

From: [Vose, Robert J.](#)
To: [Craig Britton](#); [Elizabeth Howard](#); [Steven Scheevel](#)
Cc: [Short, Jean M.](#)
Subject: RE: City of Pine Island_Final AUAR Distribution Approval Resolution_DRAFT.docx
Date: Thursday, August 14, 2025 10:53:48 AM
Attachments: [image001.png](#)

Craig:

I'm afraid I hadn't got to reviewing the updated AUAR yet. I just went to do so, but my link has expired.

The Resolution looks fine. Of course, the critical recital is: WHEREAS: Staff have reviewed all comments received during the comment period and incorporated applicable changes into the Final AUAR; and

I doubt that it makes sense for me to review all the comments and the revised AUAR to make sure everything is properly addressed. So we'll all be relying on you, Craig, and Stantec to confirm that recital is accurate.

With respect the development agreement, I believe I've provided a few very high level comments on the initial draft. I don't have anything to add regarding the new exhibit to the DA showing water line routes. The latest wrinkle about a new water tower certainly adds an additional layer of complexity. It seems to me that cost-participation by the City (even if we would have eventually built a new one anyway) constitutes a biz subsidy. Mitch is just updating that policy, and in any case, there will need to an agreement or agreements addressing such subsidy.

Finally, I just simply don't understand what's going on with improvements to 195th and 490th, vacation of 500th and the implications with MnDOT on that, or the other project improvements and



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Finally, I just simply don't understand what's going on with improvements to 195th and 490th, vacation of 500th and the implications with MnDOT on that, or the other project improvements and new access points along 52. I'd need that all explained to me to have anything intelligent to add. In particular, I don't know whether a petition and waiver agreement similar to what we already have re: New Haven Township road would make sense. This feels like a sufficiently complex project for us to set aside an hour or so to remotely meet and go over the big pic.

Let me know what I can do, or what it would be best for me to focus on.

Thanks

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Fifth Street Towers



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From: [Craig Britton](#)
To: [Bob Vose](#); [Elizabeth Howard](#)
Cc: [Short, Jean M.](#)
Subject: FW: Pine Island - Development Agreement Exhibit DRAFT
Date: Thursday, August 7, 2025 8:02:29 PM
Attachments: [image001.png](#)
[2025 08 07 - Project Skyway - Developer Agreement Exhibit - DRAFT.pdf](#)
[DOCSOPEN-#795070-v2-Petition and Agreement - New Haven Road NW.docx](#)

Hello Bob,

Ryan Companies sent over the attached exhibit that they'd like to include in the development agreement. Most of this seems to be in line with what we've talked with them about, but the future water tower is relatively new. I'm researching elevations and size of the parcel they have carved out, but in general it appears to be OK. Ryan is asking for City cost participation on the tower as well, so that's something we need to discuss. Elizabeth and I talked about it today and generally it seems reasonable since the City has talked about a new tower in the next 5 years or so anyway, but we have to see if this location makes the most sense. Ryan needs it for increased water pressure on their north campus, that's why it's being proposed.

Also, I've been in conversation with Jim Ganz from Pine Island Township about the proposed improvements to 195th Avenue and 490th Street (half of the street will be in the City once annexation takes place). He said generally the Township is OK with the proposed improvements, but this will need to be brought to the Township board once MnDOT agrees to the access points and improvements Ryan is proposing along US 52. Attached is the agreement we have with New Haven Twp on New Haven Road, which is similar in that it's half in the City, half in the Township. Do you



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We're waiting to receive the final AUAR from Skyway and when we do we'll pass it along to you for a glance. The current timeline is to have the final order approved on 8/19, but Jared said today that may get bumped a month if we don't get something back from Skyway shortly.

Elizabeth and I also have questions about the entitlement process and what the City can approve knowing that there's a permitting process with the PUC as well. I know I'm throwing a lot at you, so if you'd like to have a quick call to review some of this please let me know.

Thanks,

Craig Britton, PE

Civil Engineer, Office Manager, VP

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3777 40th Avenue NW Suite 200

Rochester, MN 55901-8297

11.00 in



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From: [Craig Britton](#)
To: [Elizabeth Howard](#); [Steven Scheevel](#); [Todd Robertson](#)
Subject: FW: Pine Island - Development Agreement Exhibit DRAFT
Date: Thursday, August 7, 2025 7:43:50 PM
Attachments: [image001.png](#)
[2025 08 07 - Project Skyway - Developer Agreement Exhibit - DRAFT.pdf](#)

Hello All,

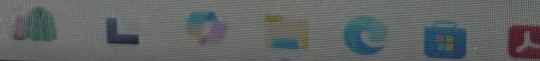
Attached is a draft exhibit Ryan would like to include with the Development Agreement. We'll see what MnDOT says tomorrow about this plan. Jim Ganz is going to join the call as well. If anyone else wants to join at 10:00 just let me know.

