test for hydrophytic vegetation _____ Dominance test is >50% _____ Prevalence index is ≤3.0* _____ Morphological adaptations* (provide supporting data in Remarks or on a separate sheet) _____ Problematic hydrophytic vegetation* (explain) _____ *Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic
1	<u>Zea mays</u>	<u>60</u>	<u>Y</u>	<u>UPL</u>	
2					
3					
4					
5					
6					
7					
8					
9					
10					
		<u>60</u>	= Total Cover		
Woody vine stratum	(Plot size: <u>30'</u>)				Hydrophytic vegetation present? <u>N</u>
1					
2					
		<u>0</u>	= Total Cover		

Remarks: (Include photo numbers here or on a separate sheet)

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type*	Loc**		
0-14	10YR 3/2	100					Sandy Loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- | | |
|--|---|
| ☐ Histisol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 2 cm Muck (A10) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 5 cm Mucky Peat or Peat (S3) | |

Indicators for Problematic Hydric Soils:

- | |
|--|
| ☐ Coast Prairie Redox (A16) (LRR K, L, R) |
| ☐ Dark Surface (S7) (LRR K, L) |
| ☐ Iron-Manganese Masses (F12) (LRR K, L, R) |
| ☐ Very Shallow Dark Surface (TF12) |
| ☐ Other (explain in remarks) |

*Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):

Type: Rock
Depth (inches): 14

Hydric soil present? N

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one is required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Aquatic Fauna (B13) |
| ☐ High Water Table (A2) | ☐ True Aquatic Plants (B14) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Sediment Deposits (B2) | ☐ Presence of Reduced Iron (C4) |
| ☐ Drift Deposits (B3) | ☐ Recent Iron Reduction in Tilled Soils (C6) |
| ☐ Algal Mat or Crust (B4) | ☐ Thin Muck Surface (C7) |
| ☐ Iron Deposits (B5) | ☐ Gauge or Well Data (D9) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Sparsely Vegetated Concave Surface (B8) | |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- | |
|---|
| ☐ Surface Soil Cracks (B6) |
| ☐ Drainage Patterns (B10) |
| ☐ Dry-Season Water Table (C2) |
| ☐ Crayfish Burrows (C8) |
| ☐ Saturation Visible on Aerial Imagery (C9) |
| ☒ Stunted or Stressed Plants (D1) |
| ☐ Geomorphic Position (D2) |
| ☐ FAC-Neutral Test (D5) |

Field Observations:

Surface water present?	Yes ☐	No ☒	Depth (inches): <u> </u>
Water table present?	Yes ☐	No ☒	Depth (inches): <u> </u>
Saturation present?	Yes ☐	No ☒	Depth (inches): <u> </u>

(includes capillary fringe)

Indicators of wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Appendix E: Photos

Legend

Study Area

● Photos

● Sample Points

✱ Culverts

Delineated Wetlands

Type 1 / Seasonally Flooded Basin

Type 2 / Wet Meadow

Type 3 / Shallow Marsh

Type 6 / Scrub Shrub

Delineated Linear Features*

— Jurisdictional Intermittent Stream

- - - Non-Jurisdictional Ephemeral Stream

- - - Non-Jurisdictional Erosional Feature

- - - Non-Jurisdictional Roadside Ditch

*Anticipated regulatory status has not been verified by the USACE



Aerial Imagery Courtesy of ESRI (2024)



Photo 1: Facing east over Wetland 1 boundary.



Photo 2: Photo point located on Wetland 1 and SP-6, facing south at upland.



Photo 3: Located on SP-7, facing north at Wetland 1.



Photo 4: Facing east over agricultural boundary of Wetland 1.



Photo 5: Facing east over Wetland 1.



Photo 6: Facing south over SP-5 and Wetland 2.



Photo 7: Looking west over Wetland 3 and the start of erosional feature.



Photo 8: Facing south over Intermittent Stream 1.



Photo 9: Facing east over SP-1 in wood-nettle dominated pocket.



Photo 10: Facing east over upland depression at SP-2.



Photo 11: Facing south over Intermittent Stream 1.



Photo 12: Facing south over upland field edge.



Photo 13: Facing south over SP-3.



Photo 14: Facing north over Intermittent Stream 1.



Photo 15: Photo point located at convergence of Ephemeral Stream 1 and Intermittent Stream 1, facing north.



Photo 16: Facing south over Wetland 5 boundary.



Photo 17: Facing west from SP-12, looking over Wetland 5.



Photo 18: Facing north over erosional feature draining Wetland 5.



Photo 19: Facing south over Intermittent Stream 1 as it leaves the study area.



Photo 20: Facing south over SP-13.



Photo 21: Facing northeast over a branch of Intermittent Stream 2.



Photo 22: Facing west over upland field edge.



Photo 23: Facing east over Intermittent Stream 2.



Photo 24: Facing east over SP-14 and Intermittent stream 2.



Photo 25: Facing west over Intermittent stream 2.



Photo 26: Photo point located at SP-15, facing east.



Photo 27: Start of Intermittent Stream 2, flowing east out of culvert.



Photo 28: Facing south on hilltop with crop stress.



Photo 29: Facing southeast over erosional feature draining wetland.



Photo 30: Facing southeast over erosional feature in wooded area.



Photo 31: Facing north over Wetland 4 and start of erosional feature.



Photo 32: Facing east over upland near Wetland 4.



Photo 33: Facing south from SP-9, looking over Wetland 4.



Photo 34: Looking south over Wetland 4.



Photo 35: Facing south over erosional feature on edge of cornfield.



Photo 36: Facing east at edge of cornfield.



Photo 37: Facing south over Wetland 6 from SP-23.



Photo 38: Facing south from SP-24.



Photo 39: Facing east over Wetland 6.



Photo 40: Facing south over SP-25 in Wetland 7.



Photo 41: Facing west from SP-26.



Photo 42: Facing north over southernmost portion of study area.



Photo 43: Facing northwest over SP-16 in Wetland 8.



Photo 44: Facing west over SP-17.



Photo 45: Facing west over SP-18.



Photo 46: Facing east over SP-19 and Wetland 9.



Photo 47: Facing east over SP-20.



Photo 48: Facing west over SP-22.



Photo 49: Facing east from SP-21 at Wetland 10.



Photo 50: Facing north over cattail pocket in Wetland 10.



Photo 51: Facing west over erosional feature.

Appendix C

Greenhouse Gas Analysis



EPA Simplified GHG Emissions Calculator (SGEC)

Version 7 June 2021

The EPA Simplified GHG Emissions Calculator ("the Calculator") is designed as a simplified calculation tool to help organizations estimate and inventory their annual greenhouse gas (GHG) emissions for US-based operations. All methodologies and default values provided are based on the most current Center for Corporate Climate Leadership *Greenhouse Gas Inventory Guidance Documents* and the *Emission Factors Hub* . The Calculator will quantify the direct and indirect emissions from sources at an organization when activity data are entered into the various sections of the workbook for one annual period.

Before entering data, please: 1) Enable Macros and 2) Familiarize yourself with the *Guide to Greenhouse Gas Management for Small Business & Low Emitters*.

Download the guide: <https://www.epa.gov/climateleadership/center-corporate-climate-leadership-small-business-and-low-emitters-guide>

There are three primary steps in completing a GHG inventory. Each emissions source also has these three steps.

(1) **DEFINE:** The first step in completing a GHG inventory is to determine the boundaries and emissions sources included within those boundaries. After you have defined your organizational and operational boundaries, you can use the questions on the "Boundary Questions" worksheet to help you determine which emissions sources are relevant to your business.

[Go to Boundary Questions](#)

(2) **COLLECT:** The second step is to collect data for the defined annual period. This step is typically the most time consuming, since the data can be difficult to gather. This Calculator has help sheets with suggestions and guidance for each emissions source and a general help sheet for data management. **Click the drop down menu boxes below to navigate to these sheets.**

Help - Data Management

(3) **QUANTIFY:** The third step is to calculate emissions. This Calculator is designed to complete the emissions quantification step for you. Once the user enters data in this MS Excel spreadsheet, the emissions will be calculated and totaled on the "Summary" sheet.

Calculator Guidance - Important Information

- (A) Navigate to the data entry sheets using the drop down menu in the dark grey cell below and then clicking on the "Go To Data Entry Sheet" button. On the data entry sheets enter data in ORANGE cells only.
- (B) This Calculator has several "Tool Sheets" with useful reference data such as unit conversions, heat contents, and emission factors. Click on the buttons below to go to the appropriate Tool Sheet.
- (C) Data must be entered in the units specified on the data entry sheets. Use the "Unit Conversions" or "Heat Content" sheets if unit conversion is necessary prior to entering data into the Calculator.
- (D) If more guidance is needed, you can reference the emission factor data sources found on the "Emission Factors" sheet.

Tool Sheets	Quick Data Entry Navigation
Unit Conversions Heat Content Emission Factors	Fire Suppression

Calculator Notes

Emission sources of all seven major GHGs are accounted for in the inventory and in this Calculator: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF₆), and nitrogen trifluoride (NF₃). The Calculator allows the user to estimate GHG emissions from scope 1 (direct), scope 2 (indirect), and some scope 3 (other indirect) sources.

The Calculator uses U.S.-specific cross-sector emission factors from the *Emission Factors Hub* . Many industrial sectors also have process-related emissions sources that are specific to their sector. EPA's Greenhouse Gas Reporting Program provides guidance and tools that can aid in the calculation and reporting of these emissions:

<https://www.epa.gov/ghgreporting>

The GHG Protocol also provides guidance on calculating emissions from industrial processes.

Scope 1 Emissions from Stationary Combustion Sources

Guidance

- (A) Enter annual data for each combustion unit, facility, or site (by fuel type) in ORANGE cells on **Table 1**. Example entry is shown in first row (*GREEN Italics*).
- Select "Fuel Combusted" from drop down box.
 - Enter "Quantity Combusted" and choose the appropriate units from the drop down box in the unit column. If it's necessary to convert units, common heat contents can be found on the "Heat Content" sheet and unit conversions on the "Unit Conversion" sheet.
- (B) If fuel is consumed in a facility but stationary fuel consumption data are not available, an estimate should be made for completeness. See the "Items to Note" section of the Help sheet for suggested estimation approaches.
- (C) Biomass CO₂ emissions are not reported in the total emissions, but are reported separately at the bottom of the sheet.

Table 1. Stationary Source Fuel Combustion

[illegible]

GHG Emissions

Total Organization-Wide Stationary Source Combustion by Fuel Type

Fuel Type	Quantity Combusted	Units
Anthracite Coal	0	short tons
Bituminous Coal	0	short tons
Sub-bituminous Coal	0	short tons
Lignite Coal	0	short tons
Natural Gas	0	scf
Distillate Fuel Oil No. 2	0	gallons
Residual Fuel Oil No. 6	0	gallons
Kerosene	0	gallons
Liquefied Petroleum Gases (LPG)	55,000	gallons
Wood and Wood Residuals	0	short tons
Landfill Gas	0	scf

Total Organization-Wide CO₂, CH₄ and N₂O Emissions from Stationary Source Fuel Combustion

Fuel Type	CO ₂ (kg)	CH ₄ (g)	N ₂ O (g)
Anthracite Coal	0.0	0.0	0.0
Bituminous Coal	0.0	0.0	0.0
Sub-bituminous Coal	0.0	0.0	0.0
Lignite Coal	0.0	0.0	0.0
Natural Gas	0.0	0.0	0.0
Distillate Fuel Oil No. 2	0.0	0.0	0.0
Residual Fuel Oil No. 6	0.0	0.0	0.0
Kerosene	0.0	0.0	0.0
Liquefied Petroleum Gases (LPG)	312,400.0	15,400.0	3,300.0
Total Fossil Fuel Emissions	312,400.0	15,400.0	3,300.0
Wood and Wood Residuals	0.0	0.0	0.0
Landfill Gas	0.0	0.0	0.0
Total Non-Fossil Fuel Emissions	0.0	0.0	0.0
Total Emissions for all Fuels	312,400.0	15,400.0	3,300.0

Total CO₂ Equivalent Emissions (metric tons) - Stationary Combustion	313.8
Total Biomass CO₂ Equivalent Emissions (metric tons) - Stationary Combustion	0.0

Scope 1 Emissions from Stationary Combustion Sources



Guidance

- (A) Enter annual data for each combustion unit, facility, or site (by fuel type) in ORANGE cells on **Table 1**. Example entry is shown in first row (*GREEN Italics*).
- Select "Fuel Combusted" from drop down box.
 - Enter "Quantity Combusted" and choose the appropriate units from the drop down box in the unit column. If it's necessary to convert units, common heat contents can be found on the "Heat Content" sheet and unit conversions on the "Unit Conversion" sheet.
- (B) If fuel is consumed in a facility but stationary fuel consumption data are not available, an estimate should be made for completeness. See the "Items to Note" section of the Help sheet for suggested estimation approaches.
- (C) Biomass CO₂ emissions are not reported in the total emissions, but are reported separately at the bottom of the sheet.

Table 1. Stationary Source Fuel Combustion

[illegible]

GHG Emissions

Total Organization-Wide Stationary Source Combustion by Fuel Type

Fuel Type	Quantity Combusted	Units
Anthracite Coal	0	short tons
Bituminous Coal	0	short tons
Sub-bituminous Coal	0	short tons
Lignite Coal	0	short tons
Natural Gas	9,746,589	scf
Distillate Fuel Oil No. 2	0	gallons
Residual Fuel Oil No. 6	0	gallons
Kerosene	0	gallons
Liquefied Petroleum Gases (LPG)	0	gallons
Wood and Wood Residuals	0	short tons
Landfill Gas	0	scf

Total Organization-Wide CO₂, CH₄ and N₂O Emissions from Stationary Source Fuel Combustion

Fuel Type	CO ₂ (kg)	CH ₄ (g)	N ₂ O (g)
Anthracite Coal	0.0	0.0	0.0
Bituminous Coal	0.0	0.0	0.0
Sub-bituminous Coal	0.0	0.0	0.0
Lignite Coal	0.0	0.0	0.0
Natural Gas	530,604.3	10,039.0	974.7
Distillate Fuel Oil No. 2	0.0	0.0	0.0
Residual Fuel Oil No. 6	0.0	0.0	0.0
Kerosene	0.0	0.0	0.0
Liquefied Petroleum Gases (LPG)	0.0	0.0	0.0
Total Fossil Fuel Emissions	530,604.3	10,039.0	974.7
Wood and Wood Residuals	0.0	0.0	0.0
Landfill Gas	0.0	0.0	0.0
Total Non-Fossil Fuel Emissions	0.0	0.0	0.0
Total Emissions for all Fuels	530,604.3	10,039.0	974.7

Total CO₂ Equivalent Emissions (metric tons) - Stationary Combustion	531.1
Total Biomass CO₂ Equivalent Emissions (metric tons) - Stationary Combustion	0.0

Fuel Type	CO ₂ (kg)	CH ₄ (g)	N ₂ O (g)
Anthracite Coal	0.0	0.0	0.0
Bituminous Coal	0.0	0.0	0.0
Sub-bituminous Coal	0.0	0.0	0.0
Lignite Coal	0.0	0.0	0.0
Natural Gas	530,604.3	10,039.0	974.7
Distillate Fuel Oil No. 2	0.0	0.0	0.0
Residual Fuel Oil No. 6	0.0	0.0	0.0
Kerosene	0.0	0.0	0.0
Liquefied Petroleum Gases (LPG)	312,400.0	15,400.0	3,300.0
Total Fossil Fuel Emissions	843,004.3	25,439.0	4,274.7
Wood and Wood Residuals	0.0	0.0	0.0
Landfill Gas	0.0	0.0	0.0
Total Non-Fossil Fuel Emissions	0.0	0.0	0.0
Total Emissions for all Fuels	843,004.3	25,439.0	4,274.7

Total CO₂ Equivalent Emissions (metric tons) - Stationary Combustion	844.9
Total Biomass CO₂ Equivalent Emissions (metric tons) - Stationary Combustion	0.0

Scope 1 Emissions from Mobile Sources

Guidance

(A) Enter annual data for each vehicle or group of vehicles (grouped by vehicle type, vehicle year, and fuel type) in ORANGE cells in

Table 1. Example entry is shown in first row (*GREEN Italics*). Only enter vehicles owned or leased by your organization on this sheet. All other vehicle use such as employee commuting or business travel is considered a scope 3 emissions source and should be reported in the corresponding scope 3 sheets.

- Select "On-Road" or "Non-Road" from drop down box to determine the Vehicle Types available.
- Select "Vehicle Type" from drop down box (closest type available).
- Enter "Fuel Usage" in appropriate units (units appear when vehicle type is selected).
 - If mileage or fuel usage is unknown, estimate using approximate fuel economy values (see **Reference Table** below).
 - Vehicle year and Miles traveled are not necessary for non-road equipment.

(B) When using biofuels, typically the biofuel (biodiesel or ethanol) is mixed with a petroleum fuel (diesel or gasoline) for use in vehicles. Enter the biodiesel and ethanol percentages of the fuel if known, or leave default values.

Biodiesel Percent:	20	%
Ethanol Percent:	80	%

(C) Biomass CO₂ emissions from biodiesel and ethanol are not reported in the total emissions, but are reported separately at the bottom of the sheet.

Table 1. Mobile Source Fuel Combustion and Miles Traveled[illegible]

Reference Table: Average Fuel Economy by Vehicle Type

Vehicle Type	Average Fuel Economy (mpg)
Passenger Cars	24.1
Motorcycles	44.0
Diesel Buses (Diesel Heavy-Duty Vehicles)	7.3
Other 2-axle, 4-Tire Vehicles	17.6
Single unit 2-Axle 6-Tire or More Trucks	7.5
Combination Trucks	6.1

GHG Emissions

Total Organization-Wide Mobile Source Fuel Usage and CO₂ Emissions (On-Road and Off-Road Vehicles)

Fuel Type	Fuel Usage	Units	CO ₂ (kg)
Motor Gasoline	92,837	gallons	815,111.5
Diesel Fuel	328,914	gallons	3,358,207.9
Residual Fuel Oil	0	gallons	0.0
Aviation Gasoline	0	gallons	0.0
Kerosene-Type Jet Fuel	0	gallons	0.0
Liquefied Petroleum Gas (LPG)	0	gallons	0.0
Ethanol	0	gallons	0.0
Biodiesel	0	gallons	0.0
Liquefied Natural Gas (LNG)	0	gallons	0.0
Compressed Natural Gas (CNG)	0	scf	0.0

Note: emissions here are only for the gasoline portion of the fuel, biogenic CO2 emissions are reported below

Total Organization-Wide On-Road Gasoline Mobile Source Mileage and CH₄/N₂O Emissions

Vehicle Type	Vehicle Year	Mileage (miles)	CH ₄ (g)	N ₂ O (g)	
Passenger Cars - Gasoline	1984-93	0	0.0	0.0	
	1994	0	0.0	0.0	
	1995	0	0.0	0.0	
	1996	0	0.0	0.0	
	1997	0	0.0	0.0	
	1998	0	0.0	0.0	
	1999	0	0.0	0.0	
	2000	0	0.0	0.0	
	2001	0	0.0	0.0	
	2002	0	0.0	0.0	
	2003	0	0.0	0.0	
	2004	0	0.0	0.0	
	2005	0	0.0	0.0	
	2006	0	0.0	0.0	
	2007	4,368	31.4	22.7	
	2008	0	0.0	0.0	
	2009	0	0.0	0.0	
	2010	0	0.0	0.0	
	2011	0	0.0	0.0	
	2012	0	0.0	0.0	
	2013	0	0.0	0.0	
	2014	0	0.0	0.0	
	2015	0	0.0	0.0	
	2016	0	0.0	0.0	
	2017	0	0.0	0.0	
	2018	0	0.0	0.0	
	Light-Duty Trucks - Gasoline (Vans, Pickup Trucks, SUVs)	1987-93	0	0.0	0.0
		1994	0	0.0	0.0
1995		0	0.0	0.0	
1996		0	0.0	0.0	
1997		0	0.0	0.0	
1998		0	0.0	0.0	
1999		0	0.0	0.0	
2000		0	0.0	0.0	
2001		0	0.0	0.0	
2002		0	0.0	0.0	
2003		0	0.0	0.0	
2004		0	0.0	0.0	
2005		0	0.0	0.0	

	2006	0	0.0	0.0
	2007	1,560	16.1	9.5
	2008	0	0.0	0.0
	2009	0	0.0	0.0
	2010	0	0.0	0.0
	2011	0	0.0	0.0
	2012	0	0.0	0.0
	2013	0	0.0	0.0
	2014	0	0.0	0.0
	2015	0	0.0	0.0
	2016	0	0.0	0.0
	2017	0	0.0	0.0
	2018	0	0.0	0.0
Heavy-Duty Vehicles - Gasoline	1985-86	0	0.0	0.0
	1987	0	0.0	0.0
	1988-1989	0	0.0	0.0
	1990-1995	0	0.0	0.0
	1996	0	0.0	0.0
	1997	0	0.0	0.0
	1998	0	0.0	0.0
	1999	0	0.0	0.0
	2000	0	0.0	0.0
	2001	0	0.0	0.0
	2002	0	0.0	0.0
	2003	0	0.0	0.0
	2004	0	0.0	0.0
	2005	0	0.0	0.0
	2006	0	0.0	0.0
	2007	0	0.0	0.0
	2008	0	0.0	0.0
	2009	0	0.0	0.0
	2010	0	0.0	0.0
	2011	0	0.0	0.0
	2012	0	0.0	0.0
	2013	0	0.0	0.0
	2014	0	0.0	0.0
	2015	0	0.0	0.0
	2016	0	0.0	0.0
	2017	0	0.0	0.0
	2018	0	0.0	0.0
Motorcycles - Gasoline	1960-1995	0	0.0	0.0
	1996-present	0	0.0	0.0

Total Organization-Wide On-Road Non-Gasoline Mobile Source Mileage and CH₄/N₂O Emissions

Vehicle Type	Fuel Type	Vehicle Year	Mileage (miles)	CH ₄ (g)	N ₂ O (g)
Passenger Cars - Diesel	Diesel	1960-1982	0	0.0	0.0
		1983-1995	0	0.0	0.0
		1996-2006	0	0.0	0.0
		2007-2018	0	0.0	0.0
Light-Duty Trucks - Diesel	Diesel	1960-1982	0	0.0	0.0
		1983-1995	0	0.0	0.0
		1996-2006	0	0.0	0.0
		2007-2018	0	0.0	0.0
Medium- and Heavy-Duty Vehicles - Diesel	Diesel	1960-2006	0	0.0	0.0
		2007-2018	1,560	14.8	67.2
Light-Duty Cars	Methanol		0	0.0	0.0
	Ethanol		0	0.0	0.0
	CNG		0	0.0	0.0
	LPG		0	0.0	0.0
	Biodiesel		0	0.0	0.0
Light-Duty Trucks	Ethanol		0	0.0	0.0
	CNG		0	0.0	0.0
	LPG		0	0.0	0.0
	LNG		0	0.0	0.0
	Biodiesel		0	0.0	0.0
Medium-Duty Trucks	CNG		0	0.0	0.0
	LPG		0	0.0	0.0
	LNG		0	0.0	0.0
	Biodiesel		0	0.0	0.0
Heavy-Duty Trucks	Methanol		0	0.0	0.0
	Ethanol		0	0.0	0.0
	CNG		0	0.0	0.0
	LPG		0	0.0	0.0
	LNG		0	0.0	0.0
	Biodiesel		0	0.0	0.0
Buses	Methanol		0	0.0	0.0
	Ethanol		0	0.0	0.0
	CNG		0	0.0	0.0
	LPG		0	0.0	0.0
	LNG		0	0.0	0.0
	Biodiesel		0	0.0	0.0

Total Organization-Wide Non-Road Mobile Source Fuel Usage and CH₄/N₂O Emissions

Vehicle Type	Fuel Type	Fuel Usage (gallons)	CH ₄ (g)	N ₂ O (g)
Ships and Boats	Residual Fuel Oil	-	-	-
	Gasoline (2 stroke)	-	-	-
	Gasoline (4 stroke)	-	-	-
	Diesel	-	-	-
Locomotives	Diesel	-	-	-
Aircraft	Jet Fuel	-	-	-
	Aviation Gasoline	-	-	-
Agricultural Equipment	Gasoline (2 stroke)	-	-	-
	Gasoline (4 stroke)	-	-	-
	Diesel	-	-	-
	LPG	-	-	-
Agricultural Offroad Trucks	Gasoline	-	-	-
	Diesel	-	-	-
Construction/Mining Equipment	Gasoline (2 stroke)	91,912	1,141,547	6,434
	Gasoline (4 stroke)	-	-	-
	Diesel	328,257	65,651	154,281
	LPG	-	-	-
Construction/Mining Offroad Trucks	Gasoline	-	-	-
	Diesel	-	-	-
Lawn and Garden Equipment	Gasoline (2 stroke)	-	-	-
	Gasoline (4 stroke)	-	-	-
	Diesel	-	-	-
Airport Equipment	LPG	-	-	-
	Gasoline	-	-	-
	Diesel	-	-	-
Industrial/Commercial Equipment	LPG	-	-	-
	Gasoline (2 stroke)	-	-	-
	Gasoline (4 stroke)	-	-	-
	Diesel	-	-	-
Logging Equipment	LPG	-	-	-
	Gasoline (2 stroke)	-	-	-
	Gasoline (4 stroke)	-	-	-
Railroad Equipment	Diesel	-	-	-
	LPG	-	-	-
	Gasoline	-	-	-
Recreational Equipment	Gasoline (2 stroke)	-	-	-
	Gasoline (4 stroke)	-	-	-
	Diesel	-	-	-
	LPG	-	-	-

Total CO ₂ Equivalent Emissions (metric tons) - Mobile Sources	4,251.4
Total Biomass CO ₂ Equivalent Emissions (metric tons) - Mobile Sources	0.0

Notes:
1. Average mpg values from the U.S. Department of Transportation, Federal Highway Administration, Highway Statistics 2019 (Nov 2020), Table VM-1.

EPA CENTER FOR CORPORATE CLIMATE LEADERSHIP
U.S. Environmental Protection Agency

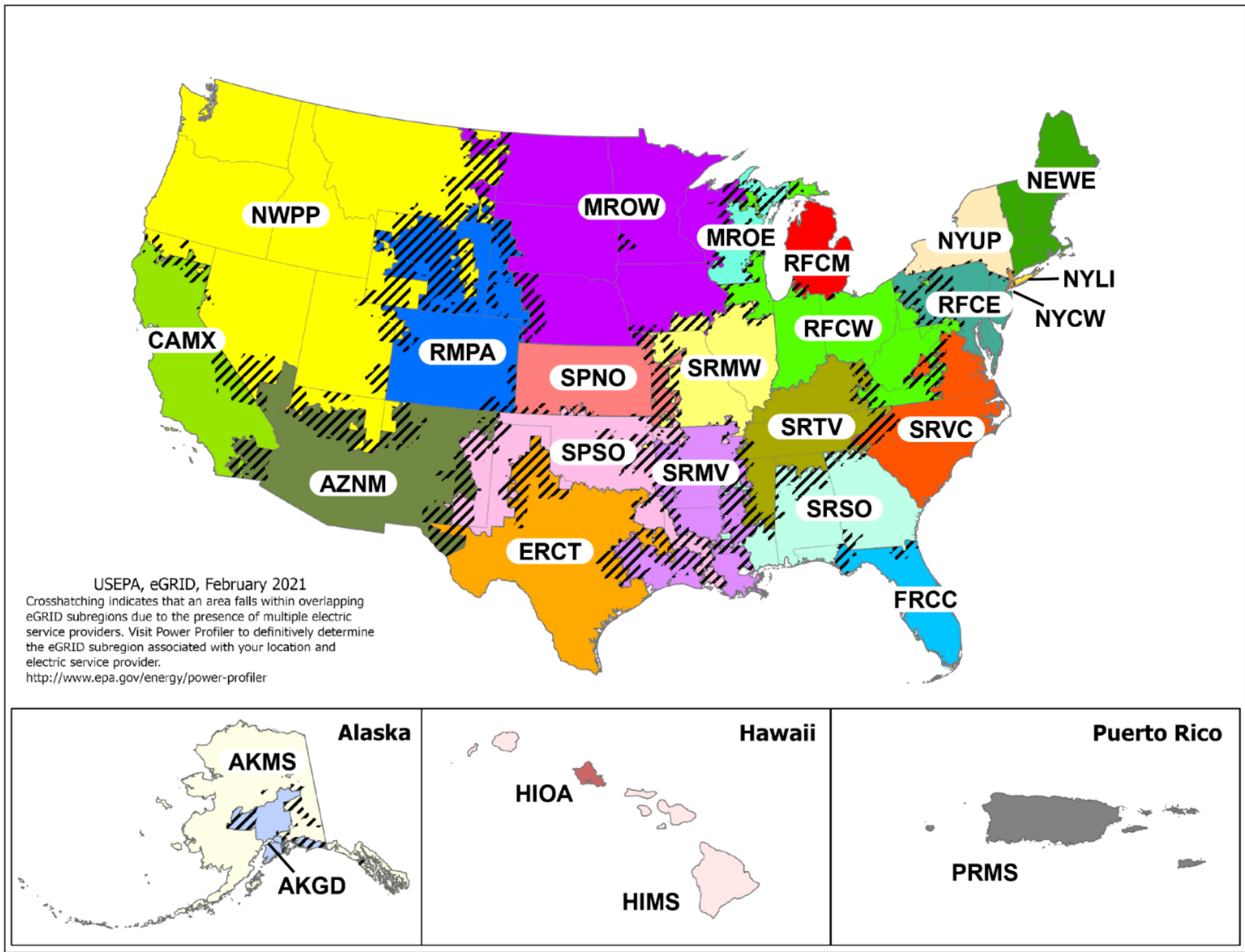
Example entry is shown in first row (*GREEN Italics*) for a facility that purchases RECs for 100% of its consumption, and therefore has a market-based emission factor of 0.

Help - Market-Based Method

Source ID	Source Description	Source Area (sq ft)	eGRID Subregion <i>where electricity is consumed</i>	Electricity Purchased (kWh)	CO ₂ Emissions (lb/MW hr)	CH ₄ Emissions (lb/MW hr)	N ₂ O Emissions (lb/MW hr)	CO ₂ Emissions (lb)	CH ₄ Emissions (lb)	N ₂ O Emissions (lb)	CO ₂ Emissions (lb)	CH ₄ Emissions (lb)	N ₂ O Emissions (lb)
Bldg-012	East Power Plant	12,517	HIMS (HICC Miscellaneous)	200,000	0	0	0	0.0	0.0	0.0	237,120.0	28.6	4.4
	Datacenters	700,000	MROW (MRO West)	14,140,000	<enter factor>	<enter factor>	<enter factor>	15,531,376.0	1,682.7	240.4	15,531,376.0	1,682.7	240.4
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					<enter factor>	<enter factor>	<enter factor>						
					<enter factor>	<enter factor>	<enter factor>						
					<enter factor>	<enter factor>	<enter factor>						
Total Emissions for All Sources				14,140,000	<enter factor>	<enter factor>	<enter factor>	15,531,376.0	1,682.7	240.4	15,531,376.0	1,682.7	240.4

CO ₂ Equivalent Emissions (metric tons)	
Location-Based Electricity Emissions	7,096.6
Market-Based Electricity Emissions	7,096.6

Figure 1. EPA eGRID2019, February 2021.



Scope 3 Emissions from Waste



Guidance

(A) Enter annual waste data in ORANGE cells. Example entry is shown in first row (*GREEN Italics*).

(B) Choose the appropriate material and disposal method from the drop down options. For the average-data method, use one of the mixed material types, such as mixed MSW. If the exact waste material is not available, consider an appropriate proxy. For example, dimensional lumber can be used as a proxy for wood furniture.

(C) Choose an appropriate disposal method. Note that not all disposal methods are available for all materials. If there is a #NA or # Value error in the emissions column, you must pick a new material type or appropriate disposal method.

Table 1. Waste Disposal Weight by Waste Material and Disposal Method (CO₂, CH₄ and N₂O)

[illegible]

GHG Emissions

Total Emissions by Disposal Method

Waste Material	CO ₂ e (kg)
Recycled	38,680
Landfilled	2,086,196
Combusted	-
Composted	-
Anaerobically Digested (Dry Digestate with Curing)	-
Anaerobically Digested (Wet Digestate with Curing)	-

EPA Climate Leaders Simplified GHG Emissions Calculator (Optional 3.0)

Total CO₂ Equivalent Emissions (metric tons) - Waste

2,124.9

Appendix D

Traffic Study



TRAFFIC IMPACT ANALYSIS

ARCHER DATACENTERS FARIBAULT CAMPUS

FARIBAULT, MINNESOTA

Prepared for:

Archer Datacenters

Prepared By:

Kimley-Horn and Associates, Inc.

MAY 2025

Kimley»Horn

TRAFFIC IMPACT ANALYSIS

ARCHER DATACENTERS FARIBAULT CAMPUS

FARIBAULT, MINNESOTA

REPORT CERTIFICATION

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



Jacob A. Rojer, P.E., PTOE

License No. 56767

5/8/2025

Date

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INTRODUCTION

Archer Datacenters is proposing a Data Center development at the southeast corner of 150th Street W (CSAH 9) & Acorn Trail in Faribault, Minnesota. The site is currently agricultural land. The proposed site is currently envisioned to include a 500,000 square foot (SF) Data Center development. West of the study area, a potential interchange with I-35 is being considered along 150th Street as a long term means of providing access to developments on the north side of Faribault.

The study of the traffic conditions in the area includes four (4) analysis scenarios: Existing (2025), Opening Year (2030), and the Horizon Year (2045) with and without the proposed interchange. In addition to the “Build” conditions which includes the site traffic, No-Build conditions were also analyzed which assumes no development of the Archer Datacenters site occurs and assumes traffic growth only as a result of background growth.

This Traffic Impact Analysis (TIA) examines the traffic impacts of the proposed Archer Data Center site development and determines the necessary mitigation measures for the nearby roadway network.

STUDY AREA

The proposed development is encapsulated in the area studied in the I-35 and CSAH 9 Interchange Feasibility Study Report. The site is currently undeveloped and is located south of 150th Street W (CSAH 9) and east of Acorn Trail. The following intersections were included in the analysis for the proposed development:

- 150th Street W (CSAH 9) & Bagley Avenue (CSAH 46)
- 150th Street W (CSAH 9) & Acorn Trail (CSAH 76)
- Acorn Trail (CSAH 76) & Access 1
- Acorn Trail (CSAH 76) & Access 2

The locations of the proposed development and study intersection are shown in **Exhibit 1**. Exhibits are included in **Appendix A**.

EXISTING ROADWAYS

The development will have an impact on each of the surrounding roadways as well as all of the internal roadways. All collectors or higher order roadways which are anticipated to see significant impacts as a result of the proposed development are described below.

Interstate 35 (I-35) is an interstate highway which serves as a major regional north-south connector. It is a four-lane divided freeway with two general travel lanes in each direction. I-35 is classified as an interstate with an existing Annual Average Daily Traffic (AADT) of 33,500 vehicles per day near the study area, based on MnDOT data from 2023. The posted speed limit is 70 mph.

150th Street W (CSAH 9) is an east-west County State Aid Highway (CSAH). It is a two-lane undivided road. 150th Street W is classified as a minor collector with an existing AADT of 325 vehicles per day near the study area, based on MnDOT data from 2023. There is no posted speed limit, therefore it is assumed to be the default Minnesota Statute speed limit of 55 mph.

Bagley Avenue (CSAH 46) is a north-south, two-lane undivided roadway. Bagley Avenue is classified as a major collector with an AADT of 1,700 vehicles per day, according to MnDOT data from 2008. The posted speed limit is 55 mph.

Acorn Trail (CSAH 76) is a north-south, two-lane undivided roadway. Acorn Trail is classified as a major collector with an AADT of 920 vehicles per day, according to MnDOT data from 2021. The posted speed limit is 50 mph.

Exhibit 2 provides the existing intersection geometry and intersection control for the study intersections.

PLANNED ROADWAY IMPROVEMENTS

MnDOT currently has no funded projects along 150th Street W (CSAH 9) near the study area. A feasibility study is currently being conducted to determine if the proposed interchange connection to CSAH 9 from I-35 is warranted and the feasibility of the interchange to support and attract industrial development in the area. Therefore, two Horizon Year (2045) conditions were analyzed, without the interchange and with the interchange.

VOLUME DEVELOPMENT

The analysis of the traffic conditions was conducted for the weekday AM and PM peak hours at the study intersections in order to determine the effects of the proposed development on the traffic operations of the surrounding roadways during the busiest times of a typical weekday. Analysis is focused on two scenarios “No-Build”, and “Build”. The No-Build scenario accounts only for background growth. The No-Build scenario is used as the baseline conditions for determining the impacts of the project, while the Build scenario models the traffic of the development if it were to be completed as currently proposed. The analysis is focused on four study scenarios: Existing Year (2025), the Opening Year proposed development (2030), and the Horizon Year to study long-term traffic conditions (2045) with and without the proposed I-35 interchange.

EXISTING TRAFFIC VOLUMES

To analyze the traffic operations of the surrounding roadway network, weekday AM and PM peak period turning movement counts were collected at the study intersections. Traffic data was collected on Thursday, January 23, 2025, at the two (2) existing study intersections listed in the Study Area section above. The turning movement data is included in **Appendix B**. Based on the traffic counts, the AM peak hour of total street traffic at the study intersections is 7:15 AM to 8:15 AM, while the PM peak hour of street traffic is 4:15 PM to 5:15 PM. The Existing (2025) peak hour traffic volumes are shown in **Exhibit 3** (all volumes are rounded to the nearest 5).

BACKGROUND GROWTH

To determine the change in traffic volumes along the study roadways, the 1% growth rate applied to the study area in the I-35 and CSAH 9 Interchange Feasibility Study Report was utilized. No major planned developments are known in the area.

To confirm that this background growth rate remains a valid estimate, a review of the AADT history of the major study roadways was conducted. It should be noted that the AADT across the roadways has seldom been counted to reflect post-COVID traffic volumes, thus the 1% growth rate determined in the interchange feasibility study was utilized for all movements at the study intersections.

According to the interchange feasibility study, if the proposed interchange connection is added to 150th Street W (CSAH 9), the AADT is expected to increase to approximately 6,000 vehicles along CSAH 9 (based on interpolation from the projected 2052 traffic volumes in the interchange feasibility study). Volumes for the interchange connection scenario were grown to reflect this approximate AADT in the study area.

FUTURE BACKGROUND TRAFFIC VOLUMES

Future background projections were determined by applying the selected growth rate to the Existing (2025) traffic volumes. The Opening Year (2030) No-Build traffic volumes were determined by growing the Existing (2025) Traffic Volumes (**Exhibit 3**) at a 1% annual growth rate over the 5-year period. The Opening Year (2030) No-Build traffic volumes are shown in **Exhibit 4**.

The Horizon Year (2045) No-Build traffic volumes were determined by growing the Existing (2025) Traffic Volumes (**Exhibit 3**) at a 1% annual growth rate over the 20-year period from 2025 to 2045. The Horizon Year (2045) No-Build traffic volumes are shown in **Exhibit 5**.

The Horizon Year (2045) Interchange Scenario No-Build traffic volumes were determined by growing the Existing (2025) to 2045 to the extent where approximate AADT along 150th Street W is 6,000 vehicles. The Horizon Year (2045) Interchange Scenario No-Build traffic volumes are shown in **Exhibit 6**.

PROPOSED DEVELOPMENT

The proposed site is envisioned to include a 500,000 SF Data Center development. The proposed site plan is shown in **Appendix C**.

SITE TRIP GENERATION

The trip generation for the site was calculated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. **Table 1** shows the projected trip generation of the Data Center site. To determine the anticipated trip generation of the site, the average rate for ITE Land Use Code 160 (Data Center) was utilized (and rounded up to the nearest multiple of 5). The site is expected to generate 500 weekday trips, including 55 in the AM peak hour and 50 in the PM peak hour.

Table 1 – Proposed Site Trip Generation

Land Use Description	Intensity / Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Data Center - LUC 160	500k SF	500	30	25	55	15	35	50

SITE ACCESS REVIEW

It is anticipated that the site will have two (2) main access points to/from the site along Acorn Trail. Finalized site access locations will be determined as part of the site planning process. However, the current plan has the north access located approximately 400 feet south of 150th Street W and the south access located approximately 1,600 feet south of the north access.

SITE TRIP DISTRIBUTION

The distribution of traffic to the proposed development was based on origin-destination assumptions recorded in the I-35 and CSAH 9 Interchange Feasibility Study, existing traffic patterns, and professional judgement. The following global distribution was determined for trips entering and exiting the proposed development:

- 40% to/from the north on Bagley Avenue
- 10% to/from the south on Bagley Avenue
- 15% to/from the east on 150th Street W (CSAH 9)
- 5% to/from the west on 150th Street W (CSAH 9)
- 25% to/from the south on Acorn Trail
- 5% to/from the north on Acorn Trail

The distribution of trips to the proposed development is shown in **Exhibit 7**.

The proposed interchange connection to 150th Street W (CSAH 9) would drastically change site traffic distribution, allowing trips to use I-35 as a direct route to the proposed development. The following global distribution was determined for trips entering and exiting the proposed development with the interchange connection:

- 40% to/from the north on I-35
- 25% to/from the south on I-35
- 5% to/from the north on Bagley Avenue
- 10% to/from the east on 150th Street W (CSAH 9)
- 5% to/from the west on 150th Street W (CSAH 9)
- 15% to/from the south on Acorn Trail

The distribution of trips to the proposed development is shown in **Exhibit 8**.

The Opening Year (2030) site traffic assignment was calculated by multiplying the trip generation shown in **Table 1** to the trip distribution proposed for these trips as shown above. The peak hour site trips are shown in **Exhibit 9**. The Opening Year (2030) Build traffic volumes were determined by adding the Opening Year (2030) No-Build Traffic Volumes (**Exhibit 4**) to the site trips shown in **Exhibit 9**. The Opening Year (2030) Build Traffic Volumes are shown in **Exhibit 10**.

The Horizon Year (2045) site traffic assignment was calculated by multiplying the trip generation shown in **Table 1** to the trip distribution proposed for these trips as shown above. The Horizon Year (2045) Build traffic volumes were determined by adding the Horizon Year (2045) No-Build Traffic Volumes (**Exhibit 4**) to the site trips shown in **Exhibit 9**. The Horizon Year (2045) Build Traffic Volumes are shown in **Exhibit 11**.

The total Horizon Year (2045) site traffic assignment with the construction of the proposed interchange was calculated by multiplying the trip generation shown in **Table 1** to the trip distribution proposed for these trips as shown above. The peak hour site trips are shown in **Exhibit 12**. The Horizon Year (2045) Build traffic

volumes were determined by adding the Horizon Year (2045) No-Build Traffic Volumes (**Exhibit 5**) to the site trips shown in **Exhibit 12**. The Horizon Year (2045) Build Traffic Volumes are shown in **Exhibit 13**.

CAPACITY ANALYSIS

A capacity analysis was performed to quantify the delay and level of service at the study intersections during the weekday AM and PM peak hours. The capacity analysis was performed using the traffic analysis software SimTraffic within Synchro 12th Edition.

The capacity of an intersection quantifies its ability to accommodate traffic volumes and is measured in average delay per vehicle. It is expressed in terms of level of service (LOS) which ranges from A to F, with LOS A as the highest (best traffic flow and least delay), LOS E as saturated or at-capacity conditions, and LOS F as the lowest (oversaturated conditions). The LOS grades shown below, which are provided in the Transportation Research Board's Highway Capacity Manual (HCM) quantify and categorize the driver's discomfort, frustration, and travel times experienced as a result of intersection control and the resulting traffic queuing. A detailed description of each LOS rating can be found in **Table 2**. The range of control delay for each rating (as detailed in the HCM) is also shown in **Table 2**. Because signalized intersections are expected to carry a larger volume of vehicles and stopping is required during red time, higher delays are tolerated for the corresponding LOS ratings.

Table 2 – Level of Service Information

Level of Service	Average Control Delay (seconds/vehicle)	Description
A	0-10 (Unsignalized); 0-10 (Signalized)	Minimal control delay; traffic operates at primarily free-flow conditions; unimpeded movement within traffic stream.
B	>10-15 (Unsignalized); >10-20 (Signalized)	Minor control delay at signalized intersections; traffic operates at a fairly unimpeded level with slightly restricted movement within traffic stream.
C	>15-25 (Unsignalized); >20-35 (Signalized)	Moderate control delay; movement within traffic stream more restricted than at LOS B; formation of queues contributes to lower average travel speeds.
D	>25-35 (Unsignalized); >35-55 (Signalized)	Considerable control delay that may be substantially increased by small increases in flow; average travel speeds continue to decrease.
E	>35-50 (Unsignalized); >55-80 (Signalized)	High control delay; average travel speed no more than 33 percent of free flow speed.
F	>50 (Unsignalized); >80 (Signalized)	Extremely high control delay; extensive queuing and high volumes create exceedingly restricted traffic flow.

To determine the impacts of the proposed development, the following scenarios were included in the analysis:

- Existing Year (2025)
- Opening Year (2030) No-Build
- Opening Year (2030) Build
- Horizon Year (2045) No-Build
- Horizon Year (2045) Build
- Horizon Year (2045) No-Build with Interchange

- Horizon Year (2045) Build with Interchange

EXISTING YEAR (2025) CONDITIONS

A capacity analysis was performed for Existing Year (2025) conditions to develop baseline operating conditions for the current year. The study intersections were modeled with the existing geometry and intersection control as summarized in **Exhibit 2**. The Existing (2025) traffic volumes are provided in **Exhibit 3**. The results of the analysis are provided in **Table 3**.

Table 3 – Existing Year (2025) Capacity Analysis

Intersection	Control	Approach	Operations by Movement							
			AM Peak Hour				PM Peak Hour			
			Left	Through	Right	Overall	Left	Through	Right	Overall
150 th Street W (CSAH 9) & Bagley Avenue	Side Street Stop	EB	A (3.6)	A (9.1)	A (2.4)	A (3.3)	A (3.2)	A (8.9)	A (2.0)	A (3.4)
		WB	A (4.9)	A (4.3)	A (4.1)		A (4.6)	B (11.8)	A (4.0)	
		NB	A (0.3)	A (0.5)	A (0.0)		A (0.8)	A (0.6)	A (0.1)	
		SB	A (0.6)	A (0.6)	A (0.1)		A (0.6)	A (0.7)	A (0.1)	
150 th Street W (CSAH 9) & Acorn Trail	Side Street Stop	EB	A (4.8)	A (6.9)	A (4.4)	A (3.5)	A (5.2)	B (10.6)	A (3.6)	A (6.2)
		WB	A (3.1)	A (8.7)	A (2.2)		A (2.6)	A (8.5)	A (1.0)	
		NB	A (0.7)	A (0.5)	A (0.1)		A (0.6)	A (0.7)	A (0.3)	
		SB	A (0.3)	A (0.4)	A (0.0)		A (0.4)	A (0.0)	A (4.2)	

Based on the Existing Year (2025) capacity analysis, all intersection movements currently operate at LOS B or better during the AM and PM peak hours.

A review of SimTraffic queueing results was conducted and all 95th percentile queues are expected to remain within their respective storage bays. The operations of the existing roadway network are acceptable and do not require any mitigation changes. The SimTraffic reports are provided in **Appendix D**.

OPENING YEAR (2030) NO-BUILD CONDITIONS

A capacity analysis was performed for Opening Year (2030) No-Build conditions to develop baseline operating conditions for the opening year. The study intersections were modeled with the existing geometry and intersection control as summarized in **Exhibit 2**. The Opening Year (2030) No-Build traffic volumes include background growth from existing conditions. The traffic volumes are provided in **Exhibit 4**. The results of the Opening Year (2030) No-Build traffic analysis are provided in **Table 4**.

Table 4 – Opening Year (2030) No-Build Intersection Analysis

Intersection	Control	Approach	Operations by Movement							
			AM Peak Hour				PM Peak Hour			
			Left	Through	Right	Overall	Left	Through	Right	Overall
150 th Street W (CSAH 9) & Bagley Avenue	Side Street Stop	EB	A (3.6)	A (9.0)	A (2.7)	A (3.4)	A (2.8)	A (8.8)	A (1.5)	A (3.1)
		WB	A (4.9)	A (4.2)	A (4.1)		A (5.0)	B (10.7)	A (3.3)	
		NB	A (0.3)	A (0.5)	A (0.0)		A (0.3)	A (0.4)	A (0.1)	
		SB	A (0.6)	A (0.6)	A (0.1)		A (0.5)	A (0.6)	A (0.2)	
150 th Street W (CSAH 9) & Acorn Trail	Side Street Stop	EB	A (5.7)	A (7.0)	A (4.8)	A (3.4)	A (5.7)	B (10.9)	A (3.9)	A (4.2)
		WB	A (2.8)	A (8.2)	A (1.7)		A (2.7)	A (8.3)	A (1.9)	
		NB	A (0.7)	A (0.6)	A (0.1)		A (0.7)	A (0.8)	A (0.3)	
		SB	A (0.3)	A (0.5)	A (0.0)		A (0.3)	A (0.0)	A (4.2)	

Based on the Opening Year (2030) No-Build capacity analysis, all intersection movements currently operate at LOS B or better during the AM and PM peak hours.

A review of SimTraffic queueing results was conducted and all 95th percentile queues are expected to remain within their respective storage bays. The operations of the Opening Year (2030) No-Build roadway network are acceptable and do not require any mitigation changes.

OPENING YEAR (2030) BUILD CONDITIONS

Capacity analysis was conducted for the Opening Year (2030) Build conditions to determine the near-term effects of the proposed development on the adjacent roadway network. The Opening Year (2030) Build traffic volumes are shown in **Exhibit 10**. The analysis was conducted using the Existing geometry and intersection control as shown in **Exhibit 2**. The results of the analysis are provided in **Table 5**.

Table 5 – Opening Year (2030) Build Intersection Analysis

Intersection	Control	Approach	Operations by Movement							
			AM Peak Hour				PM Peak Hour			
			Left	Through	Right	Overall	Left	Through	Right	Overall
150 th Street W (CSAH 9) & Bagley Avenue	Side Street Stop	EB	A (3.7)	A (9.5)	A (2.4)	A (3.3)	A (2.4)	B (11.3)	A (1.5)	A (2.9)
		WB	A (5.3)	A (4.2)	A (4.0)		A (4.3)	B (10.5)	A (3.6)	
		NB	A (0.5)	A (0.7)	A (0.1)		A (0.2)	A (0.9)	A (0.1)	
		SB	A (0.5)	A (0.6)	A (0.1)		A (0.8)	A (0.8)	A (0.2)	
150 th Street W (CSAH 9) & Acorn Trail	Side Street Stop	EB	A (5.9)	A (7.1)	A (4.5)	A (3.4)	A (4.7)	B (12.6)	A (3.0)	A (4.0)
		WB	A (2.7)	A (8.9)	A (1.8)		A (0.0)	A (7.0)	A (0.0)	
		NB	A (1.3)	A (0.5)	A (0.1)		A (1.0)	A (1.1)	A (0.1)	
		SB	A (0.2)	A (0.5)	A (0.1)		A (0.1)	A (0.5)	A (0.0)	
Acorn Trail & Access 1	Side Street Stop	EB	-	-	-	A (0.8)	-	-	-	A (0.8)
		WB	A (4.5)	-	A (2.9)		A (0.0)	-	A (3.0)	
		NB	-	A (0.3)	A (0.0)		-	A (0.3)	-	
		SB	A (1.4)	A (0.5)	-		A (0.9)	A (0.5)	-	

Intersection	Control	Approach	Operations by Movement							
			AM Peak Hour				PM Peak Hour			
			Left	Through	Right	Overall	Left	Through	Right	Overall
Acorn Trail & Access 2	Side Street Stop	EB	-	-	-	A (0.3)	-	-	-	A (0.3)
		WB	A (3.7)	-	A (0.0)		A (2.0)	-	A (2.0)	
		NB	-	A (0.1)	A (0.0)		-	A (0.1)	A (0.2)	
		SB	A (0.5)	A (0.2)	-		A (0.0)	A (0.2)	-	

With the addition of site-generated traffic, the study area intersections are anticipated to see minimal increases in delay. All movements are anticipated to operate at LOS B or better.

A review of SimTraffic queueing results was conducted and all 95th percentile queues are expected to remain within their respective storage bays. The operations of the Opening Year (2030) Build roadway network are acceptable and do not require any mitigation changes.

HORIZON YEAR (2045) NO-BUILD CONDITIONS

A capacity analysis was performed for Horizon Year (2045) No-Build conditions to develop baseline operating conditions for the horizon year. As was done for the Opening Year (2030) No-Build conditions analysis, the study intersections were modeled with the existing geometry and intersection control as summarized in **Exhibit 2**.

The Horizon Year (2045) No-Build traffic volumes are provided in **Exhibit 5**. The results of the analysis are provided below in **Table 6**.

Table 6 – Horizon Year (2045) No-Build Intersection Analysis

Intersection	Control	Approach	Operations by Movement							
			AM Peak Hour				PM Peak Hour			
			Left	Through	Right	Overall	Left	Through	Right	Overall
150 th Street W (CSAH 9) & Bagley Avenue	Side Street Stop	EB	A (4.0)	A (9.4)	A (2.9)	A (3.5)	A (3.6)	A (9.1)	A (1.7)	A (3.3)
		WB	A (4.9)	A (5.5)	A (3.7)		A (5.2)	B (11.1)	A (3.9)	
		NB	A (0.5)	A (0.4)	A (0.0)		A (0.8)	A (0.8)	A (0.2)	
		SB	A (0.7)	A (0.6)	A (0.0)		A (0.4)	A (0.8)	A (0.1)	
150 th Street W (CSAH 9) & Acorn Trail	Side Street Stop	EB	A (6.3)	A (6.8)	A (4.3)	A (3.4)	A (5.9)	B (11.3)	A (4.0)	A (4.4)
		WB	A (4.1)	A (9.3)	A (1.4)		A (4.3)	A (8.6)	A (1.6)	
		NB	A (0.7)	A (0.5)	A (0.1)		A (0.7)	A (0.8)	-	
		SB	A (0.5)	A (0.3)	A (0.0)		A (0.4)	A (0.3)	A (0.0)	

With the addition of long-term background growth, all study intersections movements are anticipated to continue operating at LOS B or better.

