

Understanding you have a lot going on in your life, do you think it achievable to set that review meeting for September 27th? We could review the status of the water modeling with them as well?

Appreciate your help,

- Chad

•

Chad Ronchetti

Economic Development Director

City of Hermantown

Working together to serve and build our community.

Hermantownmn.com - 218.729.3600

From: [PW-Paul Senst](#)
To: [Chad Ronchetti](#)
Subject: RE: Project Loon Water/Waste Water RFIs
Date: Monday, September 16, 2024 9:32:28 AM

Its all in the CIP plan that Kevin and Dan put together.

Paul Senst
Public Works Director
City of Hermantown
218-729-3640

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, September 13, 2024 4:01 PM
To: PW-Paul Senst <psenst@hermantownmn.com>
Subject: RE: Project Loon Water/Waste Water RFIs

Do you have the CIP for sanitary sewer you could provide me?

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: PW-Paul Senst <psenst@hermantownmn.com>
Sent: Thursday, September 12, 2024 1:34 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: Project Loon Water/Waste Water RFIs

Our vulnerability is that we buy from them.

At this time we have 1 connection to them. If that fails or they shut us off from more that 24 hours we are screwed.....

We are working on a 2nd connection to their system. Should be online in 2025....

Don't know what iv. Is.....

Paul Senst

Public Works Director
City of Hermantown
218-729-3640

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Thursday, September 12, 2024 1:29 PM
To: PW-Paul Senst <psenst@hermantownmn.com>
Subject: RE: Project Loon Water/Waste Water RFIs

Got it. Thanks. I get that we buy our water, and as we go deeper into this deal, we'll need to work directly with WLSSD. Would you be able to answer the following questions for me? Maybe by early next week, if possible?

- i. If yes, what were any key system weaknesses or system vulnerabilities identified (can respond abstractly to limit disclosure)?
- ii. What were the mitigation measures identified to address these?
 1. What is the timeline for completion of these measures?
- iii. What were some significant system upgrades addressing risk and resilience identified in the RRA as having been executed since previous Vulnerability Assessment?
- iv. Did RRA adhere to the AWWA J100-10 Standard for Risk and Resilience Management of Water and Wastewater Systems? If not, what standard was used?
- v. If RRA/ERP have not been completed, what is the time frame to complete it?

Answers might be really simple because of our relationship with the water provider, but I'll take what you've got.

Appreciate your help!

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: PW-Paul Senst <psenst@hermantownmn.com>
Sent: Thursday, September 12, 2024 1:25 PM

To: Chad Ronchetti <cronchetti@hermantownmn.com>

Subject: RE: Project Loon Water/Waste Water RFIs

We did do that, yes. IT was very generic in nature since we BUY our water from Duluth...

Paul Sens
Public Works Director
City of Hermantown
218-729-3640

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Thursday, September 12, 2024 11:57 AM

To: PW-Paul Sens <psens@hermantownmn.com>

Subject: RE: Project Loon Water/Waste Water RFIs

Paul,

We are responding to a water RFI for a potential project, and one of the questions is as follows:

Has the utility completed a Risk and Resilience Assessment (RRA), and subsequent Emergency Response Plan (ERP) as per American Water Infrastructure Act (2018)?

David Bolf responded with "Public Works can comment on this".

If the answer is yes, I have some follow up questions.

Appreciate your help,

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: David Bolf <david@nce-duluth.com>

Sent: Thursday, September 12, 2024 10:01 AM

To: Chad Ronchetti <cronchetti@hermantownmn.com>

Subject: RE: Project Loon Water/Waste Water RFIs

Chad I answered these questions as best I could at this point . I turned on the red tracking of changes, edit as you see fit. The preliminary engineering report and water modeling will help answer the remaining questions.

David Bolf, P.E.
Hermantown City Engineer
Principal Partner - Civil Department Manager
102 South 21st Avenue West, Suite 1
Duluth, MN 55806
david@nce-duluth.com
218.727.5995 (office)
218.349.7485 (cell)
218.727.7779 (fax)



From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Monday, September 9, 2024 8:24 AM
To: David Bolf <david@nce-duluth.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>; CH-John Mulder <jmulder@hermantownmn.com>
Subject: Project Loon Water/Waste Water RFIs

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David,

We met with the project team last week, Friday. They are still evaluating the water-cooled option, even if it is a second phase. We are getting them access to Fire Hall #2 for water testing and to a hydrant for flow testing.