Most of this looks to be in line with what we've talked about before, but the water tower was something new that Jared and I talked about today. I'll give it some thought, but Todd if you have some thoughts please let me know. They carved out about 0.75 acres (200'x160') for the tower and I'm checking to see if that's enough. The Hillcrest site is about 0.25 acres (tower parcel only) and Island Heights is about 0.70 acres, without the road in front of Bonnie's.

Thanks,

Craig Britton, PE

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003237

From: [Sejkora, Erin](#)
To: [Craig Britton](#); [Elizabeth Howard](#)
Cc: [Jared Olson](#); [Mark Maghrak](#); [Bot, Courtney](#)
Subject: Project Skyway AUAR - Wastewater/Water Data Request
Date: Tuesday, April 22, 2025 10:09:57 AM

Good morning Craig and Elizabeth,

Would it be possible to obtain the information listed below to assist us with developing the wastewater and water appropriation sections of the Draft AUAR ideally by the end of the week?

- A copy of the City's NPDES wastewater discharge permit
- Average daily flow was found in the City's Comp Plan. Is there more detail on the city's current wastewater flows and loads as noted below?
 - Average wet weather flow
 - Average BOD load
 - Average TSS load
- Is there a Facility Plan or Engineering Report that describes how design flows/loadings are calculated for the future regionalized North Zumbro WWTF?
 - If not included in a Facility Plan or Engineering Report, have there been any other studies or calculations to determine future (e.g. 2040 or 2050) wastewater flows and loads for the City of Pine Island? Did those calculations include any wastewater projections for future industrial users? If so, how much?
- What is the proposed capacity of the potential 3rd water tower (noted in the Comp Plan, p. 70)? What is the driver for another water tower?
- Are there calculations to determine future (e.g. 2040 or 2050) water demands (average and maximum day) for the City of Pine Island? Did those calculations include any water demand projections for future industrial users? If so, how much?

Please let me know if you have any questions on the information requested.

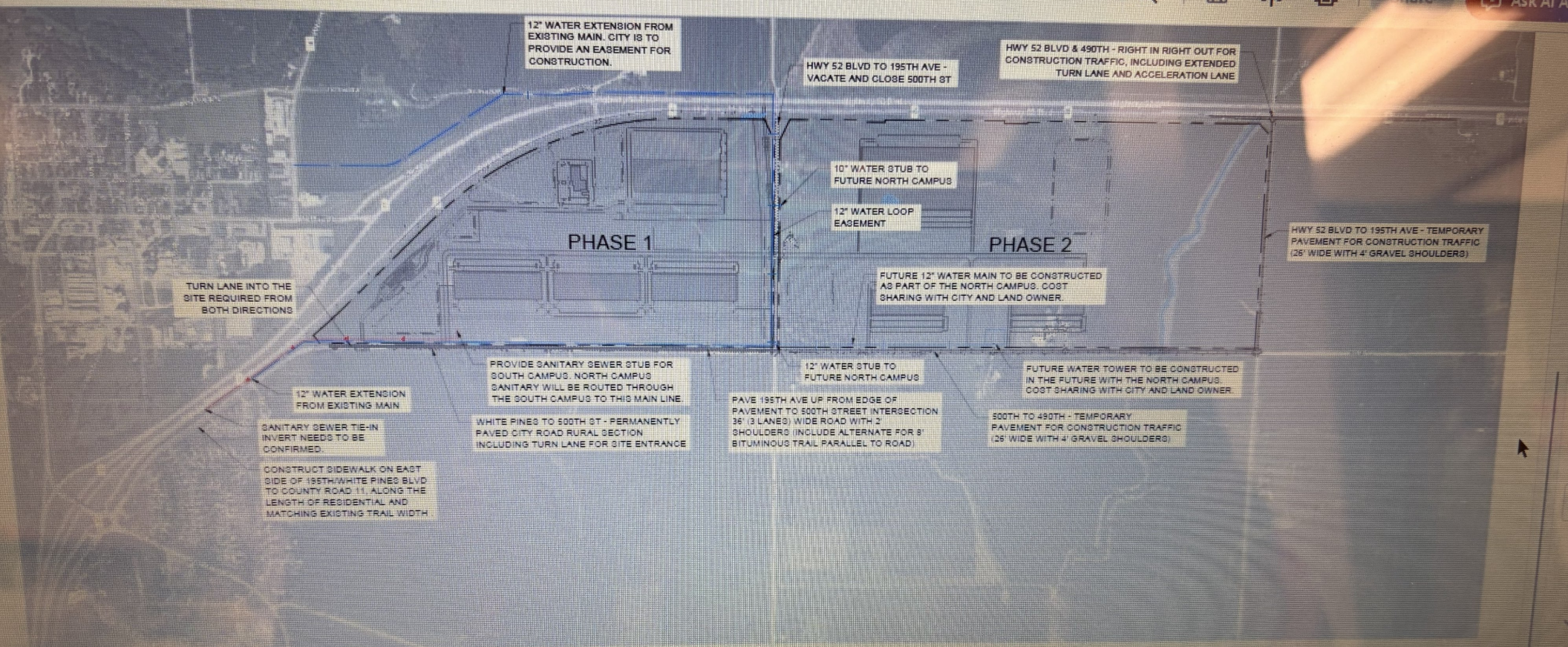
Thank you for your help with this!