A review of SimTraffic queueing results was conducted and all 95th percentile queues are expected to remain within their respective storage bays. The operations of the Horizon Year (2045) No-Build roadway network are acceptable and do not require any mitigation changes.

HORIZON YEAR (2045) BUILD CONDITIONS

A capacity analysis was conducted for the Horizon Year (2045) build conditions to determine the long-term effects of the full development on the adjacent roadway network. The Horizon Year (2045) Build scenario traffic volumes are shown in **Exhibit 11**. The results of the analysis are provided below in **Table 7**. Existing (2025) intersection control and geometry was assumed for the analysis, as shown in **Exhibit 2**.

Table 7 – Horizon Year (2045) Build Intersection Analysis

Intersection	Control	Approach	Operations by Movement							
			AM Peak Hour				PM Peak Hour			
			Left	Through	Right	Overall	Left	Through	Right	Overall
150 th Street W (CSAH 9) & Bagley Avenue	Side Street Stop	EB	A (4.4)	A (9.7)	A (1.9)	A (3.4)	A (3.9)	A (8.8)	A (1.9)	A (3.3)
		WB	A (5.1)	A (4.6)	A (3.9)		A (5.6)	B (10.9)	A (4.0)	
		NB	A (0.3)	A (0.6)	A (0.1)		A (0.7)	A (0.9)	A (0.2)	
		SB	A (0.7)	A (0.9)	A (0.2)		A (0.8)	A (0.9)	A (0.3)	
150 th Street W (CSAH 9) & Acorn Trail	Side Street Stop	EB	A (6.9)	A (6.1)	A (4.9)	A (3.3)	A (6.6)	B (11.6)	A (3.7)	A (4.5)
		WB	A (3.3)	A (8.9)	A (1.5)		A (2.5)	A (8.8)	A (1.9)	
		NB	A (1.2)	A (0.8)	A (0.1)		A (1.0)	A (0.8)	A (0.1)	
		SB	A (0.9)	A (0.4)	A (0.2)		A (0.3)	A (0.5)	A (0.1)	
Acorn Trail & Access 1	Side Street Stop	EB	-	-	-	A (0.8)	-	-	-	A (0.8)
		WB	A (4.7)	-	A (2.9)		A (4.2)	-	A (3.0)	
		NB	-	A (0.2)	A (0.0)		-	A (0.3)	-	
		SB	A (1.5)	A (0.5)	-		A (1.3)	A (0.4)	-	
Acorn Trail & Access 2	Side Street Stop	EB	-	-	-	A (0.4)	-	-	-	A (0.4)
		WB	A (4.0)	-	-		A (3.9)	-	A (2.8)	
		NB	-	A (0.1)	A (0.0)		-	A (0.2)	A (0.0)	
		SB	A (0.4)	A (0.3)	-		A (0.0)	A (0.2)	-	

With the addition of site traffic and long-term background growth, the study area intersections are anticipated to see minimal increases in delay. All movements are anticipated to operate at LOS B or better.

A review of SimTraffic queueing results was conducted and all 95th percentile queues are expected to remain within their respective storage bays. The operations of the Horizon Year (2045) Build roadway network are acceptable and do not require any mitigation changes.

HORIZON YEAR (2045) NO-BUILD INTERCHANGE CONDITIONS

A capacity analysis was performed for Horizon Year (2045) No-Build conditions with the interchange to develop baseline operating conditions for the horizon year. The study intersections were modeled with the existing geometry and intersection control as summarized in Exhibit 2, the interchange ramps not modeled for this analysis as the project is still in the concept phase.

The Horizon Year (2045) No-Build traffic volumes are provided in **Exhibit 6**. The results of the analysis are provided below in **Table 8**.

Table 8 – Horizon Year (2045) No-Build Interchange Scenario Intersection Analysis

Intersection	Control	Approach	Operations by Movement							
			AM Peak Hour				PM Peak Hour			
			Left	Through	Right	Overall	Left	Through	Right	Overall
150th Street W (CSAH 9) & Bagley Avenue	Side Street Stop	EB	F (118.3)	F (129.2)	F (114.8)	E (40.9)	F (74.2)	F (84.5)	F (74.2)	F (141.2)
		WB	C (20.0)	A (8.1)	B (14.0)		F (517.6)	F (483.0)	F (450.3)	
		NB	A (2.5)	A (2.6)	A (0.6)		A (5.3)	A (4.4)	A (1.2)	
		SB	A (2.4)	A (3.4)	A (0.7)		A (4.0)	A (4.4)	A (1.6)	
150th Street W (CSAH 9) & Acorn Trail	Side Street Stop	EB	B (14.7)	A (9.0)	A (9.0)	A (7.9)	F (385.6)	F (398.8)	F (384)	F (161.6)
		WB	B (13.9)	C (19.4)	B (10.7)		D (26.4)	D (31.8)	C (24.1)	
		NB	A (3.6)	A (3.6)	A (0.5)		A (3.5)	A (4.3)	A (0.0)	
		SB	A (1.4)	A (1.7)	A (0.6)		A (1.8)	A (2.2)	A (0.6)	

With the addition of background growth associated with the construction of an interchange to connect I-35 to 150th Street W (CSAH 9), most intersection movement are anticipated to operate at LOS D or better. The following are anticipated to operate at LOS E or LOS F:

- Eastbound approach at 150th Street W & Bagley Avenue
- Westbound approach at 150th Street W & Bagley Avenue (PM peak only)
- Eastbound approach at 150th Street W & Acorn Trail (PM peak only)

A review of SimTraffic queueing results was conducted and all 95th percentile queues are expected to remain within their respective storage bays. The side street approaches at both intersections see severe queueing during the PM peak hour, with ~400' queues at the eastbound approach of 150th Street W & Bagley Avenue, and queues in excess of 1,000' at the westbound approach of this intersection as well as the eastbound approach of 150th Street W & Acorn Trail. These queues would back up into the interchange ramps at I-35.

The operations of the Horizon Year (2045) No-Build Interchange Scenario roadway network are not acceptable and will require mitigation changes with the construction of the interchange ramps. As this is an issue in the background analysis, no developer mitigation is recommended.

HORIZON YEAR (2045) BUILD INTERCHANGE CONDITIONS

A capacity analysis was conducted for the Horizon Year (2045) build conditions to determine the long-term effects of the full development on the adjacent roadway network. The Horizon Year (2045) Build scenario traffic volumes are shown in **Exhibit 13**. The results of the analysis are provided below in **Table 9**. Existing (2025) intersection control and geometry was assumed for the analysis, as shown in **Exhibit 2**.

Table 9 – Horizon Year (2045) Build with Interchange Scenario Intersection Analysis

Intersection	Control	Approach	Operations by Movement							
			AM Peak Hour				PM Peak Hour			
			Left	Through	Right	Overall	Left	Through	Right	Overall
150th Street W (CSAH 9) & Bagley Avenue	Side Street Stop	EB	F (119.7)	F (128.4)	F (141.3)	E (41.4)	F (89.3)	F (88.5)	F (80.0)	F (158.6)
		WB	C (19.6)	A (7.9)	C (17.8)		F (537.8)	F (554.3)	F (541.3)	
		NB	A (2.1)	A (2.3)	A (0.4)		A (5.2)	A (4.5)	A (1.0)	
		SB	A (2.5)	A (3.7)	A (1.1)		A (4.5)	A (4.8)	A (1.7)	
150th Street W (CSAH 9) & Acorn Trail	Side Street Stop	EB	C (16.9)	B (11.0)	B (10.6)	A (9.4)	F (367.0)	F (360.6)	F (352.8)	F (145.8)
		WB	C (19.5)	D (25.3)	C (16.9)		D (28.0)	E (36.6)	C (19.4)	
		NB	A (3.7)	A (2.8)	A (0.2)		A (3.3)	A (3.6)	A (0.3)	
		SB	A (1.3)	A (2.0)	A (0.5)		A (2.4)	A (2.3)	A (0.5)	
Acorn Trail & Access 1	Side Street Stop	EB	-	-	-	A (1.0)	-	-	-	A (1.0)
		WB	A (6.3)	-	A (3.4)		A (6.7)	-	A (4.0)	
		NB	-	A (0.6)	A (0.1)		-	A (0.8)	-	
		SB	A (2.4)	A (1.1)	-		A (2.8)	A (0.9)	-	
Acorn Trail & Access 2	Side Street Stop	EB	-	-	-	A (0.4)	-	-	-	A (0.6)
		WB	-	-	A (3.5)		A (9.5)	-	A (3.6)	
		NB	-	A (0.3)	-		-	A (0.5)	-	
		SB	A (1.6)	A (0.5)	-		A (1.1)	A (0.5)	-	

With the addition of site traffic to the background growth associated with the construction of an interchange to connect I-35 to 150th Street W (CSAH 9), most intersection movements are anticipated to operate at LOS D or better. The following are anticipated to operate at LOS E or LOS F:

- Eastbound approach at 150th Street W & Bagley Avenue
- Westbound approach at 150th Street W & Bagley Avenue (PM peak only)
- Eastbound approach at 150th Street W & Acorn Trail (PM peak only)
- Westbound through at 150th Street W & Acorn Trail (PM peak only)

A review of SimTraffic queueing results was conducted and all 95th percentile queues are expected to remain within their respective storage bays. The side street approaches at both study intersections see severe queueing during the PM peak hour, with ~450' queues at the eastbound approach of 150th Street W & Bagley Avenue, and queues in excess of 2,000' at the westbound approach of this intersection as well as the eastbound approach of 150th Street W & Acorn Trail. These queues would back up into the interchange ramps at I-35.

The operations of the Horizon Year (2045) Build Interchange Scenario roadway network are not acceptable and will require mitigation changes with the construction of the interchange ramps. As this is an issue in the background analysis, no developer mitigation is recommended. The following mitigation measure are recommended:

- Provide all-way stop control at 150th Street W & Bagley Avenue

- Construct an eastbound and westbound left-turn lane at 150th Street W & Bagley Avenue
- Signalization at 150th Street W & Acorn Trail

Note that while turn lanes at 150th Street W & Acorn Trail are not necessary from a capacity standpoint, the addition of turn lanes should be considered, particularly for the eastbound left, eastbound right, and northbound left turn movements which are anticipated to see the highest traffic volumes. However, no added turn lanes were assumed for the analysis.

HORIZON YEAR (2045) BUILD MITIGATED INTERCHANGE CONDITIONS

Capacity analysis was conducted with the proposed mitigation discussed in the previous section to ensure the improvements create satisfactory traffic conditions at the intersection. Note that based on the minimal difference between the level of operations in the Horizon Year (2045) Build conditions and the Horizon Year (2045) No-Build conditions, the proposed development is not expected to the long-term need for capacity mitigations at any intersections. The same mitigations listed above would also be necessary for the Horizon Year (2045) No-Build conditions. Results of the capacity analysis are given below in **Table 10**.

Table 10 – Horizon Year (2045) Build Mitigated Interchange Scenario Intersection Analysis

Intersection	Control	Approach	Operations by Movement							
			AM Peak Hour				PM Peak Hour			
			Left	Through	Right	Overall	Left	Through	Right	Overall
150th Street W (CSAH 9) & Bagley Avenue	All Way Stop	EB	B (10.9)	C (18.0)	B (10.4)	C (19.8)	A (9.5)	C (16.5)	A (8.0)	C (17.0)
		WB	B (10.7)	A (5.7)	A (7.8)		B (12.1)	A (2.5)	A (7.9)	
		NB	A (9.3)	B (13.8)	A (4.9)		D (28.3)	D (30.9)	A (8.1)	
		SB	E (37.5)	E (43.9)	B (11.4)		C (20.0)	D (25.1)	A (6.5)	
150th Street W (CSAH 9) & Acorn Trail	Signal	EB	B (19.3)	B (11.7)	B (11.4)	B (12.3)	D (43.8)	D (47.0)	D (39.0)	D (37.1)
		WB	B (14.0)	B (14.7)	A (6.7)		C (24.1)	B (18.1)	B (13.9)	
		NB	B (15.8)	B (13.3)	A (2.5)		D (47.6)	D (48.4)	A (6.3)	
		SB	A (9.9)	B (11.0)	A (3.5)		C (23.2)	C (23.8)	A (4.1)	

Results of the analysis indicate the intersection would experience significantly improved traffic operations as a result of the mitigation recommendations, particularly during the PM peak hour. Most study intersection movements operate with LOS D or better and none operate at LOS F. The southbound left turn and through movements at 150th Street W & Bagley Avenue are anticipated to operate at LOS E during the AM peak hour.

At 150th Street W & Bagley Avenue, the eastbound left turn movement is anticipated to see 95th percentile queue lengths of 92', and thus the turn lane should be as 100 feet along 150th Street W. The westbound left turn movement is anticipated to see 95th percentile queue lengths of 66', and thus the turn lane should be as 75 feet along 150th Street W. Though multiple movements are expected to operate at LOS E, no movements are anticipated to experience excessive delays (LOS F) or major queueing issues and therefore the operations are acceptable given the high levels of traffic present in this scenario. The southbound shared through/left turn lane is anticipated to see 95th percentile queue lengths of 430' and may block the right turn lane at times. Installation of a southbound left turn lane could help reduce these queues.

It should be noted that these improvements should only be considered if/when an all-way stop and a signal warrant have been met, to be coordinated with local agencies. Should the interchange be built, it is recommended the study intersections be reanalyzed to determine final mitigation measures.

TURN LANE WARRANTS

Turn lane warrants were analyzed at the site access points to determine if left or right turn lanes will be warranted based on NCHRP Report 745 methodologies. Turn lane warrants were analyzed for the build conditions. Based on the analysis, the following movements are anticipated to meet the turn lane warrants:

- Southbound left at Access 1 on Acorn Trail (2045 Build with Interchange AM only)

Construction of the southbound left-turn lane is not recommended as the I-35 to CSAH 9 interchange project is not currently funded. Turn Lane warrant sheets are included in **Appendix E**.

CONCLUSIONS AND RECOMMENDATIONS

Archer Datacenters is proposing a Data Center development at the southeast corner of 150th Street W (CSAH 9) & Acorn Trail in Faribault, Minnesota. The site is currently agricultural land. The proposed site is currently envisioned to include a 500,000 square foot (SF) Data Center development.

The proposed development is anticipated to generate 496 weekday trips, including 55 (30/25 in/out) in the AM peak hour and 50 (15/35 in/out) in the PM peak hour.

A capacity analysis was conducted at the study intersections for four study scenarios: Existing (2025), Opening Year (2030), and a Horizon Year (2045) with and without the proposed interchange. For the Opening & Horizon Years, build scenario and no-build scenarios were analyzed, with build scenario including the expected site trips, and the no-build scenario excluding the development.

Based on the results of the capacity analysis, all operations at the study intersections are generally acceptable under Existing (2025) conditions, Opening Year (2030) conditions, and Horizon Year (2045) without the interchange conditions. The addition of anticipated development traffic for the proposed interchange is anticipated to impact traffic operations at the nearby intersections and mitigation may be required. The following mitigation is recommended should the interchange be built based on the results of the analysis and review of the study area:

- Provide all-way stop control at 150th Street W & Bagley Avenue
- Construct an eastbound and westbound left-turn lane at 150th Street W & Bagley Avenue
- Signalization at 150th Street W & Acorn Trail

It should be noted that these improvements should only be considered if/when an all-way stop and a signal warrant have been met, to be coordinated with local agencies. Should the interchange be built, it is recommended the study intersections be reanalyzed to determine final mitigation measures.

With the addition of the mitigation measures listed above, the study intersections operate at an overall LOS D or better and no movements are anticipated to operate at LOS F during the AM or PM peak hours of the Horizon Year (2045) Build interchange conditions.

No mitigation measures are recommended as a result of the buildout of the proposed data center.

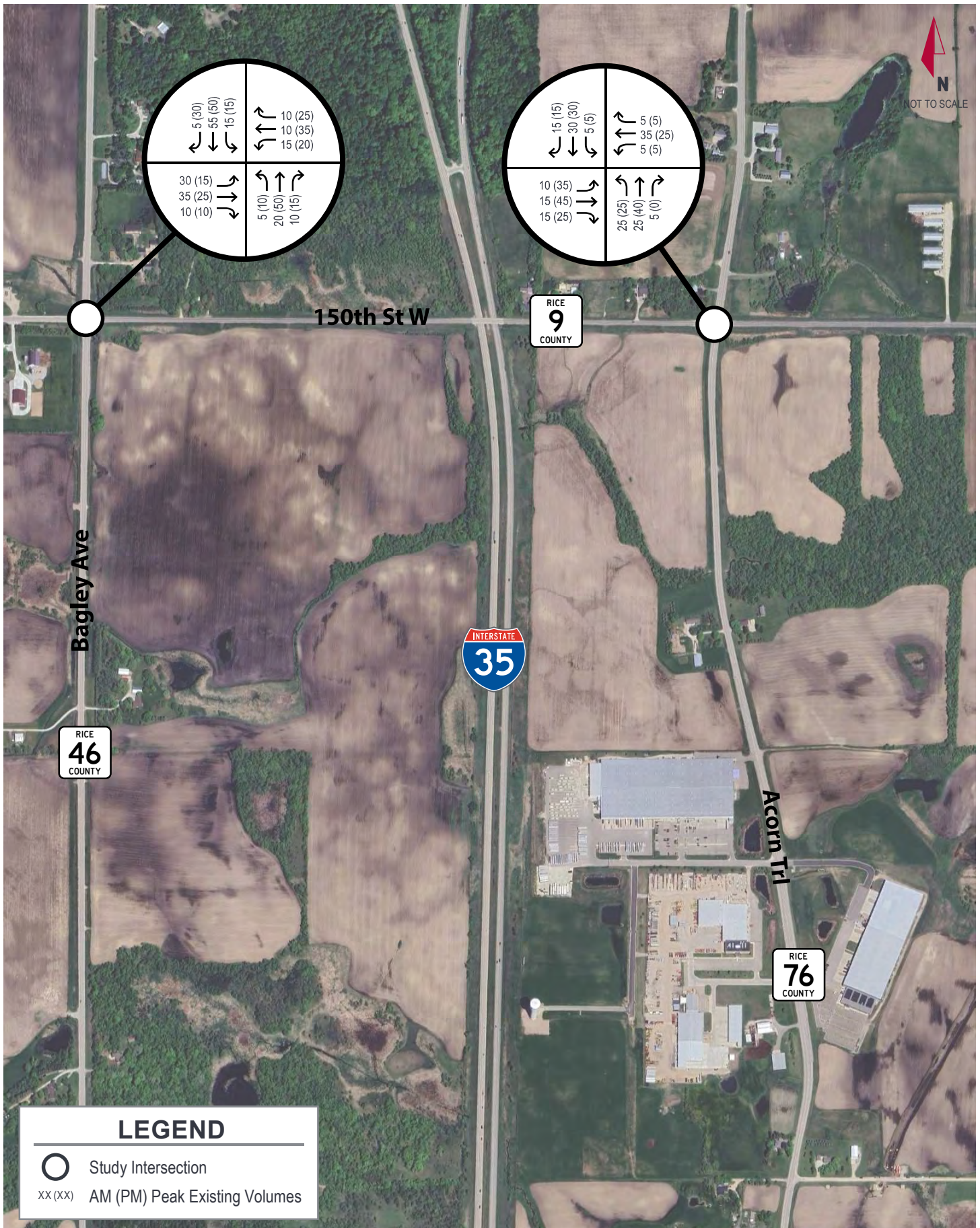
APPENDIX

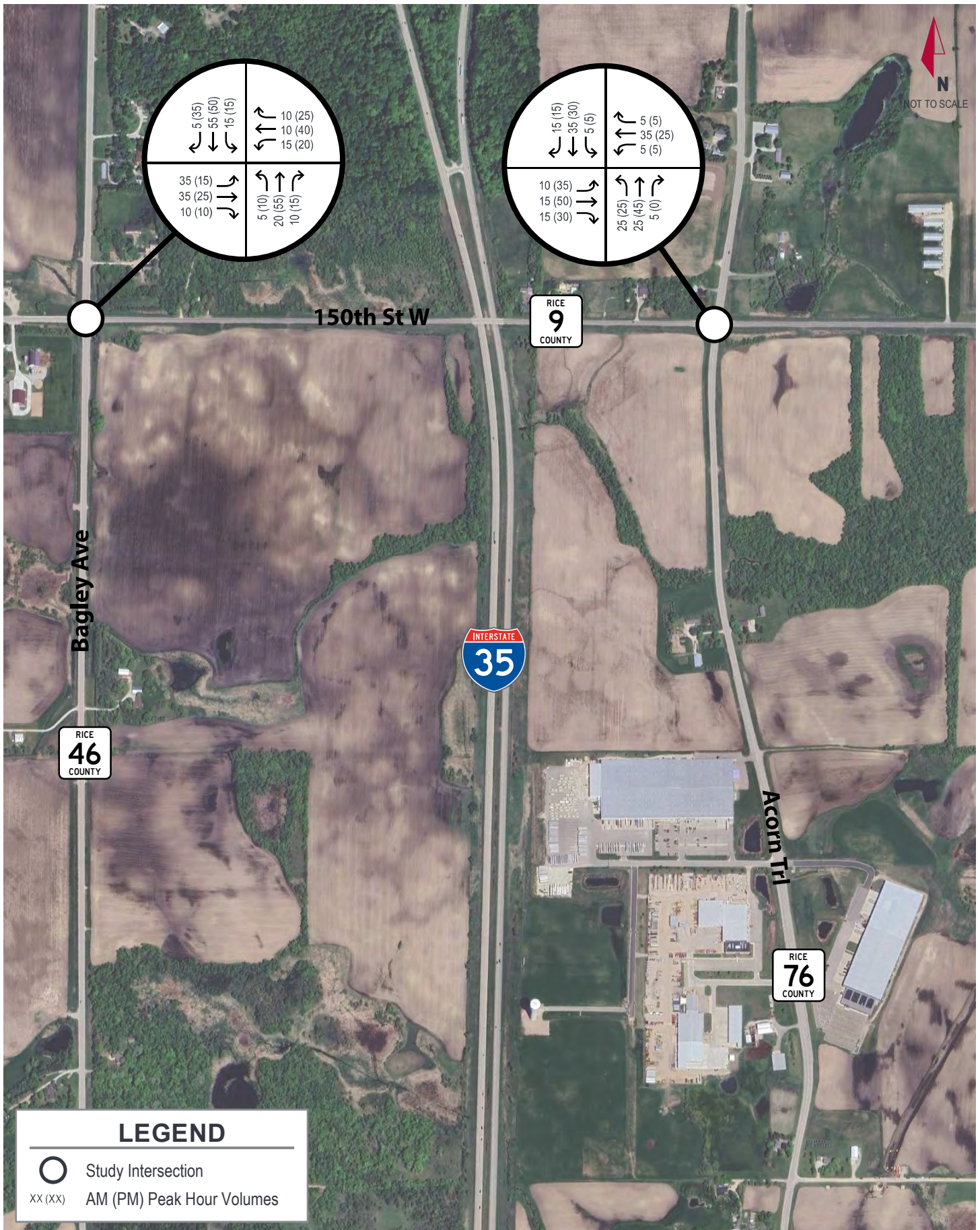
- A. Exhibits**
- B. Turning Movement Counts**
- C. Proposed Site Plan**
- D. SimTraffic Reports**
- E. Turn Lane Warrant Sheets**

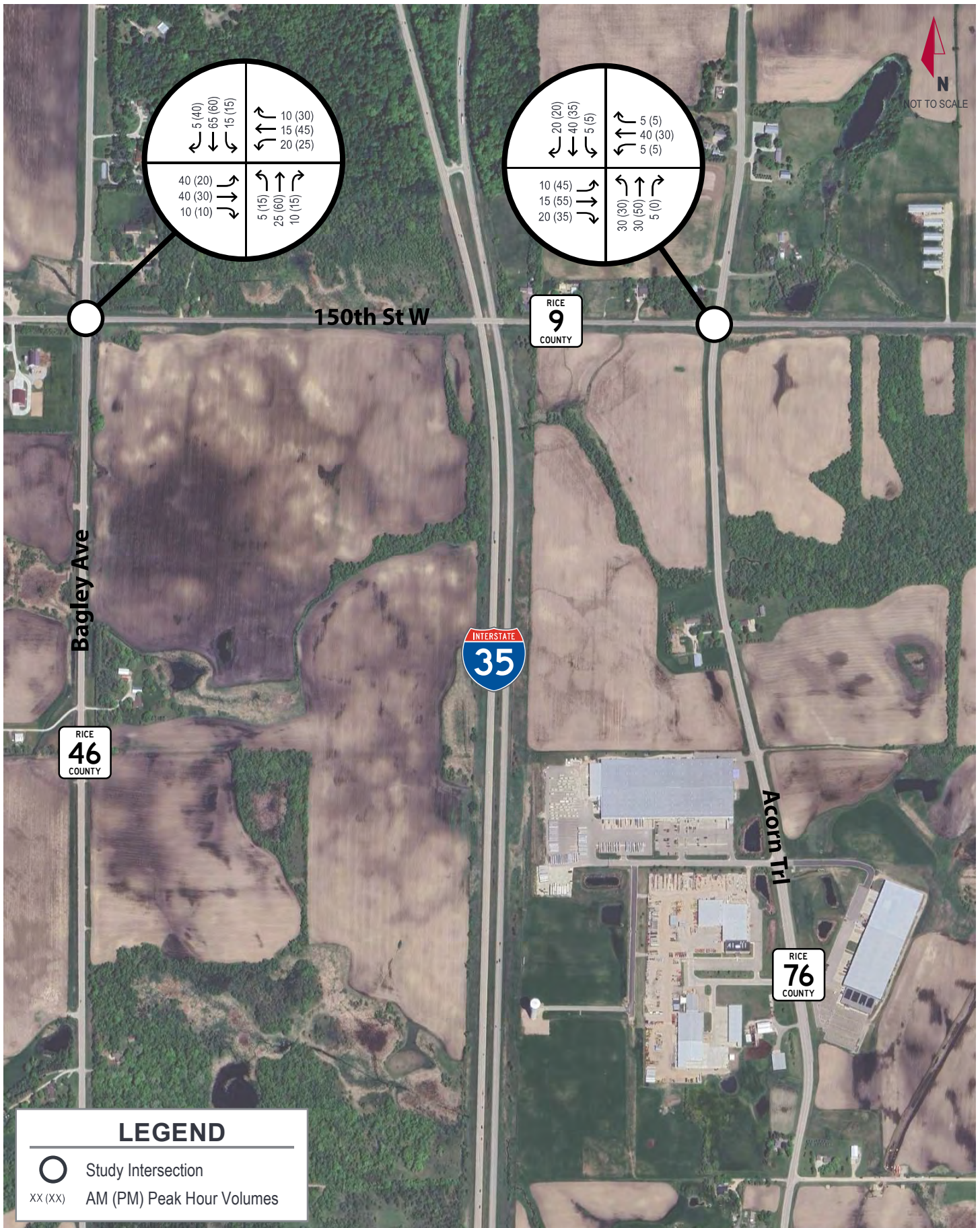
A. Exhibits

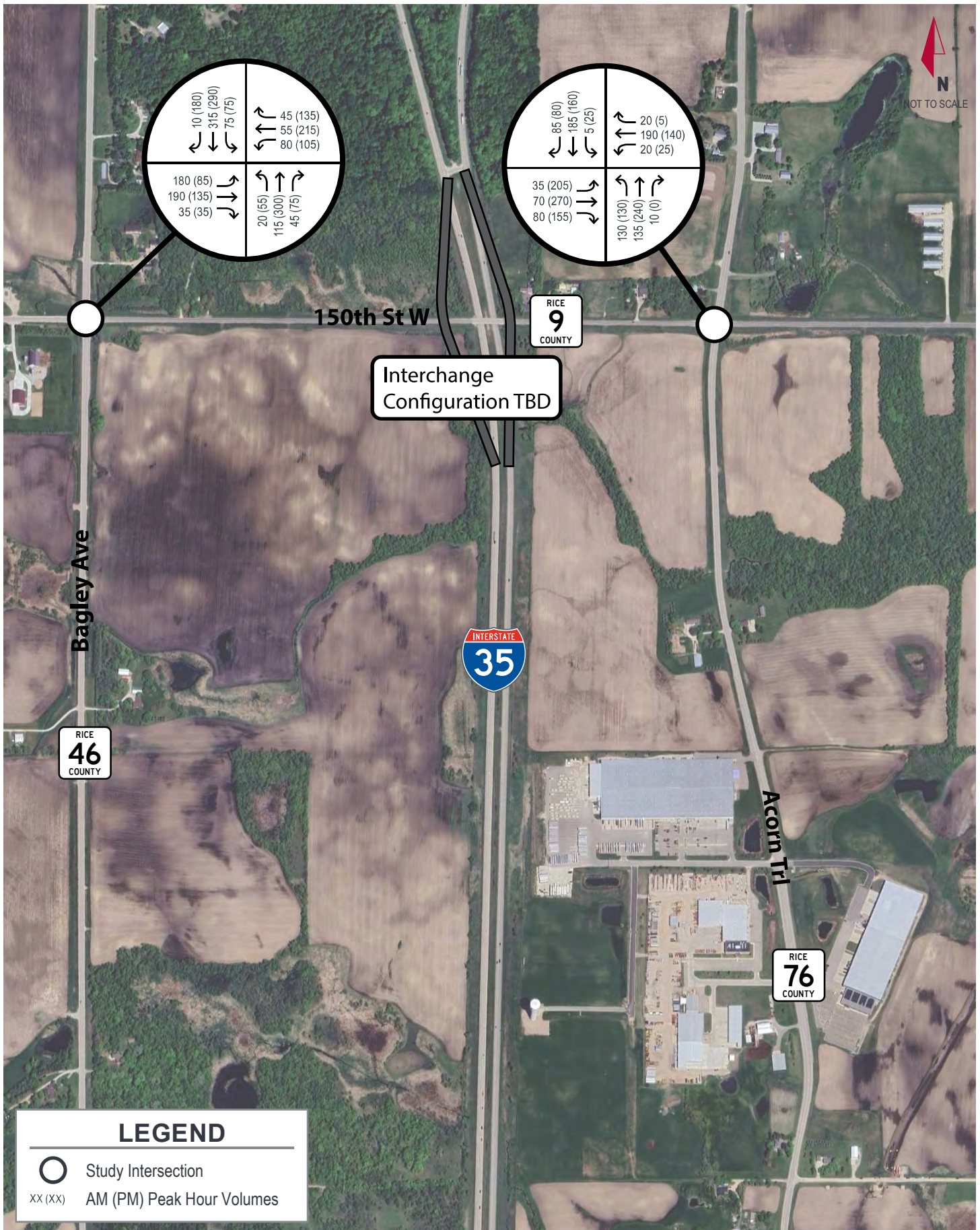


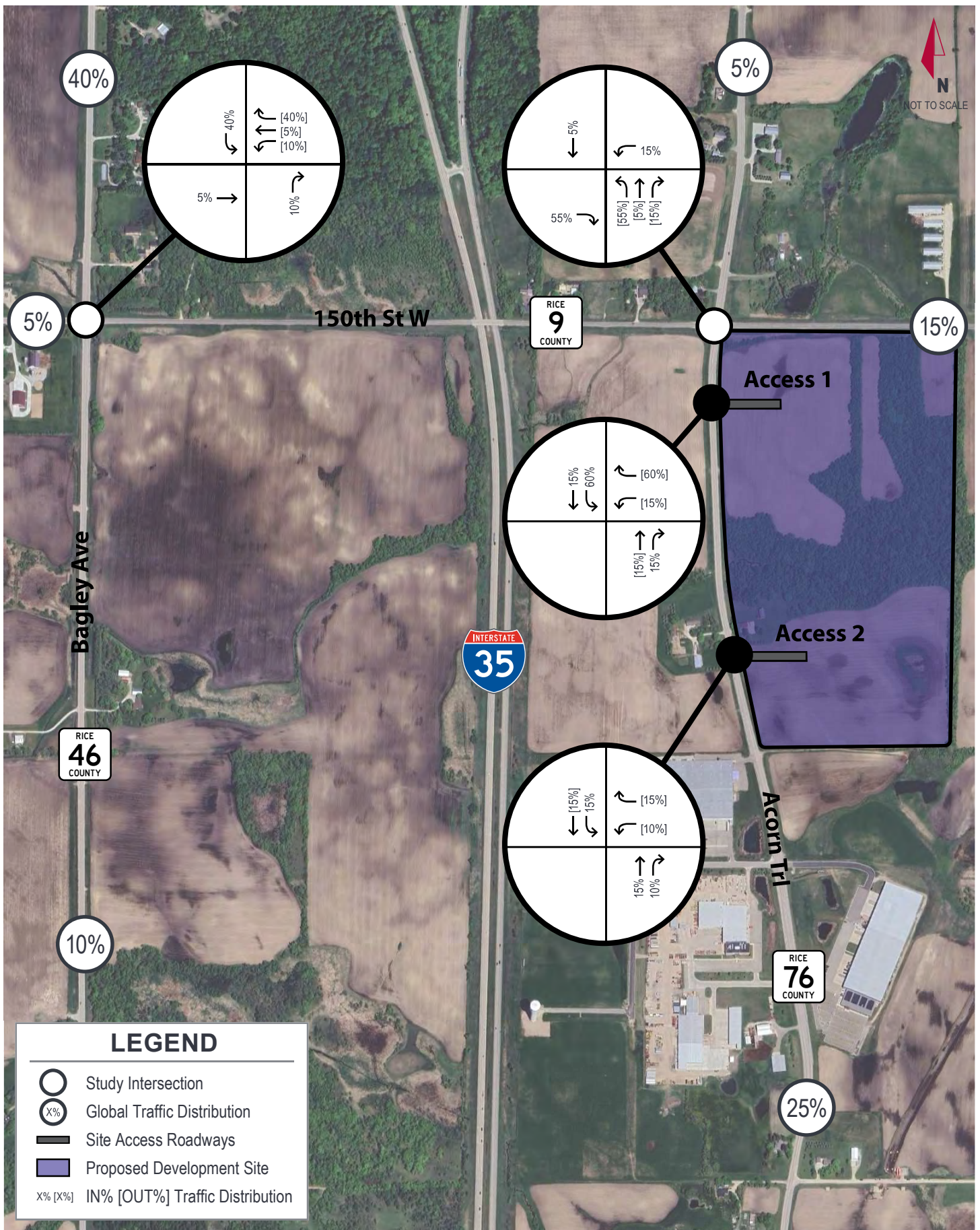


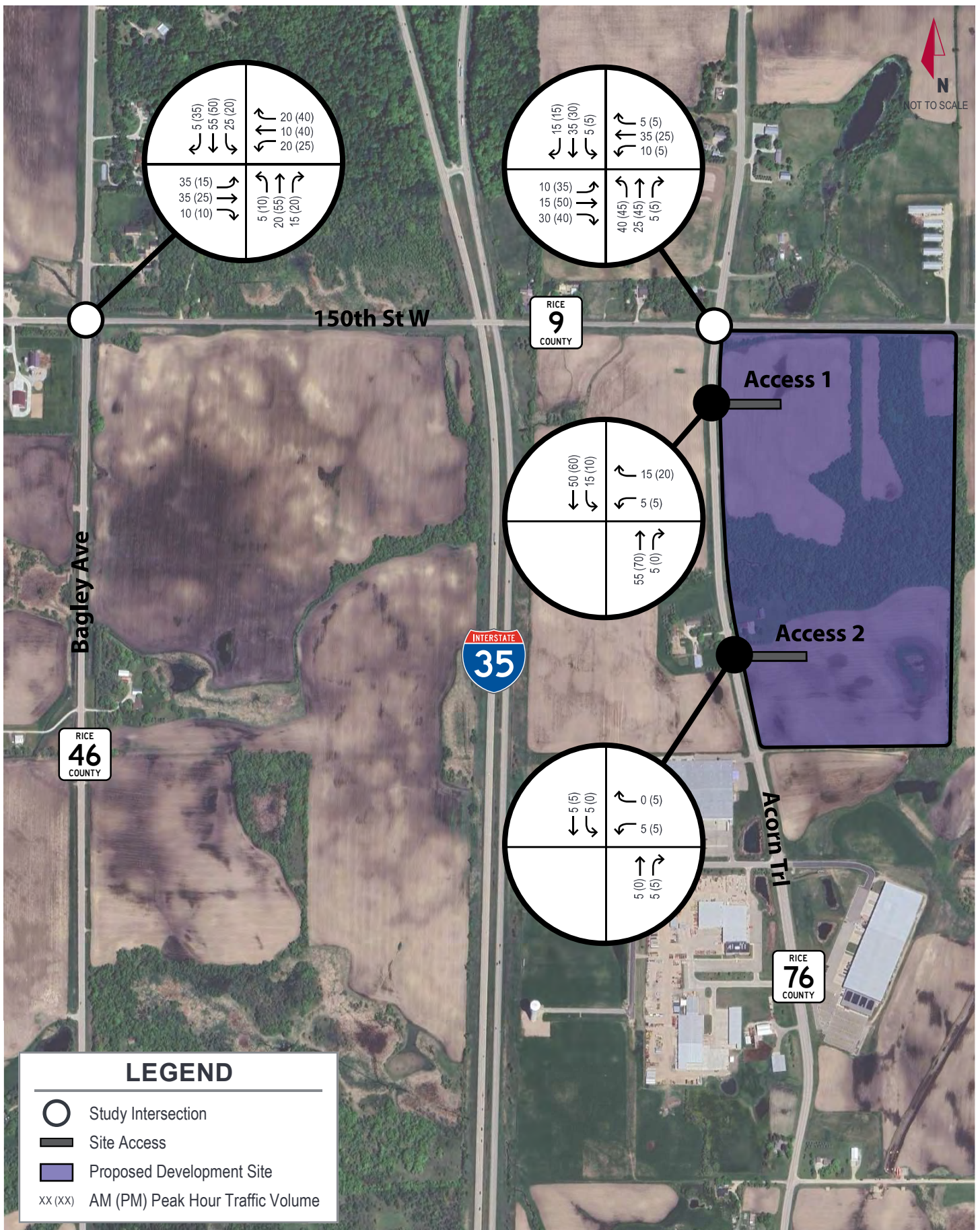




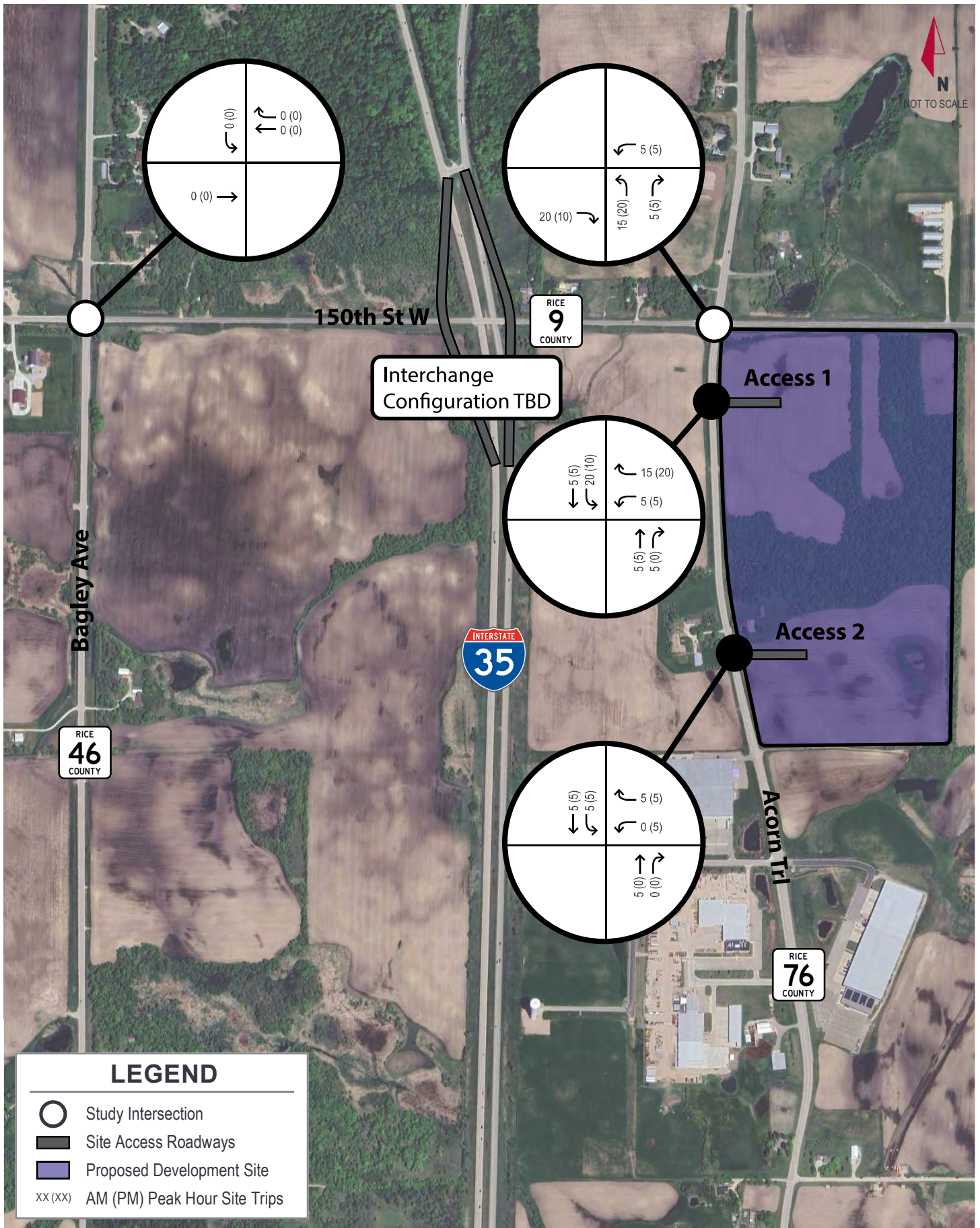


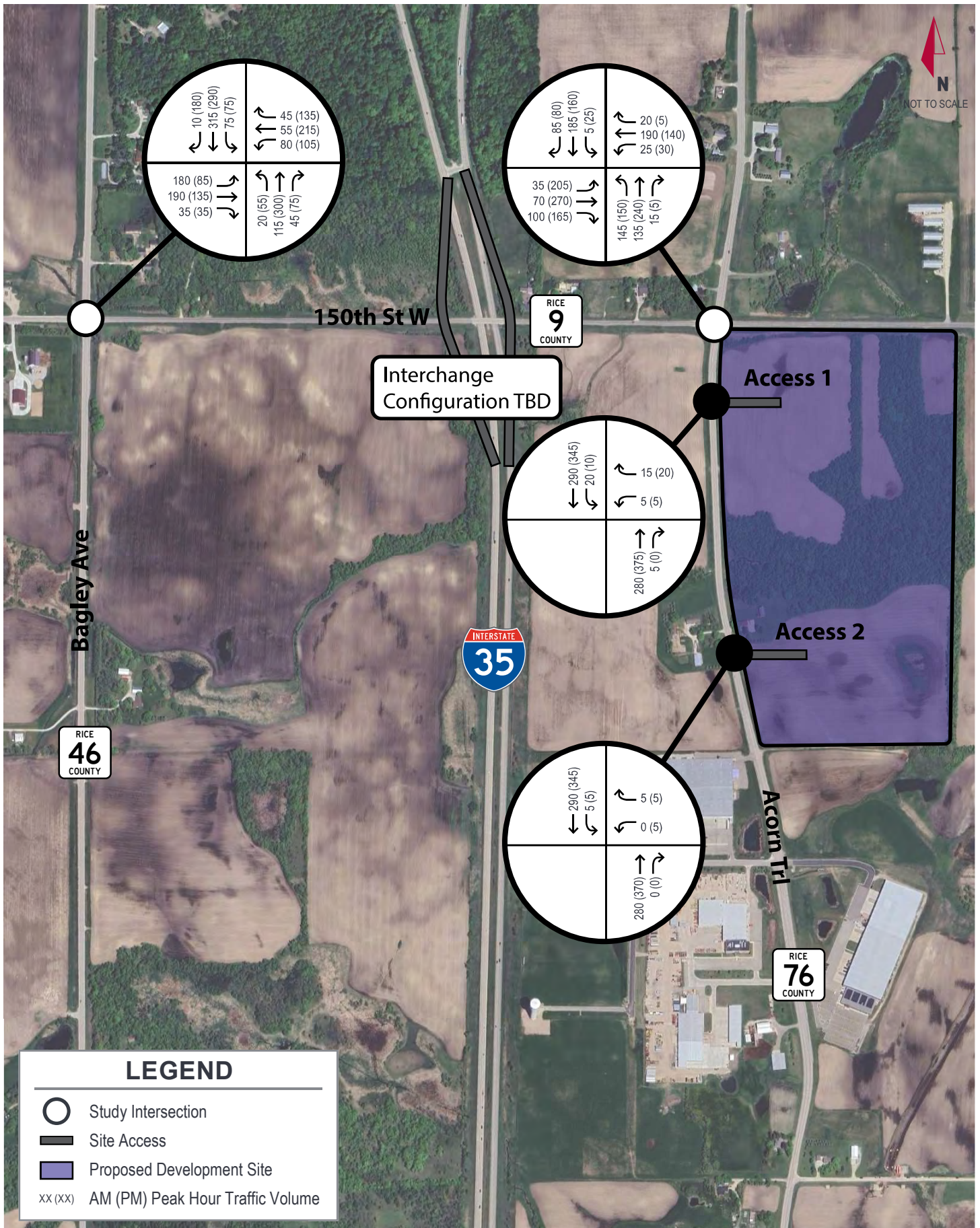












B. Turning Movement Counts

150th St & Bagley Ave - TMC

Thu Jan 23, 2025

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks and Single-Unit Trucks, Buses)

All Movements

ID: 1262908, Location: 44.370691, -93.302554

Provided by: Kimley-Horn and Associates, Inc.
767 Eustis Street, Suite 100, Saint Paul, MN, 55114, US

Leg Direction	150th St Eastbound					150th St Westbound					Bagley Ave Northbound					Bagley Ave Southbound					
Time	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	Int
2025-01-23 7:00AM	2	9	2	0	13	1	3	0	0	4	0	5	1	0	6	0	12	3	0	15	38
7:15AM	1	9	12	0	22	3	2	4	0	9	5	8	1	0	14	1	12	2	0	15	60
7:30AM	1	8	5	0	14	1	1	7	0	9	1	1	1	0	3	1	14	3	0	18	44
7:45AM	2	5	10	0	17	2	3	2	0	7	1	5	0	0	6	0	13	4	0	17	47
Hourly Total	6	31	29	0	66	7	9	13	0	29	7	19	3	0	29	2	51	12	0	65	189
8:00AM	0	3	8	0	11	2	1	4	0	7	2	4	0	0	6	0	6	2	0	8	32
8:15AM	2	5	4	0	11	0	3	4	0	7	3	4	1	0	8	0	14	2	0	16	42
8:30AM	0	5	5	0	10	3	3	2	0	8	1	4	0	0	5	2	10	1	0	13	36
8:45AM	0	4	3	0	7	2	2	1	0	5	0	6	0	0	6	0	6	3	0	9	27
Hourly Total	2	17	20	0	39	7	9	11	0	27	6	18	1	0	25	2	36	8	0	46	137
4:00PM	2	4	2	0	8	2	10	4	0	16	3	9	0	0	12	4	12	1	0	17	53
4:15PM	2	4	3	0	9	6	8	3	0	17	2	10	3	0	15	6	18	3	0	27	68
4:30PM	2	5	3	0	10	8	13	5	0	26	4	13	2	1	20	12	6	6	0	24	80
4:45PM	1	3	5	0	9	3	6	7	0	16	3	12	1	0	16	6	12	1	0	19	60
Hourly Total	7	16	13	0	36	19	37	19	0	75	12	44	6	1	63	28	48	11	0	87	261
5:00PM	1	10	3	0	14	5	8	2	0	15	3	14	2	0	19	5	11	2	0	18	66
5:15PM	0	4	3	0	7	3	5	4	0	12	2	13	0	0	15	11	11	0	0	22	56
5:30PM	0	2	3	0	5	4	4	3	0	11	4	13	0	0	17	6	3	2	0	11	44
5:45PM	0	2	0	0	2	0	6	1	0	7	3	7	0	0	10	6	10	3	0	19	38
Hourly Total	1	18	9	0	28	12	23	10	0	45	12	47	2	0	61	28	35	7	0	70	204
Total	16	82	71	0	169	45	78	53	0	176	37	128	12	1	178	60	170	38	0	268	791
% Approach	9.5%	48.5%	42.0%	0%	-	25.6%	44.3%	30.1%	0%	-	20.8%	71.9%	6.7%	0.6%	-	22.4%	63.4%	14.2%	0%	-	-
% Total	2.0%	10.4%	9.0%	0%	21.4%	5.7%	9.9%	6.7%	0%	22.3%	4.7%	16.2%	1.5%	0.1%	22.5%	7.6%	21.5%	4.8%	0%	33.9%	-
Lights	13	80	69	0	162	41	74	50	0	165	33	113	12	0	158	58	150	35	0	243	728
% Lights	81.3%	97.6%	97.2%	0%	95.9%	91.1%	94.9%	94.3%	0%	93.8%	89.2%	88.3%	100%	0%	88.8%	96.7%	88.2%	92.1%	0%	90.7%	92.0%
Articulated Trucks and Single-Unit Trucks	1	1	2	0	4	4	4	3	0	11	4	15	0	1	20	2	20	3	0	25	60
% Articulated Trucks and Single-Unit Trucks	6.3%	1.2%	2.8%	0%	2.4%	8.9%	5.1%	5.7%	0%	6.3%	10.8%	11.7%	0%	100%	11.2%	3.3%	11.8%	7.9%	0%	9.3%	7.6%
Buses	2	1	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
% Buses	12.5%	1.2%	0%	0%	1.8%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.4%

*L: Left, R: Right, T: Thru, U: U-Turn

150th St & Bagley Ave - TMC

Thu Jan 23, 2025

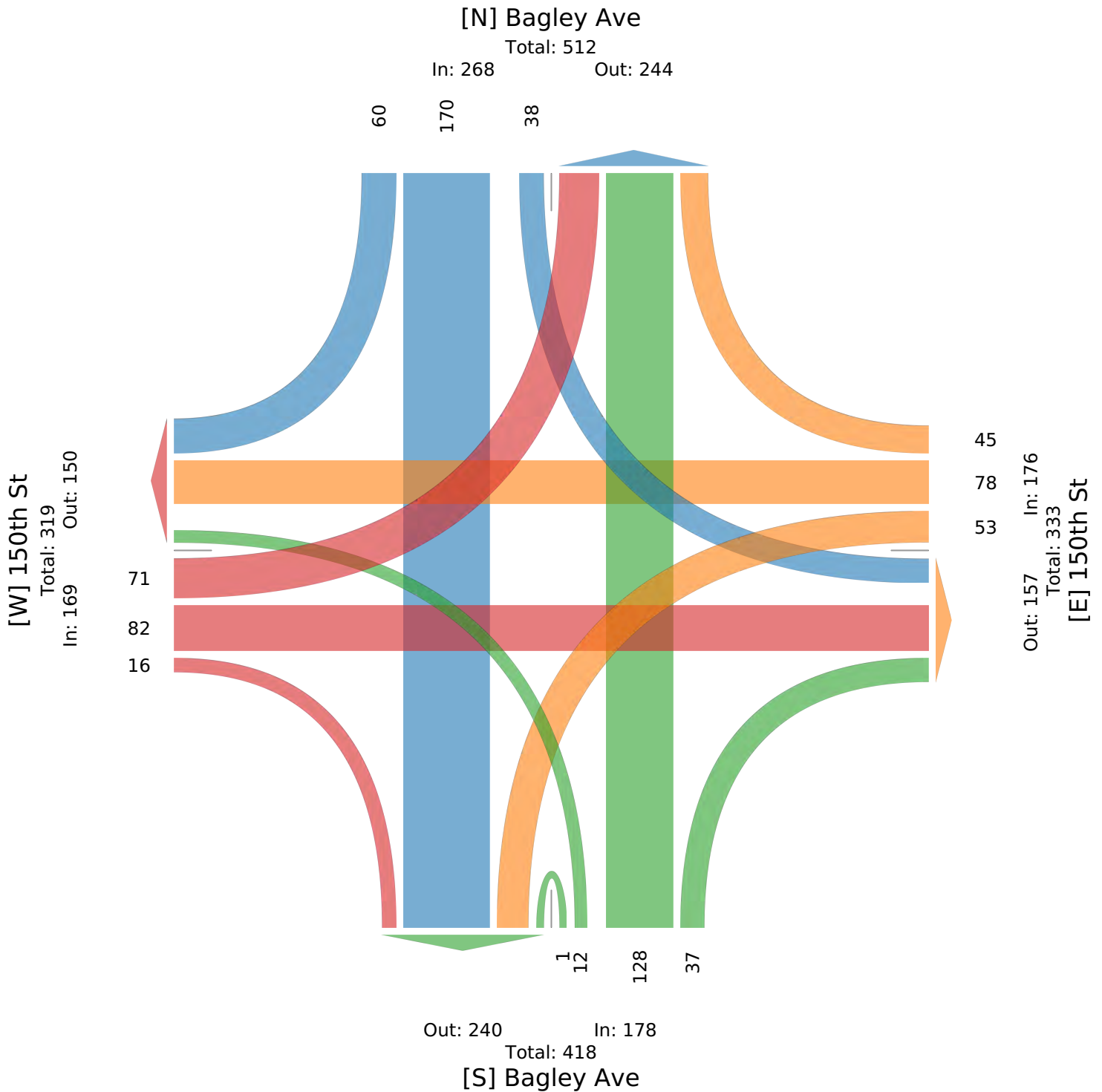
Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks and Single-Unit Trucks, Buses)