Attached are the two RFIs that need to be completed for Project Loon's water assessment. I'm not sure if you've seen these. John had started after them, but when they proposed an air-cooled system, it fizzled out. However, as a part of the due diligence, they asked that we fill these out and return them. We thought it might be best if you were to complete these for us. Can you help us out? After you've done what you can, we can set up a meeting with the project team (Kimley-Horn is their civil/water engineer) to review it.

Understanding you have a lot going on in your life, do you think it achievable to set that review meeting for September 27th? We could review the status of the water modeling with them as well?

Appreciate your help,

- Chad

•

Chad Ronchetti

Economic Development Director

City of Hermantown

Working together to serve and build our community.

Hermantownmn.com - 218.729.3600

From: [Chad Ronchetti](#)
To: [PW-Paul Senst](#)
Subject: RE: Project Loon Water/Waste Water RFIs
Date: Friday, September 13, 2024 4:18:00 PM

Sorry for the multiple emails, Paul. Saw this one too:

Does the Utility have any specific water meter requirements?

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Chad Ronchetti
Sent: Friday, September 13, 2024 4:01 PM
To: PW-Paul Senst <psenst@hermantownmn.com>
Subject: RE: Project Loon Water/Waste Water RFIs

Do you have the CIP for sanitary sewer you could provide me?

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: PW-Paul Senst <psenst@hermantownmn.com>
Sent: Thursday, September 12, 2024 1:34 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: Project Loon Water/Waste Water RFIs

Our vulnerability is that we buy from them.

At this time we have 1 connection to them. If that fails or they shut us off from more that 24 hours we are screwed.....

We are working on a 2nd connection to their system. Should be online in 2025....

Don't know what iv. Is.....

Paul Sens
Public Works Director
City of Hermantown
218-729-3640

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Thursday, September 12, 2024 1:29 PM

To: PW-Paul Sens <psens@hermantownmn.com>

Subject: RE: Project Loon Water/Waste Water RFIs

Got it. Thanks. I get that we buy our water, and as we go deeper into this deal, we'll need to work directly with WLSSD. Would you be able to answer the following questions for me? Maybe by early next week, if possible?

- i. If yes, what were any key system weaknesses or system vulnerabilities identified (can respond abstractly to limit disclosure)?
- ii. What were the mitigation measures identified to address these?
 1. What is the timeline for completion of these measures?
- iii. What were some significant system upgrades addressing risk and resilience identified in the RRA as having been executed since previous Vulnerability Assessment?
- iv. Did RRA adhere to the AWWA J100-10 Standard for Risk and Resilience Management of Water and Wastewater Systems? If not, what standard was used?
- v. If RRA/ERP have not been completed, what is the time frame to complete it?

Answers might be really simple because of our relationship with the water provider, but I'll take what you've got.

Appreciate your help!

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: PW-Paul Senst <psenst@hermantownmn.com>
Sent: Thursday, September 12, 2024 1:25 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: Project Loon Water/Waste Water RFIs

We did do that, yes. IT was very generic in nature since we BUY our water from Duluth...

Paul Senst
Public Works Director
City of Hermantown
218-729-3640

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Thursday, September 12, 2024 11:57 AM
To: PW-Paul Senst <psenst@hermantownmn.com>
Subject: RE: Project Loon Water/Waste Water RFIs

Paul,

We are responding to a water RFI for a potential project, and one of the questions is as follows:

Has the utility completed a Risk and Resilience Assessment (RRA), and subsequent Emergency Response Plan (ERP) as per American Water Infrastructure Act (2018)?

David Bolf responded with "Public Works can comment on this".

If the answer is yes, I have some follow up questions.

Appreciate your help,

-Chad

Chad Ronchetti

Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



5105 Maple Creek Road
Hermantown, MN 55811
hermantownmn.com

From: David Bolf <david@nce-duluth.com>
Sent: Thursday, September 12, 2024 10:01 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: Project Loon Water/Waste Water RFIs

Chad I answered these questions as best I could at this point . I turned on the red tracking of changes, edit as you see fit. The preliminary engineering report and water modeling will help answer the remaining questions.

David Bolf, P.E.
Hermantown City Engineer
Principal Partner - Civil Department Manager
102 South 21st Avenue West, Suite 1
Duluth, MN 55806
david@nce-duluth.com
218.727.5995 (office)
218.349.7485 (cell)
218.727.7779 (fax)



From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Monday, September 9, 2024 8:24 AM
To: David Bolf <david@nce-duluth.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>; CH-John Mulder <jmulder@hermantownmn.com>
Subject: Project Loon Water/Waste Water RFIs

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David,

We met with the project team last week, Friday. They are still evaluating the water-cooled option, even if it is a second phase. We are getting them access to Fire Hall #2 for water testing and to a hydrant for flow testing.