Erin Sejkora AICP
Associate, Project Manager
Senior Environmental Planner
She/Her



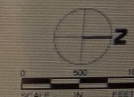
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DEVELOPMENT AGREEMENT NOTES

1. ALL PUBLIC IMPROVEMENTS FOR THE SOUTH CAMPUS ARE TO BE DESIGNED AND CONSTRUCTED TO CITY STANDARDS BY THE DEVELOPER AND FUNDED BY THE DEVELOPER.



12" WATER EXTENSION FROM EXISTING MAIN. CITY IS TO PROVIDE AN EASEMENT FOR CONSTRUCTION.

HWY 52 BLVD TO 195TH AVE - VACATE AND CLOSE 500TH ST

HWY 52 BLVD & 490TH - RIGHT IN RIGHT OUT FOR CONSTRUCTION TRAFFIC, INCLUDING EXTENDED TURN LANE AND ACCELERATION LANE

10" WATER STUB TO FUTURE NORTH CAMPUS

12" WATER LOOP EASEMENT

HWY 52 BLVD TO 195TH AVE - TEMPORARY PAVEMENT FOR CONSTRUCTION TRAFFIC (26' WIDE WITH 4' GRAVEL SHOULDERS)

TURN LANE INTO THE SITE REQUIRED FROM BOTH DIRECTIONS

PROVIDE SANITARY SEWER STUB FOR SOUTH CAMPUS. NORTH CAMPUS SANITARY WILL BE ROUTED THROUGH THE SOUTH CAMPUS TO THIS MAIN LINE.

FUTURE 12" WATER MAIN TO BE CONSTRUCTED AS PART OF THE NORTH CAMPUS. COST SHARING WITH CITY AND LAND OWNER.

12" WATER EXTENSION FROM EXISTING MAIN

SANITARY SEWER TIE-IN INVERT NEEDS TO BE CONFIRMED.

WHITE PINES TO 500TH ST - PERMANENTLY PAVED CITY ROAD RURAL SECTION INCLUDING TURN LANE FOR SITE ENTRANCE

CONSTRUCT SIDEWALK ON EAST SIDE OF 195TH/WHITE PINES BLVD TO COUNTY ROAD 11, ALONG THE LENGTH OF RESIDENTIAL AND MATCHING EXISTING TRAIL WIDTH

PAVE 195TH AVE UP FROM EDGE OF PAVEMENT TO 500TH STREET INTERSECTION 36' (3 LANES) WIDE ROAD WITH 2' SHOULDERS (INCLUDE ALTERNATE FOR 8' BITUMINOUS TRAIL PARALLEL TO ROAD)

12" WATER STUB TO FUTURE NORTH CAMPUS

FUTURE WATER TOWER TO BE CONSTRUCTED IN THE FUTURE WITH THE NORTH CAMPUS. COST SHARING WITH CITY AND LAND OWNER.

500TH TO 490TH - TEMPORARY PAVEMENT FOR CONSTRUCTION TRAFFIC (26' WIDE WITH 4' GRAVEL SHOULDERS)

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