All Movements

ID: 1262908, Location: 44.370691, -93.302554

Provided by: Kimley-Horn and Associates, Inc.
767 Eustis Street, Suite 100, Saint Paul, MN, 55114, US



150th St & Bagley Ave - TMC

Thu Jan 23, 2025

AM Peak (7 AM - 8 AM)

All Classes (Lights, Articulated Trucks and Single-Unit Trucks, Buses)

All Movements

ID: 1262908, Location: 44.370691, -93.302554

Provided by: Kimley-Horn and Associates, Inc.
767 Eustis Street, Suite 100, Saint Paul, MN, 55114, US

Leg Direction	150th St Eastbound					150th St Westbound					Bagley Ave Northbound					Bagley Ave Southbound					
Time	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	Int
2025-01-23 7:00AM	2	9	2	0	13	1	3	0	0	4	0	5	1	0	6	0	12	3	0	15	38
7:15AM	1	9	12	0	22	3	2	4	0	9	5	8	1	0	14	1	12	2	0	15	60
7:30AM	1	8	5	0	14	1	1	7	0	9	1	1	1	0	3	1	14	3	0	18	44
7:45AM	2	5	10	0	17	2	3	2	0	7	1	5	0	0	6	0	13	4	0	17	47
Total	6	31	29	0	66	7	9	13	0	29	7	19	3	0	29	2	51	12	0	65	189
% Approach	9.1%	47.0%	43.9%	0%	-	24.1%	31.0%	44.8%	0%	-	24.1%	65.5%	10.3%	0%	-	3.1%	78.5%	18.5%	0%	-	-
% Total	3.2%	16.4%	15.3%	0%	34.9%	3.7%	4.8%	6.9%	0%	15.3%	3.7%	10.1%	1.6%	0%	15.3%	1.1%	27.0%	6.3%	0%	34.4%	-
PHF	0.750	0.861	0.604	-	0.750	0.583	0.750	0.464	-	0.806	0.350	0.594	0.750	-	0.518	0.500	0.911	0.750	-	0.903	0.788
Lights	5	30	27	0	62	6	9	13	0	28	6	18	3	0	27	2	49	11	0	62	179
% Lights	83.3%	96.8%	93.1%	0%	93.9%	85.7%	100%	100%	0%	96.6%	85.7%	94.7%	100%	0%	93.1%	100%	96.1%	91.7%	0%	95.4%	94.7%
Articulated Trucks and Single-Unit Trucks	0	0	2	0	2	1	0	0	0	1	1	1	0	0	2	0	2	1	0	3	8
% Articulated Trucks and Single-Unit Trucks	0%	0%	6.9%	0%	3.0%	14.3%	0%	0%	0%	3.4%	14.3%	5.3%	0%	0%	6.9%	0%	3.9%	8.3%	0%	4.6%	4.2%
Buses	1	1	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
% Buses	16.7%	3.2%	0%	0%	3.0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1.1%

*L: Left, R: Right, T: Thru, U: U-Turn

150th St & Bagley Ave - TMC

Thu Jan 23, 2025

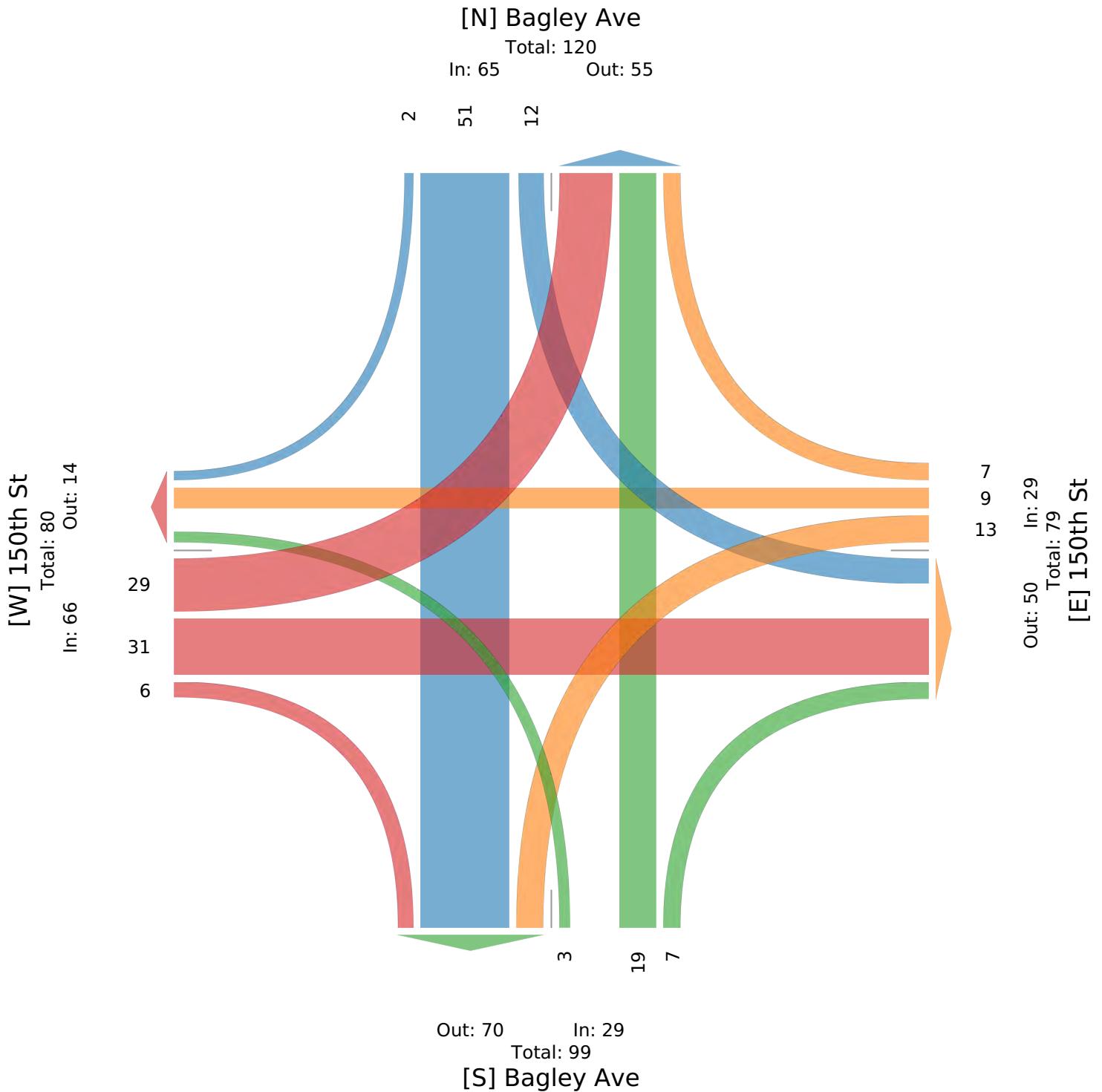
AM Peak (7 AM - 8 AM)

All Classes (Lights, Articulated Trucks and Single-Unit Trucks, Buses)

All Movements

ID: 1262908, Location: 44.370691, -93.302554

Provided by: Kimley-Horn and Associates, Inc.
767 Eustis Street, Suite 100, Saint Paul, MN, 55114, US



150th St & Bagley Ave - TMC

Thu Jan 23, 2025

PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks and Single-Unit Trucks, Buses)

All Movements

ID: 1262908, Location: 44.370691, -93.302554

Provided by: Kimley-Horn and Associates, Inc.
767 Eustis Street, Suite 100, Saint Paul, MN, 55114, US

Leg Direction	150th St Eastbound					150th St Westbound					Bagley Ave Northbound					Bagley Ave Southbound					
Time	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	Int
2025-01-23 4:15PM	2	4	3	0	9	6	8	3	0	17	2	10	3	0	15	6	18	3	0	27	68
4:30PM	2	5	3	0	10	8	13	5	0	26	4	13	2	1	20	12	6	6	0	24	80
4:45PM	1	3	5	0	9	3	6	7	0	16	3	12	1	0	16	6	12	1	0	19	60
5:00PM	1	10	3	0	14	5	8	2	0	15	3	14	2	0	19	5	11	2	0	18	66
Total	6	22	14	0	42	22	35	17	0	74	12	49	8	1	70	29	47	12	0	88	274
% Approach	14.3%	52.4%	33.3%	0%	-	29.7%	47.3%	23.0%	0%	-	17.1%	70.0%	11.4%	1.4%	-	33.0%	53.4%	13.6%	0%	-	-
% Total	2.2%	8.0%	5.1%	0%	15.3%	8.0%	12.8%	6.2%	0%	27.0%	4.4%	17.9%	2.9%	0.4%	25.5%	10.6%	17.2%	4.4%	0%	32.1%	-
PHF	0.750	0.550	0.700	-	0.750	0.688	0.673	0.607	-	0.712	0.750	0.875	0.667	0.250	0.875	0.604	0.653	0.500	-	0.815	0.856
Lights	6	22	14	0	42	21	35	16	0	72	12	43	8	0	63	28	38	12	0	78	255
% Lights	100%	100%	100%	0%	100%	95.5%	100%	94.1%	0%	97.3%	100%	87.8%	100%	0%	90.0%	96.6%	80.9%	100%	0%	88.6%	93.1%
Articulated Trucks and Single-Unit Trucks	0	0	0	0	0	1	0	1	0	2	0	6	0	1	7	1	9	0	0	10	19
% Articulated Trucks and Single-Unit Trucks	0%	0%	0%	0%	0%	4.5%	0%	5.9%	0%	2.7%	0%	12.2%	0%	100%	10.0%	3.4%	19.1%	0%	0%	11.4%	6.9%
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

*L: Left, R: Right, T: Thru, U: U-Turn

150th St & Bagley Ave - TMC

Thu Jan 23, 2025

PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks and Single-Unit Trucks, Buses)

All Movements

ID: 1262908, Location: 44.370691, -93.302554

Provided by: Kimley-Horn and Associates, Inc.
767 Eustis Street, Suite 100, Saint Paul, MN, 55114, US

[N] Bagley Ave

Total: 173

In: 88

Out: 85

29

47

12

[W] 150th St

Total: 114

In: 42

Out: 72

14

22

6

22

35

17

In: 74

Out: 46

Total: 120

[E] 150th St

Out: 71

In: 70

Total: 141

[S] Bagley Ave

1

8

49

12

150th St & Acorn Trail - TMC

Thu Jan 23, 2025

Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks and Single-Unit Trucks, Buses)

All Movements

ID: 1262909, Location: 44.370699, -93.287536

Provided by: Kimley-Horn and Associates, Inc.
767 Eustis Street, Suite 100, Saint Paul, MN, 55114, US

Leg Direction	150th St Eastbound					150th St Westbound					Acorn Trail Northbound					Acorn Trail Southbound					
Time	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	Int
2025-01-23 7:00AM	2	3	1	0	6	0	5	0	0	5	1	3	2	0	6	6	7	1	0	14	31
7:15AM	6	3	3	0	12	0	6	0	0	6	1	6	5	0	12	4	11	0	0	15	45
7:30AM	3	2	0	0	5	1	7	1	0	9	0	7	5	0	12	4	6	1	0	11	37
7:45AM	2	5	2	0	9	1	8	0	0	9	0	4	6	0	10	5	6	0	0	11	39
Hourly Total	13	13	6	0	32	2	26	1	0	29	2	20	18	0	40	19	30	2	0	51	152
8:00AM	2	1	1	0	4	1	10	2	0	13	1	5	5	0	11	1	7	0	0	8	36
8:15AM	3	4	1	0	8	0	6	0	0	6	0	6	5	0	11	4	6	0	0	10	35
8:30AM	5	3	2	0	10	2	4	0	0	6	1	4	5	0	10	1	5	0	0	6	32
8:45AM	1	5	1	0	7	0	3	0	0	3	1	3	3	0	7	1	6	0	0	7	24
Hourly Total	11	13	5	0	29	3	23	2	0	28	3	18	18	0	39	7	24	0	0	31	127
4:00PM	9	8	5	0	22	0	5	1	0	6	4	11	1	0	16	1	5	2	0	8	52
4:15PM	4	7	9	0	20	0	7	0	0	7	0	6	2	0	8	2	3	1	0	6	41
4:30PM	11	11	12	0	34	0	10	1	0	11	0	12	11	0	23	7	9	1	0	17	85
4:45PM	4	11	4	0	19	0	3	1	0	4	0	12	7	0	19	3	4	0	0	7	49
Hourly Total	28	37	30	0	95	0	25	3	0	28	4	41	21	0	66	13	21	4	0	38	227
5:00PM	6	15	8	0	29	1	3	2	0	6	0	9	1	0	10	1	10	2	0	13	58
5:15PM	3	4	4	0	11	0	9	0	0	9	1	9	2	0	12	2	3	0	0	5	37
5:30PM	4	7	2	0	13	0	3	0	0	3	0	7	2	0	9	2	8	0	0	10	35
5:45PM	1	2	0	0	3	1	4	0	0	5	0	6	3	0	9	3	5	0	0	8	25
Hourly Total	14	28	14	0	56	2	19	2	0	23	1	31	8	0	40	8	26	2	0	36	155
Total	66	91	55	0	212	7	93	8	0	108	10	110	65	0	185	47	101	8	0	156	661
% Approach	31.1%	42.9%	25.9%	0%	-	6.5%	86.1%	7.4%	0%	-	5.4%	59.5%	35.1%	0%	-	30.1%	64.7%	5.1%	0%	-	-
% Total	10.0%	13.8%	8.3%	0%	32.1%	1.1%	14.1%	1.2%	0%	16.3%	1.5%	16.6%	9.8%	0%	28.0%	7.1%	15.3%	1.2%	0%	23.6%	-
Lights	54	90	51	0	195	7	89	8	0	104	10	103	55	0	168	43	96	8	0	147	614
% Lights	81.8%	98.9%	92.7%	0%	92.0%	100%	95.7%	100%	0%	96.3%	100%	93.6%	84.6%	0%	90.8%	91.5%	95.0%	100%	0%	94.2%	92.9%
Articulated Trucks and Single-Unit Trucks	12	1	4	0	17	0	4	0	0	4	0	7	10	0	17	3	5	0	0	8	46
% Articulated Trucks and Single-Unit Trucks	18.2%	1.1%	7.3%	0%	8.0%	0%	4.3%	0%	0%	3.7%	0%	6.4%	15.4%	0%	9.2%	6.4%	5.0%	0%	0%	5.1%	7.0%
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	1
% Buses	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2.1%	0%	0%	0%	0.6%	0.2%

*L: Left, R: Right, T: Thru, U: U-Turn

150th St & Acorn Trail - TMC

Thu Jan 23, 2025

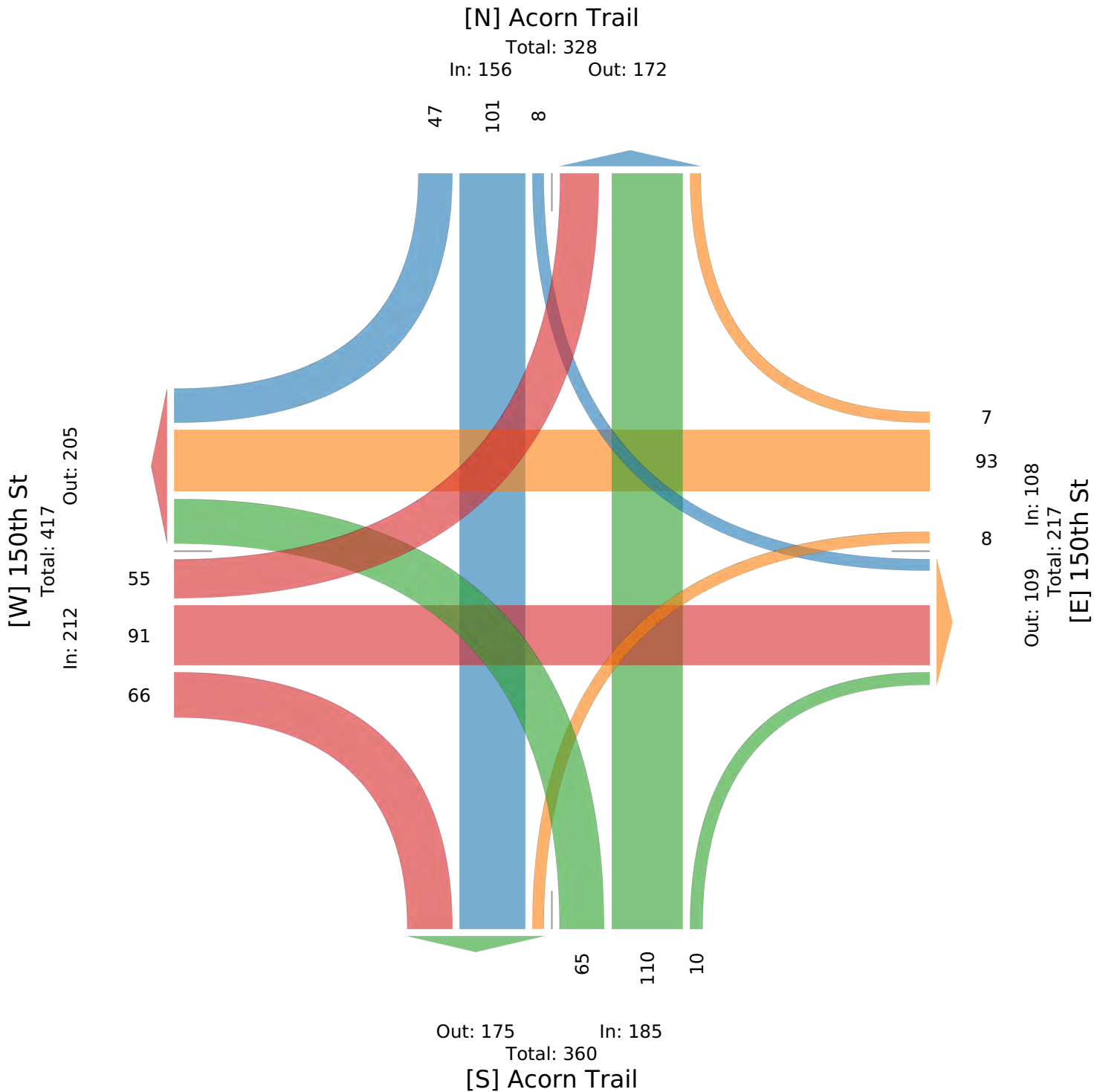
Full Length (7 AM-9 AM, 4 PM-6 PM)

All Classes (Lights, Articulated Trucks and Single-Unit Trucks, Buses)

All Movements

ID: 1262909, Location: 44.370699, -93.287536

Provided by: Kimley-Horn and Associates, Inc.
767 Eustis Street, Suite 100, Saint Paul, MN, 55114, US



150th St & Acorn Trail - TMC

Thu Jan 23, 2025

AM Peak (7:15 AM - 8:15 AM)

All Classes (Lights, Articulated Trucks and Single-Unit Trucks, Buses)

All Movements

ID: 1262909, Location: 44.370699, -93.287536

Provided by: Kimley-Horn and Associates, Inc.
767 Eustis Street, Suite 100, Saint Paul, MN, 55114, US

Leg Direction	150th St Eastbound					150th St Westbound					Acorn Trail Northbound					Acorn Trail Southbound					
Time	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	Int
2025-01-23 7:15AM	6	3	3	0	12	0	6	0	0	6	1	6	5	0	12	4	11	0	0	15	45
7:30AM	3	2	0	0	5	1	7	1	0	9	0	7	5	0	12	4	6	1	0	11	37
7:45AM	2	5	2	0	9	1	8	0	0	9	0	4	6	0	10	5	6	0	0	11	39
8:00AM	2	1	1	0	4	1	10	2	0	13	1	5	5	0	11	1	7	0	0	8	36
Total	13	11	6	0	30	3	31	3	0	37	2	22	21	0	45	14	30	1	0	45	157
% Approach	43.3%	36.7%	20.0%	0%	-	8.1%	83.8%	8.1%	0%	-	4.4%	48.9%	46.7%	0%	-	31.1%	66.7%	2.2%	0%	-	-
% Total	8.3%	7.0%	3.8%	0%	19.1%	1.9%	19.7%	1.9%	0%	23.6%	1.3%	14.0%	13.4%	0%	28.7%	8.9%	19.1%	0.6%	0%	28.7%	-
PHF	0.542	0.550	0.500	-	0.625	0.750	0.775	0.375	-	0.712	0.500	0.786	0.875	-	0.938	0.700	0.682	0.250	-	0.750	0.872
Lights	7	11	4	0	22	3	30	3	0	36	2	21	17	0	40	13	28	1	0	42	140
% Lights	53.8%	100%	66.7%	0%	73.3%	100%	96.8%	100%	0%	97.3%	100%	95.5%	81.0%	0%	88.9%	92.9%	93.3%	100%	0%	93.3%	89.2%
Articulated Trucks and Single-Unit Trucks	6	0	2	0	8	0	1	0	0	1	0	1	4	0	5	1	2	0	0	3	17
% Articulated Trucks and Single-Unit Trucks	46.2%	0%	33.3%	0%	26.7%	0%	3.2%	0%	0%	2.7%	0%	4.5%	19.0%	0%	11.1%	7.1%	6.7%	0%	0%	6.7%	10.8%
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

*L: Left, R: Right, T: Thru, U: U-Turn

150th St & Acorn Trail - TMC

Thu Jan 23, 2025

AM Peak (7:15 AM - 8:15 AM)

All Classes (Lights, Articulated Trucks and Single-Unit Trucks, Buses)

All Movements

ID: 1262909, Location: 44.370699, -93.287536

Provided by: Kimley-Horn and Associates, Inc.
767 Eustis Street, Suite 100, Saint Paul, MN, 55114, US

[N] Acorn Trail

Total: 76

In: 45

Out: 31

14

30

1

[W] 150th St

Total: 96

Out: 66

In: 30

6
11
13

3
31
3

Out: 14 In: 37

Total: 51

[E] 150th St

Out: 46

In: 45

Total: 91

[S] Acorn Trail

21

22

2

150th St & Acorn Trail - TMC

Thu Jan 23, 2025

PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks and Single-Unit Trucks, Buses)

All Movements

ID: 1262909, Location: 44.370699, -93.287536

Provided by: Kimley-Horn and Associates, Inc.
767 Eustis Street, Suite 100, Saint Paul, MN, 55114, US

Leg Direction	150th St Eastbound					150th St Westbound					Acorn Trail Northbound					Acorn Trail Southbound					
Time	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	R	T	L	U	App	Int
2025-01-23 4:15PM	4	7	9	0	20	0	7	0	0	7	0	6	2	0	8	2	3	1	0	6	41
4:30PM	11	11	12	0	34	0	10	1	0	11	0	12	11	0	23	7	9	1	0	17	85
4:45PM	4	11	4	0	19	0	3	1	0	4	0	12	7	0	19	3	4	0	0	7	49
5:00PM	6	15	8	0	29	1	3	2	0	6	0	9	1	0	10	1	10	2	0	13	58
Total	25	44	33	0	102	1	23	4	0	28	0	39	21	0	60	13	26	4	0	43	233
% Approach	24.5%	43.1%	32.4%	0%	-	3.6%	82.1%	14.3%	0%	-	0%	65.0%	35.0%	0%	-	30.2%	60.5%	9.3%	0%	-	-
% Total	10.7%	18.9%	14.2%	0%	43.8%	0.4%	9.9%	1.7%	0%	12.0%	0%	16.7%	9.0%	0%	25.8%	5.6%	11.2%	1.7%	0%	18.5%	-
PHF	0.568	0.733	0.688	-	0.750	0.250	0.575	0.500	-	0.636	-	0.813	0.477	-	0.652	0.464	0.650	0.500	-	0.632	0.685
Lights	24	43	32	0	99	1	23	4	0	28	0	38	20	0	58	13	26	4	0	43	228
% Lights	96.0%	97.7%	97.0%	0%	97.1%	100%	100%	100%	0%	100%	0%	97.4%	95.2%	0%	96.7%	100%	100%	100%	0%	100%	97.9%
Articulated Trucks and Single-Unit Trucks	1	1	1	0	3	0	0	0	0	0	0	1	1	0	2	0	0	0	0	0	5
% Articulated Trucks and Single-Unit Trucks	4.0%	2.3%	3.0%	0%	2.9%	0%	0%	0%	0%	0%	0%	2.6%	4.8%	0%	3.3%	0%	0%	0%	0%	0%	2.1%
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
% Buses	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

*L: Left, R: Right, T: Thru, U: U-Turn

150th St & Acorn Trail - TMC

Thu Jan 23, 2025

PM Peak (4:15 PM - 5:15 PM) - Overall Peak Hour

All Classes (Lights, Articulated Trucks and Single-Unit Trucks, Buses)

All Movements

ID: 1262909, Location: 44.370699, -93.287536

Provided by: Kimley-Horn and Associates, Inc.
767 Eustis Street, Suite 100, Saint Paul, MN, 55114, US

[N] Acorn Trail

Total: 116

In: 43

Out: 73

13 26 4

[W] 150th St

Total: 159

Out: 57

In: 102

33

44

25

1
23

4

Out: 48

In: 28

Total: 76

[E] 150th St

Out: 55

In: 60

Total: 115

[S] Acorn Trail

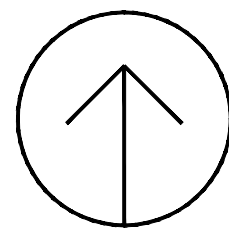
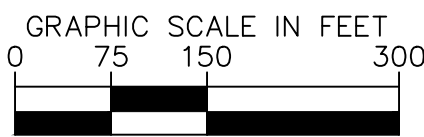
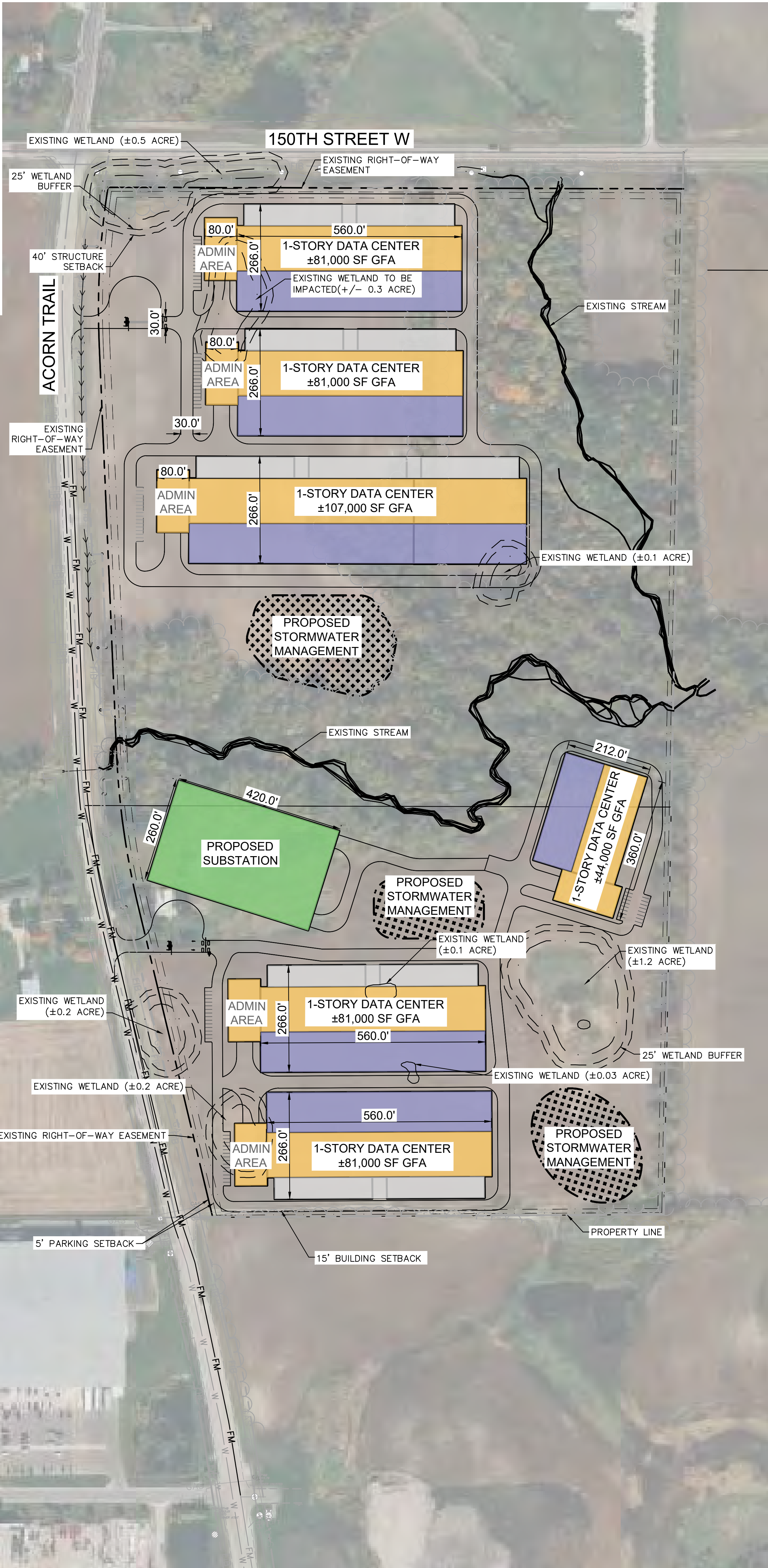
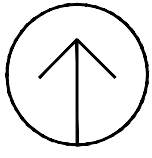
21

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C. Proposed Site Plan



VICINITY MAP
NOT TO SCALE



ARCHER DATACENTERS - FARIBAULT, MN

Campus Concept Site Plan - 01

Faribault, MN

Project # 161236000 August 4, 2024

D. SimTraffic Reports

1: Bagley Avenue & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.1	0.1	0.1	0.0	0.0	0.0	0.1	0.1	3.8	0.1	0.1	4.0
Total Del/Veh (s)	3.6	9.1	2.4	4.9	4.3	4.1	0.3	0.5	0.0	0.6	0.6	0.1

1: Bagley Avenue & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.3
Total Del/Veh (s)	3.3

2: Acorn Trail & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.2	0.2	0.1	0.2	3.6	0.2	0.2	4.1
Total Del/Veh (s)	4.8	6.9	4.4	3.1	8.7	2.2	0.7	0.5	0.1	0.3	0.4	0.0

2: Acorn Trail & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.5
Total Del/Veh (s)	3.5

Total Network Performance

Movement	All
Denied Del/Veh (s)	0.6
Total Del/Veh (s)	5.6

Queuing and Blocking Report
Existing (2025) - AM Peak Hour

02/11/2025

Intersection: 1: Bagley Avenue & 150th Street W

Movement	EB	WB	SB
Directions Served	LTR	LTR	LT
Maximum Queue (ft)	54	36	5
Average Queue (ft)	23	13	1
95th Queue (ft)	42	29	6
Link Distance (ft)	1633	3850	1749
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Acorn Trail & 150th Street W

Movement	EB	WB	NB
Directions Served	LTR	LTR	LT
Maximum Queue (ft)	48	32	25
Average Queue (ft)	16	16	2
95th Queue (ft)	37	33	15
Link Distance (ft)	3850	2135	1468
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 0

1: Bagley Avenue & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.1	0.1	0.1	0.0	0.0	0.0	0.3	0.2	3.5	0.2	0.2	3.7
Total Del/Veh (s)	3.2	8.9	2.0	4.6	11.8	4.0	0.8	0.6	0.1	0.6	0.7	0.1

1: Bagley Avenue & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.6
Total Del/Veh (s)	3.4

2: Acorn Trail & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.2	0.1	4.0	0.3
Total Del/Veh (s)	5.2	10.6	3.6	2.6	8.5	1.0	0.6	0.7	0.3	0.4	0.0	4.2

Total Network Performance

Movement	All
Denied Del/Veh (s)	0.6
Total Del/Veh (s)	6.2

Queuing and Blocking Report
Existing (2025) - PM Peak Hour

02/11/2025

Intersection: 1: Bagley Avenue & 150th Street W

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LT	LT
Maximum Queue (ft)	35	50	16	10
Average Queue (ft)	15	21	1	0
95th Queue (ft)	30	37	10	5
Link Distance (ft)	1633	3850	1619	1749
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: Acorn Trail & 150th Street W

Movement	EB	WB	NB
Directions Served	LTR	LTR	LT
Maximum Queue (ft)	53	32	5
Average Queue (ft)	22	15	0
95th Queue (ft)	38	31	5
Link Distance (ft)	3850	2135	1468
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 0

1: Bagley Avenue & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.1	0.1	0.1	0.0	0.0	0.0	0.1	0.2	3.7	0.1	0.1	3.4
Total Del/Veh (s)	3.6	9.0	2.7	4.9	4.2	4.1	0.3	0.5	0.0	0.6	0.6	0.1

1: Bagley Avenue & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.3
Total Del/Veh (s)	3.4

2: Acorn Trail & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.2	0.1	0.1	0.2	3.5	0.2	0.2	3.9
Total Del/Veh (s)	5.7	7.0	4.8	2.8	8.2	1.7	0.7	0.6	0.1	0.3	0.5	0.0

2: Acorn Trail & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.5
Total Del/Veh (s)	3.4

Total Network Performance

Movement	All
Denied Del/Veh (s)	0.6
Total Del/Veh (s)	5.4

Intersection: 1: Bagley Avenue & 150th Street W

Movement	EB	WB	SB
Directions Served	LTR	LTR	LT
Maximum Queue (ft)	61	36	5
Average Queue (ft)	23	13	1
95th Queue (ft)	43	30	6
Link Distance (ft)	1633	3850	1749
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Acorn Trail & 150th Street W

Movement	EB	WB	NB
Directions Served	LTR	LTR	LT
Maximum Queue (ft)	53	31	25
Average Queue (ft)	17	16	2
95th Queue (ft)	40	32	16
Link Distance (ft)	3850	2135	1468
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 0

1: Bagley Avenue & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.1	0.1	0.1	0.0	0.0	0.0	0.2	0.2	3.5	0.2	0.2	3.5
Total Del/Veh (s)	2.8	8.8	1.5	5.0	10.7	3.3	0.3	0.4	0.1	0.5	0.6	0.2

1: Bagley Avenue & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.7
Total Del/Veh (s)	3.1

2: Acorn Trail & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.1	0.2	0.2	0.1	0.1	0.1	4.1	0.3
Total Del/Veh (s)	5.7	10.9	3.9	2.7	8.3	1.9	0.7	0.8	0.3	0.3	0.0	4.2

Total Network Performance

Movement	All
Denied Del/Veh (s)	0.7
Total Del/Veh (s)	6.1

Intersection: 1: Bagley Avenue & 150th Street W

Movement	EB	WB	NB
Directions Served	LTR	LTR	LT
Maximum Queue (ft)	32	47	5
Average Queue (ft)	15	21	0
95th Queue (ft)	29	36	4
Link Distance (ft)	1633	3850	1619
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Acorn Trail & 150th Street W

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LT	LT
Maximum Queue (ft)	54	24	11	4
Average Queue (ft)	24	14	1	0
95th Queue (ft)	42	30	7	3
Link Distance (ft)	3850	2135	1468	1163
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Network Summary

Network wide Queuing Penalty: 0

1: Bagley Avenue & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.1	0.1	0.2	0.0	0.0	0.0	0.1	0.1	3.7	0.1	0.1	3.6
Total Del/Veh (s)	3.7	9.5	2.4	5.3	4.2	4.0	0.5	0.7	0.1	0.5	0.6	0.1

1: Bagley Avenue & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.4
Total Del/Veh (s)	3.3

2: Acorn Trail & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.1	0.1	0.0	0.0	0.0	0.1	0.2	3.9
Total Del/Veh (s)	5.9	7.1	4.5	2.7	8.9	1.8	1.3	0.5	0.1	0.2	0.5	0.1

2: Acorn Trail & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.3
Total Del/Veh (s)	3.4

3: Acorn Trail & Access 1 Performance by movement

Movement	WBL	WBR	NBT	NBR	SBL	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.5	2.9	0.3	0.0	1.4	0.5	0.8

4: Acorn Trail & Access 2 Performance by movement

Movement	WBL	NBT	NBR	SBL	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.0	0.0	0.1
Total Del/Veh (s)	3.7	0.1	0.0	0.5	0.2	0.3

Total Network Performance

Movement	All
Denied Del/Veh (s)	0.4
Total Del/Veh (s)	5.5

Queuing and Blocking Report
Design Year (2030) Build - AM Peak Hour

02/12/2025

Intersection: 1: Bagley Avenue & 150th Street W

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LT	LT
Maximum Queue (ft)	58	46	6	5
Average Queue (ft)	22	16	0	0
95th Queue (ft)	40	36	5	0
Link Distance (ft)	1633	3850	1619	1749
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: Acorn Trail & 150th Street W

Movement	EB	WB	NB
Directions Served	LTR	LTR	LT
Maximum Queue (ft)	60	38	25
Average Queue (ft)	22	17	2
95th Queue (ft)	47	33	14
Link Distance (ft)	3850	2136	445
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 3: Acorn Trail & Access 1

Movement	WB
Directions Served	LR
Maximum Queue (ft)	36
Average Queue (ft)	13
95th Queue (ft)	39
Link Distance (ft)	1021
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 4: Acorn Trail & Access 2

Movement	WB
Directions Served	LR
Maximum Queue (ft)	29
Average Queue (ft)	3
95th Queue (ft)	18
Link Distance (ft)	1367
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 0

1: Bagley Avenue & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.1	0.2	0.1	0.0	0.0	0.0	0.2	0.2	3.8	0.2	0.1	3.1
Total Del/Veh (s)	2.4	11.3	1.5	4.3	10.5	3.6	0.2	0.9	0.1	0.8	0.8	0.2

1: Bagley Avenue & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.6
Total Del/Veh (s)	2.9

2: Acorn Trail & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	NBL	NBT	NBR	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.2	0.1		0.1	0.0	0.0	0.0	0.1	0.1	5.0	0.2
Total Del/Veh (s)	4.7	12.6	3.0		7.0	1.0	1.1	0.1	0.1	0.5	0.0	4.0

9: Acorn Trail & Access 1 Performance by movement

Movement	WBL	WBR	NBT	SBL	SBT	All
Denied Del/Veh (s)		0.1	0.0	0.0	0.0	0.0
Total Del/Veh (s)		3.0	0.3	0.9	0.5	0.8

11: Acorn Trail & Access 2 Performance by movement

Movement	WBL	WBR	NBT	NBR	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.0	0.1
Total Del/Veh (s)	2.0	2.0	0.1	0.2	0.2	0.3

Total Network Performance

Movement	All
Denied Del/Veh (s)	0.6
Total Del/Veh (s)	5.6

Queuing and Blocking Report
Design Year (2030) Build - PM Peak Hour

02/12/2025

Intersection: 1: Bagley Avenue & 150th Street W

Movement	EB	WB	SB
Directions Served	LTR	LTR	LT
Maximum Queue (ft)	21	30	5
Average Queue (ft)	17	23	1
95th Queue (ft)	26	39	9
Link Distance (ft)	1633	3850	1749
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 2: Acorn Trail & 150th Street W

Movement	EB	WB	NB
Directions Served	LTR	LTR	LT
Maximum Queue (ft)	42	29	6
Average Queue (ft)	27	17	2
95th Queue (ft)	49	35	14
Link Distance (ft)	3850	2135	485
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Intersection: 9: Acorn Trail & Access 1

Movement	WB
Directions Served	LR
Maximum Queue (ft)	30
Average Queue (ft)	19
95th Queue (ft)	43
Link Distance (ft)	1057
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Intersection: 11: Acorn Trail & Access 2

Movement	WB
Directions Served	LR
Maximum Queue (ft)	16
Average Queue (ft)	4
95th Queue (ft)	20
Link Distance (ft)	1104
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 0

1: Bagley Avenue & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.1	0.2	0.2	0.0	0.0	0.0	0.1	0.1	3.6	0.2	0.1	3.4
Total Del/Veh (s)	4.0	9.4	2.9	4.9	5.5	3.7	0.5	0.4	0.0	0.7	0.6	0.0

1: Bagley Avenue & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.3
Total Del/Veh (s)	3.5

2: Acorn Trail & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.0	0.0	0.0	0.2	0.1	0.1	0.1	0.1	3.7	0.2	0.1	4.2
Total Del/Veh (s)	6.3	6.8	4.3	4.1	9.3	1.4	0.7	0.5	0.1	0.5	0.3	0.0

2: Acorn Trail & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.5
Total Del/Veh (s)	3.4

Total Network Performance

Movement	All
Denied Del/Veh (s)	0.6
Total Del/Veh (s)	5.4

Queuing and Blocking Report
Design Year (2045) No-Build - AM Peak Hour

02/12/2025

Intersection: 1: Bagley Avenue & 150th Street W

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LT	LT
Maximum Queue (ft)	53	35	10	19
Average Queue (ft)	22	15	0	1
95th Queue (ft)	40	30	5	7
Link Distance (ft)	1633	3850	1619	1749
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: Acorn Trail & 150th Street W

Movement	EB	WB	NB
Directions Served	LTR	LTR	LT
Maximum Queue (ft)	56	48	25
Average Queue (ft)	17	17	1
95th Queue (ft)	40	37	9
Link Distance (ft)	3850	2135	1468
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 0

1: Bagley Avenue & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.1	0.1	0.1	0.0	0.0	0.0	0.2	0.2	3.7	0.2	0.2	3.5
Total Del/Veh (s)	3.6	9.1	1.7	5.2	11.1	3.9	0.8	0.8	0.2	0.4	0.8	0.1

1: Bagley Avenue & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.6
Total Del/Veh (s)	3.3

2: Acorn Trail & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.2	0.2	4.2	0.4
Total Del/Veh (s)	5.9	11.3	4.0	4.3	8.6	1.6	0.7	0.8	0.4	0.3	0.0	4.4

Total Network Performance

Movement	All
Denied Del/Veh (s)	0.7
Total Del/Veh (s)	6.2

Queuing and Blocking Report
Design Year (2045) No-Build - PM Peak Hour

02/12/2025

Intersection: 1: Bagley Avenue & 150th Street W

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LT	LT
Maximum Queue (ft)	43	54	37	5
Average Queue (ft)	18	21	2	0
95th Queue (ft)	31	39	17	3
Link Distance (ft)	1633	3850	1619	1749
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: Acorn Trail & 150th Street W

Movement	EB	WB	NB
Directions Served	LTR	LTR	LT
Maximum Queue (ft)	59	45	28
Average Queue (ft)	25	15	1
95th Queue (ft)	41	35	11
Link Distance (ft)	3850	2135	1468
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Network Summary

Network wide Queuing Penalty: 0

1: Bagley Avenue & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.2	0.1	0.2	0.0	0.0	0.0	0.1	0.1	3.7	0.1	0.1	3.4
Total Del/Veh (s)	4.4	9.7	1.9	5.1	4.6	3.9	0.3	0.6	0.1	0.7	0.9	0.2

1: Bagley Avenue & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.3
Total Del/Veh (s)	3.4

2: Acorn Trail & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.0	0.0	0.0	0.1	0.1	0.1	0.0	0.0	0.0	0.2	0.2	4.1
Total Del/Veh (s)	6.9	6.1	4.9	3.3	8.9	1.5	1.2	0.8	0.1	0.9	0.4	0.2

2: Acorn Trail & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.4
Total Del/Veh (s)	3.3

3: Acorn Trail & Access 1 Performance by movement

Movement	WBL	WBR	NBT	NBR	SBL	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.7	2.9	0.2	0.0	1.5	0.5	0.8

4: Acorn Trail & Access 2 Performance by movement

Movement	WBL	NBT	NBR	SBL	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.0	0.0	0.1
Total Del/Veh (s)	4.0	0.1	0.0	0.4	0.3	0.4

Total Network Performance

Movement	All
Denied Del/Veh (s)	0.5
Total Del/Veh (s)	5.5

Queuing and Blocking Report
Design Year (2045) Build - AM Peak Hour

02/12/2025

Intersection: 1: Bagley Avenue & 150th Street W

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	R	LT
Maximum Queue (ft)	62	54	4	21
Average Queue (ft)	23	19	0	0
95th Queue (ft)	46	39	3	5
Link Distance (ft)	1633	3850		1749
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)			275	
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: Acorn Trail & 150th Street W

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LT	LT
Maximum Queue (ft)	51	48	45	9
Average Queue (ft)	21	20	4	0
95th Queue (ft)	44	37	24	5
Link Distance (ft)	3850	2136	445	1163
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 3: Acorn Trail & Access 1

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	41	12
Average Queue (ft)	18	1
95th Queue (ft)	44	7
Link Distance (ft)	1021	445
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 4: Acorn Trail & Access 2

Movement	WB
Directions Served	LR
Maximum Queue (ft)	34
Average Queue (ft)	6
95th Queue (ft)	25
Link Distance (ft)	1367
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 0

1: Bagley Avenue & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.1	0.1	0.1	0.0	0.0	0.0	0.2	0.2	3.4	0.3	0.2	3.9
Total Del/Veh (s)	3.9	8.8	1.9	5.6	10.9	4.0	0.7	0.9	0.2	0.8	0.9	0.3

1: Bagley Avenue & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.7
Total Del/Veh (s)	3.3

2: Acorn Trail & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.1	0.1	0.0	0.0	0.0	0.1	0.1	4.0
Total Del/Veh (s)	6.6	11.6	3.7	2.5	8.8	1.9	1.0	0.8	0.1	0.3	0.5	0.1

2: Acorn Trail & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.3
Total Del/Veh (s)	4.5

9: Acorn Trail & Access 1 Performance by movement

Movement	WBL	WBR	NBT	SBL	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0	0.0
Total Del/Veh (s)	4.2	3.0	0.3	1.3	0.4	0.8

11: Acorn Trail & Access 2 Performance by movement

Movement	WBL	WBR	NBT	NBR	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.1	0.1	0.0	0.1
Total Del/Veh (s)	3.9	2.8	0.2	0.0	0.2	0.4

Total Network Performance

Movement	All
Denied Del/Veh (s)	0.7
Total Del/Veh (s)	6.5

Queuing and Blocking Report
Design Year (2045) Build - PM Peak Hour

02/12/2025

Intersection: 1: Bagley Avenue & 150th Street W

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LT	LT
Maximum Queue (ft)	27	59	6	25
Average Queue (ft)	17	26	0	1
95th Queue (ft)	28	47	6	9
Link Distance (ft)	1633	3850	1619	1749
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 2: Acorn Trail & 150th Street W

Movement	EB	WB	NB	SB
Directions Served	LTR	LTR	LT	LT
Maximum Queue (ft)	57	38	29	4
Average Queue (ft)	26	15	3	0
95th Queue (ft)	46	33	15	3
Link Distance (ft)	3850	2135	485	1163
Upstream Blk Time (%)				
Queuing Penalty (veh)				
Storage Bay Dist (ft)				
Storage Blk Time (%)				
Queuing Penalty (veh)				

Intersection: 9: Acorn Trail & Access 1

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	43	18
Average Queue (ft)	18	1
95th Queue (ft)	43	8
Link Distance (ft)	1057	485
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 11: Acorn Trail & Access 2

Movement	WB
Directions Served	LR
Maximum Queue (ft)	26
Average Queue (ft)	7
95th Queue (ft)	26
Link Distance (ft)	1104
Upstream Blk Time (%)	
Queuing Penalty (veh)	
Storage Bay Dist (ft)	
Storage Blk Time (%)	
Queuing Penalty (veh)	

Network Summary

Network wide Queuing Penalty: 0

1: Bagley Avenue & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.4	0.4	0.4	0.0	0.0	0.0	0.3	0.3	3.4	0.3	0.3	3.3
Total Del/Veh (s)	118.3	129.2	114.8	20.0	8.1	14.0	2.5	2.6	0.6	2.4	3.4	0.7

1: Bagley Avenue & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.4
Total Del/Veh (s)	40.9

2: Acorn Trail & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.0	0.0	0.0	0.3	0.2	0.3	0.3	0.3	3.3	0.1	0.4	3.7
Total Del/Veh (s)	14.7	9.0	9.0	13.9	19.4	10.7	3.6	3.6	0.5	1.4	1.7	0.6

2: Acorn Trail & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.5
Total Del/Veh (s)	7.9

Total Network Performance

Movement	All
Denied Del/Veh (s)	0.6
Total Del/Veh (s)	38.3

Queuing and Blocking Report

Design Year (2045) No-Build (Interchange) - AM Peak Hour

02/12/2025

Intersection: 1: Bagley Avenue & 150th Street W

Movement	EB	WB	NB	NB	SB
Directions Served	LTR	LTR	LT	R	LT
Maximum Queue (ft)	1124	164	38	16	61
Average Queue (ft)	418	53	6	1	13
95th Queue (ft)	1063	116	27	9	44
Link Distance (ft)	1633	3850	1619		1749
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)				275	
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 2: Acorn Trail & 150th Street W

Movement	EB	WB	NB	SB	SB
Directions Served	LTR	LTR	LT	LT	R
Maximum Queue (ft)	104	154	113	15	22
Average Queue (ft)	43	58	32	1	2
95th Queue (ft)	76	109	80	8	13
Link Distance (ft)	3850	2135	1468	1163	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)					275
Storage Blk Time (%)					
Queuing Penalty (veh)					

Network Summary

Network wide Queuing Penalty: 0

1: Bagley Avenue & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.3	0.2	0.4	41.3	42.0	38.3	0.6	0.5	3.2	0.6	0.7	3.0
Total Del/Veh (s)	74.2	84.5	74.2	517.6	483.0	450.3	5.3	4.4	1.2	4.0	4.4	1.6

1: Bagley Avenue & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	11.9
Total Del/Veh (s)	141.2

2: Acorn Trail & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	SBL	SBT	SBR	All
Denied Del/Veh (s)	166.1	147.5	188.7	0.2	0.2	0.2	0.3	0.3	0.3	0.4	3.7	70.7
Total Del/Veh (s)	385.6	398.8	384.0	26.4	31.8	24.1	3.5	4.3	1.8	2.2	0.5	161.6

Total Network Performance

Movement	All
Denied Del/Veh (s)	48.9
Total Del/Veh (s)	190.8

Queuing and Blocking Report

Design Year (2045) No-Build (Interchange) - PM Peak Hour

02/12/2025

Intersection: 1: Bagley Avenue & 150th Street W

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	LT	R	LT	R
Maximum Queue (ft)	460	2912	103	22	74	22
Average Queue (ft)	174	1459	24	2	23	5
95th Queue (ft)	411	3231	73	12	60	19
Link Distance (ft)	1633	3850	1619		1749	
Upstream Blk Time (%)		0				
Queuing Penalty (veh)		1				
Storage Bay Dist (ft)				275		275
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 2: Acorn Trail & 150th Street W

Movement	EB	WB	NB	SB	SB
Directions Served	LTR	LTR	LT	LT	R
Maximum Queue (ft)	2130	219	97	35	21
Average Queue (ft)	1488	70	27	6	1
95th Queue (ft)	2442	161	68	24	10
Link Distance (ft)	3850	2135	1468	1163	
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)				275	
Storage Blk Time (%)					
Queuing Penalty (veh)					

Network Summary

Network wide Queuing Penalty: 1

1: Bagley Avenue & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.4	0.4	0.4	0.0	0.0	0.0	0.3	0.3	3.5	0.3	0.4	2.9
Total Del/Veh (s)	119.7	128.4	141.3	19.6	7.9	17.8	2.1	2.3	0.4	2.5	3.7	1.1

1: Bagley Avenue & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.4
Total Del/Veh (s)	41.4

2: Acorn Trail & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.0	0.0	0.0	0.2	0.2	0.3	0.0	0.0	0.0	0.4	0.4	3.7
Total Del/Veh (s)	16.9	11.0	10.6	19.5	25.3	16.9	3.7	2.8	0.2	1.3	2.0	0.5

2: Acorn Trail & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.4
Total Del/Veh (s)	9.4

3: Acorn Trail & Access 1 Performance by movement

Movement	WBL	WBR	NBT	NBR	SBL	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	6.3	3.4	0.6	0.1	2.4	1.1	1.0

4: Acorn Trail & Access 2 Performance by movement

Movement	WBR	NBT	SBL	SBT	All
Denied Del/Veh (s)	0.1	0.3	0.0	0.0	0.1
Total Del/Veh (s)	3.5	0.3	1.6	0.5	0.4

Total Network Performance

Movement	All
Denied Del/Veh (s)	0.6
Total Del/Veh (s)	38.9

Queuing and Blocking Report

Design Year (2045) Build (Interchange) - AM Peak Hour

02/12/2025

Intersection: 1: Bagley Avenue & 150th Street W

Movement	EB	WB	NB	NB	SB
Directions Served	LTR	LTR	LT	R	LT
Maximum Queue (ft)	1142	201	40	23	78
Average Queue (ft)	429	55	5	1	15
95th Queue (ft)	1082	128	23	11	52
Link Distance (ft)	1633	3850	1619		1749
Upstream Blk Time (%)					
Queuing Penalty (veh)					
Storage Bay Dist (ft)				275	
Storage Blk Time (%)					
Queuing Penalty (veh)					