Attached are the two RFIs that need to be completed for Project Loon's water assessment. I'm not sure if you've seen these. John had started after them, but when they proposed an air-cooled system, it fizzled out. However, as a part of the due diligence, they asked that we fill these out and return them. We thought it might be best if you were to complete these for us. Can you help us out? After you've done what you can, we can set up a meeting with the project team (Kimley-Horn is their civil/water engineer) to review it.

Understanding you have a lot going on in your life, do you think it achievable to set that review meeting for September 27th? We could review the status of the water modeling with them as well?

Appreciate your help,

- Chad

•

Chad Ronchetti

Economic Development Director

City of Hermantown

Working together to serve and build our community.

Hermantownmn.com - 218.729.3600

From: [PW-Paul Sens](#)
To: [Chad Ronchetti](#)
Subject: RE: Project Team Access and Hydrant Flow Testing
Date: Friday, September 6, 2024 3:13:16 PM

Fire Hall Access is I'd say contact Zac. Hydrant flow testing contact me and Ill get it set up.

Paul Sens
Public Works Director
City of Hermantown
218-729-3640

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, September 6, 2024 3:03 PM
To: PW-Paul Sens <psens@hermantownmn.com>
Subject: Project Team Access and Hydrant Flow Testing

Hi Paul,

We need to provide the Project Loon team (Kimley-Horn and Mortenson) with access to Fire Hall #2 so they can perform some water sampling. They also need to perform some flow testing at one of the hydrant locations.

How would you like me to proceed? Connect them directly with you or send them to Zach and/or Greg?

Thanks, man!

- Chad

•

Chad Ronchetti

Economic Development Director

City of Hermantown

Working together to serve and build our community.

Hermantownmn.com - 218.729.3600

From: [David Bolf](#)
To: [Chad Ronchetti](#)
Cc: [CH-Joe Wicklund](#)
Subject: RE: PWEAA Question
Date: Thursday, December 19, 2024 2:32:56 PM

\$15M for 3 miles of sanitary sewer, forcemain and lift stations.

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Thursday, December 19, 2024 1:54 PM
To: David Bolf <david@nce-duluth.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>
Subject: FW: PWEAA Question

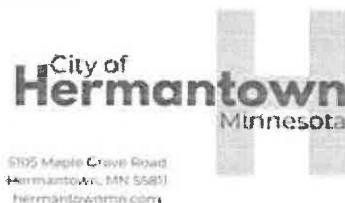
Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David,

Do you have a sense for how much just the sanitary portion of the Loon project is?

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Josh Bergstad <JBergstad@ardc.org>
Sent: Thursday, December 19, 2024 12:52 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: Re: PWEAA Question

That sounds like quite an ambitious project!

Construction jobs are not considered for EDA purposes. The job creation metrics EDA evaluates are direct and indirect permanent full-time equivalent (FTE) jobs generated by the project's beneficiaries (e.g., employers).

The angle of population loss is interesting. While it may not be sufficient as a standalone criterion, I generally recommend incorporating as many plausible distress

factors as possible into an application to strengthen its overall appeal.

One potential concern is the project's scale. EDA grants typically do not exceed \$5 million, with an average award of around \$1.5 million. These grants generally cover 50% to 80% of project costs. While there's no official rule against it, EDA tends to prefer not being a minority funding partner.

It might be worth considering how to break the project into components that align with EDA's investment parameters. For example, focusing on the sanitary sewer might position the application more effectively.

On another note, I just received confirmation that EDA was reauthorized by both houses of Congress, and the bill is now headed to the president's desk. I haven't had a chance to review the reauthorization in detail yet, but initial reports suggest it could bring positive changes and potentially streamline processes.

Let's stay in touch as you move forward. Thanks!

Josh Bergstad | ARDC Planning | 218.529.7516 | jbergstad@ardc.org

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Thursday, December 19, 2024 12:03 PM

To: Josh Bergstad <JBergstad@ardc.org>

Subject: RE: PWEAA Question

<p>Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.</p>

Thank you, Josh. Extremely helpful.

For the substantial direct benefit, I assume under the definition of "provides significant employment opportunities for unemployed, underemployed or low-income residents of the geographic area within the District", these 'significant employment opportunities' are for FTE job created, correct? Construction jobs do not count or are weighted less?

As for the eligibility under significant job loss, yes. Please let me know. The public announcement of an impending closure within 4 years would indeed be above the 1% threshold for Hermantown. I'm I could also argue that the loss of 718 people from our population qualifies as a "substantial population loss" given that it constitutes 7% of our population and would drop us below the 10,000 person mark. Being below 10,000 people moves us from a city of the third class in MN Statute to a city of the 4th class.

We do not have much public information on the water project yet, but for the sake of argument, let's say its about a \$70M project.

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Josh Bergstad <JBergstad@ardc.org>
Sent: Thursday, December 19, 2024 10:32 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: Re: PWEAA Question

Hi Chad,

I wanted to share some insights about potential funding opportunities for Hermantown through the Economic Development Administration (EDA).

EDA allows funding for projects outside distressed areas if they provide a **Substantial Direct Benefit** to residents of distressed areas. For example, many Census Tracts in Duluth qualify under per capita income and high poverty status. If Hermantown can demonstrate that its project benefits these residents, it could be eligible for funding.

To start, I recommend reviewing labor market profiles via [OnTheMap](#). While I haven't worked on a project using the direct benefit criteria, I expect it would require detailed economic and demographic analysis, as well as workforce planning. Given the scope of the project you mentioned, I believe EDA would take a serious look.

I read about the potential closure of the federal prison in Hermantown. This could trigger distress eligibility under the significant job loss criterion for communities under 100,000 in population. For Hermantown, with a civilian labor force of 5,109, the loss of just 89 employees (1.74%) would meet the threshold.

I've already inquired with our Economic Development Representative if closures affecting federal employees qualify and I'll reach out once I receive confirmation. You should look at bottom of page 15 of the NOFO to see the exact wording for this criteria.

EDA is likely to receive supplemental disaster response funding soon. Hermantown qualifies, as St. Louis County was included in this summer's disaster declarations. Projects have to show a nexus to recovery or future economic resilience. Once a new disaster NOFO is released, I'll organize a meeting with EDA and regional communities, and I'll ensure Hermantown is included.

You may have seen EDA's recent \$3.3 million grant to Rice Lake for water and sewer extensions supporting a Minnesota Power facility. That project leveraged last year's disaster funding, tying storm impacts on the power grid to economic resilience. While significant for our region, this project's investment and job impact were smaller than what you're proposing for Hermantown.

Could you share more details about Hermantown's water and sewer investment needs? Once you're ready, I'd be happy to arrange a call with Darrin Fleener, our EDA representative, to explore these opportunities further.

Thanks!

Josh Bergstad | ARDC Planning | 218.529.7516 | jbergstad@ardc.org

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Wednesday, December 18, 2024 4:42 PM

To: Josh Bergstad <JBergstad@ardc.org>

Subject: PWEAA Question

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Josh,

Question regarding the PWEAA NOFO: <https://grants.gov/search-results-detail/346815>

As a part of our comprehensive plan update, we are looking at the potential of extending our Urban Service Boundary to the southwest corner of town. This area is well positioned for manufacturing, logistics, and commercial development for a number of reasons. The major limiting factor is that it lacks water & sewer. See attached.

After reading the PWEAA NOFO, I don't think we would qualify for the Public Works grant given that the census tract is not distressed, though I would welcome your input if you think I could be wrong.

My other thought was an argument under EAA. Let's just say for arguments sake that the City of Hermantown had a private partner in a technology sector willing to invest upwards of \$1B in private investment and create several hundred jobs (\$100+K), could an argument be made that the regional economic advantage of attracting investment, creating jobs, and fostering economic resiliency and prosperity help us with economic diversity? There are many items in

the CEDS SWOT analysis (decline in regions historic industries, gap in the technology sector, etc) that would be addressed through an effort like that.

Happy to hop on a call and chat if you'd like!!

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-5600



From: [Chad Ronchetti](#)
To: [brian.wurdeman](#)
Cc: [CH-Joe Wicklund](#); [brent.nasset](#); [Sieh, Trisha](#); [Chris Bates](#); [Jared.Jones@kimley-horn.com](#)
Subject: RE: Sewer & Water Availability in Hermantown
Date: Tuesday, September 17, 2024 2:39:00 PM
Attachments: [Load and Flow Report 2024.pdf](#)
[RFI Water Hermantown 2024-09-13.docx](#)
[Load and Flow Report 2023.pdf](#)
[RFI - Waste Water Hermantown 2024-09-13.docx](#)

Team,

Attached are the RFI responses. There are several questions denoted in the documents where we are waiting for responses from the City of Duluth. As discussed, our water is provided by COD and wastewater is managed by WLSSD.