Intersection: 2: Acorn Trail & 150th Street W

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	LT	R	LT	R
Maximum Queue (ft)	134	204	122	4	13	25
Average Queue (ft)	54	71	36	0	1	3
95th Queue (ft)	101	162	83	3	7	14
Link Distance (ft)	3850	2136	445		1163	
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)				275		275
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 3: Acorn Trail & Access 1

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	31	44
Average Queue (ft)	14	7
95th Queue (ft)	39	29
Link Distance (ft)	1021	445
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Intersection: 4: Acorn Trail & Access 2

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	29	21
Average Queue (ft)	3	1
95th Queue (ft)	18	10
Link Distance (ft)	1367	859
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

1: Bagley Avenue & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.2	0.2	0.3	46.5	41.1	41.9	0.4	0.5	3.0	0.9	0.8	3.0
Total Del/Veh (s)	89.3	88.5	80.0	537.8	554.3	541.3	5.2	4.5	1.0	4.5	4.8	1.7

1: Bagley Avenue & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	12.3
Total Del/Veh (s)	158.6

2: Acorn Trail & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	172.8	156.9	173.6	0.2	0.2	0.1	0.0	0.0	0.0	0.4	0.4	3.6
Total Del/Veh (s)	367.0	360.6	352.8	28.0	36.6	19.4	3.3	3.6	0.3	2.4	2.3	0.5

2: Acorn Trail & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	70.8
Total Del/Veh (s)	145.8

9: Acorn Trail & Access 1 Performance by movement

Movement	WBL	WBR	NBT	SBL	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0	0.0
Total Del/Veh (s)	6.7	4.0	0.8	2.8	0.9	1.0

11: Acorn Trail & Access 2 Performance by movement

Movement	WBL	WBR	NBT	SBL	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.3	0.0	0.0	0.2
Total Del/Veh (s)	9.5	3.6	0.5	1.1	0.5	0.6

Total Network Performance

Movement	All
Denied Del/Veh (s)	49.3
Total Del/Veh (s)	192.7

Queuing and Blocking Report

Design Year (2045) Build (Interchange) - PM Peak Hour

02/12/2025

Intersection: 1: Bagley Avenue & 150th Street W

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	LT	R	LT	R
Maximum Queue (ft)	514	3054	114	23	104	28
Average Queue (ft)	202	1664	27	1	24	7
95th Queue (ft)	455	3240	76	10	66	25
Link Distance (ft)	1633	3850	1619		1749	
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)				275		275
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 2: Acorn Trail & 150th Street W

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	LT	R	LT	R
Maximum Queue (ft)	2159	225	125	4	39	21
Average Queue (ft)	1379	73	33	0	6	1
95th Queue (ft)	2452	177	88	3	26	9
Link Distance (ft)	3850	2135	485		1163	
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)				275		275
Storage Blk Time (%)						
Queuing Penalty (veh)						

Intersection: 9: Acorn Trail & Access 1

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	49	47
Average Queue (ft)	17	4
95th Queue (ft)	44	23
Link Distance (ft)	1057	485
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Queuing and Blocking Report

Design Year (2045) Build (Interchange) - PM Peak Hour

02/12/2025

Intersection: 11: Acorn Trail & Access 2

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	35	14
Average Queue (ft)	9	1
95th Queue (ft)	30	6
Link Distance (ft)	1104	1003
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 0

1: Bagley Avenue & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	3.1	0.6	0.8	0.0	0.0	0.0	0.3	0.3	3.5	0.4	0.4	2.9
Total Del/Veh (s)	10.9	18.0	10.4	10.7	5.7	7.8	9.3	13.8	4.9	37.5	43.9	11.4

1: Bagley Avenue & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.8
Total Del/Veh (s)	19.8

2: Acorn Trail & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.0	0.0	0.0	0.2	0.2	0.3	0.0	0.0	0.0	0.4	0.4	3.7
Total Del/Veh (s)	19.3	11.7	11.4	14.0	14.7	6.7	15.8	13.3	2.5	9.9	11.0	3.5

2: Acorn Trail & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	0.4
Total Del/Veh (s)	12.3

3: Acorn Trail & Access 1 Performance by movement

Movement	WBL	WBR	NBT	NBR	SBL	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.0	0.0	0.0	0.0	0.0
Total Del/Veh (s)	7.2	3.5	0.8	0.1	4.4	2.6	1.9

4: Acorn Trail & Access 2 Performance by movement

Movement	WBR	NBT	SBL	SBT	All
Denied Del/Veh (s)	0.1	0.3	0.0	0.0	0.1
Total Del/Veh (s)	3.5	0.3	1.9	0.7	0.6

Total Network Performance

Movement	All
Denied Del/Veh (s)	0.9
Total Del/Veh (s)	26.0

Queuing and Blocking Report

Design Year (2045) Build IMP (Interchange) - AM Peak Hour

02/13/2025

Intersection: 1: Bagley Avenue & 150th Street W

Movement	EB	EB	WB	WB	NB	NB	SB	SB
Directions Served	L	TR	L	TR	LT	R	LT	R
Maximum Queue (ft)	116	121	57	63	83	74	537	187
Average Queue (ft)	50	51	26	28	41	30	169	22
95th Queue (ft)	92	94	48	51	67	61	435	151
Link Distance (ft)		1634		3852	1613		1743	
Upstream Blk Time (%)								
Queuing Penalty (veh)								
Storage Bay Dist (ft)	100		100			275		275
Storage Blk Time (%)	1	1					12	
Queuing Penalty (veh)	2	2					1	

Intersection: 2: Acorn Trail & 150th Street W

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	LT	R	LT	R
Maximum Queue (ft)	144	127	222	29	136	60
Average Queue (ft)	59	58	98	7	51	21
95th Queue (ft)	111	107	176	26	103	47
Link Distance (ft)	3852	2136	439		1157	
Upstream Blk Time (%)						
Queuing Penalty (veh)						
Storage Bay Dist (ft)				275		275
Storage Blk Time (%)			0			
Queuing Penalty (veh)			0			

Intersection: 3: Acorn Trail & Access 1

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	31	74
Average Queue (ft)	14	9
95th Queue (ft)	39	42
Link Distance (ft)	1021	439
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Queuing and Blocking Report

Design Year (2045) Build IMP (Interchange) - AM Peak Hour

02/13/2025

Intersection: 4: Acorn Trail & Access 2

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	29	26
Average Queue (ft)	3	1
95th Queue (ft)	18	13
Link Distance (ft)	1367	859
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 6

1: Bagley Avenue & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	3.3	0.4	0.4	0.0	0.0	0.0	0.5	0.5	3.1	0.8	0.7	3.0
Total Del/Veh (s)	9.5	16.5	8.0	12.1	2.5	7.9	28.3	30.9	8.1	20.0	25.1	6.5

1: Bagley Avenue & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	1.0
Total Del/Veh (s)	17.0

2: Acorn Trail & 150th Street W Performance by movement

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Denied Del/Veh (s)	0.3	0.3	0.3	0.2	0.2	0.1	4.4	3.8	0.0	0.3	0.4	3.8
Total Del/Veh (s)	43.8	47.0	39.0	24.1	18.1	13.9	47.6	48.4	6.3	23.2	23.8	4.1

2: Acorn Trail & 150th Street W Performance by movement

Movement	All
Denied Del/Veh (s)	1.5
Total Del/Veh (s)	37.1

9: Acorn Trail & Access 1 Performance by movement

Movement	WBL	WBR	NBT	SBL	SBT	All
Denied Del/Veh (s)	0.2	0.1	0.0	0.0	0.0	0.0
Total Del/Veh (s)	24.1	9.9	3.3	4.4	2.3	3.1

11: Acorn Trail & Access 2 Performance by movement

Movement	WBL	WBR	NBT	SBL	SBT	All
Denied Del/Veh (s)	0.1	0.1	0.3	0.0	0.0	0.1
Total Del/Veh (s)	6.1	3.4	0.5	1.1	0.7	0.7

Total Network Performance

Movement	All
Denied Del/Veh (s)	1.6
Total Del/Veh (s)	37.9

Queuing and Blocking Report

Design Year (2045) Build IMP (Interchange) - PM Peak Hour

02/13/2025

Intersection: 1: Bagley Avenue & 150th Street W

Movement	EB	EB	WB	WB	NB	NB	SB	SB
Directions Served	L	TR	L	TR	LT	R	LT	R
Maximum Queue (ft)	68	107	78	76	361	186	252	85
Average Queue (ft)	30	40	36	33	133	41	109	41
95th Queue (ft)	53	76	66	62	308	149	203	68
Link Distance (ft)		1634		3852	1613		1743	
Upstream Blk Time (%)								
Queuing Penalty (veh)								
Storage Bay Dist (ft)	100		100			275		275
Storage Blk Time (%)	0	0	0	0	6		0	
Queuing Penalty (veh)	0	0	0	0	5		1	

Intersection: 2: Acorn Trail & 150th Street W

Movement	EB	WB	NB	NB	SB	SB
Directions Served	LTR	LTR	LT	R	LT	R
Maximum Queue (ft)	700	183	464	54	226	48
Average Queue (ft)	284	62	220	5	70	22
95th Queue (ft)	606	135	427	30	141	40
Link Distance (ft)	3852	2135	479		1157	
Upstream Blk Time (%)			2			
Queuing Penalty (veh)			10			
Storage Bay Dist (ft)				275		275
Storage Blk Time (%)			15		0	
Queuing Penalty (veh)			1		0	

Intersection: 9: Acorn Trail & Access 1

Movement	WB	NB	SB
Directions Served	LR	TR	LT
Maximum Queue (ft)	48	110	48
Average Queue (ft)	18	9	4
95th Queue (ft)	45	69	26
Link Distance (ft)	1057	1003	479
Upstream Blk Time (%)			
Queuing Penalty (veh)			
Storage Bay Dist (ft)			
Storage Blk Time (%)			
Queuing Penalty (veh)			

Queuing and Blocking Report

Design Year (2045) Build IMP (Interchange) - PM Peak Hour

02/13/2025

Intersection: 11: Acorn Trail & Access 2

Movement	WB	SB
Directions Served	LR	LT
Maximum Queue (ft)	26	16
Average Queue (ft)	6	1
95th Queue (ft)	24	10
Link Distance (ft)	1104	1003
Upstream Blk Time (%)		
Queuing Penalty (veh)		
Storage Bay Dist (ft)		
Storage Blk Time (%)		
Queuing Penalty (veh)		

Network Summary

Network wide Queuing Penalty: 17

E. Turn Lane Warrant Sheets

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

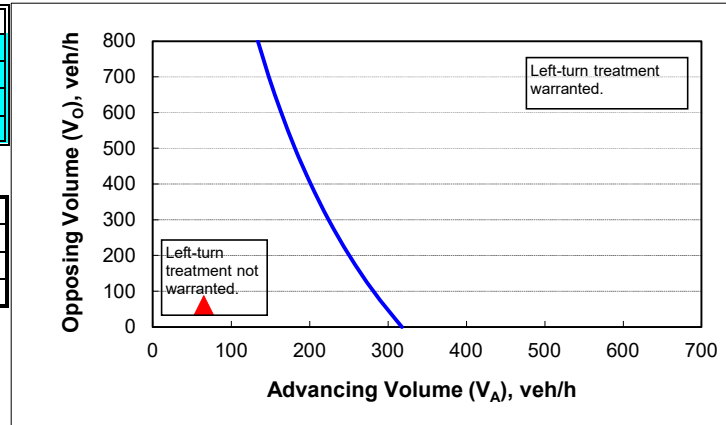
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	55
Percent of left-turns in advancing volume (V_A), %:	25%
Advancing volume (V_A), veh/h:	65
Opposing volume (V_O), veh/h:	60

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	295
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

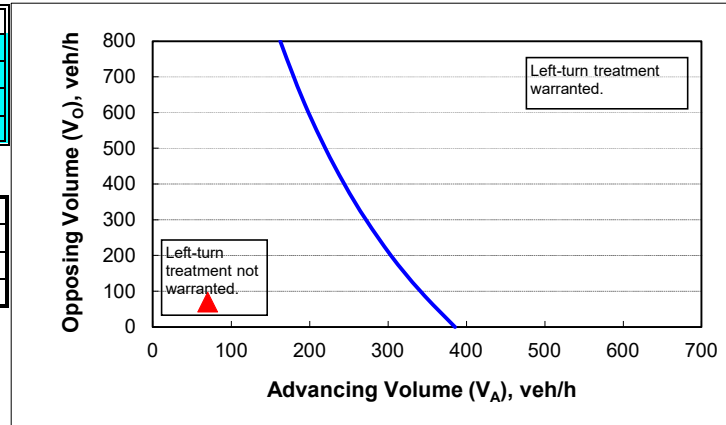
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	55
Percent of left-turns in advancing volume (V_A), %:	15%
Advancing volume (V_A), veh/h:	70
Opposing volume (V_O), veh/h:	70

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	354
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

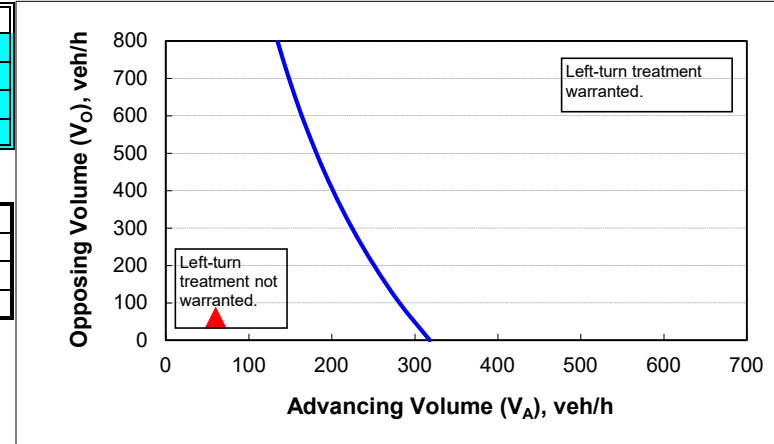
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	55
Percent of left-turns in advancing volume (V_A), %:	8%
Advancing volume (V_A), veh/h:	60
Opposing volume (V_O), veh/h:	60

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	295
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

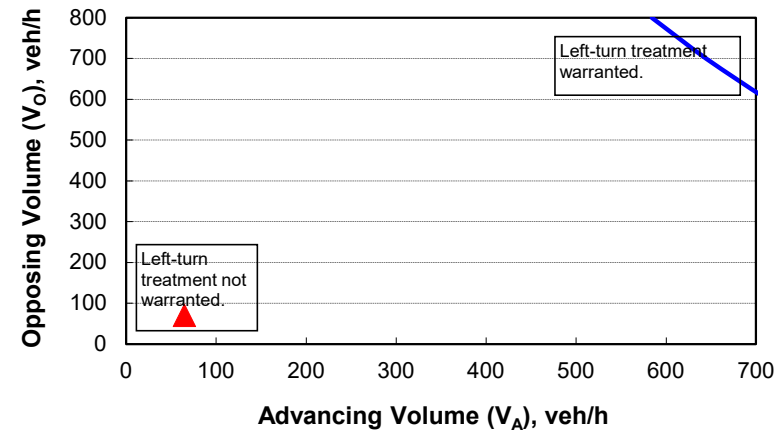
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	55
Percent of left-turns in advancing volume (V_A), %:	1%
Advancing volume (V_A), veh/h:	65
Opposing volume (V_O), veh/h:	70

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	1269
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

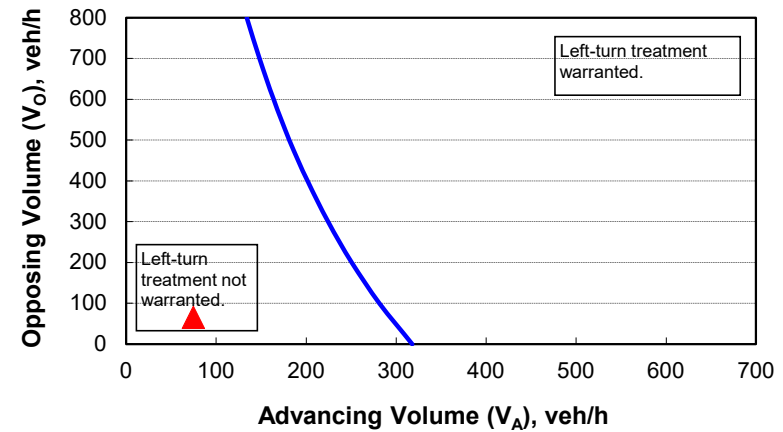
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	55
Percent of left-turns in advancing volume (V_A), %:	20%
Advancing volume (V_A), veh/h:	75
Opposing volume (V_O), veh/h:	65

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	295
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

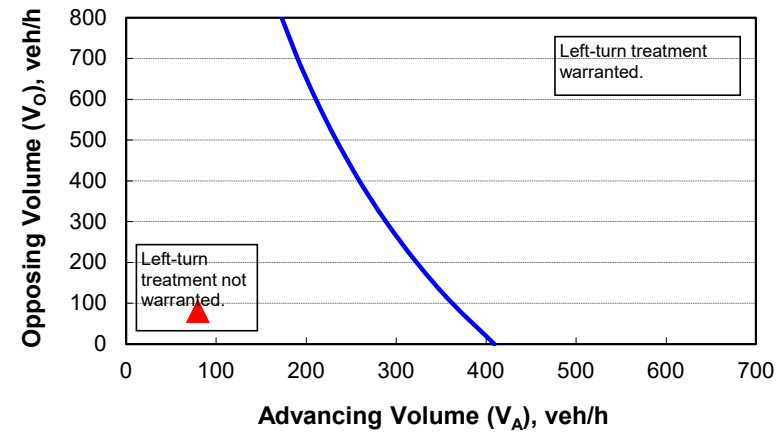
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	55
Percent of left-turns in advancing volume (V_A), %:	13%
Advancing volume (V_A), veh/h:	80
Opposing volume (V_O), veh/h:	80

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	371
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

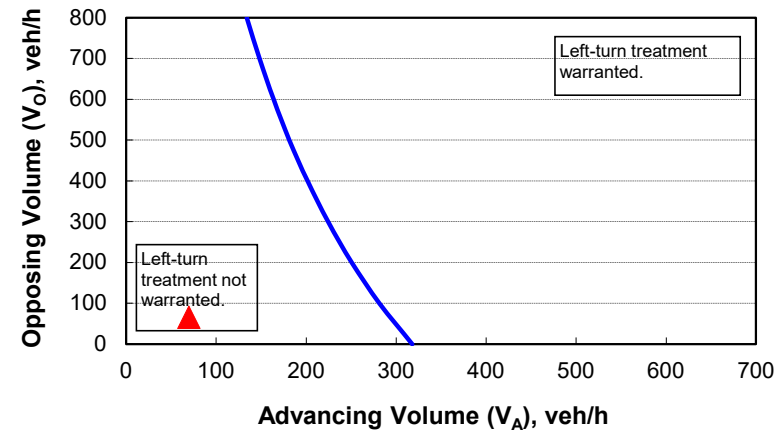
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	55
Percent of left-turns in advancing volume (V_A), %:	7%
Advancing volume (V_A), veh/h:	70
Opposing volume (V_O), veh/h:	65

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	295
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

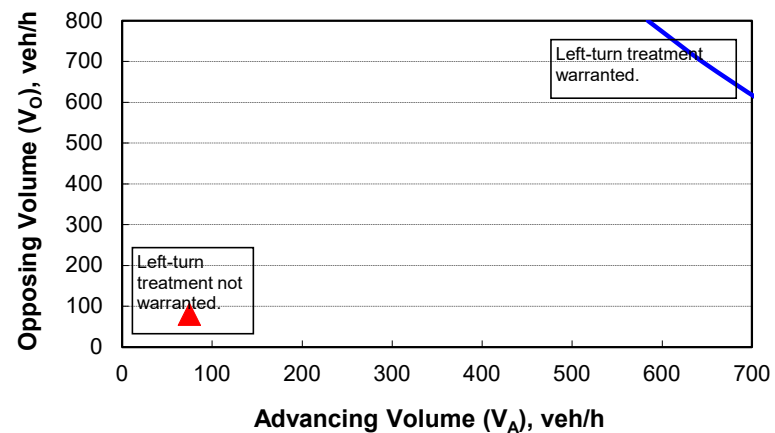
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	55
Percent of left-turns in advancing volume (V_A), %:	1%
Advancing volume (V_A), veh/h:	75
Opposing volume (V_O), veh/h:	80

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	1254
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

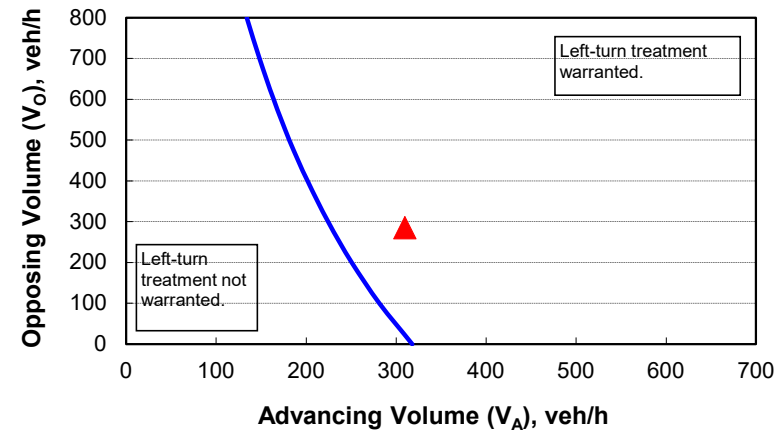
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	55
Percent of left-turns in advancing volume (V_A), %:	6%
Advancing volume (V_A), veh/h:	310
Opposing volume (V_O), veh/h:	285

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	295
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Access 1 2045 (With Interchange) PM Peak Hour

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

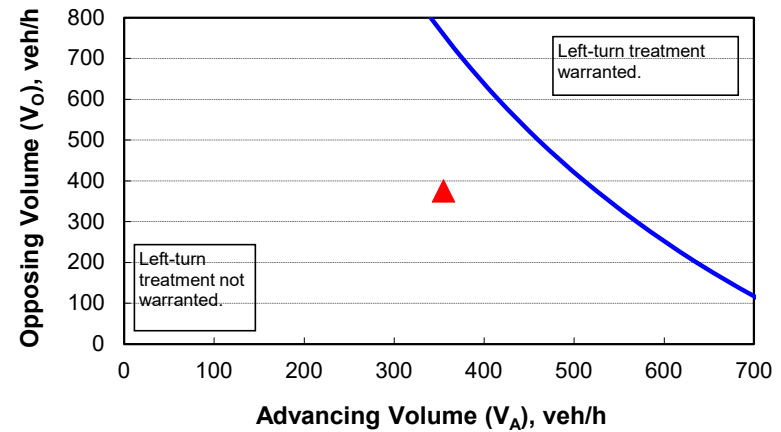
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	55
Percent of left-turns in advancing volume (V_A), %:	3%
Advancing volume (V_A), veh/h:	355
Opposing volume (V_O), veh/h:	375

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	525
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Access 2 2045 (With Interchange) AM Peak Hour

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

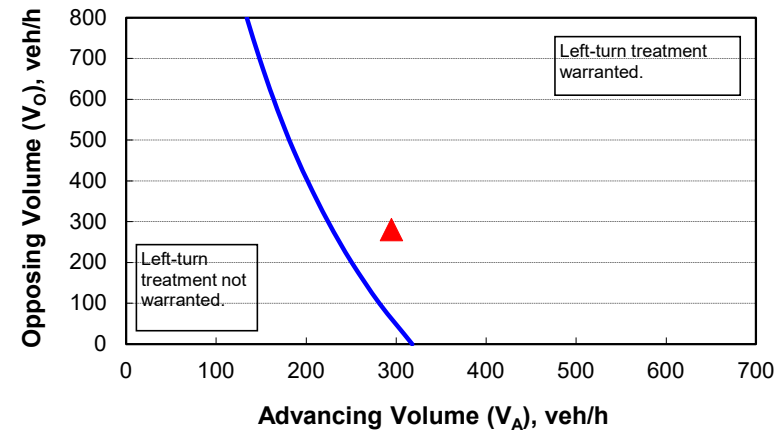
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	55
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	295
Opposing volume (V_O), veh/h:	280

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	295
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Access 2 2045 (With Interchange) PM Peak Hour

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

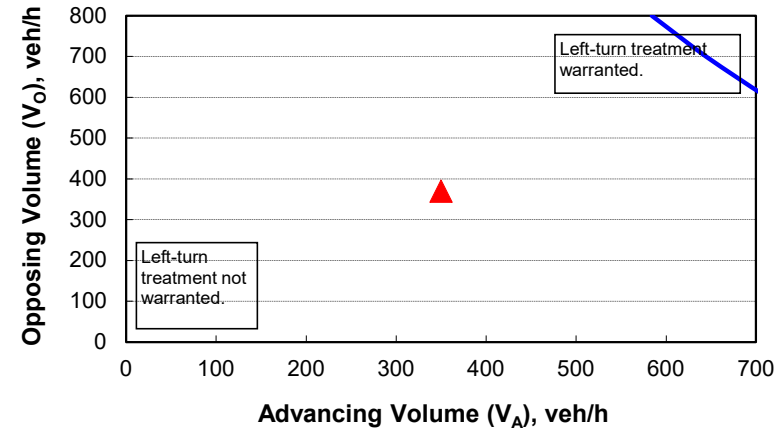
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	55
Percent of left-turns in advancing volume (V_A), %:	1%
Advancing volume (V_A), veh/h:	350
Opposing volume (V_O), veh/h:	370

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	905
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	55
Major-road volume (one direction), veh/h:	60
Right-turn volume, veh/h:	5

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	82
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

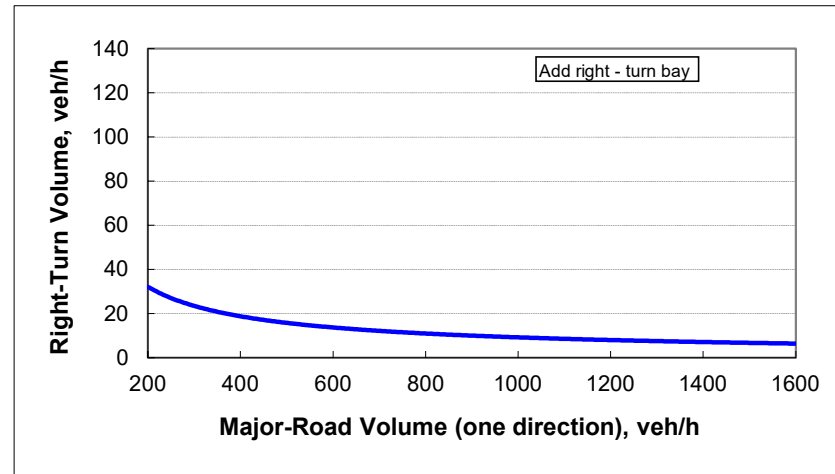


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	55
Major-road volume (one direction), veh/h:	70
Right-turn volume, veh/h:	0

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	73
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

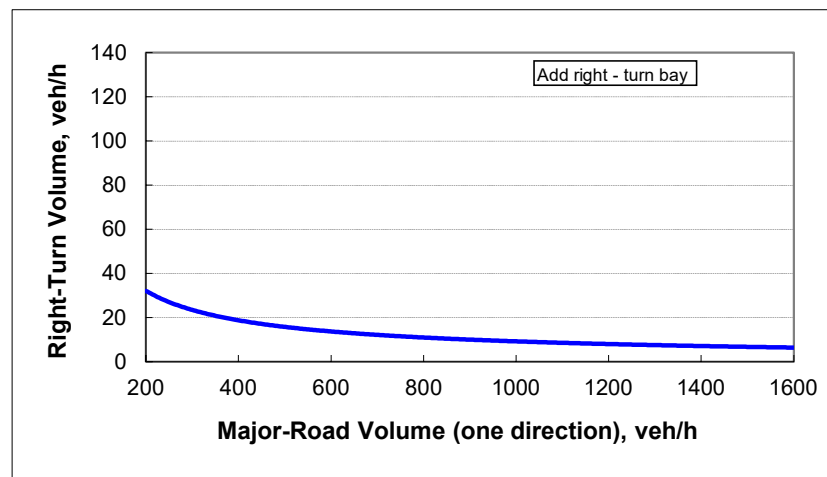


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	55
Major-road volume (one direction), veh/h:	60
Right-turn volume, veh/h:	5

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	82
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

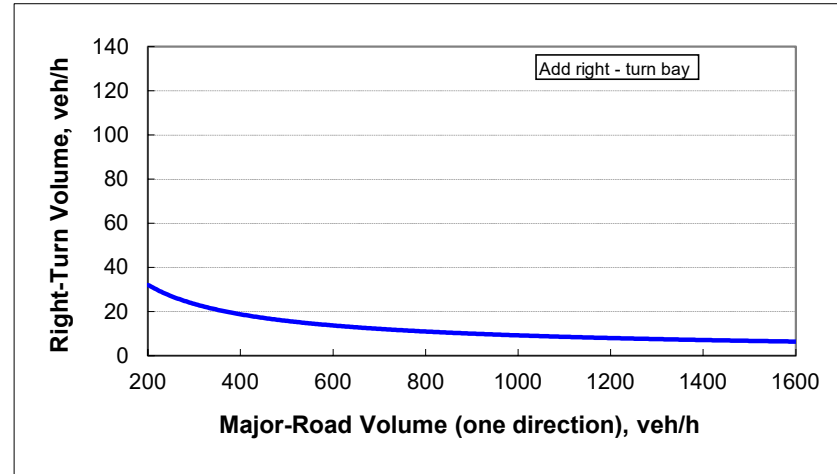


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	55
Major-road volume (one direction), veh/h:	70
Right-turn volume, veh/h:	5

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	73
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

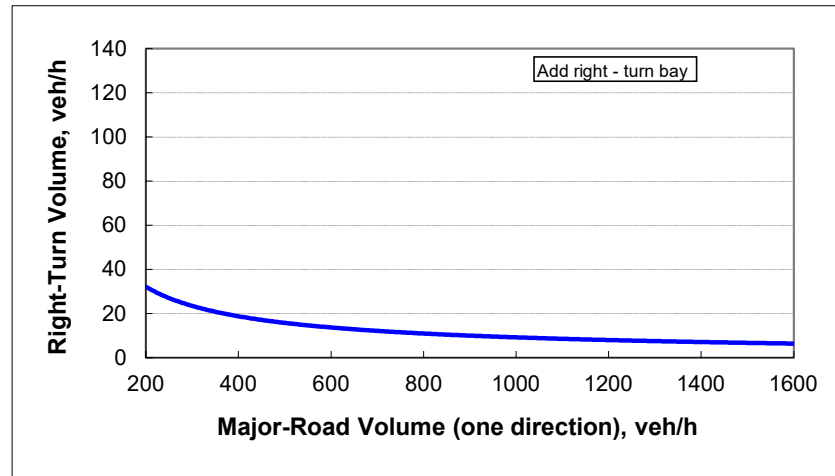


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	55
Major-road volume (one direction), veh/h:	65
Right-turn volume, veh/h:	5

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	82
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

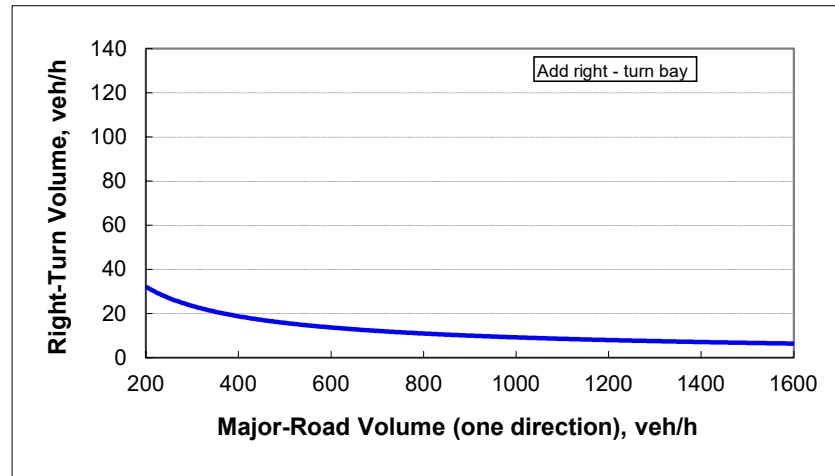


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	55
Major-road volume (one direction), veh/h:	80
Right-turn volume, veh/h:	0

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	65
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

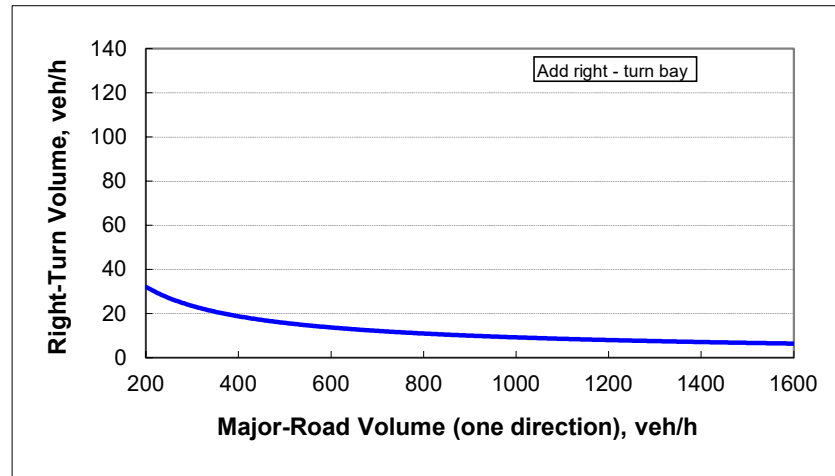


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	55
Major-road volume (one direction), veh/h:	65
Right-turn volume, veh/h:	5

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	82
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

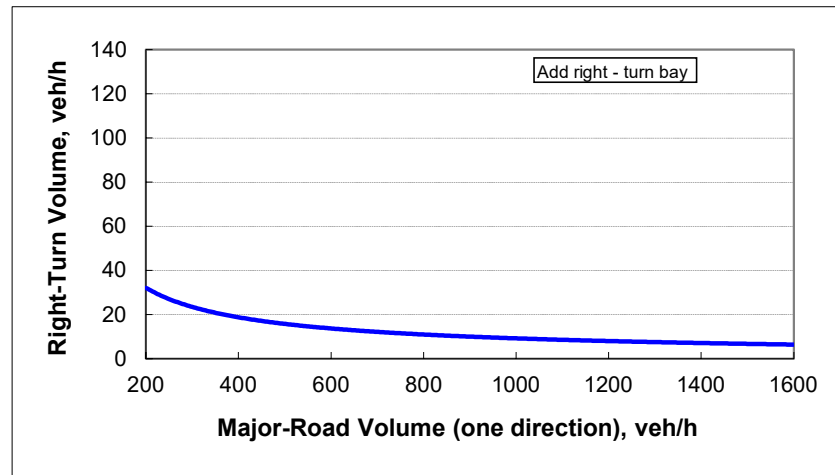


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	55
Major-road volume (one direction), veh/h:	75
Right-turn volume, veh/h:	5

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	69
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

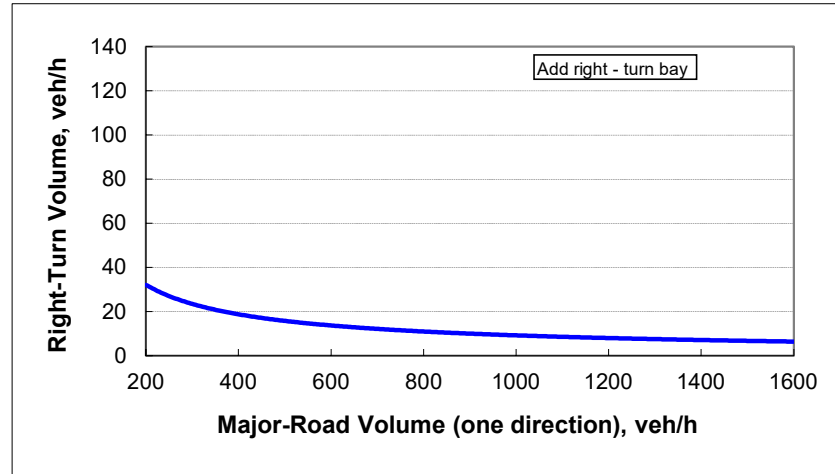


Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	55
Major-road volume (one direction), veh/h:	285
Right-turn volume, veh/h:	5

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	82
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

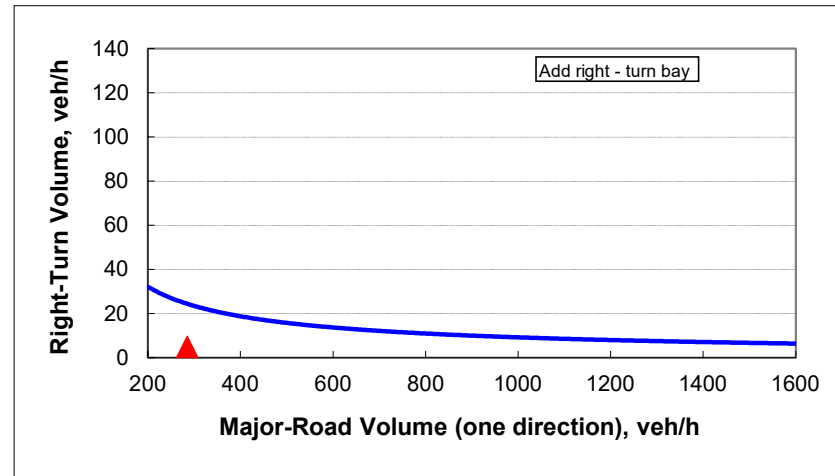


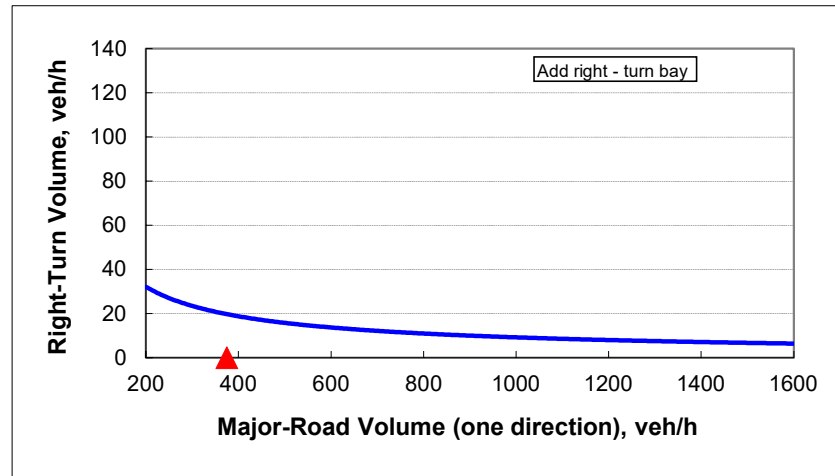
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	55
Major-road volume (one direction), veh/h:	375
Right-turn volume, veh/h:	0

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	20
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Access 2 2045 (With Interchange) AM Peak Hour

Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	55
Major-road volume (one direction), veh/h:	280
Right-turn volume, veh/h:	0

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	82
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

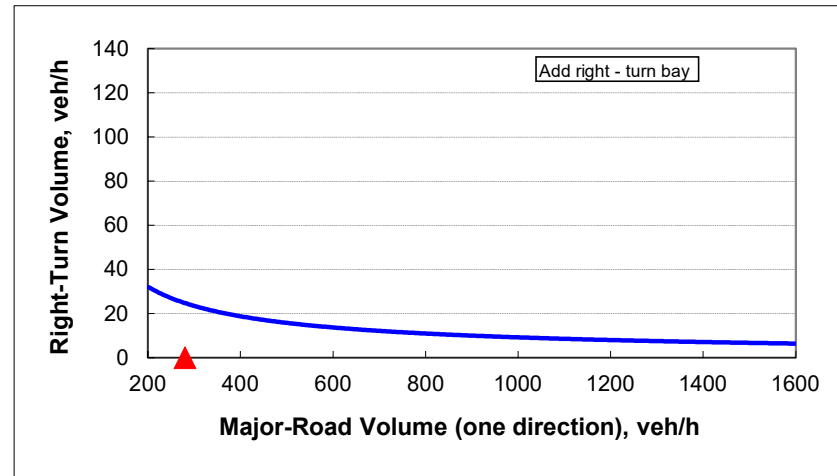


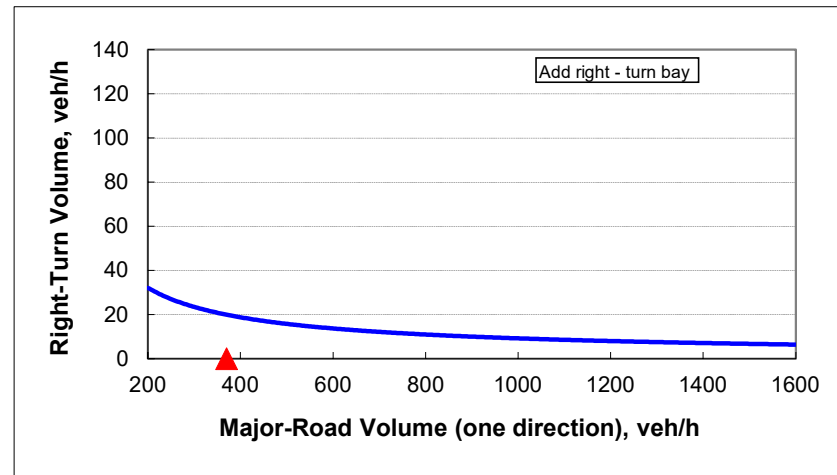
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	55
Major-road volume (one direction), veh/h:	370
Right-turn volume, veh/h:	0

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	20
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	

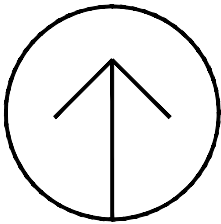
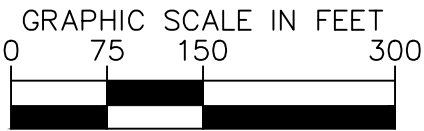
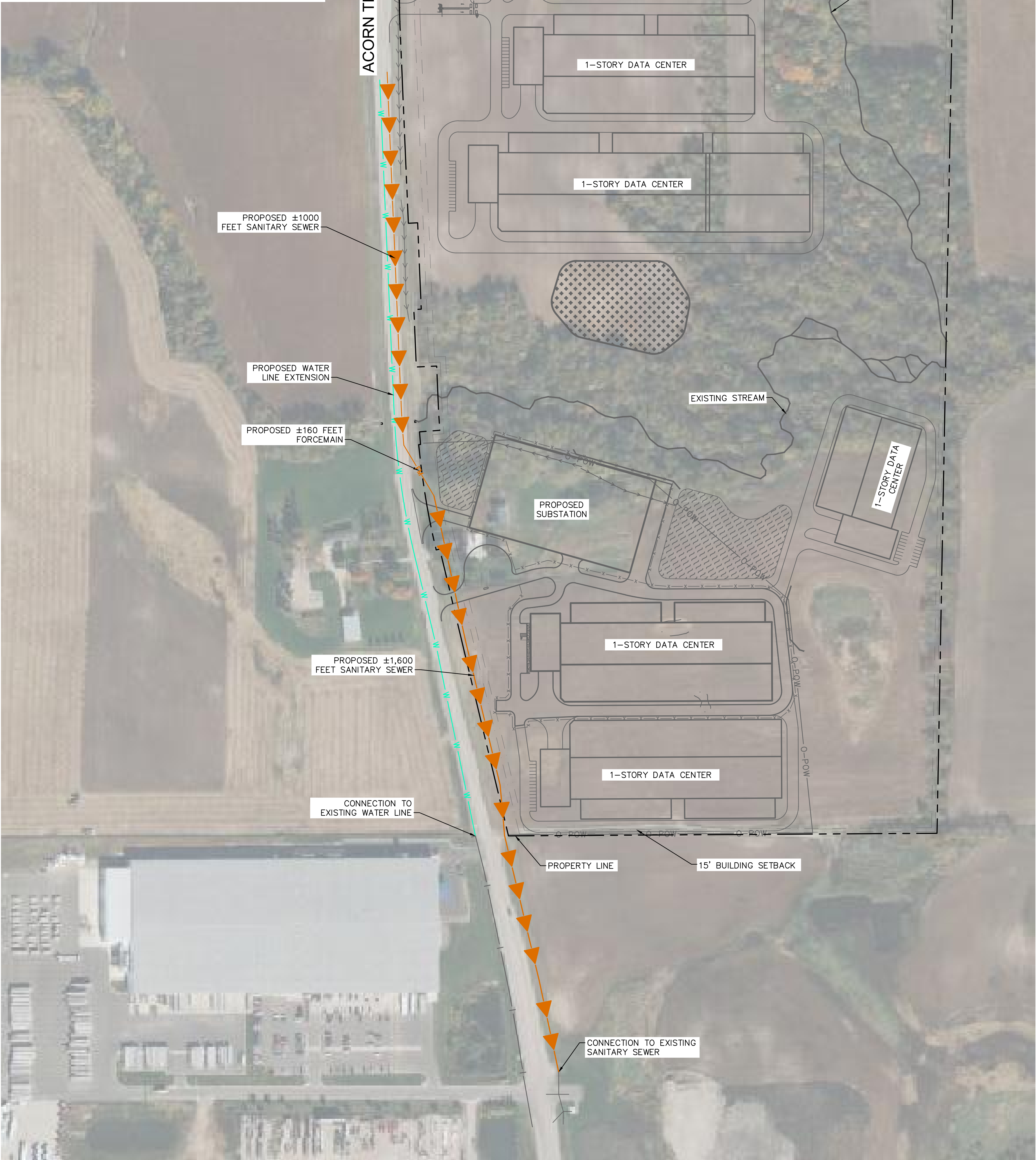
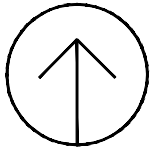


Appendix E

Sanitary Sewer Extension Exhibit



VICINITY MAP
NOT TO SCALE



ARCHER DATACENTERS - FARIBAULT, MN

SANITARY SEWER EXTENSION EXHIBIT

Faribault, MN
Project # 161236000 July 11, 2025

Appendix B

Comment Responses

Introduction

Pursuant to Minnesota Rules, part 4410.3610, subpart 5c, the Responsible Governmental Unit (RGU) shall revise the environmental analysis document based on comments received during the comment period. The RGU shall include in the document a section specifically responding to each timely, substantive comment received that indicates in what way the comment has been addressed.

The 30-day EAW comment period began May 21, 2025, and comments were accepted through June 20, 2025. Two (2) comment letters were received from government agencies. Responses to those comments are included in the following sections.

1. Minnesota Department of Natural Resources (MNDNR)

Comment	Response
<i>EAW Section 14. Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features)</i>	
Calcareous Fens The assumptions used to evaluate potential impacts on nearby calcareous fens provided on page 23 are not accurate. Extracting groundwater and exposing it to the atmosphere alters the chemistry of water, which can negatively impact calcareous fens if they are along the flow path. Retaining water in the same watershed also does not ensure “no adverse impact” on calcareous fens. To ensure compliance with Minnesota Statutes 103G.223 , coordination with the Minnesota Department of Natural Resources (DNR) is necessary to certify no impact. For this project, a no-effect concurrence determination from the DNR may be required and should be added to Table 6: Permits and Approvals Required. Please contact the DNR staff below to begin the no-effect concurrence process.	Noted. A “no-effect concurrence determination” has been added as a required permit/approval to Table 6. The DNR will be consulted as it relates to Calcareous Fens.

Comment	Response
Wildlife Life Section 14.a. should include a more robust description of wildlife resources, habitats, and vegetation on or near the site to provide a greater understanding of potential impacts. The specific type of woodland, wetlands, and animal species found in this area need to be discussed. This additional context increases project transparency and allows for the effective implementation of impact minimization, avoidance, and mitigation measures.	Comment noted. As previously noted in the EAW, the project site consisted of wildlife habitats that support small mammals, songbirds, raptors, deer, coyotes, foxes or other small to medium sized wildlife species. This project area is highly disturbed with actively farmed areas, roadways, and residences. Wildlife in the area may utilize the forested areas, farm fields and other areas within the project vicinity. The wildlife currently utilizing the project site will likely relocate to adjacent parcels and habitats during post construction.
Tree Clearing Two different estimates of tree clearing are provided in the EAW: 8.3 acres (pg. 10) and 2 acres (pg. 23). How many acres of tree clearing will occur needs to be clarified. Swamp white oak (<i>Quercus bicolor</i>), a state Species of Special Concern, was identified in the wetland delineation for the proposed project. Before tree clearing occurs, it is strongly recommended that a survey be done to verify the species and map the population. Upon species verification, steps should be taken to preserve Swamp white oaks on site, given the very small number and size of remaining populations in Minnesota, the limited amount of potential habitat, and concerns over regeneration.	Comment noted. The total acres of trees to be removed is approximately 10 acres. The project proposer will work to reduce the amount of tree removal to the extent practicable.

Comment	Response
Lawn/Landscaping The 7-acre increase in lawn/landscaping on site presents an opportunity to incorporate native plantings into the project design and help mitigate impacts on wildlife. Once established, native plants are lower maintenance compared to non-native species and provide an array of benefits. Native plants are adapted to the local environment and need less water, fertilizer, and pesticides, and don't require mulching, protection from frost, or continuous mowing. They produce nectar, pollen, and seeds that serve as food for native birds, butterflies, bees, and other wildlife. The deep roots of many native plants help stabilize soil, prevent erosion, and improve soil structure. They also improve the soil's ability to absorb water, reducing runoff and promoting groundwater recharge. For more information regarding incorporating native plants into the site design, please review the links below. • BWSR Native Vegetation Establishment and Enhancement Guidelines • BWSR Pollinator and Biodiversity Toolbox	Comment noted. The project proposer will continue to evaluate the potential to incorporate native plantings into the landscaping for the proposed project.

2. Minnesota Pollution Control Agency (MPCA)

Comment	Response
General	
The EAW does not have a State Historic Preservation Office (SHPO) letter attached as required in Item 15.	As previously discussed with SHPO, and the requested protocol for reviewing a project was followed. The MnSHIP portal was reviewed to identify any previously identified resources within the project vicinity. SHPO has not provided a comment response letter for the EAW.

Comment	Response
Under Item 17a., the response is inadequate. This section is still required to be answered for projects that do not trigger the mandatory air pollution EAW category.	Comment Noted. The EAW has been updated. Stationary source air emissions for the proposed buildings are anticipated to be minimal based on the anticipated mechanical equipment that will be installed. The proposed project will employ back-up emergency generation to provide power to the critical infrastructure of the facility during power outages. It is not known at this time what size, type, and quantity of back up emergency generators will be utilized by the project. Once more information is known for the site, a full air quality analysis will be completed, coordination with the Minnesota Pollution Control Agency (MPCA) will occur, and any anticipated permits will be obtained from the MPCA. If the emissions exceed a mandatory EAW threshold, an additional environmental review will be completed.
Wastewater	
12.b.i.1 Wastewater indicates that an approximately 0.6 mile sanitary sewer extension will be required for the project. A map showing the route to the existing sewer system connection shoeing the impacted area of construction should be included.	Comment noted. An exhibit showing the sanitary sewer extension is attached to the EAW.

Comment	Response
Noise	
The Responsible Governmental Unit (RGU) and any other land-use decisions makers, should consider language in Minn. R. 7030.0030 that reads “[...] Any municipality having authority to regulate land use shall take all reasonable measures within its jurisdiction to prevent the establishment of land use activities listed in noise area classification (NAC) 1, 2, or 3 in any location where the standards established in part 7030.0040 will be violated immediately upon establishment of the land use.” The Noise section of the EAW does not provide enough detail regarding current and anticipated sounds levels in the project area to determine whether an immediate violation of the state noise standards would occur if the project were approved. Members of the public often have noise concerns related to data center operations. MPCA notes statements in the Noise section of the EAW indicate further noise evaluation will be completed, and noise mitigations may be incorporated into project design. Please contact Lauren Dickerson at lauren.dickerson@state.mn.us for any further questions or concerns.	Comment noted. As noted in the EAW, further noise analysis will be completed once design progresses for the proposed project and equipment is selected for project design. The project will be required to meet the state noise standards during operations.
Air Quality	

Comment	Response
Section 17.1 of the EAW does not offer any substantiative information on the project or its emissions with respect to air quality. The section is deficient. The Project Proposer should add material information regarding the nature of the project. Other sections of the EAW suggest the Project will include power generation in the form of either diesel or natural gas. These emission units, their emissions, and the impacts of those emissions should be discussed in Section 17.	Comment Noted. The EAW has been updated. Stationary source air emissions for the proposed buildings are anticipated to be minimal based on the anticipated mechanical equipment that will be installed. The proposed project will employ back-up emergency generation to provide power to the critical infrastructure of the facility during power outages. It is not known at this time what size, type, and quantity of back up emergency generators will be utilized by the project; therefore, two technologies were analyzed for the greenhouse gas emissions section. Once more information is known for the site, a full air quality analysis will be completed, coordination with the Minnesota Pollution Control Agency (MPCA) will occur, and any anticipated permits will be obtained from the MPCA. If the emissions exceed a mandatory EAW threshold, an additional environmental review will be completed.