I will get you the answers to the denoted questions as soon as I have them. If you need any clarity or more detail, I'd be happy to schedule a call with our City Engineer.

Best,

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Chad Ronchetti
Sent: Friday, September 13, 2024 4:28 PM
To: [Jared.Jones@kimley-horn.com](#)
Cc: CH-Trish Crego <tcrego@hermantownmn.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; [brian.wurdeman](#) <brian.wurdeman@kimley-horn.com>; [brian.wurdeman](#) <brian.wurdeman@kimley-horn.com>; [brent.nasset](#) <brent.nasset@kimley-horn.com>; [Sieh, Trisha](#) <trisha.sieh@kimley-horn.com>; [Chris Bates](#) <Chris.Bates@mortenson.com>
Subject: RE: Sewer & Water Availability in Hermantown

Hi Jared,

Thanks for reaching out! I was forwarded your note to Trish below. I'm happy to work as the POC for the City of Hermantown. We try to make it easy!

I am working to complete the full water and wastewater RFIs and provide them to the project team.

I will get those over to the group as soon as possible. I've copied a few other folks from the KH team so we are all on the same page.

Some of the information requested in the RFIs can only be answered robustly by the Western Lake Superior Sanitary District (water/wastewater plant), but per Chris Bates' instruction, I am waiting on the expected demands from a second phase prior to contacting WLSSD. Please advise if you would like me to do that sooner.

As it relates to water testing, I have now connected the KH team with the appropriate parties to conduct both flow and sampling. Please let me know if/when you move forward with that and keep me in the loop.

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Jones, Jared <jared.jones@kimley-horn.com>
Sent: Friday, September 13, 2024 11:28 AM
To: CH-Trish Crego <tcrego@hermantownmn.com>
Subject: Sewer & Water Availability in Hermantown

Good morning Trish,

I am doing some due diligence for a potential future large land development project in Hermantown, and am trying to assess the general capacities within the local water and wastewater treatment system. The project area is near US Highway 2 & Midway road, so I'd also like to confirm whether or not this part of the city is currently served by municipal sewer and water. If you're able to assist with any of the below information, I would greatly appreciate it.

Water System:

- Average Demand (MGD):
- Max Demand (MGD):
- Max Capacity of System (MGD):

Sanitary Sewer System:

- Average Demand (MGD):
- Max Demand (MGD):

- Max Capacity of System (MGD):
- Is there a planned expansion to the existing treatment plant?

Thanks in advance for your assistance!

Jared Jones, PE, CPESC (MN, CO, FL, GA, IA, MI, NC, OR, SD, TX, WI)

Kimley-Horn | 767 N. Eustis Street, Suite 100, St. Paul, MN 55114

Direct: 612 389 1819 | Mobile: 612 581 8917

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)

Celebrating 17 years as one of *Fortune's* 100 Best Companies to Work For

From: David Bolf
To: Chad Ronchetti
Subject: RE: Sewer & Water Availability in Hermantown
Date: Wednesday, October 2, 2024 10:18:00 AM

Yes what day and time are you thinking?

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, October 2, 2024 9:40 AM
To: David Bolf <david@nce-duluth.com>
Subject: FW: Sewer & Water Availability in Hermantown

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David,

You have any time this week to meet with the Project Loon team?

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>
Sent: Tuesday, October 1, 2024 10:43 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>; Nasset, Brent <Brent.Nasset@kimley-horn.com>; Sieh, Trisha <Trisha.Sieh@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>; Jones, Jared <Jared.Jones@kimley-horn.com>; Brandt, Mike <mike.brandt@kimley-horn.com>; Schumann, Kate <Kate.Schumann@kimley-horn.com>
Subject: RE: Sewer & Water Availability in Hermantown

Hi Chad,

We would be interested in scheduling a meeting with the City Engineer to review and clarify a couple of the responses. Could you please let us know what availability you have the remainder of this week and early next?

Thank you!

Brian M. Wurdeman, P.E.
Kimley-Horn | 11995 Singletree Lane, Suite 225, Eden Prairie, MN 55344
Direct: 651-643-0444 | Mobile: 763-291-4009

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, September 20, 2024 11:44 AM
To: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>; Nasset, Brent <Brent.Nasset@kimley-horn.com>; Sieh, Trisha <Trisha.Sieh@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>; Jones, Jared <Jared.Jones@kimley-horn.com>
Subject: RE: Sewer & Water Availability in Hermantown

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

I just wanted to be sure you received the RFIs and see if you had any questions. I do not believe you are waiting on anything else from us other than what we will get from the City of Duluth. To my knowledge, we are waiting on the following items:

1. Coordinated water testing (Mort/KH action item)
 - a. Flow testing
 - b. Water testing
2. Updated Phase II demand (Mort action item)
 - a. Once received, COH will coordinate a meeting with WLSSD.

Am I missing anything?

Happy Friday,

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Chad Ronchetti
Sent: Tuesday, September 17, 2024 2:40 PM
To: brian.wurdeman <brian.wurdeman@kimley-horn.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>; brent.nasset <brent.nasset@kimley-horn.com>

horn.com>; Sieh, Trisha <trisha.sieh@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>; Jared.Jones@kimley-horn.com

Subject: RE: Sewer & Water Availability in Hermantown

Team,

Attached are the RFI responses. There are several questions denoted in the documents where we are waiting for responses from the City of Duluth. As discussed, our water is provided by COD and wastewater is managed by WLSSD.

I will get you the answers to the denoted questions as soon as I have them. If you need any clarity or more detail, I'd be happy to schedule a call with our City Engineer.

Best,

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Chad Ronchetti

Sent: Friday, September 13, 2024 4:28 PM

To: Jared.Jones@kimley-horn.com

Cc: CH-Trish Crego <tcrego@hermantownmn.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; brian.wurdeman <brian.wurdeman@kimley-horn.com>; brian.wurdeman <brian.wurdeman@kimley-horn.com>; brent.nasset <brent.nasset@kimley-horn.com>; Sieh, Trisha <trisha.sieh@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>

Subject: RE: Sewer & Water Availability in Hermantown

Hi Jared,

Thanks for reaching out! I was forwarded your note to Trish below. I'm happy to work as the POC for the City of Hermantown. We try to make it easy!

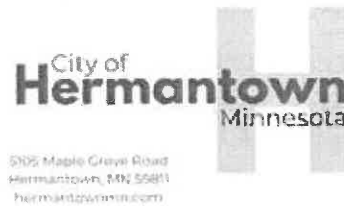
I am working to complete the full water and wastewater RFIs and provide them to the project team. I will get those over to the group as soon as possible. I've copied a few other folks from the KH team so we are all on the same page.

Some of the information requested in the RFIs can only be answered robustly by the Western Lake Superior Sanitary District (water/wastewater plant), but per Chris Bates' instruction, I am waiting on the expected demands from a second phase prior to contacting WLSSD. Please advise if you would like me to do that sooner.

As it relates to water testing, I have now connected the KH team with the appropriate parties to conduct both flow and sampling. Please let me know if/when you move forward with that and keep me in the loop.

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Jones, Jared <Jared.Jones@kimley-horn.com>
Sent: Friday, September 13, 2024 11:28 AM
To: CH-Trish Crego <tcrego@hermantownmn.com>
Subject: Sewer & Water Availability in Hermantown

Good morning Trish,

I am doing some due diligence for a potential future large land development project in Hermantown, and am trying to assess the general capacities within the local water and wastewater treatment system. The project area is near US Highway 2 & Midway road, so I'd also like to confirm whether or not this part of the city is currently served by municipal sewer and water. If you're able to assist with any of the below information, I would greatly appreciate it.

Water System:

- Average Demand (MGD):
- Max Demand (MGD):
- Max Capacity of System (MGD):

Sanitary Sewer System:

- Average Demand (MGD):
- Max Demand (MGD):
- Max Capacity of System (MGD):
- Is there a planned expansion to the existing treatment plant?

Thanks in advance for your assistance!

Jared Jones, PE, CPESC (MN, CO, FL, GA, IA, MI, NC, OR, SD, TX, WI)

Kimley-Horn | 767 N. Eustis Street, Suite 100, St. Paul, MN 55114

Direct: 612 389 1819 | Mobile: 612 581 8917

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | [Kimley-Horn.com](#)

Celebrating 17 years as one of *Fortune's* 100 Best Companies to Work For

From: Chad Ronchetti
To: Wurdeman, Brian; David Bolf
Cc: CH-Joe Wicklund; Nasset, Brent; Sieh, Trisha; Chris Bates; Jones, Jared; Brandt, Mike; Schumann, Kate
Subject: RE: Sewer & Water Availability in Hermantown
Date: Wednesday, October 2, 2024 2:37:00 PM
Attachments: RFI - Waste Water Hermantown 2024-09-13.docx
RFI Water Hermantown 2024-09-13.docx

Also, I poked at the City of Duluth today to get their responses to some of RFI questions. Those have been added to the attached documents in **BLUE**.