3. City of Faribault – Community Members Comments/Questions

Comment	Response
<i>Teresa DeMars</i> On page seven, the EAW proposes several ideas to improve the climate considerations and adaptations for the proposed project. These include: "energy efficient appliances and lighting may be used," "energy efficient data center cooling may be used," "wind power may be considered",	The project developer intends to utilize energy efficient site appurtenances and features whenever feasible. At this stage of development and design, it is not possible to make commitments as to the specific

Comment	Response
and “native trees may be considered”. Please change the language to “will be used”. Make the actual commitment to implement the climate considerations and adaptations instead of just talking about them. Saying you “may” do something means nothing.	solutions employed. Developer is happy to discuss the design and development process directly.
Teresa DeMars On page 10, it talks about 169 new trees to be planted on 9.3 acres. How is this number of trees determined? City of Faribault ordinance? Please clarify.	Comment noted. The project proposer is working with the city to confirm the landscape plan including new trees to be planted is in compliance with city ordinances.
Teresa DeMars On page 18, the water appropriation that may be potentially used to cool the data center is explained. Depending on the system, it may range from 16,500 gallons GPD to a max of 280,000 gallons GPD. On page 16, the wastewater of the system is listed at a range of 13,500 GPD to a max of 30,000 GPD. If 16,500 GPD of appropriated water results in 13,000 GPD of waste, how can 280,000 GPD only result in 30,000 GPD? Is 250,000 gallons GPD lost to the atmosphere in the process? Using a proportional equation, the waste on a day when you are using 280,000 GPD of water would be closer to 229,000 GPD. Losing 250,000 GPD of water seems off to me. Please explain and clarify. Also, when it comes to wastewater, are there any chemicals in it that are getting discharged, or is it pure water? Please clarify.	Comment noted. The type of cooling system employed will impact the amount of water used and wastewater generated by the development. The developer intends to utilize the most efficient cooling technology that is feasible, but because the ultimate system is not yet known, a range is provided with the information known at this time which includes the possibility for a closed-loop system as well as adiabatic systems which employ evaporation. The wastewater discharge is both domestic sewage and industrial wastewater; industrial wastewater discharge will meet state and local discharge standards.
Teresa DeMars On page 22, the calcareous fen is discussed. Where is it located? Is it on the property or on a neighboring property? Given the shallow depths to groundwater in the project area, who will be monitoring the calcareous fen to make sure it is not affected by the project? Please clarify.	Comment noted. The calcareous fen has been identified within the project vicinity; however, not located within the project limits. The developer will continue to work

Comment	Response
	with the DNR to confirm the project will have no effect on the calcareous fen.
<i>Teresa DeMars</i> On page 23, native seeding for the Rusty Patch Bumble Bee is discussed, yet it's not really listed as an outcome in Table Three on page ten under cover types. There are no acres listed under grasslands (I would change that to prairie or include a separate section for prairie.) Or does this fall under green infrastructure? Or planting native trees? If you are planting native prairie, please indicate the number of acres and highlight it on Table Three. Please provide more information on the native plantings. Planting native is a positive, so take credit for it on Table three.	Comment noted. The landscaping to be planted onsite may include native plantings to promote pollinator species; however, will not consist of a native prairie.
<i>Teresa DeMars</i> On page 23, the clearing of 2 acres of trees during the winter is discussed, so as not to disturb Rusty Patch Bumble Bee habitat. In Table three, it indicates 8.3 acres of trees will be cleared. What are the plans for clearing the remaining 6.3 acres of trees? Will they be cleared in the winter? Or will they be cleared during a time that will affect the Rusty Patch Bumble Bee? Please explain and clarify.	Comment noted. The proposed project will consist of approximately 10 acres of tree removal. Coordination with the USFWS has been completed to determine no adverse impact on the listed species.
<i>Teresa DeMars</i> On page 28, mitigations to reduce the project's GHG emissions are discussed. It lists things like "energy efficient building shells," "planting trees," and "onsite wind power." Again, I would like to see a commitment to these practices. Saying you might do them means nothing. Also, the city's landscaping ordinance is based more on beautification rather than carbon storage. Planting trees based on it would be the bare minimum. What will the energy impact be on the grid? How much energy will the Data Center use? How does that compare with other Faribault industries like Faribault Foods or the Jennie-O Turkey plant?	Comment noted. Energy impact to the grid is not something that is reviewed and addressed in an EAW. The project proposer has worked extensively with Steele Waseca Co-Op Electric and Great River Energy (which has in turn coordinated with MISO) on power procurement and availability. The proposed project does not exceed the mandatory EIS thresholds (which can be found here https://www.revisor.mn.gov/rules/4410.440)

Comment	Response
Finally, how do you know an EIS is not needed? What is the standard for this? I need to hear the reasoning behind that conclusion, not just that one is not needed.	0/) and has completed the necessary level of review.
Piper Nelson Data center resource consumption is extreme. Assuming this data center will be about 395,000sqft, we can estimate that the water consumption at this site will be between 30-40,000 gallons PER DAY. Because we live in a climate that has hot and humid seasons, that amount of water will greatly increase during the hotter months. Water is one of our greatest resources and it is a shame to waste fresh, clean, drinkable water on cooling computers.	Comment noted.
Piper Nelson Maybe 30,000-40,000 gallons of water per day does not seem like a lot for such a facility, but we must consider the many other facilities that also consume water from the shared aquifer we all sit on. The Prairie du Chien-Jordan aquifer runs across multiple states and provides water to many communities in southern Minnesota. Besides commercial, governmental, agricultural, and residential stressors that already exist for this aquifer, there are more and new stressors: the Niagara Bottling company in Elko/New Market estimated to consume 310,000,000 gallons of water/year (for now); proposed Limestone Quarry in Waterford which would potentially dewater pockets of the aquifer; and the two hyperscale data centers approved/being approved in Farmington which will consume between 10,000,000-16,000,000 gallons of water per day combined. There are currently 44 data centers in Minnesota-- listing each of the data centers that suck water from the Jordan aquifer would make this email much longer than either of us want so I have created a hyperlink for your convenience. Additionally, 1 in 5 Minnesotans live on a well. Drastically increasing water consumption from the aquifer could lead to some residents needing to drill deeper wells as the water table drops. This is not a cost burden for the data center, but it is one for residents, your constituents. The cost of drilling a well is not a small one; the average cost of drilling a well is between \$6,000-20,000, at \$35-84/ft.	Comment noted. The city will continue to work with the project proposer to determine the water needs for the project and to confirm they are within the limits of their existing water appropriation permit or the City will need to amend their appropriation permit. A water appropriation permit amendment would be reviewed and approved by the DNR.
Piper Nelson Utility rates will increase for everyone. Due to the major utility use increase, every rate payer will	Comment noted.

Comment	Response
bear the cost burden of this new data center. This data center will receive discounted rates for the amount of resources they consume while simultaneously increasing the rate residents and commercial buildings pay, especially during peak utility usage. If transmission lines need to be built and new water lines need to be placed/replaced, the rate and tax payer is on the hook for this cost as well, not the data center. Additionally, if our energy consumption increases, more energy may need to be sourced from Manitoba, Canada which would be subject to tariffs.	
Piper Nelson This data center is proposed for a parcel that is raw, undeveloped land. Once land is developed, it can never go back to being undeveloped. That land is changed forever in every aspect down to the soil aggregates.	Comment noted.
Piper Nelson Data centers receive massive tax breaks in the state of Minnesota. Data centers across Minnesota are sales tax exempt for computers, enterprise information technology equipment, and electricity used to operate the data center for 35 years. Based on how quickly our technology develops and advances, data centers could become obsolete in the next 10 years and the state/city may never collect these taxes promised to the public benefit.	Comment noted.
Piper Nelson Additional pollution will be added to the air from the on-site diesel generators. All data centers have backup generators for situations where electricity may not be accessible for a period of time. These generators are tested and run for hours monthly as part of a maintenance routine.	Stationary source air emissions for the proposed buildings are anticipated to be minimal based on the anticipated mechanical equipment that will be installed. The proposed project will employ back-up emergency generation to provide power to the critical infrastructure of the facility during power outages. It is not known at this time what size, type, and quantity of back up emergency generators will be utilized by the project; therefore, two technologies were analyzed for the greenhouse gas emissions section. Once

Comment	Response
	more information is known for the site, a full air quality analysis will be completed, coordination with the Minnesota Pollution Control Agency (MPCA) will occur, and any anticipated permits will be obtained from the MPCA.
Ann & Karl Vohs -Will the public have a chance to attend a discussion about the data center and ask questions? -How does the public stay informed about the progress of this project?	Comment noted. The proposed project will need to obtain permits and approvals by the City and will be discussed at future public meetings. The developer will also be willing to have a direct discussion to address any questions.
Ann & Karl Vohs How will we know what kind of water usage will be decided on and should this be determined before construction?	Comment noted. The city will continue to work with the project proposer to determine the water needs for the project and to confirm they are within the limits of their existing water appropriation permit or the City will need to amend their appropriation permit. A water appropriation permit amendment would be reviewed and approved by the DNR.
Ann & Karl Vohs -What kind of solid waste will be generated? What will the impact be on our landfill? -Can e waste be recycled?	Comment noted. Typical solid waste from an industrial facility will be generated by the proposed development. The development will have a recycling and waste disposal plan.
Ann & Karl Vohs -Who pays for the water and sewer connections to the site?	Comment noted. Information on land use and water is included in the EAW. The proposed project may consist of some type

Comment	Response
-How will the public know what the auxiliary power sources will be? Did the 2040 plan consider data centers and how many? -Has there been a pump test done? -What amount in megawatts would the backup generators produce in total?	of back up emergency generator to provide power to the critical infrastructure of the facility during power outages. It is not known at this time what size, type, and quantity of back up emergency generators will be utilized by the project;
Susan E. An Environmental Impact Statement needs to be done.	Comment noted. The proposed project did not exceed the mandatory category for an EIS, which can be found here: https://www.revisor.mn.gov/rules/4410.4400/
Susan E. Following the trajectory of the development path we're on is simply not sustainable. This will be built on wetlands and wooded areas in a not very environmentally friendly way. How much are we willing to keep destroying nature to feed this path we are on? Because this will probably keep growing.	Comment noted.
Susan E. Ai and other digital tools can be good if used wisely. But in very large part, they are not. And the cost to our environment is just too great.	Comment noted.
Susan E. We need to just Slow Down! Do more research on the consequences of this rapid growth. This is all new territory for us and so far, it's been less than stellar. An Environmental Impact Statement must be done, along with open meetings with the community and environmental experts outside the business and other entities profiting from this venture!	Comment noted.
Susan E. And we need to be assured that this community won't end up paying the costs of it -	Comment noted.

Comment	Response
environmentally, but also, no tax breaks for these people who can afford to pay millions to buy the land and build!	
Elizabeth Wright I live in rural Faribault about 6 miles out of town on highway 60. I am concerned about the proposed Data Center for Faribault. I know it is important to attract new industry to the area. But, once built, data centers do not employ a lot of people. What I am more concerned about is depletion of water resources. We have our own well, as do many people outside of the Faribault city limits. How can water usage for the data center be assessed? How can residents of the city as well as the surrounding homes be assured the water table will not be affected adversely? Water seems like a cheap commodity until a new well has to be drilled. Please be prudent when making any decision that will affect the aquifer. Some things are "priceless." Potable water is one of them. Is there any way to "recycle" treated water from the sewage treatment plant for reuse in the data center?	Comment noted. The city will continue to work with the project proposer to determine the water needs for the project and to confirm they are within the limits of their existing water appropriation permit or the City will need to amend their appropriation permit. A water appropriation permit amendment would be reviewed and approved by the DNR.
Emily Nesvold Please look into the cooling process patented by Liquid Cool Solutions, in Rochester MN. They use a rack based technology, which is considered to be easier on the environment.	Comment noted.
Emily Nesvold Please change to "Measures to get rid of noxious and/or invasive weeds, rather than avoid spreading them.	Comment noted.
Emily Nesvold Please do not consider a tax break for Albers. If this goes through, they should be taxed significantly. They have the money and would make a huge profit.	Comment noted.
Emily Nesvold	Comment noted. The proposed project will be required to be in compliance with state

Comment	Response
I have great concerns about the impact on the people of the city of Faribault from this proposed Data Center due to noise which can shake homes nearby, constant light, and depletion of the water table.	noise standards and meeting lighting standards set by the city. The city will continue to work with the project proposer to determine the water needs for the project and to confirm they are within the limits of their existing water appropriation permit or the City will need to amend their appropriation permit. A water appropriation permit amendment would be reviewed and approved by the DNR.
Jessica Navarro While I understand the potential economic interest in such a development, I am deeply concerned about the lack of meaningful community engagement and communication around this project. Many Faribault residents—particularly Spanish-speaking and Somali-speaking families—have been left entirely out of the conversation. These communities make up a significant portion of our city’s population and also contribute to the local economy through taxes and labor. Yet, none of the information related to the project appears to be translated or made accessible to them in a culturally competent manner. Not on the Faribault City page or the data centers. https://www.ci.faribault.mn.us/CivicAlerts.aspx?AID=580 https://www.archerdatacenters.com/all-locations?fbclid=IwQ0xDSwKoD7BleHRuA2FlbQlXMQABHj0LtjfGhRcmSFSY1XZFdcYJph64ney_lqdYjeq9_F97eHSz5_dUa7xT4SMJA_aem_difnym2MZ_lgsC3xmDv41A	Comment noted. The developer will also be willing to have a direct discussion to address any questions.
Jessica Navarro Additionally, I’d like to point out that even on Archer Datacenters’ official website, this project is referred to as being located in “Minneapolis,” not Faribault. This not only misrepresents our community but also reinforces the perception that this development is being planned without transparency or genuine local consideration.	Comment noted.

Comment	Response
Jessica Navarro There are also real concerns about the environmental impact—especially related to electricity and water usage. Many families in Faribault are already struggling with the high cost of utilities and daily necessities. Introducing a project of this scale without clearly addressing its potential burden on local resources raises serious equity and sustainability questions.	Comment noted. Utility rates are not addressed in an EAW. The city will continue to work with the project proposer to determine the water needs for the project and to confirm they are within the limits of their existing water appropriation permit or the City will need to amend their appropriation permit. A water appropriation permit amendment would be reviewed and approved by the DNR.
Jessica Navarro As you continue to develop and we grow as a community, you must ensure that new projects are not just profitable, but equitable—lifting up all residents, especially those who are most vulnerable. I urge decision-makers and stakeholders to reconsider how this project is being introduced and to take immediate steps to involve the community in a more inclusive, transparent, and respectful manner.	Comment noted.
Sonny Wasilowski Energy Systems and Emissions The EAW mentions general strategies for efficiency but does not commit to implementation of geothermal heating and cooling systems. Given the scale and energy intensity of data center operations, I strongly recommend requiring geothermal infrastructure for each of the six planned buildings, not just a pilot or single-use case.	Comment noted.
Sonny Wasilowski Minimizing Footprint through Smarter Design	Comment noted.

Comment	Response
A sprawling, single-story layout is environmentally inefficient. If true vertical development is not feasible, I urge the City to strongly encourage the proposer to incorporate subterranean or earth-sheltered construction. A sub-level plus one-floor approach would reduce land disturbance, preserve more natural cover, and support energy efficiency through natural insulation. These designs also better align with Faribault’s desire for long-term environmental stewardship.	
<i>Sonny Wasilowski</i> Renewable Energy Integration The EAW includes only vague references to potential wind or solar use. I strongly encourage clear commitments to maximizing solar panels and small wind systems—with small intentionally noted to avoid large-scale industrial turbines incompatible with the area’s character. Renewable generation should be a foundational element, not an optional add-on.	Comment noted.
<i>Sonny Wasilowski</i> Parking Lot Scale and Heat Island Mitigation The anticipated surface parking area appears excessive for the expected traffic volume. Large, underused lots become heat islands, detract from visual quality, and worsen runoff. The project should pursue the smallest practical parking footprint, use permeable or reflective materials, and explore structured or shared-use designs that reduce sprawl.	Comment noted.
<i>Sonny Wasilowski</i> Native Landscaping and Tree Canopy I encourage a greater emphasis on biodiverse native plantings, including a higher proportion of female trees to help alleviate seasonal allergy burdens in the community. Additionally, the site should avoid standard turf lawns and instead use native lawn mixes or low-maintenance groundcover to minimize mowing, watering, and chemical use.	Comment noted.
<i>Sonny Wasilowski</i>	Comment noted. The project proposer is considering different systems as they work

Comment	Response
Water Conservation and Reuse The EAW does not present a meaningful plan to capture and reuse rainwater or recycle greywater from operations or HVAC systems. These systems should be prioritized to reduce demand on municipal infrastructure and to align with sustainable site practices.	through the design of the proposed development
Kelly Howell My main concern is water usage and sustainability. Data centers are well known for their overconsumption of water and electricity. (as seen here, 1, 2) I am concerned that this will not only negatively impact our groundwater, but also put stress on our water infrastructure, reducing resources for the community and citizens. (3, 4) The city's primary focus should be on protecting the interests of its citizens, and I do not see how taking away resources while potentially increasing our utility bills for said resources does that. That is the potential impact of this data center.	Comment noted. The project proposer has worked extensively with Steele Waseca Co-Op Electric and Great River Energy (which has in turn coordinated with MISO) on power procurement and availability. The city will continue to work with the project proposer to determine the water needs for the project and to confirm they are within the limits of their existing water appropriation permit or the City will need to amend their appropriation permit. A water appropriation permit amendment would be reviewed and approved by the DNR.
Kelly Howell If the city approves this data center I would encourage the city to do its due diligence and ask hard questions of the company about how they expect to reduce the center's impact on our resources, especially in regards to minimizing water waste and pollution. And if the center ends up drawing more than their fair share of resources, and impacting the citizens, I'd urge the city to put its citizens' needs first above that of industry. Clean, available water is a human right and we should not put corporations before the safety and happiness of our citizens and community. I believe the potential negative impacts (overconsumption of resources, pollution, noise, loss of farmland etc) of allowing a data center to be built here outweigh the potential benefits	Comment noted.

Comment	Response
(temporary job growth)	

4. City of Faribault

Comment	Response
Environmental Commission	
There was a cold storage project with refrigeration and freezers in Bridgewater Township between Faribault and Northfield. That project said it would have approximately 18,942 Tons of CO2e/year (EQB Monitor Search). A limestone quarry project in Waterford Township north of Northfield is at about 2,694 Tons of CO2e/year (EQB Monitor Search). The BCA is building a new center in Mankato is at about 1,228 Tons of CO2e/year (EQB Monitor Search). Again, the Archer Datacenter is at about 529,000 tons of CO2e/year.	Comment noted. There was an error in the calculation provided; this has been updated in the EAW.
There was also 192 ac. of low density development (459 units) in Savage (EQB Monitor Search) that I took a look at. It didn't have any numbers for CO2e, but it did say that it was going to use between 409,000 gallons / day (GPD) and 475,000 GPD, and about 4,136 T/year of waste.	Comment noted.
I spoke with Travis Block with Public Works to get some water usages / wastewater discharges from other local businesses. Average amounts for April include about 435,000 GPD for Faribault Foods, 927,000 GPD for Jennie-O, 286,000 for the Faribault Correctional Facility, and 73,000 GPD for the Faribault Energy Park. Again, the Archer Datacenter would be up to and at most 280,000 GPD.	Comment noted. The project proposer continues to work with the City to understand water capacity for the city. The city will continue to work with the project proposer to determine the water needs for the project and to confirm they are within the limits of their existing water appropriation permit or the City will need to amend their appropriation permit. A water appropriation permit amendment would be reviewed and approved by the DNR.

Comment		Response																																										
Environmental Commission																																												
Otherwise, comparing apples to apples, I found information on datacenters planned for Farmington, Cannon Falls and Rosemount, and compared them to the Archer Datacenter planned in Faribault. I know the amount of power was also brought up at the last Environmental Commission meeting, and we acknowledged that the EAW did not address the amount of power needed to run the datacenter. I did a quick search and found a Star Tribune article from January that has the amount of power needed for the proposed datacenters around Minnesota. Minnesota data centers power needs could be staggering It says that the Archer Datacenters would use about 120 megawatts (MW). For context, 100 MW is roughly the amount of energy used by 100,000 households. For more context, the Archer Datacenters would use close to the lowest amount of energy of the proposed datacenters in Minnesota (including 500MW in Cannon Falls, 500 MW in Farmington, 150-250 MW in Hampton, 500 MW in Rosemount and 10-150+ in Rosemount, and 300-500 MW in Mankato).		Comment noted. The project proposer has worked extensively with Steele Waseca Co-Op Electric and Great River Energy (which has in turn coordinated with MISO) on power procurement and availability.																																										
<table><tr><td></td><td></td><td>GHG Emissions</td><td>Solid Waste</td><td>Water/Wastewater</td><td>Energy</td></tr><tr><td>Location</td><td>Size (sq. ft.)</td><td>(CO2e)</td><td>(T/yr.)</td><td>(Gallons Per Day)</td><td>(megawatts)</td></tr><tr><td>Rosemount</td><td>4,000,000</td><td>56,164</td><td></td><td>10,000 - 100,000</td><td>150</td></tr><tr><td>Farmington</td><td>2,530,000</td><td>26,943</td><td>2,184</td><td>2,350,000</td><td>500</td></tr><tr><td>Cannon Falls</td><td>1,750,000</td><td>20,189</td><td>22,500</td><td>57,000 - 3,300,000</td><td>500</td></tr><tr><td>Hampton</td><td>1,500,000</td><td>21,637</td><td>22,500</td><td>34,000</td><td>250</td></tr><tr><td>Archer - Faribault</td><td>500,000</td><td>529,632</td><td>7,500</td><td>280,000</td><td>120</td></tr></table> Of note on the table is the Rosemount Industrial Alternative Urban Areawide Review (AWAR) Update. They said that there was no change in the solid waste with the update, and it didn't say (or I couldn't find) the original amount for solid waste. Also at the Rosemount site, they said they were using an air-cooled system for cooling, so the water amount is considerably less for the size of the facility.				GHG Emissions	Solid Waste	Water/Wastewater	Energy	Location	Size (sq. ft.)	(CO2e)	(T/yr.)	(Gallons Per Day)	(megawatts)	Rosemount	4,000,000	56,164		10,000 - 100,000	150	Farmington	2,530,000	26,943	2,184	2,350,000	500	Cannon Falls	1,750,000	20,189	22,500	57,000 - 3,300,000	500	Hampton	1,500,000	21,637	22,500	34,000	250	Archer - Faribault	500,000	529,632	7,500	280,000	120	Comment noted. The developer intends to be as efficient as possible as it relates to technologies implemented for backup generation and cooling technology. These will ultimately be informed by certain customer specifications which are unknown at this time. For this reason, we made reasonable assumptions and provided a range of outcomes where appropriate.
		GHG Emissions	Solid Waste	Water/Wastewater	Energy																																							
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Comment	Response
<i>Environmental Commission</i>	
I did ask Harry to see why the Archer Datacenter has so much more CO2e compared to the others in the area. He was going to follow up with Kimley Horn, the consultant that was hired for all the datacenter EAW / AWARs.	Comment noted. There was an error in the calculation provided; this has been updated in the EAW.

Appendix C

Comment Letters



Division of Ecological & Water Resources
Region 4 (South Region)
21371 Highway 15 South
New Ulm, MN 56073

June 18, 2025

Harry Davis
Faribault City Hall
208 1st Ave NW
Faribault, MN 55021

Subject: Environmental Assessment Worksheet – Archer Datacenters Faribault Campus

Harry Davis,

Thank you for the opportunity to review the Archer Datacenters Faribault Campus Environmental Assessment Worksheet (EAW). The following comments address the accuracy of the material and potential impacts that warrant further investigation before the project is commenced.

EAW Section 14. Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features)

Calcareous Fens

The assumptions used to evaluate potential impacts on nearby calcareous fens provided on page 23 are not accurate. Extracting groundwater and exposing it to the atmosphere alters the chemistry of water, which can negatively impact calcareous fens if they are along the flow path. Retaining water in the same watershed also does not ensure “no adverse impact” on calcareous fens. To ensure compliance with [Minnesota Statutes 103G.223](#), coordination with the Minnesota Department of Natural Resources (DNR) is necessary to certify no impact. For this project, a no-effect concurrence determination from the DNR may be required and should be added to Table 6: Permits and Approvals Required. Please contact the DNR staff below to begin the no-effect concurrence process.

Calcareous Fen Program Coordinator
Keylor Andrews
keylor.andrews@state.mn.us
651-259-5259

Regional Ecologist
Megan Benage
megan.benage@state.mn.us
507-910-8708

Wildlife Life

Section 14. a. should include a more robust description of wildlife resources, habitats, and vegetation on or near the site to provide a greater understanding of potential impacts. The specific type of woodland, wetlands, and

animal species found in this area need to be discussed. This additional context increases project transparency and allows for the effective implementation of impact minimization, avoidance, and mitigation measures.

Tree Clearing

Two different estimates of tree clearing are provided in the EAW: 8.3 acres (pg. 10) and 2 acres (pg. 23). How many acres of tree clearing will occur needs to be clarified.

Swamp white oak (*Quercus bicolor*), a state Species of Special Concern, was identified in the wetland delineation for the proposed project. Before tree clearing occurs, it is strongly recommended that a survey be done to verify the species and map the population. Upon species verification, steps should be taken to preserve Swamp white oaks on site, given the very small number and size of remaining populations in Minnesota, the limited amount of potential habitat, and concerns over regeneration.

Lawn/Landscaping

The 7-acre increase in lawn/landscaping on site presents an opportunity to incorporate native plantings into the project design and help mitigate impacts on wildlife. Once established, native plants are lower maintenance compared to non-native species and provide an array of benefits. Native plants are adapted to the local environment and need less water, fertilizer, and pesticides, and don't require mulching, protection from frost, or continuous mowing. They produce nectar, pollen, and seeds that serve as food for native birds, butterflies, bees, and other wildlife. The deep roots of many native plants help stabilize soil, prevent erosion, and improve soil structure. They also improve the soil's ability to absorb water, reducing runoff and promoting groundwater recharge. For more information regarding incorporating native plants into the site design, please review the links below.

- [BWSR Native Vegetation Establishment and Enhancement Guidelines](#)
- [BWSR Pollinator and Biodiversity Toolbox](#)

Attachments

- DNR Standard Erosion Control and Invasive Species Prevention Best Practices

Regards,

Haley Byron
Regional Environmental Assessment Ecologist

117 Rogers Street
Mankato, MN 56001
Office: 507-389-8813
Cell: 507-910-8963
Email: haley.byron@state.mn.us

CC:

Theresa Ebbenga, Assistant Regional Manager
Todd Kolander, Southern District Manager

Megan Benage, Regional Ecologist
Genevieve Brand, Assistant Regional Ecologist
Keylor Andrews, Calcareous Fen Program Coordinator
Mustari Khanaum, Groundwater Appropriations Hydrologist

Equal Opportunity Employer

Standard Erosion Control and Invasive Species Prevention Best Practices

Take precautions when working near waterbodies to prevent sedimentation and erosion:

- Erodible surfaces should not be left exposed for greater than one day. For example, work should not commence late in the week if it will be left unfinished over a weekend.
- Work should not commence if rain is predicted.
- All wheeled or tracked construction equipment should be restricted to work areas above the stream bank.
- Fill material should not be stockpiled in the floodplain.
- Backfill placed below Ordinary High Water (OHW) should consist of clean granular material free of fines, silts, soils, and mud.
- Use [Best Practices for DNR General Public Waters Work Permit GP 2004-0001: Species Protection](#). Refer to pages: 3, 11, 14, 16, 25, 33, and 34 as relevant to a particular project.
- Vegetative “grout” should be incorporated with any installed rip rap (see page 33 of above link).
- [Native species planting/seeding](#) should be used.
- DNR Public Waters Work Permit may be required. Permit requirements must be followed.

Use wildlife friendly erosion control:

- Biodegradable netting should be used, preferably natural materials with short degradation periods.

Erosion control blankets should be limited to bio-netting or natural netting types due to the risk of entanglement and death of small animals.

- Identify acceptable materials in Category 3N or 4N mulches. See [Standard Specifications for Construction - MnDOT \(state.mn.us\)](#)
- Do not use products that require UV-light to degrade (also called “photodegradable”), as they do not degrade properly when covered/shaded.
- Do not use products containing plastic mesh netting or other plastic components.
- Do not use mulch products that contain synthetic (plastic) fiber additives near waterbodies.
- See [Wildlife Friendly Erosion Control](#) for more information.

Take active steps to prevent invasive species introduction and spread:

- Clean all equipment (including but not limited to: vehicles, clothing, and gear) at a site prior to moving to another site. All soil, aggregate material, mulch, vegetation, seeds, animals, etc. need to be removed using a hand tool, brush, compressed air, pressure washer, or otherwise.
- If equipment is not cleaned before arriving to a work site, then clean the equipment in the parking or staging area, ensuring no material is deposited at the new site. Material cleaned from equipment should be disposed of legally.
- All equipment (including but not limited to: waders, tracked vehicles, barges, boats, turbidity curtain, sheet pile, and pumps) used for work in an “infested water” must be adequately decontaminated. See [Watercraft Decontamination Manual](#) for more information.
- See [Come Clean, Leave Clean](#) for more detailed guidance. This guidance is required for those working on DNR lands as part of grant or contract or are working under a permit, your grant, contract, or permit.

Additional Referenced Links

https://files.dnr.state.mn.us/waters/watermgmt_section/pwpermits/gp_2004_0001_chapter1.pdf <https://bwsr.state.mn.us/seed-mixes>

<https://files.dnr.state.mn.us/eco/nongame/wildlife-friendly-erosion-control.pdf>

<http://www.dot.state.mn.us/pre-letting/spec/2018/2018-spec-book-final.pdf>

<https://www.dnr.state.mn.us/invasives/dnrlands.html>

<https://www.dnr.state.mn.us/invasives/dnrlands.html>

https://files.dnr.state.mn.us/natural_resources/invasives/mndnr_ais_decontamination_handbook.pdf

MPCA Perimeter Control Guidance Factsheet: <https://www.pca.state.mn.us/sites/default/files/wq-strm2-26.pdf>

MPCA Sediment control practices - Perimeter controls for disturbed areas: https://stormwater.pca.state.mn.us/index.php/Sediment_control_practices_-_Perimeter_controls_for_disturbed_areas

June 17, 2025

VIA EMAIL

Harry Davis
City of Faribault
208 1st Avenue Northwest
Faribault, Minnesota 55021
hdavis@ci.faribault.mn.us

RE: Archer Datacenters Faribault Campus – Environmental Assessment Worksheet

Dear: Harry Davis

Thank you for the opportunity to review and comment on the Environmental Assessment Worksheet (EAW) for the Archer Datacenters Faribault Campus south of 150th Street West and east of Acorn Trail in Faribault, Rice County, Minnesota. The site consists of one parcel of approximately 84.3 acres of agricultural and undeveloped woodland. Archer Datacenters proposes to develop the study area from existing agriculture to up to 500,000 square feet of data center buildings with associated utilities and parking lot. Regarding matters for which the Minnesota Pollution Control Agency (MPCA) has regulatory responsibility and other interests, the MPCA staff has the following comments for your consideration.

General

- The EAW does not have a State Historic Preservation Office (SHPO) letter attached as required in Item 15.
- Under Item 17a., the response is inadequate. This section is still required to be answered for projects that do not trigger the mandatory air pollution EAW category.

Wastewater

- 12.b.i.1 Wastewater indicates that an approximately 0.6 mile sanitary sewer extension will be required for the project. A map showing the route to the existing sewer system connection shoeing the impacted area of construction should be included.

Noise

- The Responsible Governmental Unit (RGU) and any other land-use decisions makers, should consider language in Minn. R. 7030.0030 that reads “[...] Any municipality having authority to regulate land use shall take all reasonable measures within its jurisdiction to prevent the establishment of land use activities listed in noise area classification (NAC) 1, 2, or 3 in any location where the standards established in part 7030.0040 will be violated immediately upon establishment of the land use.” The Noise section of the EAW does not provide enough detail regarding current and anticipated sounds levels in the project area to determine whether an immediate violation of the state noise standards would occur if the project were approved.
- Members of the public often have noise concerns related to data center operations.

- MPCA notes statements in the Noise section of the EAW indicate further noise evaluation will be completed, and noise mitigations may be incorporated into project design.
- Please contact Lauren Dickerson at lauren.dickerson@state.mn.us for any further questions or concerns.

Air quality

- Section 17.1 of the EAW does not offer any substantiative information on the project or its emissions with respect to air quality. The section is deficient. The Project Proposer should add material information regarding the nature of the project. Other sections of the EAW suggest the Project will include power generation in the form of either diesel or natural gas. These emission units, their emissions, and the impacts of those emissions should be discussed in Section 17.

We appreciate the opportunity to review this Project. Please be aware that this letter does not constitute approval by the MPCA of any or all elements of the Project for the purpose of pending or future permit actions by the MPCA. Ultimately, it is the Project Proposer to secure any required permits and to comply with any requisite permit conditions. If you have any questions concerning our review of this EAW, please contact me by email chris.green@state.mn.us or by telephone at 507-476-4258.

Sincerely,

Chris Green

This document has been electronically signed.

Chris Green, Project Manager
Environmental Review Unit
Resource Management and Assistance Division

CG:rs

Attachment

cc: Dan Card, MPCA
Katrina Hapka, MPCA
Charles Peterson, MPCA
Kirsten Dieterman, MPCA
Nicole Peterson, MPCA
Jeffrey Hedman, MPCA
Lauren Dickerson, MPCA
Innocent Eyoh, MPCA
Deepa deAlwis, MPCA
David Sahli, MPCA
Julie Henderson, MPCA
Wayne Cords, MPCA

Harry Davis

From: Piper Nelson <pipnel16@gmail.com>
Sent: Friday, June 20, 2025 5:57 PM
To: Harry Davis
Subject: Resident Comment on the Proposed Archer Data Center

Dear Mr. Davis,

My name is Piper Nelson and I live in the Faribault School District on 113th St W in Lonsdale, MN, located on the border of Lonsdale and Faribault. I am emailing you in regard to the proposed Archer Data Center.

I understand we are quite far along in the process of approving this data center already and I am sure you've heard a lot of commentary about this data center, or data centers in general. Therefore, I would like to keep my email brief for both of our benefits.

- Data center resource consumption is extreme. Assuming this data center will be about 395,000sqft, we can estimate that the water consumption at this site will be between 30-40,000 gallons PER DAY. Because we live in a climate that has hot and humid seasons, that amount of water will greatly increase during the hotter months. Water is one of our greatest resources and it is a shame to waste fresh, clean, drinkable water on cooling computers.

- Maybe 30,000-40,000 gallons of water per day does not seem like a lot for such a facility, but we must consider the many other facilities that also consume water from the shared aquifer we all sit on. The Prairie du Chien-Jordan aquifer runs across multiple states and provides water to many communities in southern Minnesota. Besides commercial, governmental, agricultural, and residential stressors that already exist for this aquifer, there are more and new stressors: the Niagara Bottling company in Elko/New Market estimated to consume **310,000,000 gallons** of water/**year** (for now); proposed Limestone Quarry in Waterford which would potentially dewater pockets of the aquifer; and the two hyperscale data centers approved/being approved in Farmington which will consume between **10,000,000-16,000,000 gallons** of water **per day** combined. There are currently 44 data centers in Minnesota-- listing each of the data centers that suck water from the Jordan aquifer would make this email much longer than either of us want so I have created a [hyperlink](#) for your convenience. Additionally, 1 in 5 Minnesotans live on a well. Drastically increasing water consumption from the aquifer could lead to some residents needing to drill deeper wells as the water table drops. This is not a cost burden for the data center, but it is one for residents, your constituents. The cost of drilling a well is not a small one; the average cost of drilling a well is between \$6,000-20,000, at \$35-84/ft.

- Utility rates will increase for everyone. Due to the major utility use increase, every rate payer will bear the cost burden of this new data center. This data center will receive discounted rates for the amount of resources they consume while simultaneously increasing the rate residents and commercial buildings pay, especially during peak utility usage. If transmission lines need to be built and new water lines need to be placed/replaced, the rate and tax payer is on the hook for this cost as well, not the data center. Additionally, if our energy consumption increases, more energy may need to be sourced from Manitoba, Canada which would be subject to tariffs.

- This data center is proposed for a parcel that is raw, undeveloped land. Once land is developed, it can never go back to being undeveloped. That land is changed forever in every aspect down to the soil aggregates.

- Data centers receive massive tax breaks in the state of Minnesota. Data centers across Minnesota are sales tax exempt for computers, enterprise information technology equipment, and electricity used to operate the data center for 35 years. Based on how quickly our technology develops and advances, data centers could become obsolete in the next 10 years and the state/city may never collect these taxes promised to the public benefit.

- Additional pollution will be added to the air from the on-site diesel generators. All data centers have backup generators for situations where electricity may not be accessible for a period of time. These generators are tested and run for hours monthly as part of a maintenance routine.

There are many reasons for concern, many of which you have probably already heard about. I hope this email reminds you of how important our resources are and how the community feels about data center development in our beautiful state of Minnesota.

Thank you for indulging me and taking the time to read my email. I appreciate your attention to this matter.

Sincerely,
Piper Nelson

p.s. This is the website attached to the hyperlink in case you would prefer to search it for yourself rather than clicking the link: <https://www.datacenters.com/locations/united-states/minnesota>

Harry Davis

From: Karl Vohs <vohsfloors@gmail.com>
Sent: Friday, June 20, 2025 10:37 AM
To: Harry Davis
Subject: Acher Data Center EAW

Will the public have a chance to attend a discussion about the data center and ask questions?

How does the public stay informed about the progress of this project?

How will we know what kind of water usage will be decided on and should this be determined before construction?

What kind of solid waste will be generated? What will the impact be on our landfill?

Can e waste be recycled?

Who pays for the water and sewer connections to the site?

How will the public know what the auxiliary power sources will be?

Did the 2040 plan consider data centers and how many?

Has there been a pump test done?

What amount in megawatts would the backup generators produce in total?

In order to determine if this project has significant environmental impact, more clarity is needed.

Thank you.
Ann Vohs

Ann or Karl Vohs
Faribault, MN 55021
<vohsfloors@gmail.com>
Home 507-334-2349 Ann cell 507-319-3804 Karl cell 507-271-1688

Harry Davis

From: susan e <suzusme@gmail.com>
Sent: Thursday, June 19, 2025 10:35 AM
To: Harry Davis
Subject: Data center comments

An Environmental Impact Statement needs to be done.

Following the trajectory of the development path we're on is simply not sustainable. This will be built on wetlands and wooded areas in a not very environmentally friendly way. How much are we willing to keep destroying nature to feed this path we are on? Because this will probably keep growing.

AI and other digital tools can be good if used wisely. But in very large part, they are not. And the cost to our environment is just too great.

We need to just Slow Down! Do more research on the consequences of this rapid growth. This is all new territory for us and so far, it's been less than stellar. An Environmental Impact Statement must be done, along with open meetings with the community and environmental experts outside the business and other entities profiting from this venture!

And we need to be assured that this community won't end up paying the costs of it - environmentally, but also, no tax breaks for these people who can afford to pay millions to buy the land and build!

Harry Davis

From: Elizabeth Wright <cannonlakester@gmail.com>
Sent: Wednesday, June 18, 2025 11:58 AM
To: Harry Davis
Subject: Proposed data center in Faribault

I live in rural Faribault about 6 miles out of town on highway 60. I am concerned about the proposed Data Center for Faribault. I know it is important to attract new industry to the area. But, once built, data centers do not employ a lot of people. What I am more concerned about is depletion of water resources. We have our own well, as do many people outside of the Faribault city limits. How can water usage for the data center be assessed? How can residents of the city as well as the surrounding homes be assured the water table will not be affected adversely? Water seems like a cheap commodity until a new well has to be drilled. Please be prudent when making any decision that will affect the aquifer. Some things are "priceless." Potable water is one of them.

Is there any way to "recycle" treated water from the sewage treatment plant for reuse in the data center?

Regards,

Elizabeth Wright
5351 Elkton Trail, Faribault, MN 55021

Harry Davis

From: Byron, Haley (DNR) <Haley.Byron@state.mn.us>
Sent: Wednesday, June 18, 2025 10:53 AM
To: Harry Davis
Cc: Ebbenga, Theresa (DNR); Kolander, Todd D (DNR); Benage, Megan (She/Her/Hers) (DNR); Andrews, Keylor (DNR); Brand, Genevieve (She/Her/Hers) (DNR); Khanaum, Mustari (She/Her/Hers) (DNR)
Subject: Archer Datacenters Faribault Campus EAW - MNDNR Comment Letter
Attachments: 2025-06-18_EAW-ArcherDatacenters-DNRComments.pdf

Hello Harry Davis,

Thank you for the opportunity to review the Archer Datacenters Environmental Assessment Worksheet. I have attached comments for your consideration.

Best,

Haley Byron

Regional Environmental Assessment Ecologist | South Region EWR

Minnesota Department of Natural Resources

117 Rogers Street

Mankato, MN 56001

Office: 507-389-8813

Cell: 507-910-8963

Email: haley.byron@state.mn.us

mndnr.gov



Harry Davis

From: Emily Nesvold <enesvold@gmail.com>
Sent: Wednesday, June 18, 2025 10:25 AM
To: Harry Davis
Subject: Proposed Data Center

Hello Harry

Thanks for taking the time to speak with me this morning. My comments are: please look into the cooling process patented by Liquid Cool Solutions, in Rochester MN. They use a rack based technology, which is considered to be easier on the environment. Please change to "Measures to get rid of noxious and/or invasive weeds, rather than avoid spreading them.

Please do not consider a tax break for Albers. If this goes through, they should be taxed significantly. They have the money and would make a huge profit.

I have great concerns about the impact on the people of the city of Faribault from this proposed Data Center due to noise which can shake homes nearby, constant light, and depletion of the water table.

Emily Nesvold



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Harry Davis

From: Swanson, Regina (MPCA) <Regina.Swanson@state.mn.us>
Sent: Wednesday, June 18, 2025 9:07 AM
To: Harry Davis
Cc: Green, Chris (MPCA); Card, Dan (MPCA); Hapka, Katrina (MPCA); Peterson, Charles V (MPCA); Dieterman, Kristen (MPCA); Peterson, Nicole (She/Her/Hers) (MPCA); Hedman, Jeffrey (MPCA); Dickerson, Lauren (She/Her/Hers) (MPCA); Eyoh, Innocent (MPCA); deAlwis, Deepa (She/Her/Hers) (MPCA); Sahli, David (MPCA); Henderson, Julie (MPCA); Cords, Wayne (MPCA)
Subject: MPCA Comment letter Archer Datacenters Faribault Campus - EAW
Attachments: 20250618_CommentLetter_ArcherDatacentersFC.pdf

Greetings,

Please view the attached document for the Minnesota Pollution Control Agency's comment letter for the project referenced above. If you have any questions, please reach out to Chris Green. Thank you.

Regina Swanson

Office Administrative Specialist Senior

Business Systems 1 – Environmental Analysis & Outcomes

520 Lafayette Road North – 4th Floor

Saint Paul, Minnesota 55155

651-757-2098



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Harry Davis

From: teresa demars <teresa_demars@yahoo.com>
Sent: Tuesday, June 17, 2025 1:53 PM
To: Harry Davis
Subject: Comments on Archer Datacenter
Attachments: Comments on EAW Data Center.docx

Dear Mr. Davis,

Attached are my comments regarding the EAW of the Archer Datacenter Project.

Thanks for your consideration,
Teresa DeMars

[Sent from Yahoo Mail for iPhone](#)

Comments on EAW Data Center

Dear Mr. Davis,

Below are my thoughts and comments regarding the EAW for the proposed Archer Datacenter Faribault Campus project.

Before I begin, a little about my background. I have worked for twelve years with the Rice Soil and Water Conservation District. I have also served for two years on the Faribault Environmental Commission. For the record, these comments are my own and DO NOT REPRESENT the official stance of the Rice SWCD or Faribault Environmental Commission.

On page seven, the EAW proposes several ideas to improve the climate considerations and adaptations for the proposed project. These include: “energy efficient appliances and lighting may be used,” “energy efficient data center cooling may be used,” “wind power may be considered”, and “native trees may be considered”. Please change the language to “will be used”. Make the actual commitment to implement the climate considerations and adaptations instead of just talking about them. Saying you “may” do something means nothing.

On page 10, it talks about 169 new trees to be planted on 9.3 acres. How is this number of trees determined? City of Faribault ordinance? Please clarify.

On page 18, the water appropriation that may be potentially used to cool the data center is explained. Depending on the system, it may range from 16,500 gallons GPD to a max of 280,000 gallons GPD. On page 16, the wastewater of the system is listed at a range of 13,500 GPD to a max of 30,000 GPD. If 16,500 GPD of appropriated water results in 13,000 GPD of waste, how can 280,000 GPD only result in 30,000 GPD? Is 250,000 gallons GPD lost to the atmosphere in the process? Using a proportional equation, the waste on a day when you are using 280,000 GPD of water would be closer to 229,000 GPD. Losing 250,000 GPD of water seems off to me. Please explain and clarify.

Also, when it comes to wastewater, are there any chemicals in it that are getting discharged, or is it pure water? Please clarify.

On page 22, the calcareous fen is discussed. Where is it located? Is it on the property or on a neighboring property? Given the shallow depths to groundwater in the project area, who will be monitoring the calcareous fen to make sure it is not affected by the project? Please clarify.

On page 23, native seeding for the Rusty Patch Bumble Bee is discussed, yet it’s not really listed as an outcome in Table Three on page ten under cover types. There are no acres listed under grasslands (I would change that to prairie or include a separate section for prairie.) Or does this

fall under green infrastructure? Or planting native trees? If you are planting native prairie, please indicate the number of acres and highlight it on Table Three. Please provide more information on the native plantings. Planting native is a positive, so take credit for it on Table three.

On page 23, the clearing of 2 acres of trees during the winter is discussed, so as not to disturb Rusty Patch Bumble Bee habitat. In Table three, it indicates 8.3 acres of trees will be cleared. What are the plans for clearing the remaining 6.3 acres of trees? Will they be cleared in the winter? Or will they be cleared during a time that will affect the Rusty Patch Bumble Bee? Please explain and clarify.

On page 28, mitigations to reduce the project's GHG emissions are discussed. It lists things like "energy efficient building shells," "planting trees," and "onsite wind power." Again, I would like to see a commitment to these practices. Saying you might do them means nothing. Also, the city's landscaping ordinance is based more on beautification rather than carbon storage. Planting trees based on it would be the bare minimum.

What will the energy impact be on the grid? How much energy will the Data Center use? How does that compare with other Faribault industries like Faribault Foods or the Jennie-O Turkey plant?

Finally, how do you know an EIS is not needed? What is the standard for this? I need to hear the reasoning behind that conclusion, not just that one is not needed.

Thank you for your consideration,

Teresa DeMars

Faribault, MN

Harry Davis

From: Emily Nesvold <enesvold@gmail.com>
Sent: Thursday, June 5, 2025 1:10 PM
To: Harry Davis
Subject: Data Center

Hello Harry

I recently began reading the Environmental Assessment Worksheet for the proposed Data Center in Faribault. I already have a question. I imagine you are aware of the recently aired by MPR information about an immersion cooled rack server produced by Liquidcool Solutions in Rochester. This system is much easier on the environment. In addition to drastically decreasing usage of water, it uses less electricity. and produces less noise. Plus, it is produced in MN. Is it being considered?

Also, please, no tax breaks for Albers.

Thanks
Emily Nesvold



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Harry Davis

From: Jessica Navarro <jessicanava210@gmail.com>
Sent: Saturday, May 31, 2025 11:43 AM
To: Harry Davis
Subject: Concerns Regarding Community Engagement and Equity in Faribault Data Center Project

To whom it may concern:

I hope this message finds you well. I am writing as a concerned, tax-paying resident and active member of the Faribault community regarding the proposed data center project by Archer Datacenters.

While I understand the potential economic interest in such a development, I am deeply concerned about the lack of meaningful community engagement and communication around this project. Many Faribault residents—particularly Spanish-speaking and Somali-speaking families—have been left entirely out of the conversation. These communities make up a significant portion of our city’s population and also contribute to the local economy through taxes and labor. Yet, none of the information related to the project appears to be translated or made accessible to them in a culturally competent manner. Not on the Faribault City page or the data centers.

<https://www.ci.faribault.mn.us/CivicAlerts.aspx?AID=580>
https://www.archerdatacenters.com/all-locations?fbclid=IwQ0xDSwKoD7BleHRuA2FlbQlXMQABHj0LtjGhRcmSFSY1XZFdcYJph64ney_lqdYjeq9F97eHSz5_dUa7xT4SMJA_aem_difnym2MZ_lgsC3xmDv41A

Additionally, I’d like to point out that even on Archer Datacenters’ official website, this project is referred to as being located in “Minneapolis,” not Faribault. This not only misrepresents our community but also reinforces the perception that this development is being planned without transparency or genuine local consideration.

There are also real concerns about the environmental impact—especially related to electricity and water usage. Many families in Faribault are already struggling with the high cost of utilities and daily necessities. Introducing a project of this scale without clearly addressing its potential burden on local resources raises serious equity and sustainability questions.

As you continue to develop and we grow as a community, you must ensure that new projects are not just profitable, but equitable—lifting up all residents, especially those who are most vulnerable. I urge decision-makers and stakeholders to reconsider how this project is being introduced and to take immediate steps to involve the community in a more inclusive, transparent, and respectful manner.

Thank you for taking the time to consider my concerns. I would appreciate any information about how residents can engage in further dialogue around this development. Especially for those who have language barriers.

Thank you,

Jessica Navarro

Harry Davis

From: Sonny Wasilowski <sonny.wasilowski@gmail.com>
Sent: Thursday, May 29, 2025 9:30 AM
To: Harry Davis
Subject: Comments on EAW for Archer Datacenters Faribault Campus

Dear Mr. Davis,

As a concerned resident of Faribault and a former vice chair and chair of the City's Environmental Commission, I appreciate the opportunity to submit public comments regarding the Environmental Assessment Worksheet (EAW) for the proposed Archer Datacenters Faribault Campus.

While I support thoughtful and forward-looking development, I believe the current EAW falls short in addressing critical sustainability concerns. I respectfully request that the City and project proposer give closer attention to the following gaps and opportunities:

1. Energy Systems and Emissions

The EAW mentions general strategies for efficiency but does not commit to implementation of geothermal heating and cooling systems. Given the scale and energy intensity of data center operations, I strongly recommend requiring geothermal infrastructure for each of the six planned buildings, not just a pilot or single-use case.

2. Minimizing Footprint through Smarter Design

A sprawling, single-story layout is environmentally inefficient. If true vertical development is not feasible, I urge the City to strongly encourage the proposer to incorporate subterranean or earth-sheltered construction. A sub-level plus one-floor approach would reduce land disturbance, preserve more natural cover, and support energy efficiency through natural insulation. These designs also better align with Faribault's desire for long-term environmental stewardship.

3. Renewable Energy Integration

The EAW includes only vague references to potential wind or solar use. I strongly encourage clear commitments to maximizing solar panels and small wind systems—with *small* intentionally noted to avoid large-scale industrial turbines incompatible with the area's character. Renewable generation should be a foundational element, not an optional add-on.

4. Parking Lot Scale and Heat Island Mitigation

The anticipated surface parking area appears excessive for the expected traffic volume. Large, underused lots become heat islands, detract from visual quality, and worsen runoff. The project should pursue the smallest practical parking footprint, use permeable or reflective materials, and explore structured or shared-use designs that reduce sprawl.

5. Native Landscaping and Tree Canopy

I encourage a greater emphasis on biodiverse native plantings, including a higher proportion of female trees to help alleviate seasonal allergy burdens in the community. Additionally, the site should avoid standard turf lawns and instead use native lawn mixes or low-maintenance groundcover to minimize mowing, watering, and chemical use.

6. Water Conservation and Reuse

The EAW does not present a meaningful plan to capture and reuse rainwater or recycle greywater from operations or HVAC systems. These systems should be prioritized to reduce demand on municipal infrastructure and to align with sustainable site practices.

In summary, the project as proposed presents an opportunity—but only if the City insists on meaningful design, infrastructure, and landscape strategies that match the scale of the environmental challenge. If these gaps in the EAW cannot be resolved through clarification and revision, I would support the preparation of a full Environmental Impact Statement (EIS) to ensure the project’s long-term compatibility with Faribault’s environmental goals.

Thank you for your consideration.

Sincerely,
Sonny Wasilowski
Faribault, MN
Former Vice Chair & Chair, City of Faribault Environmental Commission

Harry Davis

From: Kelly Howell <howellk3181@gmail.com>
Sent: Wednesday, May 28, 2025 3:17 PM
To: Harry Davis
Subject: Data Center Comments

Hi Mr. Davis,

I am emailing in regards to the city seeking community comments for the proposed data center north of Faribault. I live in the northern part of town and despite reading the EAW report still have some questions and concerns regarding the data center.

My main concern is water usage and sustainability. Data centers are well known for their overconsumption of water and electricity. (as seen [here](#), [1](#), [2](#)) I am concerned that this will not only negatively impact our groundwater, but also put stress on our water infrastructure, reducing resources for the community and citizens. ([3](#), [4](#)) The city's primary focus should be on protecting the interests of its citizens, and I do not see how taking away resources while potentially increasing our utility bills for said resources does that. That is the potential impact of this data center.

If the city approves this data center I would encourage the city to do its due diligence and ask hard questions of the company about how they expect to reduce the center's impact on our resources, especially in regards to minimizing water waste and pollution. And if the center ends up drawing more than their fair share of resources, and impacting the citizens, I'd urge the city to put its citizens' needs first above that of industry. Clean, available water is a human right and we should not put corporations before the safety and happiness of our citizens and community. I believe the potential negative impacts (overconsumption of resources, pollution, noise, loss of farmland etc) of allowing a data center to be built here outweigh the potential benefits (temporary job growth)

thank you for your time,
Kelly Howell-Rouchka

Harry Davis

From: susan e <suzusme@gmail.com>
Sent: Friday, May 23, 2025 12:07 PM
To: Harry Davis
Cc: Brad Phenow; David Wanberg
Subject: Re: Comment period for data center
Attachments: ~WRD0001.jpg; ~WRD0001.jpg; image001.jpg

Thanks! That will help. Can you make it clear that comments should go to Harry and give the email address? And provide information about where they can find out (more) about the project?