Some of the questions could not be answered by the COD and would need to be obtained from the WWTP WLSSD directly. My understanding is the Project Loon Team is not ready to engage them. When you are, I am happy to set a meeting and discuss the data gaps in the attached.

Thanks,

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Chad Ronchetti
Sent: Wednesday, October 2, 2024 11:07 AM
To: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>; David Bolf <david@nce-duluth.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>; Nasset, Brent <Brent.Nasset@kimley-horn.com>; Sieh, Trisha <Trisha.Sieh@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>; Jones, Jared <Jared.Jones@kimley-horn.com>; Brandt, Mike <mike.brandt@kimley-horn.com>; Schumann, Kate <Kate.Schumann@kimley-horn.com>
Subject: RE: Sewer & Water Availability in Hermantown

Hi Brian,

I've copied in David Bolf, who is our City Engineer under contract. He said he has some ability to meet this week. Can you work with him to find a time that works for you all?

I don't know that I need to be a part of the conversation, but will if the times line up with my availability.

-Chad



From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Wednesday, November 20, 2024 3:07 PM

To: Chris Bates <Chris.Bates@mortenson.com>

Subject: RE: TIF Sample Timeline

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Chris,

When you say internal modeling, you are talking about financial modeling? Such as how much increment you think could be generated? Would that be used internally to decide if that is the route you'd like to pursue?

Yes that's correct – financial modeling to determine a range of estimated increment. I don't think we are quite ready to engage Ehlers, so taking this on as a next step.

I am working on that escrow agreement. The agreement would cover more than just design. It would cover our costs associated with outside consultant work such as engineering, legal, financial (Ehlers), etc. I did not anticipate that we would reach any level of significant design in terms of water/wastewater, but instead would cover planning and feasibility studies.

Again, we would not charge for the City's administration costs (staff time, etc.), but as we are starting to incur somewhat significant costs (such as with water modeling).

The draft agreement I send over will have a breakdown of expenses anticipated for individual areas. That is what I'm working on now. We want to make sure our escrow estimate is right the first time. Understood and agreed on what will be included in the escrow agreement.

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Chris Bates <Chris.Bates@mortenson.com>

Sent: Wednesday, November 20, 2024 2:55 PM

To: Chad Ronchetti <cronchetti@hermantownmn.com>

From: [Chad Ronchetti](#)
To: [Chris Bates](#)
Subject: RE: TIF Sample Timeline
Date: Monday, November 25, 2024 3:02:00 PM
Attachments: [2024-11-25_Inducement Agreement Project Loan.docx](#)
[image011.png](#)

Chris,

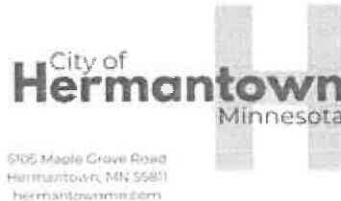
Happy Thanksgiving week. Sorry for the delay, but see the attached Inducement Agreement for the escrow.

The amounts and areas identified are what we feel might be needed for continued study of water system upgrades as well as the potential for the AUAR. Just to be explicit, this does not include administrative costs, such as my time or anyone else's.

Thanks for reviewing,

-Chad

Chad Ronchetti
Economic Development Director
chronchetti@hermantownmn.com
office: 218-729-3600



From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Wednesday, November 20, 2024 4:02 PM
To: Chad Ronchetti <chronchetti@hermantownmn.com>
Subject: RE: TIF Sample Timeline

Hi Chad – see below in **red** responses to your questions/comments.

Chris Bates, Development Manager
Mortenson Development, Inc.