Can you send that link to me so I can pass it along? If so, thank you!

I still also think there should be more of an effort to reach out to people. This is a huge project and they really do deserve to know that they have an opportunity to have a voice in it. There hasn't been much that anyone we've talked to has seen about it!

Thanks again!
Susan

On Fri, May 23, 2025, 11:47 AM Harry Davis <hdavis@faribaultmn.gov> wrote:

Hi Susan,

I think I understand where you're coming from. The official place for the EAW is the EQB website. Based on your suggestion, I asked communications to put the EAW on the city website so that it was in more places, but that is just for accessibility and not as a formal part of the process.

Harry



HARRY DAVIS, AICP

City Planning Manager

OFFICE | 507-333-0388

EMAIL | hdavis@faribaultmn.gov

WEB | www.faribault.org

From: susan e <suzusme@gmail.com>
Sent: Friday, May 23, 2025 11:34 AM
To: Harry Davis <hdavis@faribaultmn.gov>
Subject: Re: Comment period for data center

Thanks! But how do people know that? Both, that they can comment (it only suggests that on the EQB site, but doesn't give details) and that comments should be sent to you? There doesn't seem to be anything on the city website that indicates there is an opportunity to comment.

On Fri, May 23, 2025, 11:24 AM Harry Davis <hdavis@faribaultmn.gov> wrote:

Hi Susan,

The EQB website and the beginning of the EAW document set me as the primary contact for the project, so all comments should come to me.

I will then bundle the comments and send them to the applicant to review and make changes to the EAW based on public feedback. That's generally how I understand this part of the process.

Harry



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ADDRESS | 208 NW 1st Avenue, Faribault, MN 55021

From: susan e <suzusme@gmail.com>
Sent: Friday, May 23, 2025 11:03 AM
To: Harry Davis <hdavis@faribaultmn.gov>
Subject: Re: Comment period for data center

Harry, Can you please clarify for me where we can make our comments? As I said, the MN link you sent says the comment period will go until June 20, so it must be open, but I am not seeing where we do that on either of the links you sent. I just got the Faribault Focus and thought I might see mention of this on there, but didn't. So again, how are you reaching out to people about this huge project?

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<https://www.ci.faribault.mn.us/249/Planning-Zoning-Division>

The EQB also has it on their website: <https://content.govdelivery.com/accounts/MNEQB/bulletins/3e0baa8>

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From: susan e <suzusme@gmail.com>

Sent: Thursday, May 22, 2025 8:45 AM

To: Harry Davis <hdavis@faribaultmn.gov>

Subject: Re: Comment period for data center

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Susan

Harry Davis

From: susan e <suzusme@gmail.com>
Sent: Thursday, May 22, 2025 1:42 PM
To: Harry Davis
Subject: Re: Comment period for data center

I was able to get into both the links you sent and saw that the one states that the comment period ends june 20th, but on neither could I see where to comment.

On Thu, May 22, 2025, 9:50 AM Harry Davis <hdavis@faribaultmn.gov> wrote:

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Sent: Thursday, May 22, 2025 1:35 PM
To: Harry Davis
Subject: Re: Comment period for data center

I am officially confused. So releasing the EAW DOES start the 30 comment period I guess. I am the the perfect Guinea pig (because I am both technically challenged, AND am actively trying to stay informed and keep up with this issue) for finding out if things are easy to find - and people are not going to find this all easily!

Please post this, and the information people need to understand what they are commenting about, on the city facebook page. And, as I suggested before, the newspaper would be a good place to get the information out.

Thanks!
Susan

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Susan



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: August 12, 2025
SUBJECT: Hofmeister/South of Frederiksen Dr -
Comprehensive Plan Amendment; Zoning Map
Amendment; Preliminary Plat; Final Plat

Background:

Steve Underdahl (Applicant) on behalf of the Ann Hofmeister Trust (Property Owner) requests comprehensive plan and zoning map amendments alongside preliminary and final plat approval for property on the south side of Frederiksen Dr between Airport Dr W and Hanson Ave, otherwise known as PID 18.23.1.78.001. The subject property is zoned C-2, Highway Commercial and contains approximately 6 acres of land. The proposal intends to create one single-family residential lot located on the far west side of the subject parcel and two commercial properties in the center and eastern parts. This is accomplished through a comprehensive plan amendment to change the land use designation from commercial to commercial/residential mixed use and from C-2 to R-3 on the west side. The preliminary and final plats are to create the corresponding lot lines for the residential and two commercial properties.

The request for redesignating commercial property to commercial/residential mixed use is in line with criteria for amending the comprehensive plan. Additional residential area in this part of the city will not be detrimental to the nearby area. The request to rezone part of the property from C-2 to R-3 is in line with criteria for a zoning map amendment. R-3 is expected to be compatible with adjacent properties and the remaining C-2 will ensure some commercial development in this area. The preliminary and final plats meet UDO requirements. All details on findings for each project's criteria may be found in the attached and associated Resolutions and Ordinance in this agenda item's sub-items.

At their August 4, 2025 meeting, the Planning Commission voted unanimously to forward and recommend approval of the project. The DRC, City Planning Manager, and City Engineer also recommend approval of the project. Public comment at the Planning Commission public hearing was

Agenda Item: 8.B

focused on determining the future use of the residential area and maintaining the existing tree line that acts as a buffer for the property to the adjoining neighborhood on the west side.

Recommendation:

Approve the associated Resolutions and Ordinance, located in this agenda item's sub-items, as recommended by Planning Commission and City Staff.

Attachments:



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: August 12, 2025
SUBJECT: Resolution 2025-193 Approve a Comprehensive
Plan Amendment to Guide Certain Property on the
Southside of Frederiksen Dr to
Commercial/Residential Mixed Use

Background:

See main agenda item.

Recommendation:

Approve Resolution 2025-193

Attachments:

1. Resolution 2025-193 Approve a Comprehensive Plan Amendment to Guide Certain Property on the Southside of Frederiksen Dr

CITY OF FARIBAULT

RESOLUTION #2025-193

APPROVE A COMPREHENSIVE PLAN AMENDMENT TO GUIDE CERTAIN PROPERTY ON THE SOUTHSIDE OF FREDERIKSEN DR FOR COMMERCIAL/RESIDENTIAL MIXED USE

WHEREAS, Steve Underdahl (Applicant) on behalf of Ann Hofmeister (Owner) request approval of a Comprehensive Plan Amendment to change the guided land use from "Commercial" to "Commercial/Residential Mixed Use" for property on the southside of Frederiksen Dr between Airport Dr and Hanson Ct, described and graphically depicted in Exhibit A; and

WHEREAS, the City's Journey to 2040 Comprehensive Plan currently guides the Property for "Commercial," which envisions commercial and office uses; and

WHEREAS, the Applicant intends to develop part of the property for personal residential use that is consistent with adjacent residential properties; and

WHEREAS, City Staff prepared and presented a report to the Planning Commission and recommended approval of the Applicant's Comprehensive Plan Amendment request to guide the Property for "Commercial/Residential Mixed Use" and

WHEREAS, after proper public notice, the Planning Commission held a public hearing on August 4, 2025, to consider the Applicant's request; and

WHEREAS, following the public hearing, the Planning Commission recommended that the City Council approve the Applicant's Comprehensive Plan Amendment request to guide the Property for "Commercial/Residential Mixed Use" based on the following findings:

- 1. The Comprehensive Plan Amendment review and approval process provided adequate opportunity for public review and comment. The City published a public hearing notice in the local newspaper and mailed public hearing notices to all property owners within 350 feet of the Property.*

2. *Approval of the requested Comprehensive Plan Amendment is in the best interest of the community's health, safety, and welfare based on providing a large-lot residential buffer between a residential neighborhood and commercial development.*
3. *The existing infrastructure supporting the Property, including sanitary sewer, stormwater, water, and roads, is suitable for the proposed "Commercial/Residential Mixed Use" designation; and*

WHEREAS, the City Council held a public meeting on August 12, 2025, to consider the Applicant's Comprehensive Plan Amendment request; and

WHEREAS, based on the City Staff report, the results of the public hearing, and the written findings of the Planning Commission, the City Council concurs with the written findings of the Planning Commission and hereby makes identical findings.

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

Section 1: Incorporation of recitals and exhibits. The applicable recitals and exhibits in this Resolution constitute the written findings of the City Council.

Section 2: Approval of the requested Comprehensive Plan Amendment. The City Council hereby amends the Journey to 2040 Comprehensive Plan to change the guided land use from "Commercial" to "Commercial/Residential Mixed Use" for the Property described and depicted in Exhibit A of this Resolution.

Section 3: Publication of the Comprehensive Plan Amendment. The City's Community and Economic Development Department must update the City's official Land Use Plan and the digital form of the Land Use Plan on file in the Department to reflect the Comprehensive Plan Amendment. However, the City need not republish the Comprehensive Plan.

Section 4: Authorization to take additional steps. The City Council authorizes and directs the Mayor, City Staff, and City Consultants to take any additional steps and actions necessary and convenient to accomplish the intent of this Resolution.

(Remainder of this page intentionally left blank)

Section 5: Effective date. This Resolution is effective immediately upon its passage and without publication.

Date Adopted: August 12, 2025

Faribault City Council

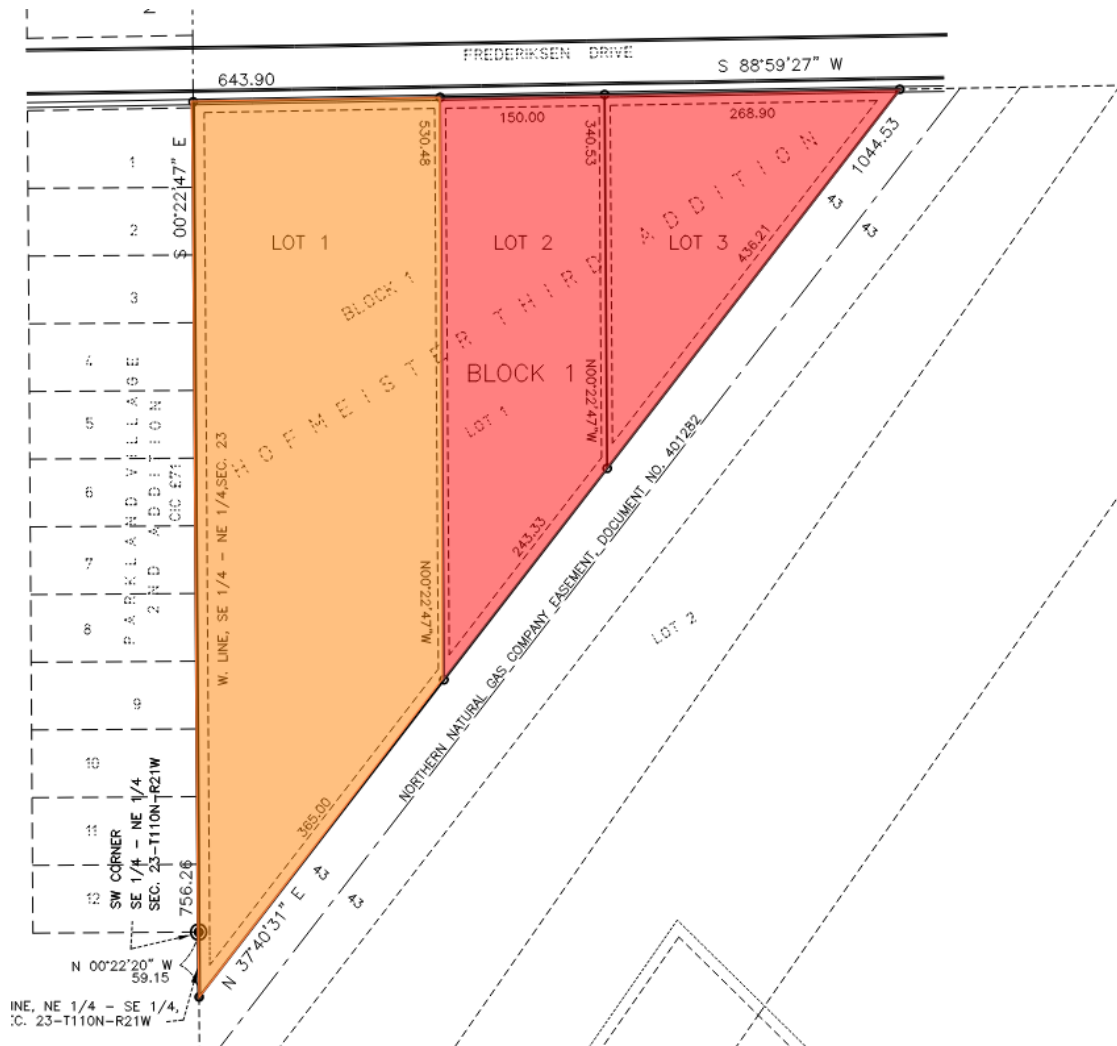
Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A

Depiction of the Proposed Amendment to the Land Use Plan



Area Covered in Orange = Commercial/Residential Mixed Use
 Area Covered in Red = Commercial



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: August 12, 2025
SUBJECT: Ordinance 2025-9 Approve Rezoning Property on the Southside of Frederiksen Dr to R-3 (First Reading)

Background:

See main agenda item.

Recommendation:

Approve Ordinance 2025-9

Attachments:

1. Ordinance 2025-9 Approve Rezoning Property on the Southside of Frederiksen Dr to R-3

**CITY OF FARIBAULT
ORDINANCE No. 2025-9**

**APPROVE REZONING CERTAIN PROPERTIES AT THE CORNER OF 4TH ST NW
AND 2ND AVE NW To CBD, CENTRAL BUSINESS DISTRICT**

WHEREAS, Steve Underdahl (Applicant) on behalf of Ann Hofmeister (Owner) requests that the City Council rezone property on the southside of Frederiksen Dr between Airport Dr and Hanson Ct from C-2, Highway Commercial to R-3, Medium Density Residential; and

WHEREAS, the property described in the above recitals and graphically depicted in Exhibit A are hereinafter referred to as the subject property; and

WHEREAS, the City Council approved Resolution 2025-193 on August 12, 2025, which amended the City's comprehensive plan to guide the subject property for commercial/residential mixed use; and

WHEREAS, City Staff reviewed the Applicant's rezoning request, prepared a report to the Planning Commission, and made a recommendation to approve the Applicant's rezoning request; and

WHEREAS, the Planning Commission, on August 4, 2025, following proper notice, held a public hearing regarding the said request; and

WHEREAS, the Planning Commission finds that it is appropriate to rezone the subject property as requested by the Applicant based on the following written findings of the Planning Commission as required by Section 2-180 of the City's Unified Development Ordinance:

- 1. Criteria: Whether the amendment is consistent with the applicable policies of the City's Land Use Plan.**

Finding: Per Resolution 2025-193, the Land Use Plan guides the subject property for commercial/residential mixed use, which is consistent with the proposed zoning.

2. Criteria: Whether the amendment is in the public interest and is not solely for the benefit of a single property owner.

Finding: It is in the public's best interest to ensure reasonable and logical use of the property. The property is currently zoned C-2 and has been zoned as such for a long time. Allowing part of the property to shift into residential and retaining C-2 in the center and eastern parts of the property is a reasonable request. Future commercial uses will contribute to city amenities and tax base while R-3 will make appropriate use of the remaining property and act as a buffer between the residential neighborhood and future commercial.

3. Criteria: Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of a particular property.

Finding: The existing property is zoned C-2 and it immediately abuts existing residential zoned R-3. Rezoning part of the property to R-3 immediately adjacent to the R-3 is appropriate and compatible. Development standards will ensure commercial development is compatible with future and existing residential development. Additional R-3 in this area is not expected to conflict with or be detrimental to C-2 properties.

4. Criteria: Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of a particular property.

Finding: The existing underused parcels included in this rezoning proposal are not the highest and best use of the land. The property owner can utilize part of the property for residential property to fill a short term need while the remaining part of the property zoned C-2 will facilitate any commercial needs in the area.

5. Criteria: Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of a particular property.

Finding: The current property owner has evaluated their needs and the neighborhood's land uses and determined that additional residential land is appropriate and needed at this time. Some C-2 is retained to help facilitate future commercial needs. Therefore, rezoning the subject properties to R-3, Medium Density Residential is appropriate.

WHEREAS, the City Council held a public meeting on August 12, 2025, to consider approval of the first reading of Ordinance 2025-9; and

WHEREAS, the City Council also held a public meeting on August 26, 2025 to consider approval of the second reading of Ordinance 2025-9; and

WHEREAS, based on the City Staff's report, the results of the public hearing, and the written findings of the Planning Commission, the City Council of the City of Faribault concurs with the written findings of the Planning Commission and makes the identical findings.

NOW, THEREFORE, THE CITY OF FARIBAULT ORDAINS:

Section 1: Findings and Incorporation of Recitals and Exhibits. Where applicable, the recitals and exhibits incorporated in this ordinance constitute the written findings of the City Council.

Section 2: Rezoning Approval. The City Council hereby rezones the subject property described and graphically depicted in Exhibit A to R-3, Medium Density Residential. The effective date of the rezoning shall be as outlined in Section 5 of this resolution.

Section 3: Official Zoning Map. The City does not need to republish the City's official zoning map to show the rezoning. However, the City Planner shall show the rezoning on the official zoning map on file with the City.

Section 4: Authorization to Take Additional Steps. The City Council authorizes and directs the Mayor, City Staff, and City Consultants to take any additional

steps and actions necessary and convenient to accomplish the intent of this ordinance. Such additional steps may include an adjustment to the R-3, Medium Density Residential zoning district boundary on the property based on a future final plat of the property.

Section 5: Effective Date. This ordinance is effective immediately upon its passage and publication per the City Charter.

Public Hearing:	August 4, 2025
First Reading:	August 12, 2025
Second Reading:	August 26, 2025
Publication Date:	September 2, 2025

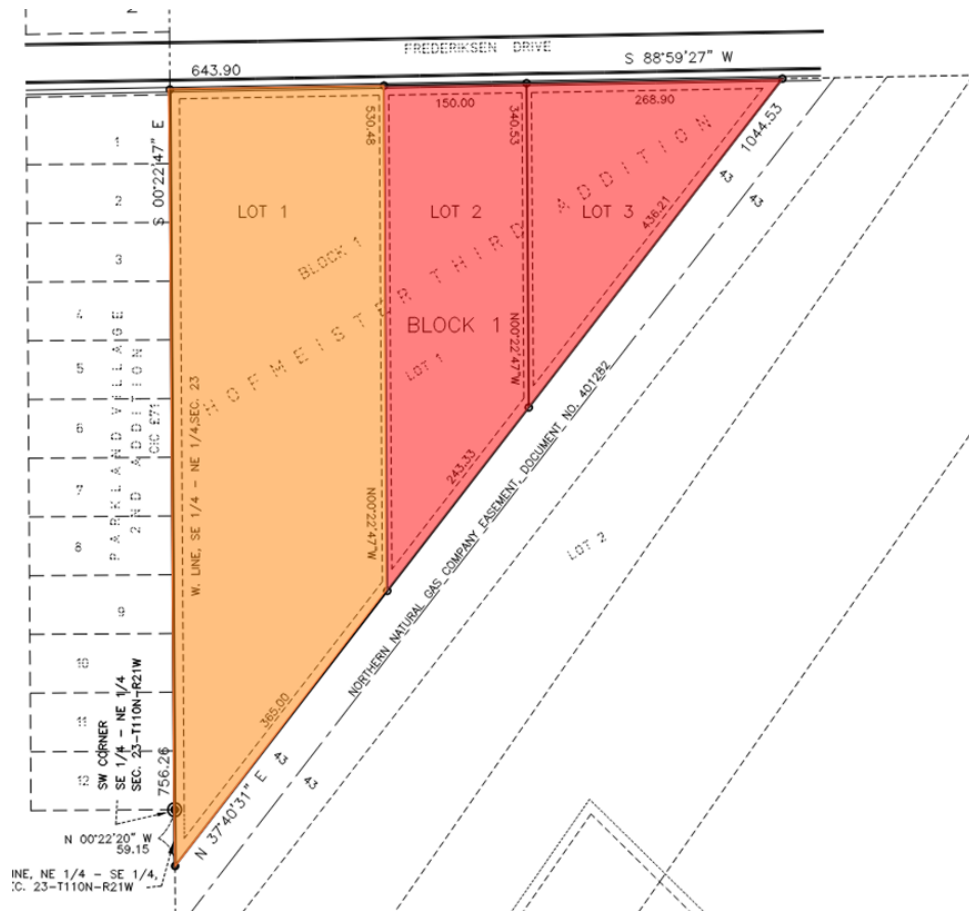
Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

EXHIBIT A: Depiction of Subject Property to be Rezoned



Area Covered in Orange = Rezone to R-3, Medium Density Residential
Area Covered in Red = Remain C-2, Highway Commercial



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: Harry Davis, City Planning Manager
MEETING DATE: August 12, 2025
SUBJECT: Resolution 2025-194 Approve the Preliminary and Final Plats for Hofmeister Fourth Addition

Background:

See main agenda item.

Recommendation:

Approve Resolution 2025-194.

Attachments:

1. Resolution 2025-194 Approve the Preliminary and Final Plats for Hofmeister Fourth Addition

CITY OF FARIBAULT

RESOLUTION #2025-194

APPROVE THE PRELIMINARY AND FINAL PLATS FOR HENRY M RICE SQUARE

WHEREAS, Steve Underdahl (Applicant) on behalf of Ann Hofmeister (Owner) requests preliminary and final plat approval for property on the southside of Frederiksen Dr between Airport Dr and Hanson Ct, legally described in Exhibit A (Property); and

WHEREAS, City Staff reviewed the Applicant's applications and made a report to the Planning Commission, a copy of which City Staff presented to the City Council; and

WHEREAS, the Planning Commission, on August 4, 2025, following proper notice, held a public hearing regarding the applications, and following said public hearing, made written findings and recommended approval of the applications; and

WHEREAS, the City Council, on August 12, 2025, at a public meeting, considered the applications; and

WHEREAS, based upon said report, hearing, and recommendation, the City Council hereby finds that approval of the preliminary plat for Hofmeister Fourth Addition, as depicted in Exhibit B and subject to conditions of approval, is appropriate with the following findings as required by Section 15-130 of the City's Unified Development Ordinance:

- 1. Criteria: The proposed preliminary plat conforms with the requirements of the Unified Development Ordinance, the applicable zoning district regulations, and any other applicable provisions of this Ordinance, subject only to**

acceptable rule exceptions.

Finding: The proposed preliminary plat is substantially consistent with UDO requirements within the R-3, C-2, and subdivision platting requirements.

2. Criteria: The proposed subdivision is consistent with the City's Land Use Plan and any other adopted land use studies.

Finding: The City's Land Use Plan, following Resolution 2025-193, guides the subject property for commercial/residential mixed use. The proposed commercial use is consistent with this plan.

3. Criteria: The plat contains a sound, well-conceived parcel and land subdivision layout that is consistent with good land planning and site engineering design principles.

Finding: The preliminary plat provides for reasonable use of land intended for commercial development on the east side and residential on the west side. Their approach is based on sound planning and engineering principles. The project utilizes existing infrastructure and street frontage.

4. Criteria: The spacing and design of proposed curb cuts and intersection locations is consistent with good traffic engineering design and public safety considerations.

Finding: The preliminary plat lot is consistent with the provisions of the City's Unified Development Ordinance. Access onto public roads surrounding the subject property will be addressed during site plan review and building permit.

5. Criteria: All submission requirements have been satisfied.

Finding: The proposed preliminary plat adequately addresses the submission requirements as outlined in the City's Unified Development Ordinance; and

WHEREAS, the City Council further finds that approval of the final plat of Hofmeister Fourth Addition as depicted on Exhibit C, subject to certain conditions of approval, is appropriate with the following findings as required by Section 15-210 of the City's Unified Development Ordinance:

1. Criteria: The final plat substantially conforms to the approved preliminary plat.

Finding: The Owner concurrently applied for the final plat approval with the preliminary plat. The final plat conforms to the preliminary plat as required.

2. Criteria: The plat conforms to all applicable requirements of the Unified Development Ordinance, subject only to approved rule exceptions.

Finding: The final plat conforms to all applicable requirements or exceptions of the City's Unified Development Ordinance.

3. All submission requirements have been satisfied.

Finding: The proposed final plat adequately addresses the submission requirements outlined in the City's Unified Development Ordinance.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARIBAULT AS FOLLOWS:

Section 1. Preliminary and Final Plat Approval. The City Council approves the preliminary and final plat for Hofmeister Fourth Addition included in Exhibit B and Exhibit C, respectively, subject to the following conditions:

1. The Applicant/Property Owner must make the following changes regarding the final plat:
 - a. Indication of ROW dimensions required.
 - b. Easements along lot perimeters are already dedicated in 3rd addition, so please distinguish existing and proposed easements.
 - c. Name and address of owner and surveyor.
 - d. Date of plat creation and amendments.
 - e. Statement for dedication per ordinance.
 - f. 'Jessica L. Kinser' for City Administrator
 - g. Notarized certification of surveyor.
 - h. All taxes and special assessments paid.
 - i. Signatures from all owners and persons of interest in the property, including mortgage holders.
2. The Owner and City must enter into a Development Agreement the specifies the provisions of the development related to the

- plat.
3. Under Sec 15-338(A), the applicant will not be required to dedicate parkland or pay fees in lieu of parkland dedication, as parkland dedications was satisfied by fees in-lieu with Hofmeister Third Addition. The anticipated number of additional dwellings is one single-family home on Lot 1. Additional dwellings beyond the anticipated single-family home may warrant review and parkland dedication fees.
 4. Before recording the plat with the Rice County Recorder, the Owner must pay all applicable fees, special assessments, and taxes.
 5. The plat must be recorded with the Rice County Recorder within 12 months following City Council approval or it shall be automatically deemed null and void, unless the City Council extends the deadline to record the plat.
 6. The Developer shall submit current title work for the Property pursuant to Minnesota Statutes Section 505.03, the Faribault City Code and the required Development Agreement for this matter and abide by all conditions resulting from such title work and the resulting attorney plat opinion, as well as city staff review of the title work.
 7. Any remaining requirements as indicated by staff in the staff report to Planning Commission in Exhibit D.

Section 2. Findings. The recitals in this Resolution are integral to this Resolution and, where applicable, constitute the findings of the City Council.

Section 3. Authorization to take Additional Steps. The City Council authorizes and directs City Staff and City Consultants to take all additional steps and actions necessary or convenient to accomplish the intent of this Resolution.

Section 4. Authorization to Execute Documents. The City Council authorizes and directs the Mayor and City Administrator to take all necessary actions and to execute all appropriate documents to effectuate the approvals contemplated by this Resolution.

(Remainder of page intentionally left blank)

Section 5. Effective Date. This Resolution is effective immediately upon its passage and without publication.

Date Adopted: August 12, 2025

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A
Legal Description

Lot 1, Block 1, HOFMEISTER THIRD ADDITION

HOFMEISTER FOURTH ADDITION



State of
 County of
 I, the foregoing Sheriff's certificate was substantiated before me this day of
 20..... by Timothy D. Peterson, Lead Sheriff.
 Notary Public, County, Minnesota
 My Commission Expires:

Exhibit D
Staff Report

(Insert staff report after this page)



Staff Report to the Planning Commission

TO: Planning Commission
FROM: Harry Davis, City Planning Manager
Mark DuChene, Director of Engineering
MEETING DATE: August 4, 2025
SUBJECT: Hofmeister/Hofmeister 4th Addition – COMP, ZMA, PPL;
FPL

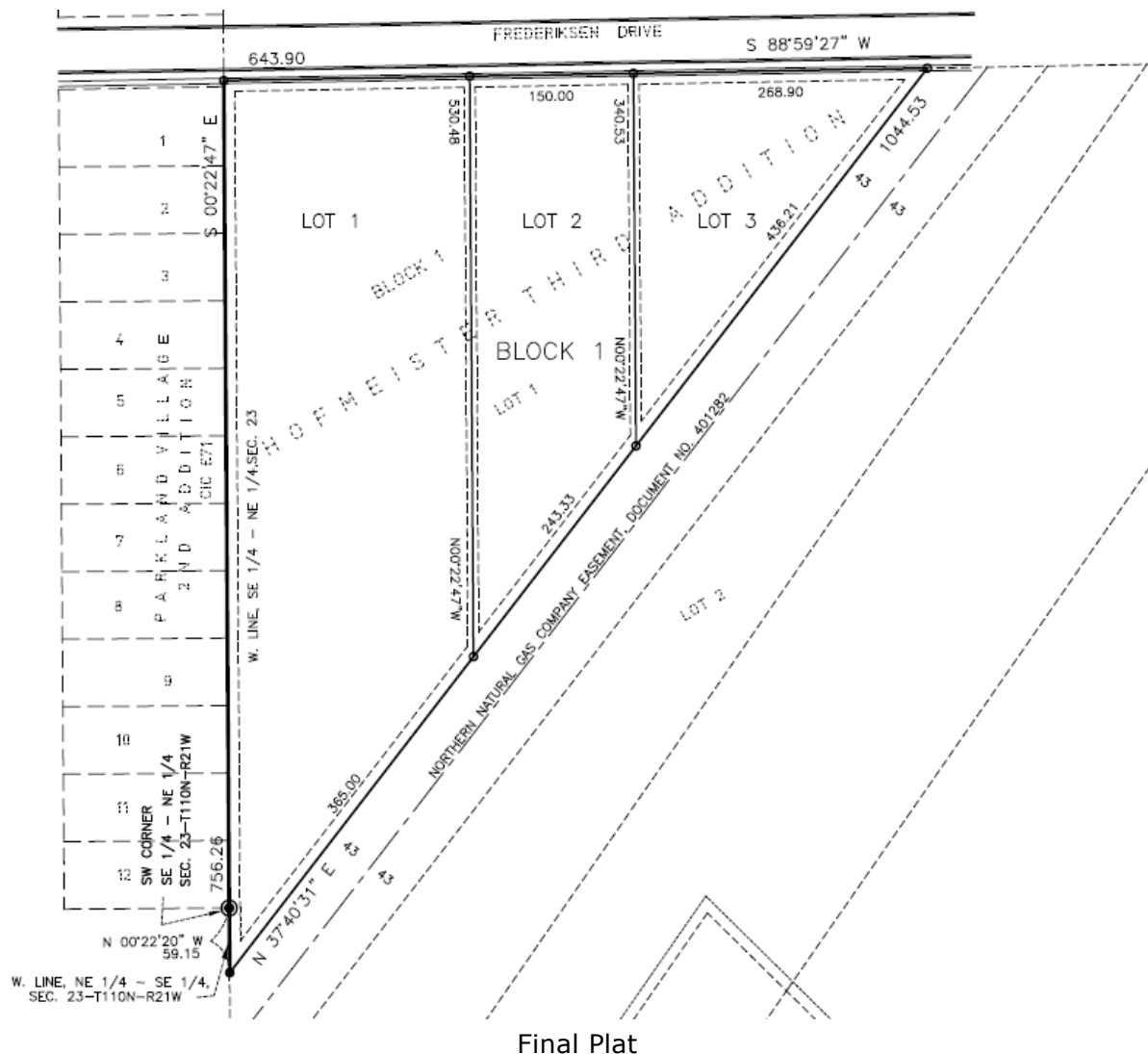
Request:	A comprehensive plan and zoning map amendment to rezone part of the subject property into R-3. The preliminary and final plats are to divide the subject property into one residential and two commercial properties.
Recommendation:	The City Planning Manager and DRC recommend the Planning Commission forward the requests to City Council, recommending approval.
Recommended Motion:	Motion to forward the requests with a recommendation of approval to City Council.

Request:

Steve Underdahl (Applicant) on behalf of the Ann Hofmeister Trust (Property Owner) requests comprehensive plan and zoning map amendments alongside preliminary and final plat approval for property on the south side of Frederiksen Dr between Airport Dr W and Hanson Ave, otherwise known as PID 18.23.1.78.001. The subject property is zoned C-2, Highway Commercial and contains approximately 6 acres of land, as depicted in the attached plans.

Background and Project Description:

The proposal intends to create one residential lot located on the far west side of the subject parcel and two commercial properties in the center and eastern parts. This is accomplished through a comprehensive plan amendment to change the land use designation from commercial to commercial/residential mixed use and from C-2 to R-3 on the west side. The preliminary and final plats are to create the corresponding lot lines for the residential and two commercial properties.



The site is located in the NE ¼ of Section 23 Township 110N, Range 21W and contains all of LOT 1 BLOCK , HOFMEISTER THIRD ADDITION.

The proposed development will be completed by:

Owner: Ann Hofmeister
 Surveyor: PTS Land Services, Inc.

The areas within the plat include:

Lot 1, Block 1	3.48 acres	(151,404 sf)
Lot 2, Block 1	1.50 acres	(65,322 sf)
Lot 3, Block 1	1.05 acres	(45,782 sf)
Total	6.03 acres	(262,508 sf)

At the time of final plat, the Developer agrees to provide sufficient permanent property monumentation per the development agreement and

shall submit to the City written verification by a registered land surveyor licensed in the State of Minnesota. Developer shall submit a digital copy of the final plat in an AutoCAD format to the City Engineer.

Discussion:

The following provides an overview of the key planning and zoning-related items associated with:

Comprehensive Plan Amendment Summary

The request by the applicant for redesignating commercial property to commercial/residential mixed use is in line with criteria for amending the comprehensive plan. Additional residential area in this part of the city will not be detrimental to the nearby area.

Zoning Map Amendment Summary

The request by the applicant to rezone property from C-2 to R-3 is in line with criteria for a zoning map amendment. R-3 is expected to be compatible with adjacent properties while retaining some commercial land.

Preliminary Plat Summary

1. Required Information and Contents. The following information is missing:
 - Information regarding those having property interests and part of the development team.
 - Vicinity map with labels.
 - Missing ROW and utility information.
 - Information should be included for R-3 setbacks and which lot C-2 and R-3 apply to.
2. Required Supplemental Information. The applicant should work with the City Engineer on issues related to grading, drainage, and engineering. The plat should include information regarding zoning and the intended use of the property. This plat is running concurrently with a zoning request.
3. Design Standards. The proposed plat complies with most of the required design standards. The plat shall include a stronger recognition of existing and proposed easements along lot perimeters. The 3rd Addition plat covered most of the perimeter easements.
4. Existing Easements

- All existing easements noted on the title commitment shall be shown and addressed per the City Attorney's title opinion letter.
- Existing perimeter easements shall either be vacated or clearly delineated on the final plat. New perimeter easements shall not be dedicated over existing easements unless existing easements are vacated.

5. Proposed Easements

- Oversized easements shall be platted for the public sewer extension between Lots 1 & 2 as directed by the City Engineer.
- A public sidewalk easement 5-feet in width shall be dedicated for the sidewalk along the north side of the plat.

6. Park Dedication. Prior additions covered parkland dedication. This plat does not increase the amount of residential units significantly enough to warrant the additional parkland dedication.

7. Required Basic Improvements. The proposed plat complies with design standards for basic improvements.

8. Street Layout.

Frederiksen Drive

The site is south of and adjacent to Frederiksen Drive a local road. 3rd Street NW is constructed as a 40-foot wide, two-lane urban roadway with concrete sidewalks on the south side and parallel parking on both sides. Each platted parcel is proposed to have direct driveway access to Frederiksen Drive. Driveway construction shall include the replacement of the public sidewalk and shall be per City standard details. No other public improvements are proposed.

9. Grading, Drainage, and Erosion Control.

The development is located within the Wells Lake (M-048) district as identified in the City's 2022 Surface Water Management Plan. Stormwater runoff generated within the site is proposed to be routed through on site vegetated areas and existing storm sewers within Frederiksen Drive. Runoff is ultimately discharged to an unnamed creek (M-048-028) and eventually to the Canon River.

Proposed storm sewer improvements must be designed to accommodate the runoff from a 10-year storm, 24-hour SCS Type II precipitation event as defined by the National Oceanic and

Atmospheric Administration Atlas 14 precipitation frequency estimate for the Faribault Station. Drainage calculations for the proposed storm sewer system shall be submitted to the City Engineer for review and approval with the final construction plans. Storm sewer systems must be designed to limit the post construction rate of runoff from the 2, 10 & 100 yr. 24-hour storm events to less than or equal to existing conditions. Final storm sewer locations and construction are subject to City of Faribault standards and must be approved by the City Engineer with final construction plans.

A City grading permit and a National Pollution Discharge Elimination System Construction Stormwater General Permit for construction activity is required by the Minnesota Pollution Control Agency (MPCA) for areas exceeding one acre being disturbed by grading. A copy of the Notice of Stormwater Permit Coverage must be submitted to the City upon receipt from the MPCA. A stormwater pollution prevention plan (SWPPP) must be submitted meeting the requirements of the City's municipal separate storm sewer system permit and associated ordinances and the erosion and sediment control requirement as set forth in the MPCA construction stormwater general permit. A full copy of the SWPPP must be submitted to the City Engineer with the final construction plans for review and approval.

The Developer has indicated that they intend to limit the total cumulative site development impervious surfaces across all three lots in the plat to less than one (1) acre. Developer must provide copies of recorded deed restrictions on the lots to confirm this limitation. Should cumulative impervious construction across the three lots equal or exceed one (1) acre the Developer must then construct water quality storm water management facilities in compliance with all applicable regulations in effect at the time.

A final post construction as-built grading plan must be submitted meeting the requirements of Article VII, Section 28-230 of the City of Faribault Code of Ordinances.

10. Utilities and Easements.

The existing site will be served by existing City water and sewer from within Frederiksen Drive. Existing utilities have sufficient capacity to serve the proposed development. A eight (8) inch public sanitary sewer will be extended from the main in Frederiksen Drive to a manhole between Lots 1 and 2. This 8-inch

extension and manhole will be considered a public sewer extension and must be constructed per City standards.

11. Phasing and Development Schedule. Presuming the City Council approves the preliminary and final plat, the Applicant and City will enter into a Development Agreement that will address the details, responsibilities, and costs associated with the proposed subdivision. City staff anticipates development to take place in late 2025 or early 2026.

Final Plat

1. The final plat must include:
 - Indication of ROW dimensions required.
 - Easements along lot perimeters are already dedicated in 3rd addition, so please distinguish existing and proposed easements.
 - Name and address of owner and surveyor.
 - Date of plat creation and amendments.
 - Statement for dedication per ordinance.
 - 'Jessica L. Kinser' for City Administrator
 - Notarized certification of surveyor.
 - All taxes and special assessments paid.
 - Signatures from all owners and persons of interest in the property, including mortgage holders.

Development Review Committee Recommendation

The Development Review Committee reviewed and recommended approval of the requests at their July 15, 2025 meeting.

Public Comment

This project was noticed in the newspaper on July 24th, 2025 and neighborhood notices were sent to all properties within 350 feet. Staff has not received any input from the public as of publishing this report.

Recommendation:

The City Planning Manager and DRC recommends Planning Commission forward the requests to City Council with a recommendation of approval, with conditions.



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
 David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: August 12, 2025
SUBJECT: Rice County/128 3rd St NW - Comprehensive Plan
 Amendment; Zoning Map Amendment;
 Preliminary Plat; Final Plat

Background:

Sarah Folsted (Applicant) on Rice County (Property Owner) requests a comprehensive plan amendment, zoning map amendment, preliminary plat, and final plat approval for the entire city block between 4th St NE, 2nd Ave NW, 3rd St NW, and 1st Ave NW. The subject property is zoned primarily P-I, Public Institutional with some CBD, Central Business District. The property contains approximately 109,600 square feet (2.51 acres) of land partially occupied by the Rice County Law Enforcement Center, Rice County Friendship House, and the Rice Soil and Water Conservation District. The proposed comprehensive plan amendment, rezoning, and plats seek to facilitate development on the northern half of the property by reconfiguring property lines for the entire block from 12 lots into five lots and rezoning part of the property to CBD from P-I. The redevelopment of the northern half is intended to include a new office building and a parking lot on Lot 1 and 2, respectively. The existing buildings on the southern half will remain in Lots 3, 4, and 5.

The request for redesignating part of the subject property from institutional to downtown is consistent with the comprehensive plan. The change is in the best interest of the public and will have little negative impact on adjoining properties. The request to rezone part of the property from P-I to CBD meet the criteria of a zoning map amendment. The CBD zoning is found elsewhere in the same block and subject property in addition to across the street. CBD will be compatible in terms of land uses with surrounding properties in terms of land use and zoning. The preliminary and final plats meet UDO requirements. All details on findings for each project's criteria may be found in the attached and associated Resolutions and Ordinance in this agenda item's sub-items.

At their August 4, 2025 meeting, the Planning Commission voted

Agenda Item: 8.C

unanimously to forward and recommend approval of the project. The DRC, City Planning Manager, and City Engineer also recommend approval of the project.

Recommendation:

Approve the associated Resolutions and Ordinance, located in this agenda item's sub-items, as recommended by Planning Commission and City Staff.

Attachments:



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: August 12, 2025
SUBJECT: Resolution 2025-195 Approve a Comprehensive Plan Amendment to Guide Certain Property at the Corner of 4th St NW and 2nd Ave NW

Background:

See main agenda item.

Recommendation:

Approve Resolution 2025-195

Attachments:

1. Resolution 2025-195 Approve a Comprehensive Plan Amendment to Guide Certain Property at the Corner of 4th St NW and 2nd Ave NW

CITY OF FARIBAULT

RESOLUTION #2025-195

APPROVE A COMPREHENSIVE PLAN AMENDMENT TO GUIDE CERTAIN PROPERTY AT THE 4TH ST NW AND 2ND AVE NW FOR DOWNTOWN

WHEREAS, Sara Folsted (Applicant) on behalf of Rice County (Owner) request approval of a Comprehensive Plan Amendment to change the guided land use from "Institutional" to "Downtown" for property at the SE corner of 4th St NW and 2nd Ave NW, described and graphically depicted in Exhibit A; and

WHEREAS, the City's Journey to 2040 Comprehensive Plan currently guides the Property for "Institutional," which envisions a governmental or other institutional use for the property based on Rice County's ownership; and

WHEREAS, the Applicant intends to sell part of the property for use and development that is consistent with nearby downtown properties; and

WHEREAS, City Staff prepared and presented a report to the Planning Commission and recommended approval of the Applicant's Comprehensive Plan Amendment request to guide the Property for "Downtown;" and

WHEREAS, after proper public notice, the Planning Commission held a public hearing on August 4, 2025, to consider the Applicant's request; and

WHEREAS, following the public hearing, the Planning Commission recommended that the City Council approve the Applicant's Comprehensive Plan Amendment request to guide the Property for "Commercial/Residential Mixed Use" based on the following findings:

- 1. The Comprehensive Plan Amendment review and approval process provided adequate opportunity for public review and comment. The City published a public hearing notice in the local newspaper and mailed public hearing notices to all property owners within 350 feet of the Property.*
- 2. Approval of the requested Comprehensive Plan Amendment is in the best interest of the community's health, safety, and welfare*

based on the project's prominent location along Highway 60, it's proximity and adjacency to downtown, and the establishment of mixed-use blocks, which are supported and encouraged to be downtown.

3. *The existing infrastructure supporting the Property, including sanitary sewer, stormwater, water, and roads, is suitable for the proposed "Downtown" designation; and*

WHEREAS, the City Council held a public meeting on August 12, 2025, to consider the Applicant's Comprehensive Plan Amendment request; and

WHEREAS, based on the City Staff report, the results of the public hearing, and the written findings of the Planning Commission, the City Council concurs with the written findings of the Planning Commission and hereby makes identical findings.

NOW, THEREFORE BE IT RESOLVED AS FOLLOWS:

Section 1: Incorporation of recitals and exhibits. The applicable recitals and exhibits in this Resolution constitute the written findings of the City Council.

Section 2: Approval of the requested Comprehensive Plan Amendment. The City Council hereby amends the Journey to 2040 Comprehensive Plan to change the guided land use from "Institutional" to "Downtown" for the Property described and depicted in Exhibit A of this Resolution.

Section 3: Publication of the Comprehensive Plan Amendment. The City's Community and Economic Development Department must update the City's official Land Use Plan and the digital form of the Land Use Plan on file in the Department to reflect the Comprehensive Plan Amendment. However, the City need not republish the Comprehensive Plan.

Section 4: Authorization to take additional steps. The City Council authorizes and directs the Mayor, City Staff, and City Consultants to take any additional steps and actions necessary and convenient to accomplish the intent of this Resolution.

(Remainder of page intentionally left blank)

Section 5: Effective date. This Resolution is effective immediately upon its passage and without publication.

Date Adopted: August 12, 2025

Faribault City Council

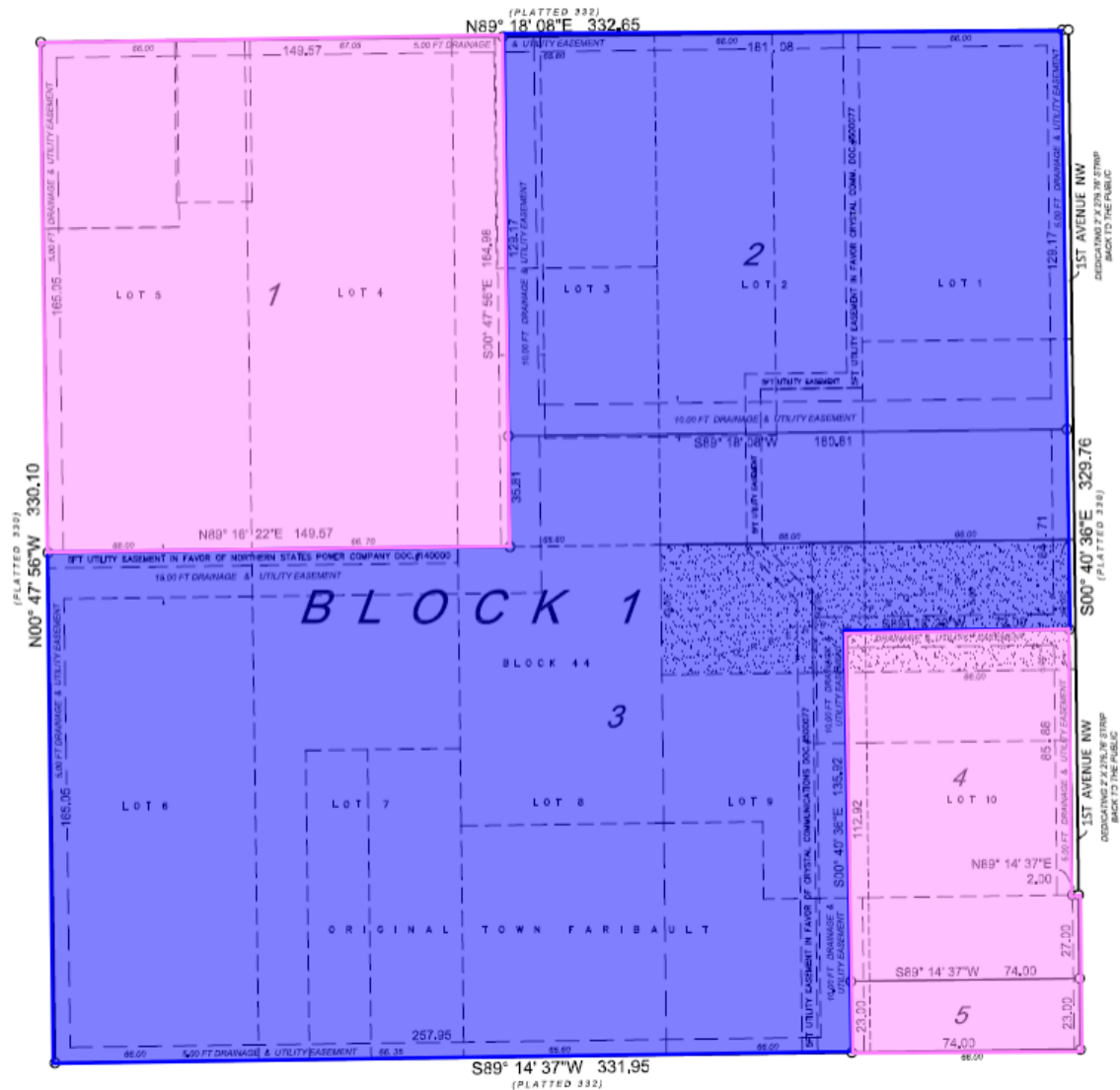
Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A

Depiction of the Proposed Amendment to the Land Use Plan



Area Covered in Blue = Institutional
Area Covered in Pink = Downtown



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: August 12, 2025
SUBJECT: Ordinance 2025-10 Approve Rezoning Property at
the Corner of 4th St NW and 2nd Ave NW to CBD
(First Reading)

Background:

See main agenda item.

Recommendation:

Approve Ordinance 2025-10

Attachments:

1. Ordinance 2025-10 Approve Rezoning Property at the Corner of 4th St NW and 2nd Ave NW to CBD

**CITY OF FARIBAULT
ORDINANCE No. 2025-10**

**APPROVE REZONING CERTAIN PROPERTIES AT THE CORNER OF 4TH ST NW
AND 2ND AVE NW TO CBD, CENTRAL BUSINESS DISTRICT**

WHEREAS, Sara Folsted (Applicant) on behalf of Rice County (Owner) request that the City Council rezone property in the SE corner of 4th St NW and 2nd Ave NW; and

WHEREAS, the properties described in the above recitals and graphically depicted in Exhibit A are hereinafter referred to as the subject property; and

WHEREAS, the City Council approved Resolution 2025-195 on August 12, 2025, which amended the City's comprehensive plan to guide the subject property for downtown; and

WHEREAS, City Staff reviewed the Applicant's rezoning request, prepared a report to the Planning Commission, and made a recommendation to approve the Applicant's rezoning request; and

WHEREAS, the Planning Commission, on July 21, 2025, following proper notice, held a public hearing regarding the said request; and

WHEREAS, the Planning Commission finds that it is appropriate to rezone the subject property as requested by the Applicant based on the following written findings of the Planning Commission as required by Section 2-180 of the City's Unified Development Ordinance:

1. Criteria: Whether the amendment is consistent with the applicable policies of the City's Land Use Plan.

Finding: Per Resolution 2025-195, the Land Use Plan guides the subject properties for downtown, which is consistent with the

proposed zoning used on downtown properties known as CBD, Central Business District.

2. Criteria: Whether the amendment is in the public interest and is not solely for the benefit of a single property owner.

Finding: It is in the public's best interest to ensure reasonable and logical use of the property. The property is currently zoned institutional and not intended to remain owned by a government or institutional organization. Allowing the subject area to be a downtown commercial zoning district will allow for business investment in the downtown area. Commercial uses will contribute to city amenities and tax base. Rezoning the property to a commercial zone will facilitate the investment needed to make appropriate use of the property.

3. Criteria: Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of a particular property.

Finding: The existing property is zoned P-I for an institutional use, which the current owner will not utilize. Rezoning the property to CBD makes sense as the surrounding properties include existing institutional, commercial, and office uses. The rezoning area borders a major route (Highway 60) through the city. The mix of uses nearby and the opportunity to provide more spaces for new businesses in the downtown area make the rezoning compatible with the neighborhood and context.

4. Criteria: Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of a particular property.

Finding: The existing underused parcels included in this rezoning proposal are not the highest and best use of the land. The future use for this property in the downtown area is better served by commercial development.

5. Criteria: Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of a particular property.

Finding: The current property owner bought all the land on the same block, removed some of the existing buildings, and is reconfiguring space for commercial development and existing Rice County uses on the southern part of the block. Retaining the Rice County uses and adding commercial land will strengthen this area of downtown and reconnect it with nearby properties. Therefore, rezoning the subject properties to C-2, Highway Commercial is appropriate.

WHEREAS, the City Council held a public meeting on August 12, 2025, to consider approval of the first reading of Ordinance 2025-10; and

WHEREAS, the City Council also held a public meeting on August 26, 2025 to consider approval of the second reading of Ordinance 2025-10; and

WHEREAS, based on the City Staff's report, the results of the public hearing, and the written findings of the Planning Commission, the City Council of the City of Faribault concurs with the written findings of the Planning Commission and makes the identical findings.

NOW, THEREFORE, THE CITY OF FARIBAULT ORDAINS:

Section 1: Findings and Incorporation of Recitals and Exhibits. Where applicable, the recitals and exhibits incorporated in this ordinance constitute the written findings of the City Council.

Section 2: Rezoning Approval. The City Council hereby rezones the subject property described and graphically depicted in Exhibit A to CBD, Central Business District. The effective date of the rezoning shall be as outlined in Section 5 of this resolution.

Section 3: Official Zoning Map. The City does not need to republish the City's official zoning map to show the rezoning. However, the City Planner shall show the rezoning on the official zoning map on file with the City.

Section 4: Authorization to Take Additional Steps. The City Council authorizes and directs the Mayor, City Staff, and City Consultants to take any additional steps and actions necessary and convenient to accomplish the intent of this ordinance. Such additional steps may include an adjustment to the C-2, Highway Commercial zoning district boundary on the property based on a future final plat of the property.

Section 5: Effective Date. This ordinance is effective immediately upon its passage and publication per the City Charter.

Public Hearing:	August 4, 2025
First Reading:	August 12, 2025
Second Reading:	August 26, 2025
Publication Date:	September 2, 2025

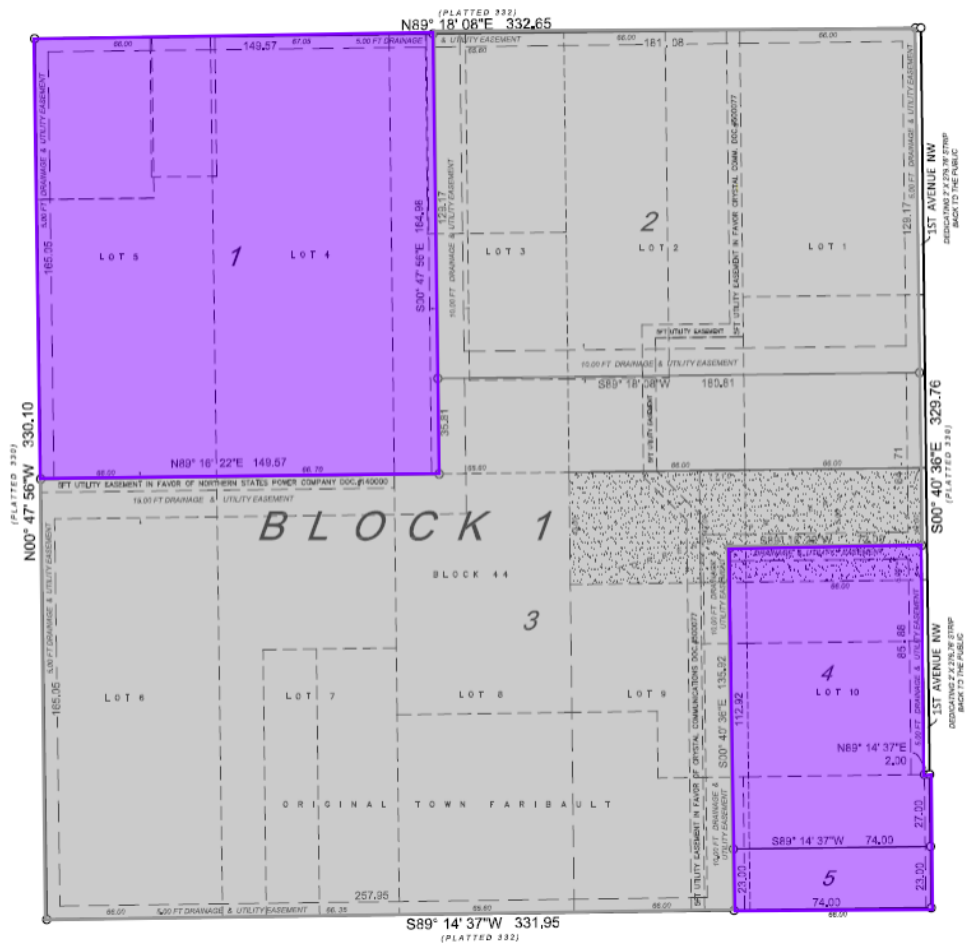
Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

EXHIBIT A:
Depiction of Subject Property to be Rezoned
To CBD, Central Business District



Area Overlaid with Purple = Rezoned from P-I to CBD
Area Overlaid with Grey = Remain P-I



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: August 12, 2025
SUBJECT: Resolution 2025-196 Approve the Preliminary and Final Plats for Henry M Rice Square

Background:

See main agenda item.

Recommendation:

Approve Resolution 2025-196

Attachments:

1. Resolution 2025-196 Approve the Preliminary and Final Plats for Henry M Rice Square

CITY OF FARIBAULT

RESOLUTION #2025-196

APPROVE THE PRELIMINARY AND FINAL PLATS FOR HENRY M RICE SQUARE

WHEREAS, Sara Folsted (Applicant) on behalf of Rice County (Owner) request preliminary and final plat approval to combine relocate lot lines for all property within the boundaries of 4th St NW, 3rd St NW, 2nd Ave NW, and 1st Ave NW, legally described in Exhibit A (Property); and

WHEREAS, City Staff reviewed the Applicant's applications and made a report to the Planning Commission, a copy of which City Staff presented to the City Council; and

WHEREAS, the Planning Commission, on August 4, 2025, following proper notice, held a public hearing regarding the applications, and following said public hearing, made written findings and recommended approval of the applications; and

WHEREAS, the City Council, on August 12, 2025, at a public meeting, considered the applications; and

WHEREAS, based upon said report, hearing, and recommendation, the City Council hereby finds that approval of the preliminary plat for Henry M Rice Square, as depicted in Exhibit B and subject to conditions of approval, is appropriate with the following findings as required by Section 15-130 of the City's Unified Development Ordinance:

- 1. Criteria: The proposed preliminary plat conforms with the requirements of the Unified Development Ordinance, the applicable zoning district regulations, and any other applicable provisions of this Ordinance, subject only to acceptable rule exceptions.**

Finding: The proposed preliminary plat is substantially consistent with UDO requirements within the P-I, CBD, and subdivision platting requirements.

2. Criteria: The proposed subdivision is consistent with the City's Land Use Plan and any other adopted land use studies.

Finding: The City's Land Use Plan, following Resolution 2025-195, guides the subject property for downtown. The proposed commercial use is consistent with this plan.

3. Criteria: The plat contains a sound, well-conceived parcel and land subdivision layout that is consistent with good land planning and site engineering design principles.

Finding: The preliminary plat provides for reasonable use of land intended for commercial development on the north side while retaining land for Rice County on the south side. Their approach is based on sound planning and engineering principles. The project utilizes existing infrastructure and street frontages to accommodate a new commercial use.

4. Criteria: The spacing and design of proposed curb cuts and intersection locations is consistent with good traffic engineering design and public safety considerations.

Finding: The preliminary plat lot is consistent with the provisions of the City's Unified Development Ordinance. Access onto public roads surrounding the subject property will be addressed during site plan review.

5. Criteria: All submission requirements have been satisfied.

Finding: The proposed preliminary plat adequately addresses the submission requirements as outlined in the City's Unified Development Ordinance; and

WHEREAS, the City Council further finds that approval of the final plat of Henry M Rice Square as depicted on Exhibit C, subject to certain conditions of approval, is appropriate with the following findings as required by Section 15-210 of the City's Unified Development Ordinance:

1. Criteria: The final plat substantially conforms to the approved preliminary plat.

Finding: The Owner concurrently applied for the final plat approval with the preliminary plat. The final plat conforms to the preliminary plat as required.

2. Criteria: The plat conforms to all applicable requirements of the Unified Development Ordinance, subject only to approved rule exceptions.

Finding: The final plat conforms to all applicable requirements or exceptions of the City's Unified Development Ordinance.

3. All submission requirements have been satisfied.

Finding: The proposed final plat adequately addresses the submission requirements outlined in the City's Unified Development Ordinance.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FARIBAULT AS FOLLOWS:

Section 1. Preliminary and Final Plat Approval. The City Council approves the preliminary and final plat for Henry M Rice Square included in Exhibit B and Exhibit C, respectively, subject to the following conditions:

1. The Applicant/Property Owner must make the following changes regarding the final plat:
 - a. Perimeter easements as required by City Engineer.
 - b. Stronger indication of ROW to be dedicated on plat.
 - c. Name and address of owner and surveyor.
 - d. Date of plat creation and amendments.
 - e. Statement for dedication per ordinance.
 - f. 'Jessica L. Kinser' for City Administrator and 'Thomas J. Spooner' for Mayor
 - g. Notarized certification of surveyor.
 - h. Signatures from all owners and persons of interest in the property, including mortgage holders.
2. Perimeter drainage and utility easements proposed on the plat may overlap with the existing building on the subject property. If accurate, the applicant must enter into an encroachment agreement with the city to allow the existing building to stay

- within the dedicated easements.
3. The Owner and City must enter into a Development Agreement that specifies the provisions of the development related to the plat.
 4. Under Sec 15-338(A), the applicant will not be required to dedicate parkland or pay fees in lieu of parkland dedication, as the amount of platted land is not expanding and the size of the previous buildings demolished is comparable to the potential development proposed.
 5. Any comments and conditions stipulated by MN DOT in their review of the plat are incorporated into this Resolution and will be addressed between the Applicant, City, and MN DOT to the satisfaction of MN DOT.
 6. Before recording the plat with the Rice County Recorder, the Owner must pay all applicable fees, special assessments, and taxes.
 7. The plat must be recorded with the Rice County Recorder within 12 months following City Council approval or it shall be automatically deemed null and void, unless the City Council extends the deadline to record the plat.
 8. The Developer shall submit current title work for the Property pursuant to Minnesota Statutes Section 505.03, the Faribault City Code and the required Development Agreement for this matter and abide by all conditions resulting from such title work and the resulting attorney plat opinion, as well as city staff review of the title work.

Section 2. Findings. The recitals in this Resolution are integral to this Resolution and, where applicable, constitute the findings of the City Council.

Section 3. Authorization to take Additional Steps. The City Council authorizes and directs City Staff and City Consultants to take all additional steps and actions necessary or convenient to accomplish the intent of this Resolution.

Section 4. Authorization to Execute Documents. The City Council authorizes and directs the Mayor and City Administrator to take all necessary actions and to execute all appropriate documents to effectuate the approvals contemplated by this Resolution.

(Remainder of page intentionally left blank)

Section 5. Effective Date. This Resolution is effective immediately upon its passage and without publication.

Date Adopted: August 12, 2025

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

Exhibit A Legal Description

The North 100 feet of Lot 1 In Block 44 In the Original Town now City of Faribault, Rice County, Minnesota
(Abstract Property)

AND

The northerly 115 feet of the easterly 28 feet of Lot 2, Block 44, Original Town and the North 130 feet of the East 37 feet of Lot 3, and the North 115 feet of the West 38 feet of Lot 2 and also the North 15 feet of the West 1/2 of the South 50 feet of Lot 2, subject to the East 5 feet of the West 38 feet of the North 115 feet of Lot 2, together with the West 5 feet of the east 28 feet of the North 115 feet of Lot 2 for alley purposes, all In Block 44 of the Original Town, City of Faribault, Rice County, Minnesota
(Abstract Property)

AND

The East 52 Feet of the North 75 Feet of Lot 3; And also the West 14 feet of Lot 3; And also All of Lot 4, Except the West 1.65 Feet of the North 52.46 Feet thereof; All In Block 44, In the Original Town, now City of Faribault, Rice County, Minnesota.
(Abstract Property)

AND

All that Part of Lots 4 and 5, in Block 44, in the Original Town, now City of Faribault, Rice County, Minnesota, described as follows to-wit: Beginning at a point in the North line of said Lot 5, 43.15 feet Easterly from the Northwest Corner of said Lot 5; Thence continuing easterly along said North line of Lot 5, and the North line of said Lot 4, a distance of 24.50 feet; thence deflect to the right 90° 09' 30", 52.46 feet to a point in a line which is the Easterly prolongation of the center of a tile wall, 0.70 feet thick; thence deflect to the right 90° 10' 00", 24.50 feet to the East line of the wall of the two story brick building located on the West 44 feet of said Lot 5; thence deflect to the right 89° 50' 00", 52.36 feet, along said East line of wall of the two story brick building to the point of beginning; subject to and together with the easements, wall rights, restrictions as set forth in Warranty Deed bearing date June 7, 1963, and filed for record in the office of the county recorder on June 20, 1963 at 2 P.M. and Recorded in Book 217 of Deeds on Pages 65-66.
(Abstract Property)

AND

The North 60.3 feet of the West 44 feet of Lot 5, Block 44, In the Original Town (now City) of Faribault, Rice County, Minnesota.
(Abstract Property)

AND

Lot Five (5), In Block Forty-four (44) In the original Town (now City) of Faribault, Rice County, Minnesota, EXCEPTING THEREFROM the two (2) following described tracts of land, to-wit:

TRACT NO. 1: The North 60.3 feet of the West 44 feet of said Lot Five (5).

TRACT NO. 2: Beginning at a point in the north line of said Lot Five (5), 43.15 feet easterly from the Northwest (NW) corner of said Lot Five (5); thence continuing easterly along said north line of Lot Five (5) and the north line of said Lot Four (4) a distance of 24.50 feet; thence deflect to the right 90° 09' 30", 52.46 feet to a point in a line which is the easterly prolongation of the center of a tile wall 0.70 feet thick; thence deflect to the right 90° 10' 00", 24.50 feet to the east line of the wall of the 2 story brick building located on the West 44 feet of said Lot Five (5); thence deflect to the right 89° 50' 00", 52.36 feet, along said east line of wall of the 2 story brick building to the point of beginning.
(Abstract Property)

(Continued)

AND

Lots 6 and 7 in Block 44 in the town of Faribault in said County according to the recorded plat thereof, excepting that part of said Lot 7, described as follows viz: Commencing at the Southeast corner of said Lot 7 running thence West on the South line of said Lot 30 feet running thence North 100 feet running thence east 30 feet to the East line of said Lot running thence South on the East line aforesaid 100 feet to the place of beginning.
(Abstract Property)

AND

All that part of Lot 7 in Block 44 of the original town (now city) of Faribault, Rice County, Minnesota described as follows: Commencing at the Southeast corner of Lot 7, thence running West 50 feet; thence North 100 feet; thence East 50 feet to the East line of said Lot; thence South on said East line 100 feet to the place of beginning.
(Abstract Property)

AND

The South 75 feet of Lot 8 and all that part of Lot 9 described as follows, to wit: Beginning on the South line of said Block 44, a distance of 68 feet West of the Southeast corner thereof; thence North 50 feet; thence West 32 feet; thence North 25 feet; thence West 32 feet to the East line of Lot 8; thence South to the South line of said Block; thence East along the South line of said Block to the place of beginning; all being in Block 44 in the Original Town (now City) of Faribault, Rice County, Minnesota; subject to a Driveway Easement, over, under and across the following described property; Beginning at the Southwest corner of said Lot 8; thence running North along the West line of said Lot 8, 75 feet; thence East parallel with the South line of said Block, 98 feet; thence South parallel with the East line of said Block 16 feet; thence West parallel with the said South line of said Block 69 feet; thence South 45° West 12.7 feet; thence South parallel with the said West line of Lot 8 to the South line of said block; thence West 20 feet to the point of beginning.
(Abstract Property)

AND

All of Lot Eight (8), except the South Seventy-five (75) feet thereof, and the North Twenty-five (25) feet of the South One Hundred (100) feet of the West Thirty-two (32) feet of Lot Nine (9) in Block Forty-four (44) in the original Town (now City) of Faribault, Rice County, Minnesota, together with a driveway easement over, under and across the following described property: Beginning at the South west corner of said Lot Eight (8); thence running North along the West line of said Lot Eight (8), Seventy-five (75) feet; thence east, parallel with the South line of said Block Forty-four (44), Ninety-eight (98) feet; thence South, parallel with the East line of said Block Forty-four (44), Sixteen (16) feet; thence West, parallel with the said South line of Block Forty-four (44), Sixty-nine (69) feet; thence South 45° West, 12.73 feet; thence South, parallel with the said West line of Lot Eight (8), Fifty (50) feet to the South line of Block Forty-four (44); thence West, Twenty (20) feet to the point of beginning. - AND- The South Twenty-three (23) feet of the North Sixty-five (65) feet of the West 48.9 feet of Lot Nine (9) in said Block Forty-four (44) - AND - The West 16.9 feet of the East Thirty-four (34) feet of the North Fifty (50) feet of the South One Hundred (100) feet of Lot Nine (9) Block Forty-four (44) of the original Town (now City) of Faribault, Rice County, Minnesota.
(Abstract Property)

(Continued)

AND

The South 23 feet of Lot 10 and the South 23 feet of the East 2 feet of Lot 9, all in Block 44 in the original town (now City) of Faribault, Rice County, Minnesota. AND ALSO, Beginning at the southeast corner of Block 44, Original Town, thence North along the West line of First Avenue Northwest, a distance of 23 feet; thence East at right angles a distance of 2 feet; thence South parallel to the West line of First Avenue a distance of 23 feet; thence West to the point of beginning, being that portion of First Avenue Northwest which lies adjacent to the south 23 feet of Lot 10, Block 44 of the Original Town (now City) of Faribault, which was vacated by Resolution No. A2443 of the Council of the City of Faribault on May 24, 1955 recorded in the office of the Register of Deeds for Rice County, Minnesota, on June 9, 1955 and recorded in book Y of M.R. on pages 539-540.
(Abstract Property)

AND

The North 27 feet of the South 50 feet of Lot 10, and the North 27 feet of the South 50 feet of the East 2 feet of Lot 9, all in Block 44 of the Original Town, now city, of Faribault, Rice County Minnesota; and also commencing at the Southeast corner of Block 44 original Town, thence North along the West line of First Avenue Northwest, a distance of 23 feet to the point of beginning thence North along the West line of First Avenue Northwest a distance of 27 feet; thence East at right angles a distance of 2 feet; thence South parallel to the West line of First Avenue Northwest, a distance of 27 feet; thence West to the point of beginning, being that portion of First Avenue Northwest which lies adjacent to the North 27 feet of the South 50 feet of Lot 10 in Block 44 of the Original Town, now city, of Faribault, which was vacated by Resolution No. A2443 of the Council of the City of Faribault on May 24, 1955, recorded in the Office of the Register of Deeds for Rice County, Minnesota, on June 9th, 1955 and recorded in Book Y of Misc. Records on pages 539-540.
(Abstract Property)

AND

Those parts of Lots 9 and 10, Block 44, in the original Town, now City of Faribault, Rice County, Minnesota, described as follows: The north 50 feet of the south 100 feet of said Lot 10; and the north 50 feet of the south 100 feet of the east 17.1 feet of said Lot 9; together with that part of vacated First Avenue Northwest (vacated by City of Faribault Resolution Number A2443, dated May 24, 1955 and filed for record in the Office of the County Recorder, Rice County, Minnesota, on June 9, 1955 and recorded in Book Y of misc. records on pages 539 and 540 lying southerly from a prolongation easterly of the north line of the above described parcel and lying northerly of a prolongation easterly of the south line of the above described parcel.
(Abstract Property)

(Continued)

AND

The South 23 feet of the North 65 feet of Lot 9 and 10 in Block 44 in the Original Town (now City) of Faribault, Rice County, Minnesota, excepting therefrom the South 23 feet of the West 48.90 feet of the North 65 feet of said Lot 9; subject, however, to a certain party wall agreement dated May 14, 1913 and filed for Record May 15th, 1913 and recorded in Book 73 of Mortgages on pages 4041 of record in the office of the Register of Deeds in and for Rice County, Minnesota.
(Abstract Property)

AND

The North 42 feet of Lot Ten (10) and the North 42 feet of the East 17.10 feet of Lot Nine (9) of Block Forty-Four (44) of the Original Town (now City) of Faribault, Rice County, Minnesota
(Torrens Property)

AND

The North 42 feet of Lots 9 & 10, in Block 44, Original Town of Faribault, Rice County, Minnesota. Except the North 42 feet of Lot 10 and the North 42 feet of the East 17.10 feet of Lot 9 of said Block 44.
(Torrens Property)

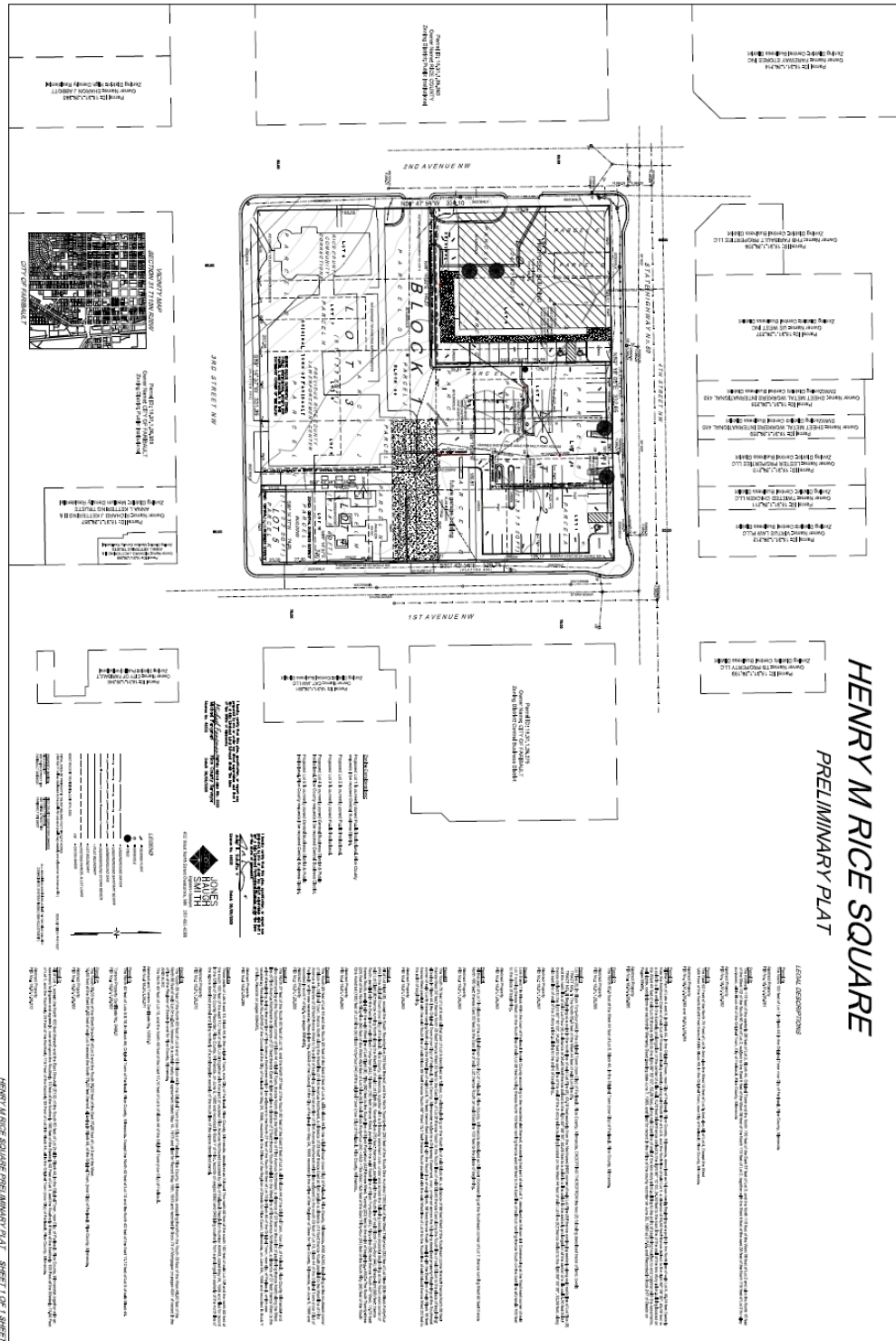
AND

The South 35.00 feet of the West One-half of Lot 2 and the South 35.00 feet of the East 37.00 feet of Lot 3 and the West 14.60 feet of the East 51.60 feet of said Lot 3 except the North 75.00 feet thereof, all being in Block 44, of the Original Town, (now City) of Faribault, Rice County, Minnesota.
(Abstract Property)

AND

All of Lot 1, except the North 100 feet thereof; and the East One-half (E1/2) of the South 50 feet of Lot 2; all in Block 44, in the Original Town, now City, of Faribault, Rice County, Minnesota; together with an easement for ingress and egress in, over and upon the Southerly 10 feet of the Northerly 100 feet of the Easterly 52 Feet of Lot 1, and the Southerly 8 feet of the Northerly 100 Feet of the Westerly 13.94 Feet of Lot 1, and the Southerly 23 Feet of the Northerly 115 Feet of the Easterly 33 Feet of Lot 2: in Block 44, all in the Original Town (now City) of Faribault, Rice County, Minnesota.
(Abstract Property)

HENRY M RICE SQUARE
PRELIMINARY PLAT





Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: August 12, 2025
SUBJECT: Resolution 2025-197 Approve an Interim Use Permit to Allow Storage Containers at 1512 30th Street NW

Background:

Michele Keller (Applicant) for Living Greens Farm on behalf of Ben Eastep from Van East Land Development Company (Property Owner) requests an Interim Use Permit (IUP) to allow six (6) storage containers, currently located on the property, to remain at 1512 30th Street NW for no greater than two years. The subject property is zoned I-P, Industrial Park and contains 4.10 acres. The storage containers will be along the Industrial Dr right-of-way and be compliant with front building setbacks. The property received a similar IUP (Resolution 2020-017) that allowed storage containers in the same location. The applicant's justification for the IUP is to allow time for establishing a new business on the property and inventorying the contents of the storage containers, then either repurpose, reuse, or recycle the containers off-site.

The proposed Interim Use Permit is consistent with aspects of the City's Unified Development Ordinance. The corner side yard retains one of the two direct accesses to the public right-of-way for the subject property. The location of the containers is reasonably placed in proximity to the shipping and receiving area, the building itself, and the site's trash enclosure.

At the August 4, 2025 meeting, Planning Commissioners unanimously supported forwarding and recommending approval of the project. The DRC and City Planning Manager also recommend approval of the project.

Recommendation:

Approve Resolution 2025-197

Attachments:

1. Resolution 2025-197 Approve an Interim Use Permit to Allow Storage Containers at 1512 30th Street NW

State of Minnesota
County of Rice

CITY OF FARIBAULT

RESOLUTION #2025-197

APPROVE AN INTERIM USE PERMIT TO ALLOW STORAGE CONTAINERS AT 1512 30TH STREET NW

WHEREAS, on June 9, 2025 Michelle Keller, Chief Horticultural Officer of Living Green Farms, (Applicant), on behalf of Ben Eastep of Van East Land Development Company (Property Owner), submitted a complete application to the City of Faribault requesting approval of an interim use permit (IUP) to temporarily place up to six (6) storage containers on the corner side yard of 1512 30th Street NW (the Subject Property), legally described as follows:

Lot 4, Block 1, Northern Industrial Park 1st Addition, Faribault, Rice County, MN; and

WHEREAS, Living Green Farms, a producer of leafy greens, reduced business operations in prior years and sought to retain equipment and various assets by utilizing shipping containers for temporary exterior storage as it has reduced it's operations footprint within the building; and

WHEREAS, Faribo Green Farms, a future cannabis agricultural growing business and dispensary, is in the process of seeking Office of Cannabis Management regulatory approvals to utilize the unoccupied portions of the building ; and

WHEREAS, The equipment and assets contained within the storage containers will be inventoried, reused, repurposed, or removed from the property, systematically reducing the number of storage containers until all containers are removed from the property within a two-year time frame; and

WHEREAS, the proposed interim use permit, if approved by the City Council, would allow the storage containers to be located as shown in Exhibit A, and described in the Planning Commission staff report as Exhibit B, of this resolution for the period specified in this resolution; and

WHEREAS, City Staff has completed a review of said application for an interim use permit and made a report to the Planning Commission, a copy of which has been presented to the City Council; and

WHEREAS, the Planning Commission, on August 4, 2025, following proper notice, held a public hearing regarding the Applicant's request, and following said public hearing recommended that the City Council conditionally approve the Applicant's request based on the following findings as required by Chapter 2, Article 8, Section 2-400 of the City's Unified Development Ordinance:

1. **Criteria: The proposed interim use will utilize property where it is reasonable in a manner provided for in the City's Land Use Plan.**

Expanded Finding: The corner side yard retains one of the two direct accesses to public right of way to the subject property. The location of the containers is reasonably placed in proximity to the shipping and receiving area, the building itself, and the site's trash enclosure.

2. **Criteria: The proposed interim use is presently acceptable but, given the establishment of a new business fully utilizing the site, will not be acceptable in the future.**

Expanded Finding: The use of the storage containers for expanded operations storage space as a permanent addition to the site is not consistent with the applicable provisions of the City's Unified Development Ordinance. However, the proposed containers are acceptable as an interim use while Faribo Green Farms develops and implements a permanent plan to address their business needs.

WHEREAS, the Planning Commission found the following:

1. The Applicant's request for an interim use permit is not based on economic conditions alone. The proposed interim use is a short-term solution to support revitalization and reuse of existing buildings and site within certain timelines and expectations.
2. The proposed interim use provides the Applicant with a reasonable

- timeframe for implementing an exit strategy for the storage containers from the site. The proposed interim use is not a long-term solution that is intended to avoid meeting the requirements of the City Code.
3. The proposed interim use will not encroach into the required 25-foot minimum front yard and corner side yard setbacks. Therefore, the proposed interim use will be no closer to a public street than what a building could be placed in relation to a public street.
 4. The proposed interim use is similar to other interim use permits approved by the City Council in which a Faribault industry had to address immediate growth needs by providing a temporary structure for roughly two years until a permanent solution to its growth needs could be developed and implemented.

WHEREAS, at a public meeting on August 12, 2025, the City Council considered the Applicant's request and concurred with the recommendation and findings of the Planning Commission as stated in the above recitals and hereby makes the identical findings.

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

Section 1. Approval of an Interim Use Permit. The City Council of the City of Faribault hereby approves the Applicant's request for an interim use permit to place no greater than six (6) storage containers in the corner side yard of the subject property for no more than two (2) years from the date of passage with the conditions of approval set forth in this resolution.

Section 2. Conditions Attached to the Approval of the Interim Use Permit. Approval of this interim use permit is conditioned on the following:

1. The interim use shall be in general conformance with the concept plan illustrated in Exhibit A and further described in Exhibit B of this resolution. The City's Development Review Committee may allow the interim use to deviate from the concept plan if the Development Review Committee determines that the deviation is consistent with the intent of the interim use permit. Any major deviation from the concept plan (as determined by the Development Review Committee) shall only be allowed upon City Council approval of a new or amended interim use permit following the proper review and approval

procedures outlined in the City's Unified Development Ordinance.

2. The Applicant shall obtain a Zoning Certificate from the Community and Economic Development Department. In addition, the Applicant shall obtain and keep current all necessary permits, registrations, and approvals from all pertinent jurisdictions related to the interim use.
3. The interim use shall be maintained in accordance with the City's property maintenance ordinance and all other pertinent ordinances and codes, including but not limited to the building code and fire code. The applicant shall maintain a neat and orderly appearance of and around the containers, with no equipment and materials stored outside the containers.
4. The interim use permit shall terminate on or before August 12, 2027, except upon approval of a new or amended interim use permit from the City. Upon termination of the interim use, the storage containers shall be removed from the property or stored on the property in manner consistent with the City Code. The property affected by the interim use shall be restored to a condition consistent with the City Code and as approved by the City's Development Review Committee.

Section 3. Additional Conditions Attached to the Approval of the Interim Use Permit. Approval of the interim use permit is also conditioned on the following:

1. Except as otherwise authorized by Chapter 2, Article 8 of the City's Unified Development Ordinance related to interim uses, the Applicant's requested interim use shall conform to the City's Unified Development Ordinance as a conditional use.
2. In the event of a public taking of property after the interim use is established, the property owner shall not be entitled to compensation for any increase in value attributable to the interim use.
3. A failure by the City to take action with respect to any violation of any condition, covenant, or term of this permit shall not be deemed to be a waiver of such condition, covenant, or term, or any subsequent violation of the same or any other condition, covenant, or term.
4. The City may inspect, or cause to be inspected by other pertinent

- jurisdictions, the property at all reasonable times for purposes of ensuring compliance with the conditions of the permit.
5. The permit is subject to the requirements of the City's Code of Ordinances and the Applicant and Owner are required to comply with all applicable federal, state, and local rules, and ordinances, and to obtain such other permissions and permits as may be required.
 6. The violation of any terms or conditions of this permit including, but not limited to, any applicable federal, state, or local rules, regulations, and ordinances, may result in the revocation of the interim use permit. The Applicant and Owner shall be given written notice of any violation and reasonable time, as determined by the City, to cure the violation before a revocation of the permit may occur.
 7. Utilization of the property for the uses allowed by this permit shall be deemed acceptance of, and agreement to, the terms and conditions of the permit without qualification, limitation, or reservation.

Section 4. Authorized Actions of the City. The Mayor, City Administrator, City Staff, and the City's Consultants are hereby authorized and directed to take any additional steps and actions necessary or convenient in order to accomplish the intent of this resolution.

(Remainder of page intentionally left blank)

Section 5. Effective Date. This resolution shall become effective immediately upon its passage and execution without publication.

Date Adopted: August 12, 2025

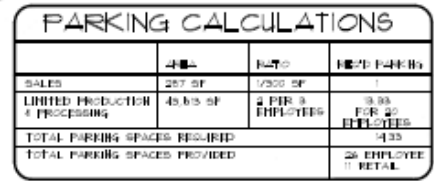
Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

2025 Site Plan Illustrating Proposed Interim Use



Area of storage containers outlined in red above

EXHIBIT B:
Planning Commission Staff Report

(attach staff report after this page)



Staff Report to the Planning Commission

TO: Planning Commission
THROUGH: Harry Davis, City Planning Manager
FROM: Leslie McGillivray-Rivas, Planner I
MEETING DATE: August 4, 2025
SUBJECT: Faribo Green Farms/1512 30th St NW - Interim Use Permit

Request:	Applicant requests an Interim Use Permit to allow six (6) storage containers to remain on site for a maximum length of time for two years.
Recommendation:	The DRC and City Planner recommend approval of the Interim Use Permit.
Recommended Motion:	Motion to forward and recommend approval of the Interim Use Permit to City Council, with findings and conditions suggested by city staff.

Request:

Michele Keller (Applicant) for Living Greens Farm on behalf of Ben Eastep from Van East Land Development Company (Property Owner) requests an Interim Use Permit (IUP) to allow six (6) storage containers, currently located on the property, to remain at 1512 30th Street NW for no greater



Figure 1 - Site Location - The Red Box is the location of the containers

than two years. The subject property is zoned I-P, Industrial Park and contains 4.10 acres/178,770 sq ft.

Background and Project Description:

In 2020, Living Greens Farm, a producer of leafy greens, requested approval of an IUP to temporarily place containers and trailers in the front yard and corner side yard of the subject property along with storage trailers in the north and east side of the property. The 2020 IUP application sought to accommodate a growing business without incurring costs for structural building expansion. The IUP (Resolution 2020-017) was approved, contingent on Living Greens Farm plans to remove the containers/trailers and restore the site before July 31, 2022.

Over time, the business climate and operations changed. The refrigerated containers were not fully installed, and those that were placed on the site were eventually removed. As site furnishings exited the building, storage containers were added on the site adjoining the northern portion of the loading/shipping areas on the property to retain assets, should they be needed in the future.

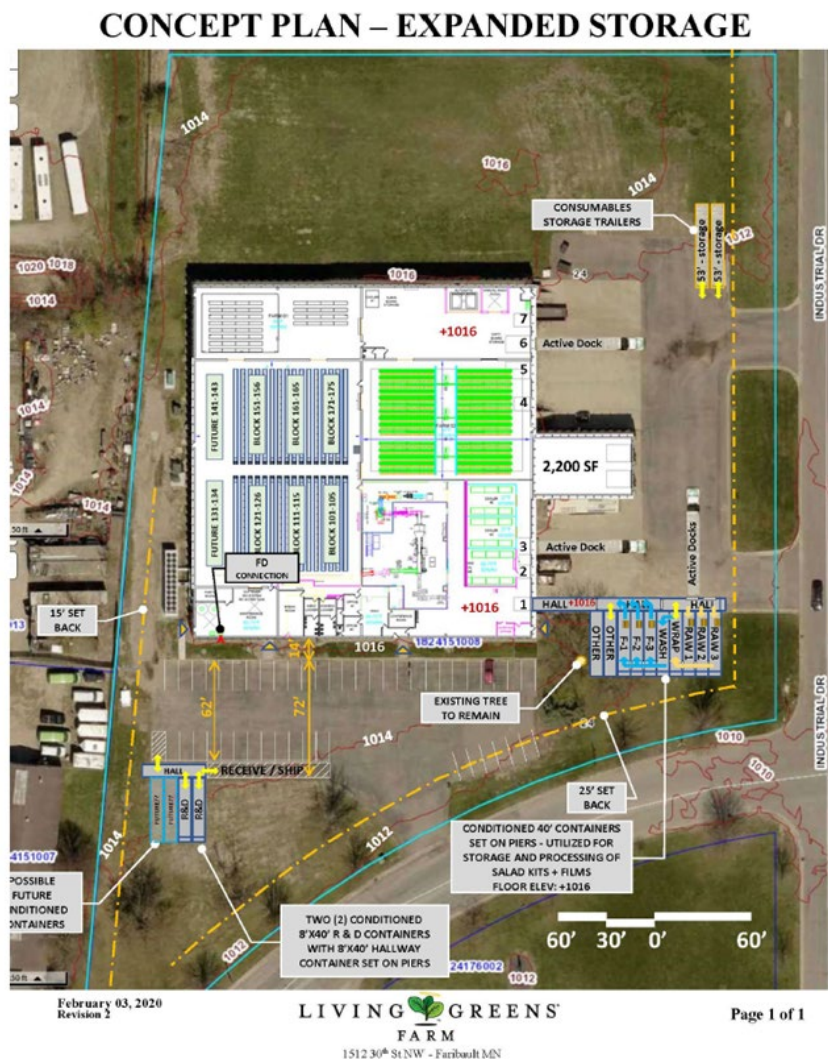


Figure 2- Site Plan with location of refrigerated containers (2020)

In 2025, business uses on the property are expanding to fully occupy the entirety of the existing building at 1512 30th Street NW. Two businesses will operate on the property: the existing Living Greens business, and a future cannabis agriculture business and dispensary identified as Faribo Green Farms. The applicant's justification for the IUP is to allow time for establishing the new business and inventorying the contents of the storage containers, then either repurpose, reuse, or recycle the containers off-site. The applicant requests two years to achieve these goals.

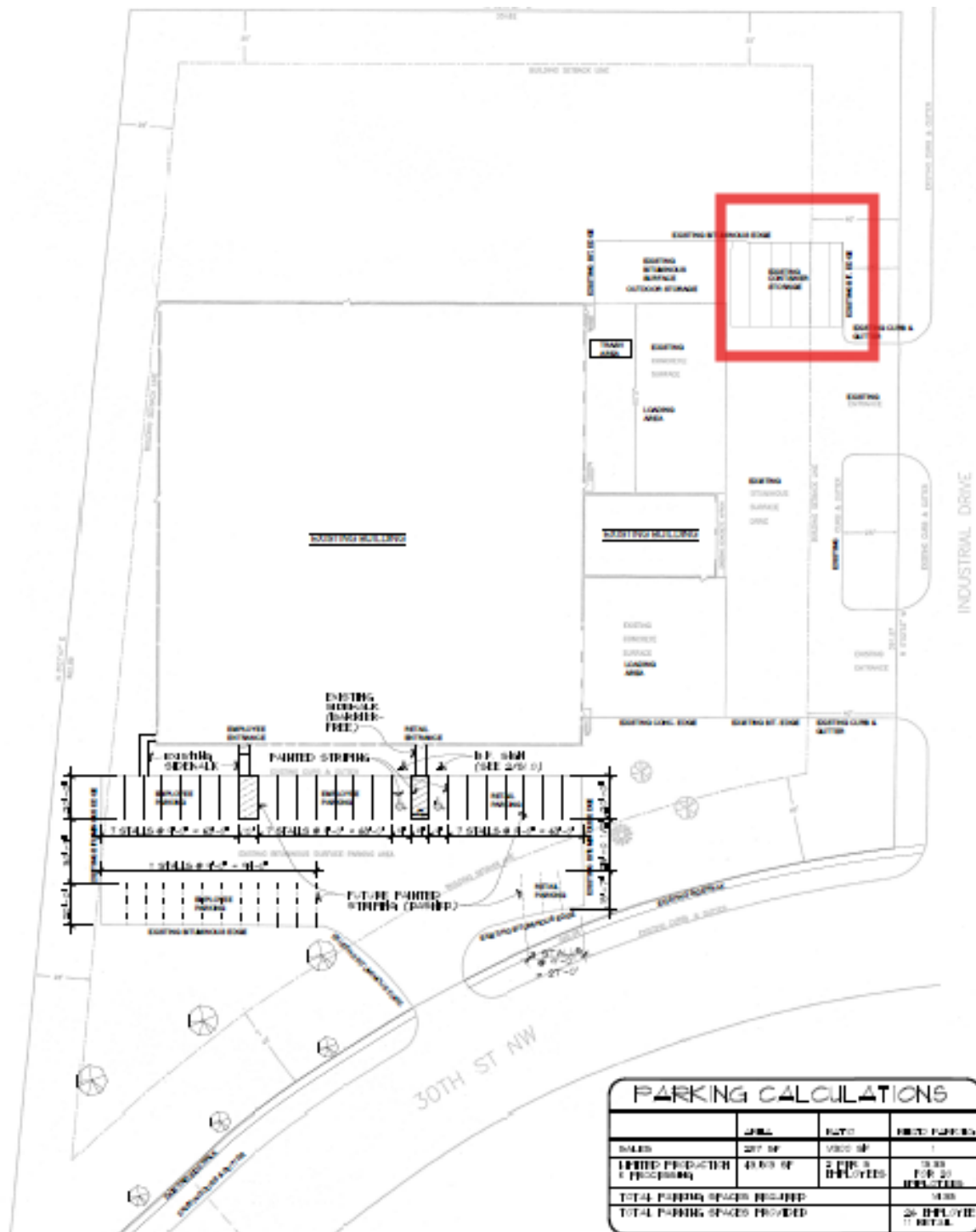


Figure 3 - Current Site Plan

Discussion:

The proposed Interim Use Permit is consistent with aspects of the City's Unified Development Ordinance.

The corner side yard retains one of the two direct accesses to public right of way to the subject property. The location of the containers is reasonably placed in proximity to the shipping and receiving area, the building itself, and the site's trash enclosure.

As the prior interim use permit has expired and storage of goods and exceeded the initial time period, a new interim use permit is required.

Development Review Committee Recommendation. The City's Development Review Committee (DRC) reviewed the proposed applications on June 16, 2025, and recommended approval of the Interim Use Permit. The DRC noted that despite the prior approval for refrigerated containers to be placed on the site, this did not occur.

Public Comment. City Staff received no public comment prior to publishing this report. Notification for this item was published in the paper on July 10, 2025 and letters sent to property owners within 350-feet.

Recommendation:

The DRC and City Planning Manager recommend Planning Commission forward and recommend approval of the Interim Use Permit to City Council based on the findings and conditions in the attached draft resolutions.



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
David Wanberg, CED Director
FROM: Harry Davis, City Planning Director
MEETING DATE: August 12, 2025
SUBJECT: Ordinance 2025-11 Approve a Zoning Text Amendment to Accessory Structure Requirements (First Reading)

Background:

City Council directed City Staff and the Planning Commission to review the accessory structure ordinance and make amendments that would allow larger accessory structures on large lots. In addition to addressing Council's request, staff identified over time several issues with the accessory structure ordinance that hinder its administration, clarity, and purpose. A full, detailed list of changes and reasoning may be found in the attached staff report from Planning Commission.

On August 4, 2025, the Planning Commission unanimously forwarded and recommended approval of the attached Ordinance. The DRC and City Planning Manager also recommend the proposed amendments.

Recommendation:

Approve Ordinance 2025-11 (First Reading)

Attachments:

1. Ordinance 2025-11 Approve a Zoning Text Amendment to Accessory Structure Requirements
2. PC Staff Report

CITY OF FARIBAULT

ORDINANCE No. 2025-11

**APPROVE A ZONING TEXT AMENDMENT TO ACCESSORY STRUCTURE
REQUIREMENTS**

WHEREAS, the City of Faribault (the "Applicant") requests a zoning text amendment to change requirements for accessory structures within city limits; and

WHEREAS, City Council requested the Planning Commission and City Staff review accessory structure requirements and recommend changes; and

WHEREAS, City Staff and the Planning Commission held a work session on July 7 to review and propose amendments, culminating in the recommended changes depicted in Exhibit A; and

WHEREAS, the Planning Commission, on August 4, 2025, following proper notice, held a public hearing regarding the proposed zoning text amendment; and

WHEREAS, following the public hearing, the Planning Commission recommended that the City Council approve the above-referenced zoning text amendment based on the following written findings outlined in Section 2-180 of the City's Unified Development Ordinance as follows:

1. **Criteria: Whether the amendment is consistent with the applicable policies of the City's Land Use Plan.**

Finding: The Comprehensive Plan's Core and Additional Guiding Principles support the general direction of the proposed zoning amendment:

- *Remove or minimize barriers and create or strengthen opportunities for all individuals, businesses, industries, organizations, and services to succeed.*

The proposed zoning amendment will remove or lessen limitations on accessory structures for residential properties. Residential properties are proposed to allow more structures and square footage of accessory uses. Large residential lots will have the most flexibility.

- Balance individual property rights with community interests and goals.

The proposed zoning amendment will allow for residential property owners to expand and invest in their homes and accessory structures. There are still limits on accessory structure size, so accessory structures may not suddenly dominate small lots in close, urban settings.

2. **Criteria: Whether the amendment is in the public interest and is not solely for the benefit of a single property owner.**

Finding: The proposed zoning text amendment is not intended to benefit only one property owner. It will be effective citywide and benefit many different property owners and agencies. This amendment lifts and modifies limitations placed on accessory structures to the benefit of the property owner.

3. **Criteria: Whether the existing uses of property and the zoning classification of property within the general area of the property in question are compatible with the proposed zoning classification, where the amendment is to change the zoning classification of a particular property.**

Finding: The proposed text amendment does not change the zoning classification of property in the city, so this criterion does not apply.

4. **Criteria: Whether there are reasonable uses of the property in question permitted under the existing zoning classification, where the amendment is to change the zoning classification of a particular property.**

Finding: The proposed text amendment does not change the zoning classification of property in the city, so this criterion does not apply.

5. **Criteria: Whether there has been a change in the character or trend of development in the general area of the property in question, which has taken place since such property was placed in its present zoning classification, where the amendment is to change the zoning classification of a particular property.**

Finding: The proposed text amendment does not change the zoning classification of property in the city, so this criterion does not apply.

WHEREAS, the City Council held a public meeting on August 12, 2025, to consider approval of the first reading of Ordinance 2025-11; and

WHEREAS, the City Council also held a public meeting on August 26, 2025, to consider approval of the second reading of Ordinance 2025-11; and

WHEREAS, based on the City Staff report, the results of the public hearing, and the written findings and recommendation of the Planning Commission, the City Council of the City of Faribault concurs with the written findings of the Planning Commission as stated in the above recitals and hereby makes the identical findings.

NOW, THEREFORE, THE CITY OF FARIBAULT ORDAINS:

Section 1: Findings and Incorporation of Recitals and Exhibits. The recitals in this ordinance are part of this ordinance and, where applicable, constitute the written findings of the City Council of the City of Faribault.

Section 2: Text Amendment – General and Residential Accessory Structures. The Faribault City Council hereby amends (additions and amendments shown in the underlined text; removals shown in the ~~striketrough~~ text) to the Unified Development Ordinance under Chapter 6, as proposed in Exhibit A.

(Remainder of this page intentionally left blank)

Section 3: Effective Date. This ordinance shall be effective immediately upon its passage and publication per the provisions of the Faribault City Charter.

Public Hearing: August 4, 2025
First Reading: August 12, 2025
Second Reading: August 26, 2025
Publication: September 2, 2025

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

EXHIBIT A

**Amended Sections 6-170, 6-180, and 6-190; under Chapter 6, Article 4 of
the Unified Development Ordinance**

(insert proposed amendment document)

ARTICLE 4. ACCESSORY USES AND STRUCTURES

Sec. 6-170. General requirements.

Accessory uses and structures shall comply with the following standards and all other applicable regulations of this ordinance:

- (1) No accessory use or structure shall be constructed or established on any lot prior to the time of construction of the principal use to which it is accessory.
- (2) The accessory use or structure shall be incidental to and customarily associated with the principal use or structure except in the case of a detached accessory dwelling unit, as provided elsewhere in this ordinance.
- (3) The total accessory use or structure floor area shall be subordinate in area, extent, and purpose to the total principal use or structure floor area served. Floor area from non-walkout basements, mezzanines, attics, lofts, and other similar areas shall not count towards the total floor area. Lots meeting the conditions of Table 6-2 are exempt from this provision.
- (4) The accessory use or structure shall contribute to the comfort, convenience, or necessity of the occupants of the principal use or structure served, except in the case of a detached accessory dwelling unit, as provided elsewhere in this ordinance. In no case shall an accessory structure be utilized as an independent residence, either permanently or temporarily, except as provided elsewhere in this ordinance.
- (5) The accessory use or structure shall be located on the same zoning lot as the principal use or structure, except for accessory off-street parking and loading facilities, subject to the provisions of Chapter 8, Off-Street Parking and Loading.
- (6) The accessory use or structure shall not be injurious to the use and enjoyment of surrounding properties.
- (7) An accessory structure, ~~when it is capable of storing one or more motorized vehicles, of 200 square feet or more~~ shall be provided with a driveway in compliance with the provisions of Chapter 8, Off-Street Parking and Loading. If an accessory structure is proposed and an interior plan is provided that demonstrates no accessibility for motorized vehicles, the City Planner may waive the requirement for a driveway to the accessory structure.
- (8) Accessory structures located on lots with frontage on a water body may be located between the public road and the principal structure, provided it is clearly demonstrated that physical conditions require such a location, such as floodplain, shoreland, steep slopes, or bluffs, but must adhere to setbacks applicable to the principal structure.
- (9) When a principal structure is 200 feet or more from a public road right-of-way, an accessory structure may be located in the front yard, but must adhere to setbacks applicable to the principal structure.

(Ord. No. 99-20, § 1, 11-23-99; Ord. No. 2009-12, § 2, 10-27-09)

Sec. 6-180. Residential accessory buildings.

- (A) *In general.* In all ~~residential~~ districts, all new single family residential construction, or existing single family where remodeling or additions cumulatively exceed 50% of the total floor area or property's assessed market value, whether attached or detached units, shall require the construction or retention of at least a single stall garage. If changes to the dwelling do not trigger the conditions stated above, the property owner may remove or convert an existing garage. In no case shall a single family use, whether detached or attached, with a garage be permitted to eliminate the garage or to provide less than a one stall garage on the property, either through conversion, demolition or other means of destruction.
- (1) In no case shall an accessory ~~structures~~ structure be placed less than five (5) feet from a property line nor less than ten (10) feet from other structures except as provided in paragraph two (2) of this section.
 - (2) Accessory structures shall be properly anchored with tie downs or strapped, bolted or otherwise properly connected to concrete peers or other types of permanent foundations to secure it from high winds in accordance with manufacturer's specifications or as may be approved by the City Building Official.
 - (3) Accessory structures of less than eighty (80) square feet shall not require zoning certificates and shall not be subject to building separation requirements, but if placed within ten (10) feet of another structure must meet the applicable setback requirement for that structure.
 - (4) Accessory structures between eighty (80) square feet and less than two hundred (200) square feet require a zoning certificate prior to installation on site and shall be subject to all building separation and setback requirements for accessory structures, but shall not be subject to building design and compatibility requirements set forth in elsewhere in this section. Accessory structures less than two hundred (200) square feet shall not be subject to building permits and no color or design standards shall be required.
 - (5) Accessory structures of two hundred (200) square feet or more in area shall be subject to building permit approval ~~and a zoning certificate shall be required~~ (which shall constitute a zoning certificate) prior to installation on site. A certificate of survey is required at the time of building permit for all new construction of 200 square feet or more accessory structures. Enclosed accessory structures such as sheds and garages, of two hundred (200) square feet or greater (accessory buildings), ~~shall have the same or similar exterior finish and building materials as those of the principal building. Accessory buildings~~ shall be compatible with the principal building on the lot.
 - (a) "Compatible" for the purpose of this section shall mean that the exterior appearance of the accessory building is not at variance with that of the principal building from an aesthetic and architectural standpoint as to cause a degree of incongruity or a nuisance. The exterior colors of the roofing and siding materials shall match or compliment that of the principal structure. Greenhouses may utilize different building materials and finishes from the principal structure, provided that the greenhouse is translucent or transparent by means of glass, vinyl, or other similar materials.
 - (6) Carports and similar open sided roofed structures shall be subject to the same setbacks, size limits and design compatibility requirements as other accessory structures. Carports and similar open sided roofed structures shall be constructed of durable construction materials secured to a permanent foundation (as approved by the Building Official) and shall have a parking surface that is paved with concrete, asphalt or paver bricks and shall be compatible with the principal building on the lot. Carports must have a paved driveway with access to the public street. Steel tube framed carports.

structures as described in (8) below, and similar open sided roofed structures with metal siding and roofs are prohibited.

- (a) "Compatible" for carports and similar open sided roofed structure shall mean that the exterior appearance of the structure is not at variance with that of the principal building from an aesthetic and architectural standpoint as to cause a degree of incongruity or a nuisance. The exterior colors of the roofing materials and supporting members shall match or compliment that of the principal structure.

(7) Temporary accessory uses:

- (a) Temporary reception/special event tents shall be permitted for up to seven (7) days per event and no more than fourteen (14) days per year without a zoning certificate. A zoning certificate shall be required for temporary reception/special event tents needed for events or activities greater than seven (7) days in duration. Reception/special event tents and enclosures shall not be permitted for more than thirty (30) days per year in residential districts.
- (b) Personal camping/recreational tents for personal recreational uses of persons residing at the premise shall be exempt from this section.
- (c) Storage Pods used for a short term during remodeling and household moving are permitted for up to six (6) months without a zoning certificate and up to one (1) year with a zoning certificate or current building permit.

(8) Prohibited accessory structures or uses:

- (a) ~~Membrane-covered~~Membrane-covered accessory structures, which may including include carports and storage enclosures utilizing membrane covers or a similar fabric-like material, are prohibited except as provided in paragraph (7) of this section.
- (b) Cargo or shipping containers except as provided in paragraph (7)(c) above.
- (c) Greenhouses shall not be used for storage of materials or equipment not used in the greenhouse.

(B) *Attached structures.* An accessory structure shall be considered attached, and an integral part of, the principal structure when it is connected by an enclosed passageway. Such structures shall be subject to the following requirements:

- (1) The structure shall meet the required setbacks for a principal structure, as established for the zoning district in which it is located.
- (2) In no case shall the total floor area of an attached garage, carport, or other accessory structure exceed the ~~ground-total~~ floor area of the principal building located on the same lot. Floor area from non-walkout basements, mezzanines, attics, lofts, and other similar areas shall not count towards total floor area. Lots meeting the conditions of Table 6-2 are exempt from this provision.
- (3) The structure shall not exceed the height of the principal building to which it is attached.

(C) *Detached structures.* Detached accessory structures shall be permitted in residential districts in accordance with the requirements shown in Table 6-1 and as follows:

- (1) Detached accessory structures shall be located to the side or rear of the principal building, and are not permitted within the front yard or within a corner side yard. When such structure is located in a side yard, the required setback shall be the same as that for the principal structure.
- (2) The maximum size may be increased by up to twenty-five (25) percent upon approval of a conditional use permit, provided that lot coverage requirements are satisfied.
- (3) Structures with a corrugated metal exterior finish shall not be permitted.

- (4) Garages, when accessed from and situated perpendicular to a public alley, shall maintain a setback of at least twenty (20) feet from said alley right-of-way.
- (5) Maximum lot coverage for detached structures is regulated under Section 10-130. For those properties that are exempted under Section 10-130, no more than thirty (30) percent of the rear yard area may be covered by accessory structures.
- (6) Distance between structures shall be measured from wall to wall.

Table 6-~~1-2~~. Requirements for detached accessory structures, residential districts.

Use	One or two-family residential use**	Other multi-family residential use	Permitted non-residential use
Number of Structures Allowed	3	3	3
Maximum Combined Size of all Detached Accessory Structures	1,200 sq. ft. ****	350 sq. ft./unit	1,250 sq. ft.
Maximum Size—1st structure	864 sq. ft.	300 sq. ft./unit	1,000 sq. ft.
Maximum Size—2nd structure	120 sq. ft.	250 sq. ft.	250 sq. ft.
Maximum Height	16 feet ***	16 20 feet	20 feet
Maximum Side Wall Height	9 feet *	9 feet *	9 feet *
Required Setbacks			
Side	5 feet	10 feet	15 feet
Rear	5 feet	10 feet	15 feet
Between structures	10 feet	10 feet	10 feet

* See Section 6-190.

** See exceptions for larger properties in Table 6-2 below.

*** May be increased to two (2) stories or 24 feet to accommodate a second-story accessory dwelling unit.

**** Accessory structures over 1,000 square feet must meet building code requirements, which may include construction standards and permitting similar to a commercial building, or segmented building construction into no larger than 1,000 square foot sections.

Table 6-2. Detached accessory structure allowances for large single-family lots.*

	<u>Lots over 2 acres</u>	<u>Lots over 5 acres</u>
<u>Number of Structures Allowed</u>	<u>3</u>	<u>4</u>
<u>Maximum Combined Size of all Detached Accessory Structures</u>	<u>3,000 sq. ft.</u>	<u>4,000 sq. ft.</u>
<u>Maximum Height</u>	<u>20 feet **</u>	<u>24 feet</u>
<u>Required Setbacks</u>		
<u>Side</u>	<u>15 feet</u>	<u>20 feet</u>
<u>Rear</u>	<u>15 feet</u>	<u>20 feet</u>
<u>Between structures</u>	<u>10 feet</u>	<u>10 feet</u>

* Accessory structures over 1,000 square feet must meet building code requirements, which may include construction standards and permitting similar to a commercial building, or segmented building construction into no larger than 1,000 square foot sections.

** May be increased to two (2) stories or 24 feet to accommodate a second-story accessory dwelling unit.

(Ord. No. 99-20, § 1, 11-23-99; Ord. No. 2001-24, § 1, 1-8-02; Ord. No. 2009-12, § 2, 10-27-09; Ord. No. 2010-04, § 2, 5-25-10; Ord. No. 2018-3, § 1, 8-15-18)

~~Sec. 6-190. Increase in wall height.~~

~~The maximum side wall height for a detached garage in a residential district may be increased up to twelve (12) feet provided that the maximum building height provision is satisfied and that an additional setback of two (2) feet is provided from side and rear lot lines for each additional foot of side wall height over nine (9) feet.~~

(Ord. No. 99-20, § 1, 11-23-99; Ord. No. 2001-24, § 1, 1-8-02)



Staff Report to the Planning Commission

TO: Planning Commission
THROUGH: David Wanberg, CED Director
FROM: Harry Davis, City Planning Manager
MEETING DATE: August 4, 2025
SUBJECT: Accessory Structure Ordinance Amendments

Request:	City will initiate a zoning text amendment to amend the accessory structure ordinance at the request of City Council in conjunction with the Planning Commission.
Recommendation:	Forward and recommend approval of the draft Ordinance.
Recommended Motion:	Motion to forward the draft ordinance to City Council, recommending approval.

Background and Details:

City Council recently approved a set of variances that allowed a much larger accessory structure than previously approved within city limits. City Council directed City Staff and the Planning Commission to review the accessory structure ordinance and make amendments that would allow larger accessory structures on large lots.

In addition to addressing Council's request, staff identified over time several issues with the accessory structure ordinance that hinder its administration, clarity, and purpose.

Request:

The request from City Council is for City Staff and Planning Commission to review, discuss, and make amendments to the accessory structure ordinance that would negate the need for variances of a similar nature on future projects. The variances are for having an accessory structure that:

- Exceeds the CUP-extended amount of 1,080 sq. ft. for an accessory structure. The proposed project had 4,000 sq. ft. of floor area.
- Surpasses the amount of principal use and structure living area with accessory structure and uses.

While the primary goal of these amendments is to address Council's request,

City Staff sees an opportunity to amend the ordinance to improve its administration, clarity to the public, and tighten its purpose on regulating only what needs to be regulated.

Some examples of where City Staff have struggled with the current code include:

- Accessory structures that are studios, but are required to have a driveway because they have large doors that could permit storing a vehicle inside.
- Accessory structure placement on large lots with principal structures set far from the road.
- Requiring people to demolish dilapidated garages and build a new garage when they hardly have the means to pay someone to demolish the garage.
- Determining how to measure the principal structure or use versus the attached or detached accessory use or structure.

To address both Council and issues discovered over time, City Staff recommends the following amendments and approaches:

- Clarify how principal and accessory "area" is determined with regards to requiring more principal than accessory, and also exempt large lots from this requirement.
- Allow the City Planner to determine whether an accessory structure may be exempt from needing a driveway.
- Allow accessory structure placement in front of the principal structure in cases where the principal structure is set far back or if the property is located along a river.
- Removed the requirement for every single family home to have a garage unless the dwelling is new or significantly improved. This allows properties with a dilapidated garage to remove the garage and meet code compliance requirements without being in violation of zoning code.
- Clarify the different levels of accessory structure tiers.
- Remove the need for a second permit (zoning certificate) for an accessory structure that requires a building permit.
- Clarified that greenhouses may be of a different look and material than the dwelling on the same lot.
- Clarified that carports and storage that use membrane covers are prohibited but carport and storage structures that do not use membrane covers are acceptable.
- Clarified how principal and accessory "area" is calculated for when they are attached.
- Removed the limited divide of accessory structure sq. ft. by first and second structure and instead provided an increased maximum cap for all accessory structures in total.
- Made an allowance for accessory structures to be two stories for the purpose of adding an ADU ontop of a garage.

- Create a separate table for accessory structures on large single-family lots.

Discussion:

A breakdown of the necessity and nuances for each of the changes are as follows:

- *Clarify how principal and accessory "area" is determined with regards to requiring more principal than accessory, and also exempt large lots from this requirement.*

There is some debate amongst CED Staff as to whether the original wording for this requirement of "area" should be viewed as footprint of the structure (or part of the structure in the case of attached principal and accessory structures) versus the total floor area which accounts for multiple floors. The City Planning Manager recommends the customer-friendly approach of total floor area, with some exceptions, as that would permit homeowners to have larger accessory structures that aren't limited by footprint. The exemption for large lots is one of two main changes to the ordinance that address Council's request.

- *Allow the City Planner to determine whether an accessory structure may be exempt from needing a driveway.*

City Staff regularly receives interest or proposals for accessory structures that are not intended to house motorized vehicles but trigger the requirement for a driveway with an opening that is just wide or tall enough to permit a small car. The City Planning Manager would like the ability to waive the requirement for a driveway in situations that are constructed to not permit storing a vehicle. If the City Planning Manager does not grant the waiver, the applicant has the ability to appeal to decision to Planning Commission and City Council.

- *Allow accessory structure placement in front of the principal structure in cases where the principal structure is set far back or if the property is located along a river.*

City Staff in previous roles in other cities have seen benefits to allowing accessory structures between principal structures and public roads for certain situations. If a principal structure is far enough away from the road, having a garage closer to the road will not be a serious detriment to the nearby character. In the case of lots along water bodies, there is typically floodplain and shoreland restrictions that would make construction difficult and placement of the structure outside of those areas is both of benefit to the property owner and the public by relocating a structure that may be damaged in a flooding event elsewhere on the property.

- *Removed the requirement for every single family home to have a*

garage unless the dwelling is new or significantly improved. This allows properties with a dilapidated garage to remove the garage and meet code compliance requirements without being in violation of zoning code.

This change attempts to delicately balance a few aspects of today's needs and tomorrow's wants regarding garages, storage, and ongoing code compliance headaches. New construction is still required to have a garage, but existing homes have the opportunity to either forego having a garage or make a significant investment in the home—they can't have both. This will help the homeowners that aren't able to pay the cost of a brand new garage but need to remove their dilapidated or old garage because it's a code and safety violation. We have several past and present issues that need relief from this requirement.

- *Clarify the different levels of accessory structure tiers.*

Several applicants have mistakenly applied for 200 sq ft accessory structures, thinking they don't need a building permit. This change clarifies that 200 sq ft or more requires a building permit.

- *Remove the need for a second permit (zoning certificate) for an accessory structure that requires a building permit.*

City Staff proposes removing this in the interest of not over permitting projects and having people pay multiple fees for the same review.

- *Clarified that greenhouses may be of a different look and material than the dwelling on the same lot.*

City Staff in the past have struggled with applying compatibility requirements such as color, material, and character of a principal structure onto a greenhouse, which is nothing like a dwelling in terms of purpose or aesthetics. This change clarifies that greenhouses are allowed to be different—no need to put asphalt shingles or hardie board on a greenhouse.

- *Clarified that carports and storage that use membrane covers are prohibited but carport and storage structures that do not use membrane covers are acceptable.*

This change is requested by Code Enforcement to clarify for the public that carports and structures with membrane covers are prohibited. Code Enforcement has a number of past and present issues with members of the public struggling to understand the prohibition, which is spread out. This change includes references and clarifications needed for Code Enforcement and Planning & Zoning to describe what is prohibited.

- *Clarified how principal and accessory "area" is calculated for when*

they are attached.

The previous wording for this section is consistently understood as footprint. However, with the changes to both attached and detached calculated as total floor area, City Staff recommends this be consistent with that measurement method. City Staff regularly runs into issues flipping between footprint for this requirement and total area for the other, where some applicants get confused or lost in understanding the difference.

- *Removed the limited divide of accessory structure sq. ft. by first and second structure and instead provided an increased maximum cap for all accessory structures in total.*

In the spirit and general guidance from Council, City Staff recommend removing the barriers that specify certain sq ft for each structure and instead provide a total overall amount that the owner may divide as desired across one or two structures. This is consistent with some liberal interpretations of the ordinance from past City Staff.

- *Made an allowance for accessory structures to be two stories for the purpose of adding an ADU ontop of a garage.*

This change is only in the case where an ADU is proposed. What this allows for is someone to take an existing garage and add a second story for an ADU and not be required to place the ADU on the ground, which may impact the property's overall building coverage or impervious surface area.

- *Create a separate table for accessory structures on large single-family lots.*

This addresses Council's primary request and would allow large-lot property owners great flexibility in constructing large accessory structures.

2024 Comprehensive Plan

The proposed changes meet the Core and Additional Guiding Principles:

- Remove or minimize barriers and create or strengthen opportunities for all individuals, businesses, industries, organizations, and services to success.
- Balance individual property rights with community interests and goals.

July 7, 2025 Planning Commission Work Session

At the July 7, 2025 Planning Commission work session, Planning Commissioners requested a number of changes:

- Altered language for floor area to exclude only non-walkout basements.
- Altered language to clarify topographical restrictions as bluff or steep slopes.

- Clarified language regarding property value to mean assessed market value.
- Removing regulations regarding side wall height.
- Applied an exception to attached accessory uses being larger than the primary use for large lots.
- Increased the number of allowed accessory structures.
- Simplified the large single family lots section to just lots over 2 acres and lots over 5 acres.

July 15, 2025 Development Review Committee

At the July 15, 2025 Development Review Committee meeting, staff generally supported the proposed amendments, including those made by Planning Commission. Staff did make one additional suggestion that all accessory structures above 200 square feet are required to have a certificate of survey. Staff's reasoning for the request is that all accessory structures at 200 square feet and above are required to have a foundation, which means it is a more permanent structure than smaller structures that are under 200 square feet. There is more risk if accessory structures are placed over an easement, too close to a lot line, or too close to an existing structure. A certificate of survey would mitigate that risk.

Recommendation:

Forward and recommend approval of the draft Ordinance to City Council.



Request for Council Action

TO: Mayor and City Council
THROUGH: Jessica Kinser, City Administrator
FROM: David Wanberg, CED Director
MEETING DATE: August 12, 2025
SUBJECT: Resolution 2025-190 Approve Revised Purchase and Development Agreement for Property described as Lot 1, Block 2, Riverchase Addition

Background:

On June 10, 2025, the City Council (the "City") approved Resolution 2025-155, which approved a Purchase and Development Agreement involving the sale of City-owned property, described as Lot 1, Block 2, RIVERCHASE ADDITION (the "Property"), to Riverchase Faribault II LLC (the "Developer") for the purpose of developing a roughly 76-unit apartment building (the "Project"). While the Resolution allows the parties to make minor revisions to the Agreement as mutually agreed to, significant changes to the Agreement require City Council approval.

The Revised Agreement attached to Resolution 2025-190 includes the following revisions that the City Council should be aware of before the parties execute the Agreement:

1. **Closing Date.** The City and Developer originally intended to close on the Property, and the Developer intended to start construction this year. However, the parties agree that construction cannot realistically begin until the spring of 2026. Consequently, Section 4.05., F. of the Revised Agreement states that the conveyance of the Property will occur no later than April 1, 2026.
2. **Potential Soil Correction.** Section 4.08, F. of the Revised Agreement states that if the Developer encounters conditions that require soil correction, the parties will negotiate to determine if additional TIF assistance is available for the Project beyond any initial determination established in the Contract for Private Development.

If the Council supports the revisions described above, it should approve Resolution 2025-190, which approves the Revised Agreement. However, please note that the parties made clarifications and other minor changes

to the Agreement that do not substantially change the purpose of the Agreement.

Recommendation:

Approve Resolution 2025-190.

Attachments:

1. Resolution 2025-190 Approve Revised Purchase and Development Agreement for Property Described as Lot 1 Block 2 Riverchase Addition

CITY OF FARIBAULT

RESOLUTION #2025-190

APPROVE REVISED PURCHASE AND DEVELOPMENT AGREEMENT FOR PROPERTY DESCRIBED AS LOT 1, BLOCK 2, RIVERCHASE ADDITION

WHEREAS, on June 10, 2025, the Faribault City Council (the "City") approved Resolution 2025-155, which approved a Purchase and Development Agreement (the "Agreement") involving the sale of City-owned property, described as Lot 1, Block 2, RIVERCHASE ADDITION (the "Property") to Riverchase Faribault II LLC (the "Developer") for the purpose of developing a roughly 76-unit apartment building (the "Project"); and

WHEREAS, Resolution 2025-155 requires that significant changes to the approved Agreement require City Council approval; and

WHEREAS, to accommodate construction starting in the spring of 2026 rather than the fall of 2025, the Developer requested that the Agreement be revised to allow the closing date on the conveyance of the Property to occur before April 1, 2026, instead of in 2025; and

WHEREAS, the Developer also requested that language be included in the Agreement stating that if the Developer encounters conditions that require soil correction, the parties will negotiate to determine if additional TIF assistance is available for the Project beyond any initial determination established in the Contract for Private Development; and

WHEREAS, the Developer's requests described above are reasonable, but require City Council approval before the parties can execute the the Purchase and Development Agreement;

WHEREAS, a revised Purchase and Development Agreement (the "Agreement") providing for the terms and conditions for the conveyance and development of the Property has been prepared, with such Agreement being as set forth in Exhibit A and incorporated into and made a part of this Resolution; and

WHEREAS, the City desires to enter into the Agreement to further facilitate development and conveyance from the City to the Developer of the Property and deems such development and conveyance to be in the public's

interest; and

WHEREAS, the City has followed applicable statutory, charter and code provisions and the City finds that entering into the Agreement regarding the Property will fulfill the objectives, goals and mission of the City.

NOW, THEREFORE BE IT RESOLVED, that the recitals set forth in this Resolution are incorporated into and made a part of this Resolution.

ALSO, BE IT RESOLVED, that the Agreement is approved in substantially the form presented to the City Council on this date, subject to modifications that do not materially alter the City's rights and obligations under the Agreement and that are approved by the City's Mayor and City Administrator, which approvals shall be conclusively evidenced by execution of the Agreement.

ALSO, BE IT RESOLVED, that the Mayor and the City Administrator of the City are hereby authorized and directed to execute all appropriate documents and additional agreements, including but not limited to the Agreement, to effectuate and implement the approvals contemplated by this Resolution.

ALSO, BE IT RESOLVED, that the Mayor, City Administrator, staff, and consultants are hereby authorized and directed to take any and all additional steps and actions necessary or convenient in order to accomplish the intent of this Resolution.

Date Adopted: August 12, 2025

Faribault City Council

Thomas J. Spooner, Mayor

ATTEST:

Jessica L. Kinser, City Administrator

EXHIBIT A

PURCHASE AND DEVELOPMENT AGREEMENT FOR PROPERTY DESCRIBED AS LOT 1, BLOCK 2, RIVERCHASE ADDITION

[The remainder of this page left blank intentionally.]

**PURCHASE AND DEVELOPMENT AGREEMENT FOR
LOT 1, BLOCK 2, RIVERCHASE ADDITION**

THIS PURCHASE AND DEVELOPMENT AGREEMENT (this "Agreement") is made this _____ day of _____, 2025, by and between the City of Faribault, a Minnesota municipal corporation (the "City"), and Riverchase Faribault II LLC, a limited liability company under the laws of Minnesota (the "Developer"), together with the City (the "Parties") or each a ("Party").

RECITALS

- A. The City is the fee owner of certain real estate located in the city of Faribault, Rice County, Minnesota (the "Property"), legally described in *EXHIBIT A*.
- B. The City platted the Property as part of RIVERCHASE ADDITION (the "Plat"), approved in Resolution No. 2022-153, adopted by the Faribault City Council on July 26, 2022 (the "Authorizing Resolution"). The City Council zoned the Property Central Business District (CBD) per Ordinance 2022-24, approved by the Faribault City Council on August 10, 2022. Said Ordinance and the Authorizing Resolution (collectively the "City Approvals") are incorporated into this Agreement as if fully set forth herein.
- C. The Developer intends to purchase the Property for the purpose of developing a roughly 76-unit apartment building and related site improvements (the "Project") as generally shown in *EXHIBIT B*, and the City intends to sell the Property in accordance with the terms of this Agreement.
- D. The sale of the Property is based on the Developer's express agreement

to fulfill the terms of this Agreement.

TERMS OF THIS AGREEMENT

In consideration of each Party's promises as outlined in this Agreement, the Parties mutually agree to the following:

ARTICLE ONE GENERAL PROVISIONS

1.01. Incorporation of Recitals and Exhibits. This Agreement incorporates its recitals and exhibits as fully set forth herein.

ARTICLE TWO REPRESENTATIONS AND WARRANTIES

2.01. City Representations and Warranties. The City makes the following representations related to its obligations in this Agreement:

- A. The City is a municipal corporation under the laws of Minnesota.
- B. The City is the fee owner of the Property.
- C. The City has the right, power, and authority to execute, deliver, and perform its obligations under this Agreement.
- D. The execution and delivery of this Agreement and the other documents required to be executed by the City at or as a condition precedent to closing (the "Closing Documents"), and the performance of the City's obligations under this Agreement and the other Closing Documents required to be executed by the City, have been duly authorized by all requisite action, and this Agreement has been duly executed and delivered by the City. This Agreement and the Closing Documents, when executed and delivered by the City, constitute the valid and binding obligation of the City, enforceable in accordance with their terms, subject, however, to bankruptcy and similar laws affecting the rights and remedies of creditors generally.
- E. The execution and delivery of this Agreement and the other Closing Documents to be executed and delivered by the City and the performance by the City of the City's duties and obligations

under this Agreement and the other Closing Documents to be executed and delivered by the City are consistent with and not in violation of, and will not create any adverse condition under, any Contract, agreement or other instrument to which the City is a party, any judicial order or judgment of any nature by which the City is bound, or the organizational documents of the City.

- F. The City will pay, or cause to be paid promptly when due, all taxes, all sewer and water charges, and all other governmental charges levied or imposed upon or assessed against the Property between the date of this Agreement and the closing date, and will pay or cause to be paid all expenses incurred in the use, occupancy, and operation of the Property between the date of this Agreement Date and the closing date; provided, however, that the City may, in good faith, contest any of such taxes, assessments, and charges.
- G. The City shall promptly deliver to the Developer written notice of any casualty or condemnation or taking involving the Property.
- H. During the term of this Agreement, the City shall not market the Property to third parties nor enter into any agreement to sell or option the Property or any portion thereof to any third party.
- I. Seller is not in violation or default with respect to any contract, indenture, deed of trust, or loan to which it is a party or by which it is bound, which violation or default would interfere with the ability of Seller to execute, deliver, or perform its obligations under this Agreement and/or the Closing Documents required to be executed by Seller.
- J. Except as contemplated or permitted herein, there are no pending, threatened, or contemplated condemnation, zoning, environmental, or other land use regulation proceedings involving all or any portion of the Property.

2.02. Developer's Representations and Warranties. The Developer makes the following representations related to its obligations in this Agreement:

- A. The Developer is a limited liability corporation under the laws of

Minnesota.

- B. The Developer has the right, power, and authority to execute, deliver, and perform its obligations under this Agreement. The Developer assures the City that the individual who executes this Agreement is duly authorized to sign on behalf of the Developer and bind the Developer to this Agreement.
- C. The Developer is not in default under any lease, contract, or agreement to which it is a party or by which it is bound, which would affect its performance under this Agreement. The Developer is not a party to or bound by any mortgage, lien, lease, agreement, instrument, order, judgment, or decree that would prohibit the Developer's execution, performance, or transactions provided for in this Agreement.
- D. The Developer has complied with and will continue to comply with all applicable federal, state, and local statutes, laws, ordinances, and regulations, including any permits, licenses, and applicable zoning, environmental, or other laws, ordinances, or regulations affecting the Property and the Public Improvements. The Developer is not aware of any pending or threatened claim of any such violation. Including the above, the Developer expressly acknowledges and agrees that it has and must at all times comply with every provision of the City's subdivision, zoning, and other related municipal code regulations.
- E. There is no suit, action, arbitration, legal or administrative proceeding, or other proceeding or governmental investigation pending or threatened against or affecting the Developer or the Property. The Developer is not in default for any order, writ, injunction, or decree of any federal, state, local or foreign court, department, agency, or instrumentality.
- F. The Developer has not made any untrue or misleading statement of material fact or omitted any material fact to this Agreement or any written document that the Developer, or anyone on behalf of the Developer, has furnished.
- G. The Developer has sufficient funds or has obtained a commitment to finance the purchase of the Property and to

undertake the Project outlined in this Agreement.

ARTICLE THREE CONSTRUCTION OF IMPROVEMENTS

3.01. Public Improvements. The Parties acknowledge that the City previously constructed the streets, municipal utilities, and stormwater management facilities necessary to serve the Property (the "Public Improvements"). The Developer is not responsible for the original construction costs associated with the existing Public Improvements. However, the Developer is responsible for all modifications to the Public Improvements as needed to develop the Project. The following outlines the responsibilities of the Parties related to the Public Improvements:

- A. Streets. The City constructed the existing public streets that serve and are adjacent to the Property. The Developer is responsible for all Project-related modifications to the streets, including, but not limited to, curb cuts for the Project's driveways, street repairs due to utility connections, and similar Project-related actions.
- B. Municipal Utilities. Municipal water and sanitary sewer services to the Property are available in the Riverchase Court and Willow Street rights-of-way. The Developer is responsible for all costs associated with connecting its private utility lines to the existing municipal utilities in a manner acceptable to the City.
- C. Stormwater Management Facilities. The City constructed regional stormwater management facilities that can accommodate the Property's stormwater runoff. The Developer is not required to provide onsite stormwater storage, but must connect its private stormwater runoff to the existing regional stormwater management facilities in a manner acceptable to the City.

3.02. Private Improvements. The Developer acknowledges that, in addition to the requirements of this Agreement, the construction of the Project's private improvements requires compliance with and approval from the City and possibly other governmental agencies. The Developer agrees to submit all necessary applications and pursue to

their conclusion all other required approvals before constructing the Project's private improvements. The Developer's responsibilities related to the Project's private improvements include the following:

- A. Site Grading. The Developer must grade the Property at its sole expense and in accordance with a City-approved grading plan. The Developer must provide the City with an as-built grading plan upon completion of the final grading before the City will issue a certificate of occupancy.
- B. Storm Water Pollution Prevention Plan (SWPPP). The Developer is responsible for erosion and sediment control associated with the Project and Property as follows:
 - 1. Provide erosion and sediment control per the requirements of the City's Code of Ordinances (in particular Chapter 28, Article VII and Appendix B, Section 15-300) and the Minnesota Pollution Control Agency (MPCA) National Pollutant Discharge Elimination System (NPDES) General Stormwater Permit for Construction Activity requirement.
 - 2. Address, to the City Engineer's satisfaction, failed erosion control structures (or the apparent need for additional erosion control measures) within twenty-four (24) hours of notification by the City. This Agreement grants the City the right to enter onto the Property to correct any erosion control failures that the Developer fails to correct within the period specified by the City. The Developer must reimburse the City for all erosion control work performed on its behalf.
 - 3. Inspect and, if necessary, clean all catch basins, sumps, and ponding areas of erosion and siltation and restore them to the original condition at the end of construction within this development. Remove all silt fences and other erosion control structures following the establishment of turf.
- C. Groundcover. The Developer must provide groundcover on the property as follows:

1. Sod all disturbed unpaved areas in the Riverchase Court and Willow Street rights-of-way.
 2. Sod drainage swales and emergency overflow swales as required by the City Engineer.
 3. Sod or seed all other disturbed areas.
 4. Guarantee the survivability of the sodded and seeded areas for one (1) year from the time of installation.
- D. Street and Trail Maintenance. Until the Project is complete, the Developer must promptly remove all debris and soil on the public streets attributable to the Project. If the Project causes street or trail hazards, the Developer must place warning signs to prevent public travel on the streets or trail and direct attention to detours. If a street or trail becomes impassable, the Developer, in consultation with the City, must barricade and close the street or trail.
- E. Damage Responsibilities. The Developer is financially responsible for repairing all damage done to the streets, trail, and public utilities directly related to the Project from the time of construction until the City approves the fully completed Project.
- F. Property Monumentation. The City installed the required permanent property monumentation associated with the Property. The Developer must exercise caution to protect the monumentation during the development of the Property. The Developer is responsible for replacing, at its cost, all damaged or missing monumentation caused by its activities.
- G. Underground Utilities. Per Section 15-380 of Appendix B of the Unified Development Regulations of the City Code of Ordinances, the Developer must serve the Property with underground utilities unless overhead utilities are required, as determined by the City Engineer. The Parties agree that any high-voltage electric transmission lines must be overhead.
- H. Other Governmental Jurisdictions. The Developer must secure

all necessary approvals and permits from all applicable federal, state, regional, and local jurisdictions before commencing site grading or construction of the Project. The Developer must also provide copies of all required permits to the City before commencing any work covered under the respective permit.

ARTICLE FOUR CONVEYANCE PROVISIONS

- 4.01. Sale of Property.** As of the date of this Agreement, the City owns the Property. The City will convey title to and possession of the Property to the Developer, subject to all the terms and conditions of this Agreement.
- 4.02. Purchase Price and Provisions for Payment.** The Developer agrees to pay the City two hundred fifty-four thousand dollars (\$254,000.00) in exchange for the conveyance of the Property. The Developer must pay the full purchase by delivery of cash or other funds approved by the City.
- 4.03. Title Examination and Curing Title Defects.** As soon as reasonably possible after execution of this Agreement by the Parties, the Parties agree to the following:
- A. Abstract of Title and Title Insurance. The City must surrender any abstract of title and a copy of any owner's title insurance policy for the Property, if in the City's possession or control, to the Developer or the Developer's designated title service provider.
 - B. Title Evidence. The Developer must obtain the title evidence determined necessary or desirable by the Developer within sixty (60) days after the date of this Agreement (the "Title Evidence Deadline").
 - C. Objections to the Title. The Developer will have until the date that is thirty (30) days from Title Evidence Deadline to give the City written notice of any objections to the title it may have. Objections not made within such time will be deemed waived. The City will have ninety (90) days from the date of such objections to effect a cure. However, the City will have no

obligation to cure any objections and may inform the Developer accordingly in writing at any point during its cure period. The Developer shall have thirty (30) days from receipt of written notice of the City's election not to cure to either (a) elect to close notwithstanding the uncured objections or (b) declare this Agreement null and void, whereupon the Parties will thereby be released from any further obligation hereunder.

4.04. Access and Inspection.

- A. Access. Between the date of this Agreement and the date of closing, the Developer and the Developer's agents and designees shall have the right, upon not less than twenty-four (24) hours prior notice, to enter the Property for the purposes of inspecting the Property, conducting soil borings and other tests, and making any other investigations and inspections as the Developer may reasonably require to assess the condition of the Property; provided, however, that such activities by or on behalf of the Developer on the Property shall not materially damage the Property, and the Developer shall restore any areas disturbed by the Developer to their prior condition, at the Developer's sole cost and expense. The Developer further agrees to indemnify and hold the City harmless from and against any and all claims, causes of action, attorney's fees and costs, damages, costs, injuries, and liabilities directly resulting from the activities of the Developer and/or the Developer's agents or designees at or on the Property.
- B. Inspection Period. The Developer shall have until December 1, 2025 (the "Inspection Period"), within which to examine the Property and to conduct soil tests, environmental surveys and/or audits, mechanical and structural studies and analyses, make surveys, obtain financing for the purchase of the Property, to determine whether there are any anticipated or pending special assessments, school levies, referendums, eminent domain proceedings, or other governmental actions or proceedings affecting the Property, and to conduct all other investigations of the Property as the Developer deems necessary to determine whether the Property is suitable and satisfactory to the Developer. During the Inspection Period,

the City shall make available to the Developer, for inspection and copying, all environmental and engineering studies, surveys, title insurance policies, notices from governmental authorities, and other documents and records in its possession or within its control that the Developer may reasonably request in the course of performing its inspection activities. Notwithstanding anything to the contrary set forth in this Agreement, this Agreement shall terminate on the date that the Developer or the Developer's counsel gives written notice to the City or the City's counsel that the results of its examinations and investigations undertaken during the Inspection Period are unsatisfactory to the Developer, provided that such written notice is received by the City on or before the expiration of the Inspection Period. If the Developer fails to give such notice before the expiration of the Inspection Period, then this Agreement shall continue in full force and effect in accordance with, and subject to, all the terms and conditions hereof. The Developer shall have the right to determine, in the Developer's sole and absolute judgment and discretion, whether or not the results of its inspection activities are satisfactory.

- C. Option to Extend. The Developer shall have three (3) options to extend the Inspection Period by thirty (30) days each, which may be exercised by the Developer, in the Developer's sole and absolute discretion, by written notice to the City not less than twenty-four (24) hours prior to the expiration of the Inspection Period.

4.05. Conditions of Conveyance. The City will convey title to and possession of the Property to the Developer by a quitclaim deed substantially in the form of the deed attached in *EXHIBIT C*. The City's obligation to convey the Property to the Developer, and the Developer's obligation to purchase the Property from the City, is subject to the satisfaction of the following terms and conditions. The party benefitted by these conditions may waive them, in whole or in part, at its discretion.

- A. Construction Documents. As soon as reasonably possible, the Developer agrees to submit to the City for review and approval

all required construction documents for the Project.

- B. Events of Default. There are no existing uncured events of default under this Agreement.
- C. Execution of this Agreement and its Exhibits. The Parties must execute this Agreement and, as applicable, the attached exhibits. City must surrender any abstract of title and a copy of any owner's title insurance policy for the Property, if in the City's possession or control, to the Developer or the Developer's designated title service provider.
- D. TIF Financing. The TIF Financing contingency set forth in Section 4.08 of this Agreement shall have been satisfied or waived.
- E. Satisfaction of Conditions. The Parties must satisfy all the conditions in this Section 4.05, unless the party benefitted waives them on or before the date of closing.
- F. Date to Close on the Property. The closing on the conveyance of the Property from the City to the Developer shall occur on the satisfaction of conditions specified herein, but no later than April 1, 2026, or at such date as the Parties hereto may agree in writing. The closing shall occur at City Hall unless the Parties agree in writing to an alternative closing location.
- G. Recording. The deed required hereunder, and all other documents, must be in recordable form and must be promptly recorded in the proper office for recordation of deeds and other instruments pertaining to the Property.
- H. The Developer's Closing Costs. The Developer must pay the following costs at closing:
 - 1. The recording costs for the deed (excluding state deed tax) and costs associated with any additional recordable documents;
 - 2. Title insurance commitment fees and premiums, if any; and

3. One-half of the title company closing fees, if any.

I. The City's Closing Costs. The City must pay the following costs at closing:

1. State deed tax;
2. Outstanding taxes and assessments, if any;
3. One-half of the title company closing fees, if any; and
4. Cost of recording any instruments used to clear title encumbrances.

4.06. As-is Condition of the Property. The Developer acknowledges that, except as set forth in Section 2.01 of this Agreement, the City makes no representation or warranties as to the condition of the soils or other environmental conditions on the Property or its fitness for construction of any improvements thereupon or any other purpose for which the Developer may make use of the Property. The Developer further acknowledges that the Property shall be conveyed as-is.

THE DEVELOPER ACKNOWLEDGES THAT THE DEVELOPER IS PURCHASING THE PROPERTY IN RELIANCE ON THE DEVELOPER'S INSPECTION OF THE PROPERTY PURSUANT TO THIS AGREEMENT AND ON THE DEVELOPER'S JUDGEMENT REGARDING THE SUFFICIENCY OF SUCH INSPECTIONS. THE DEVELOPER IS NOT RELYING ON ANY WRITTEN OR ORAL REPRESENTATION, WARRANTIES, OR STATEMENTS THAT THE CITY'S AGENTS HAVE MADE. SUBJECT TO THE DEVELOPER'S RIGHT TO TERMINATE THIS AGREEMENT PURSUANT TO THE TERMS HEREIN, THE DEVELOPER IS PURCHASING THE PROPERTY IN "AS-IS" CONDITION.

The Developer further agrees that, after the closing, it will indemnify, defend, and hold harmless the City, and its governing body members, officers, and employees, from any claims or actions arising out of the presence, if any, of hazardous wastes or pollutants on the Property.

4.07. No Business Subsidy. The City and Developer hereby acknowledge that the assistance being provided by this Agreement, constitutes assistance for housing, and therefore does not constitute a business

subsidy according to Minnesota Statutes, section 116J.993, subd. 3, para. (7).

4.08. TIF Financing Contingency. The Developer's obligation to purchase the Property pursuant to this Agreement is expressly contingent upon the availability and approval of Tax Increment Financing ("TIF") from the City in an amount and upon terms deemed satisfactory to the Developer in the Developer's sole and absolute discretion.

A. TIF Contingency Period. The Developer shall have until the end of the Inspection Period to:

1. Apply for TIF financing from the City;
2. Obtain preliminary approval of the TIF financing; and
3. Receive written confirmation from the City regarding the terms, conditions, and amount of the TIF financing.

B. Unavailability of TIF. If the Developer determines, in the Developer's sole discretion, that the TIF financing is unavailable or the terms are unsatisfactory, the Developer may terminate this Agreement by providing written notice to the City prior to the expiration of the Inspection Period. Upon such termination:

1. Neither party shall have any further rights, obligations, or liabilities under this Agreement; and
2. This Agreement shall be null and void.

C. Waiver. The Developer may waive this TIF Financing Contingency at any time by providing written notice to the City.

D. Cooperation. The City agrees to cooperate with the Developer in good faith in connection with the Developer's application for TIF financing, including but not limited to:

1. Providing necessary documentation;
2. Attending required meetings; and
3. Executing required applications or other documents.

E. Authority. The City represents and warrants that it has the authority under Minnesota law to provide TIF financing for the Property and that there are no existing impediments to the approval of TIF financing known to the City as of the Effective Date of this Agreement.

F. Potential Soil Correction at the Property. The City and Developer agree that should the Developer encounter conditions at the Property that requires soil correction and soil removal to be undertaken to facilitate the construction of the Project and the Minimum Improvements (as more fully described and defined in the Contract for Private Development (the "CPD") entered into between the parties for the Project), the City and Developer shall engage in negotiations to determine if additional TIF assistance is available for the Project beyond any initial determination established in the CPD.

ARTICLE FIVE ADDITIONAL PROVISIONS

5.01. Plat-related Requirements. The City Council approved the final Plat of RIVERCHASE ADDITION in Resolution No. 2022-153 on July 26, 2022, subject to the conditions and requirements contained in the Authorizing Resolution, the Faribault City Code, state statutes, and this Agreement. The City recorded the final Plat with Rice County. The following conditions and terms apply to the final Plat:

- A. Easements. The Developer must provide additional easements, if any, including any additional drainage and utility easements, as required by the City Code and as directed by the City Engineer.
- B. Parkland Dedication Fulfilled. Per Resolution No. 2022-153, the parkland dedication for RIVERCHASE ADDITION is satisfied by the City, consisting of the use of City-retained parcels to be used for recreational trails, parking in support of park and trail uses, and open space. The Developer is not responsible for parkland dedication or cash-in-lieu of parkland dedication.

5.02. Access and Use of the Property During Construction. The City's right to access the Property and the Developer's responsibilities for parking, storage, and staging during construction are as follows:

- A. City Access. The Developer grants the City, its agents, employees, officials, and contractors a non-revocable license to enter the Property to perform all work, testing, and inspections required by this agreement, City ordinance, or other law authorizing the City to perform work, testing, and inspections related to the Project and the Property.
- B. Parking and Storage. The Developer must provide adequate parking and storage area for workers, equipment, construction materials, or other items associated with the Project. To the extent possible, parking, storage, and staging must occur on the Property. However, the Developer may use City-owned property adjacent to the Property as allowed by the City Engineer. The Developer must submit a plan to the City Engineer that adequately depicts and defines contractor parking and all construction staging areas. The Developer must delineate all construction staging areas with appropriate construction fencing.

5.03. City Attorney's Fees to Enforce the Agreement. If the City brings a suit or action against the Developer to enforce the terms of this Agreement, the Developer must pay the City's costs and expenses, including attorney fees.

5.04. Amendment. Any amendment to this Agreement must be in writing and signed by the Parties.

5.05. Assignment. The Developer may not assign any of its obligations under this Agreement without the prior written consent of the City.

5.06. Agreement to Run with the Land. The Developer must record this Agreement among the land records of Rice County, Minnesota. This Agreement runs with the Property and binds the Developer and its assigns or successors in interest. Notwithstanding the preceding, no conveyance of the Property or any part of the Property relieves the Developer of its liability for the full performance of this Agreement unless the City releases the Developer in writing.

5.07. Representatives Not Individually Liable. No official, agent, or employee of the City is personally liable to the Developer, or any successor in interest, in the event of any default or breach by the City

on any obligation or term of this Agreement.

5.08. City Ownership of Public Improvements and Documents. The Developer expressly acknowledges the City's ownership of the Public Improvements and all easements and other rights in the Property. The City may maintain records of the Developer's reports, drawings, plans, and specifications related to the Project.

5.09. Building Permits and Occupancy Permits. The City's issuance of a building permit or an occupancy permit is contingent, in part, on the execution and recording of this Agreement and the City's receipt of any required security and financial assurances. The City will not issue an occupancy permit until the Developer completes the required site grading as approved by the City, installs the curbing and the first lift of bituminous as approved by the City, and has paid all permit fees in full.

5.10. Indemnification. The Developer and the Developer's successors or assigns agree to protect, defend, and hold the City, and its officials, agents, and employees harmless from all such claims, demands, damages, and causes of action and the costs, disbursements, and expenses of defending any claim, demand, damage, or cause of action or character arising out of or because the Developer's violation of this Agreement or Developer's negligence, recklessness, or willful misconduct relating to the performance and completion of this Agreement and the Public Improvements, including but not limited to, attorney fees, consulting engineering services, and other technical, administrative or professional assistance. Nothing in this Agreement constitutes a waiver or limitation of any immunity or limitation on liability to which the City is entitled under Minnesota Statutes, Chapter 466, or otherwise.

5.11. Developer's Default. If the Developer defaults on any work or undertaking required by this Agreement, the City may perform the work as follows:

- A. Reimbursement. The Developer must promptly reimburse the City for any expense incurred by the City.
- B. License for City Action. This Agreement licenses the City to act. The City need not obtain a court order to enter the

Property to perform any work on which the Developer defaults.

- C. Special Assessment. The City may levy special assessments against the lots within the Plat to recover its costs for performing any work on which the Developer defaults. For this purpose, the Developer, for itself and its successors and assigns, expressly waives all procedural and substantive objections to the special assessments, including, but not limited to, hearing requirements and any claim that the assessments exceed the benefit to the assessed land. For itself and its successors and assigns, the Developer also waives any appeal rights otherwise available under Minnesota Statutes Section 429.081.

5.12. Miscellaneous Provisions.

- A. Complete Understandings between the Parties. This Agreement and its exhibits constitute the complete and exclusive statement of all mutual understandings between the Parties to this Agreement. This Agreement supersedes all prior or contemporaneous proposals, communications, and understandings, whether oral or written, on the subject matter.
- B. Compliance with Laws and Regulations. The Developer represents to the City that the Project and the development of the Property will comply with all city, county, state, and federal laws and regulations including, but not limited to, subdivision ordinances, zoning ordinances, and environmental regulations. If the City determines that the Project or the development of the Property does not comply with pertinent laws and regulations, the City may not allow work on the Property until there is compliance. Upon the City's demand, the Developer shall cease work until there is compliance.
- C. No Third Party Recourse. Third parties shall have no recourse against the City under this Agreement.
- D. Breach of Agreement Terms. Any breach of the terms of this Agreement by the Developer are grounds for denial of building permits, including building permits associated with lots sold to

third parties.

- E. Invalidation of a Provision. The provisions of this Agreement and related documents are understood to be valid under applicable law. If a court or other competent jurisdiction invalidates any provision, that provision will be ineffective only to the extent of such invalidity. It will not invalidate the remainder of the provision or the remaining provisions of this Agreement or related documents.
- F. Choice of Law and Venue. This Agreement is governed by and construed per the laws of the state of Minnesota. The state or federal courts in Minnesota will hear all disputes, controversies, or claims arising from this Agreement. All parties to this Agreement waive any objection to the jurisdiction of these courts.
- G. Amendments or Waivers to this Agreement. No failure by any Party to enforce the strict performance of any covenant, duty, agreement, or condition of this Agreement, or to exercise any consequent right or remedy to a breach of this Agreement, constitutes a waiver of any such breach of any other covenant, agreement, term, or condition. No such failure implies that any Party may again waive such covenant, agreement, term, or condition.

The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Agreement. Binding amendments or waivers must be in writing and signed by the Parties. The City's failure to promptly take legal action to enforce this Agreement does not provide the Developer with a waiver or release.

- H. Remedies Not Exclusive. No remedy conferred by any provision of this Agreement is the Party's exclusive remedy. In addition to the rights and remedies in this Agreement, the Parties will have all other rights and remedies provided to them by applicable law, rule, exception, or other agreement.
- I. Disclaimer of Relationships. The Developer or any third party must not deem or construe this Agreement or any act by the City

or the Developer to create any relationship of a third party beneficiary, principal and agent, limited or general partner, or joint venture between the City and the Developer.

- J. Counterparts. The Parties to this Agreement may execute in any counterparts, each of which shall constitute the same instrument.
- K. Changes in Official Controls. For two (2) years from the date of this Agreement, no amendments to the City's Comprehensive Plan or official controls will apply to or affect the use, development density, lot size, lot layout, or dedications of the approved plat unless required by state or federal law or agreed to in writing by the Developer and the City. Thereafter, notwithstanding anything in this Agreement to the contrary, to the full extent permitted by state law, the City may require compliance with any amendments to the City's Comprehensive Plan, official controls, platting, or dedication requirements enacted after the date of this contract.
- L. Other Development Agreements. Any additional development agreements affecting the Property are incorporated in this Agreement by reference as fully included in this Agreement. If any such development agreements and this Agreement are inconsistent, the language of this Agreement will control.
- M. Administration of Data. The City will administer data provided to the Developer or received from the Developer under this Agreement per the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.
- N. Additional Requirements. The Developer shall satisfy, complete, and abide by all requirements outlined in the Authorizing Resolution and all adopted City resolutions affecting the Property, all of which are attached hereto as Exhibits _____ and incorporated herein by reference as if fully outlined in this Agreement, as well as all adopted City ordinances. In addition, the Developer shall adequately address all items as may be directed by the City Attorney, the City Engineer, or others with review and approval authority for the City.

5.13. Notices and Demands. Each Party must sufficiently give, personally deliver, or deliver by registered or certified mail, postage prepaid,

return receipt requested, any notice, demand, or other communication under this Agreement as follows:

- A. As to the Developer: Riverchase Faribault II LLC
c/o Hamilton Real Estate Group
4057 28th Street NW, Suite 200
Rochester, MN 55901
Attn: Mac Hamilton
- B. As to the City: City of Faribault
208 NW First Avenue
Faribault, MN 55021-5105
Attn: City Administrator
- C. With a copy to: Kennedy & Graven, Chartered
150 South Fifth Street, Suite 700
Minneapolis, MN 55021-5105
Attn: Scott J. Riggs

Either Party may designate another address for communications as per the provisions of this Agreement.

The remainder of this page is left intentionally blank.

IN WITNESS OF THE ABOVE, the Parties have caused this Agreement to be executed on the date and year written above.

CITY OF FARIBAULT

By: _____

Thomas J. Spooner
Mayor

By: _____

Jessica L. Kinser
City Administrator

STATE OF MINNESOTA)
) SS.
COUNTY OF RICE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by Thomas J. Spooner and Jessica L. Kinser, the Mayor and City Administrator, respectively, of the City of Faribault, a Minnesota municipal corporation, on behalf of the City.

By: _____

Notary Public

RIVERCHASE FARIBAULT II LLC

Its Managing Partner

The foregoing instrument was acknowledged before me this ____ day of _____, 2025, by John M. Hamilton, the Managing Partner of Riverchase Faribault II LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public

KENNEDY & GRAVEN, CHARTERED (SJR)
150 South 5th Street, Suite 700
Minneapolis, MN 55402
(612) 337-9300

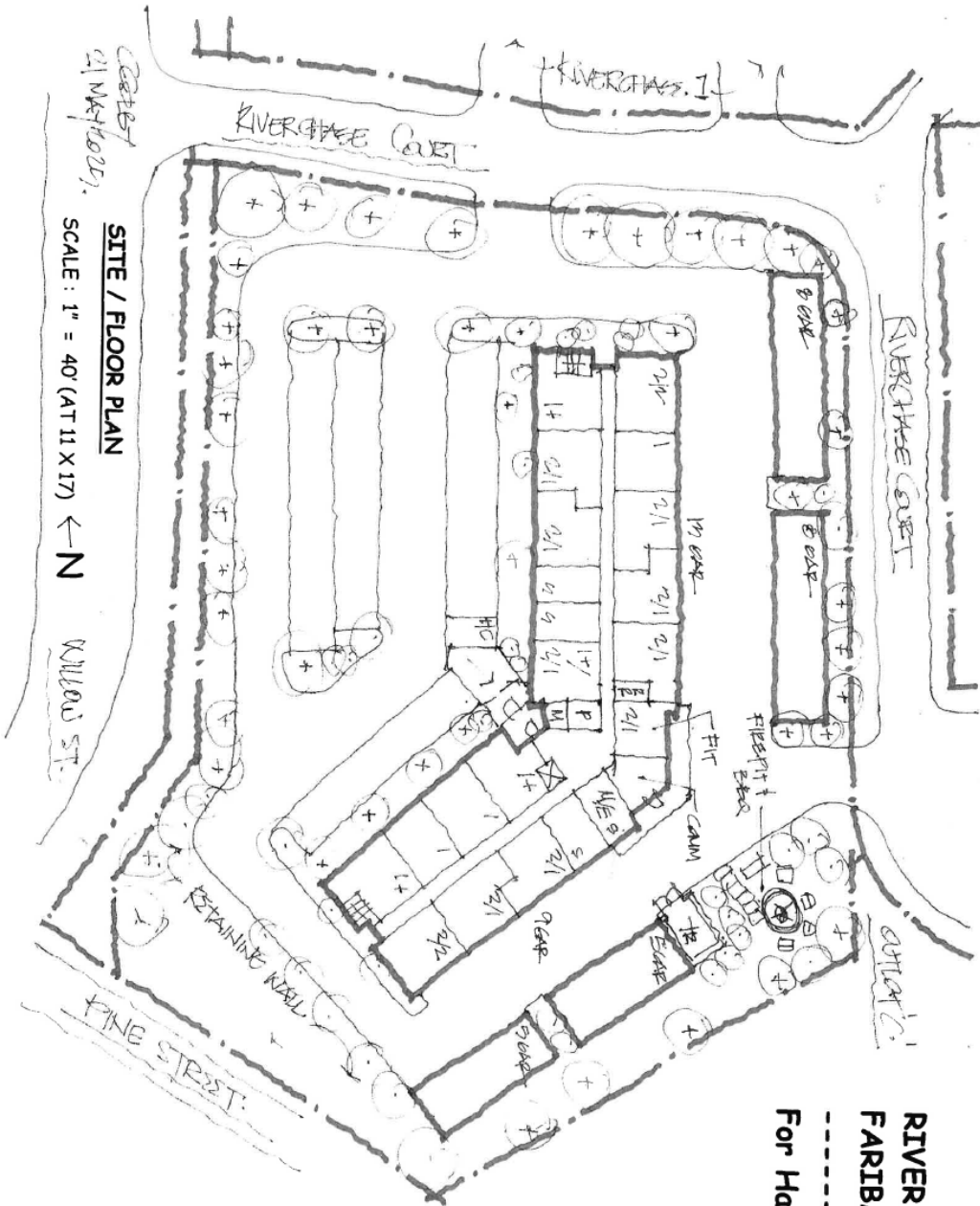
EXHIBIT A
LEGAL DESCRIPTION

Lot 1, Block 2 of RIVERCHASE ADDITION, according to the recorded plat thereof on file and of record in the office of the County Recorder in and for Rice County, Minnesota.

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DRAFT

EXHIBIT B THE PROJECT



**RIVER CHASE PHASE 2
FARIBAULT, MINNESOTA**

For Hamilton Real Estate

PROJECT SUMMARY

FIRST LEVEL:

- 2 - STUDIO UNITS
- 2 - 1 BR UNITS
- 4 - 1 BR+ UNITS
- 2 - 2 BR/1BA UNITS
- 0 - 2 BR/2BA UNITS

TOTAL FIRST LEVEL : 10 UNITS

LEVELS 2 - 4

- 4 - STUDIO UNITS
- 4 - 1 BR UNITS
- 3 - 1 BR+ UNITS
- 9 - 2 BR/1BA UNITS
- 2 - 2BR/2BA UNITS

TOTAL LEVELS 2 + 3 + 4 : 76 UNITS

TOTAL APARTMENTS AND UNIT MIX:

- 14 - STUDIO UNITS
14 - 1 BEDROOM UNITS
13 - 1 BEDROOM+ UNITS
29 - 2BR/1BA UNITS (50% 2 BR W/WDW)
6 - 2 BR/2BA UNITS

76 TOTAL UNITS

PARKING SUMMARY

- 22 UNDER BUILDING
53 SURFACE PER PLAN
26 DETACHED (GARAGES)

101 SPACES PER PLAN

**EXHIBIT C
QUITCLAIM DEED**

STATE DEED TAX DUE HEREON: _____

Date: _____, 2025

FOR VALUABLE CONSIDERATION, the City of Faribault, a Minnesota Municipal Corporation (the GRANTOR) hereby quitclaims to Riverchase Faribault II LLC, a Minnesota liability company (the GRANTEE) real property in Rice County, Minnesota, legally described on the attached Exhibit A, together with all hereditaments and appurtenances, easements of record or dedicated in the plat of RIVERCHASE ADDITION, and the Purchase and Development Agreement dated _____, 2025, and recorded contemporaneously with this deed.

CITY OF FARIBAULT

By: _____
Thomas J. Spooner
Mayor

By: _____
Jessica L. Kinser
City Administrator

STATE OF MINNESOTA)
) SS.
COUNTY OF RICE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Thomas J. Spooner and Jessica L. Kinser, the Mayor and City Administrator, respectively, of the City of Faribault, a Minnesota municipal corporation under the laws of the State of Minnesota, on behalf of the municipal corporation, Grantor.

Notary Public

This instrument was drafted by:

Kennedy & Graven, Chartered
150 South Fifth Street, Suite 700
Minneapolis, MN 55402

Tax Statements should be sent to:

Riverchase Faribault II LLC
c/o Hamilton Real Estate Group
4057 28th Street NW, Suite 200
Rochester, MN 55901

**EXHIBIT A
LEGAL DESCRIPTION**

Lot 1, Block 2 of RIVERCHASE ADDITION, according to the recorded plat thereof on file and of record in the office of the County Recorder in and for Rice County, Minnesota.

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DRAFT