700 Meadow Lane North
Minneapolis, MN 55422

Mortenson | Let's Redefine Possible®

Mobile: 612.232.6386

chris.bates@mortenson.com

www.mortenson.com/Development

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-5600



From: Jones, Jared <Jared.Jones@kimley-horn.com>
Sent: Friday, September 13, 2024 11:28 AM
To: CH-Trish Crego <tcrego@hermantownmn.com>
Subject: Sewer & Water Availability in Hermantown

Good morning Trish,

I am doing some due diligence for a potential future large land development project in Hermantown, and am trying to assess the general capacities within the local water and wastewater treatment system. The project area is near US Highway 2 & Midway road, so I'd also like to confirm whether or not this part of the city is currently served by municipal sewer and water. If you're able to assist with any of the below information, I would greatly appreciate it.

Water System:

- Average Demand (MGD):
- Max Demand (MGD):
- Max Capacity of System (MGD):

Sanitary Sewer System:

- Average Demand (MGD):
- Max Demand (MGD):
- Max Capacity of System (MGD):
- Is there a planned expansion to the existing treatment plant?

Thanks in advance for your assistance!

Jared Jones, PE, CPESC (MN, CO, FL, GA, IA, MI, NC, OR, SD, TX, WI)

Kimley-Horn | 767 N. Eustis Street, Suite 100, St. Paul, MN 55114

Direct: 612 389 1819 | Mobile: 612 581 8917

Connect with us: [Twitter](#) | [LinkedIn](#) | [Facebook](#) | [Instagram](#) | Kimley-Horn.com

Celebrating 17 years as one of *Fortune's* 100 Best Companies to Work For

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Chad Ronchetti

Sent: Friday, September 13, 2024 4:28 PM

To: Jared.Jones@kimley-horn.com

Cc: CH-Trish Crego <tcrego@hermantownmn.com>; CH-Joe Wicklund <jwicklund@hermantownmn.com>; brian.wurdeman <brian.wurdeman@kimley-horn.com>; brian.wurdeman <brian.wurdeman@kimley-horn.com>; brent.nasset <brent.nasset@kimley-horn.com>; Sieh, Trisha <trisha.sieh@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>

Subject: RE: Sewer & Water Availability in Hermantown

Hi Jared,

Thanks for reaching out! I was forwarded your note to Trish below. I'm happy to work as the POC for the City of Hermantown. We try to make it easy!

I am working to complete the full water and wastewater RFIs and provide them to the project team. I will get those over to the group as soon as possible. I've copied a few other folks from the KH team so we are all on the same page.

Some of the information requested in the RFIs can only be answered robustly by the Western Lake Superior Sanitary District (water/wastewater plant), but per Chris Bates' instruction, I am waiting on the expected demands from a second phase prior to contacting WLSSD. Please advise if you would like me to do that sooner.

As it relates to water testing, I have now connected the KH team with the appropriate parties to conduct both flow and sampling. Please let me know if/when you move forward with that and keep me in the loop.

-Chad

1. Coordinated water testing (Mort/KH action item)
 - a. Flow testing
 - b. Water testing
2. Updated Phase II demand (Mort action item)
 - a. Once received, COH will coordinate a meeting with WLSSD.

Am I missing anything?

Happy Friday,

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Chad Ronchetti
Sent: Tuesday, September 17, 2024 2:40 PM
To: brian.wurdeman <brian.wurdeman@kimley-horn.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>; brent.nasset <brent.nasset@kimley-horn.com>; Sieh, Trisha <trisha.sieh@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>; Jared.Jones@kimley-horn.com
Subject: RE: Sewer & Water Availability in Hermantown

Team,

Attached are the RFI responses. There are several questions denoted in the documents where we are waiting for responses from the City of Duluth. As discussed, our water is provided by COD and wastewater is managed by WLSSD.

I will get you the answers to the denoted questions as soon as I have them. If you need any clarity or more detail, I'd be happy to schedule a call with our City Engineer.

Best,

-Chad

Chad Ronchetti

Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>
Sent: Tuesday, October 1, 2024 10:43 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>; Nasset, Brent <Brent.Nasset@kimley-horn.com>; Sieh, Trisha <Trisha.Sieh@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>; Jones, Jared <Jared.Jones@kimley-horn.com>; Brandt, Mike <mike.brandt@kimley-horn.com>; Schumann, Kate <Kate.Schumann@kimley-horn.com>
Subject: RE: Sewer & Water Availability in Hermantown

Hi Chad,

We would be interested in scheduling a meeting with the City Engineer to review and clarify a couple of the responses. Could you please let us know what availability you have the remainder of this week and early next?

Thank you!

Brian M. Wurdeman, P.E.
Kimley-Horn | 11995 Singletree Lane, Suite 225, Eden Prairie, MN 55344
Direct: 651-643-0444 | Mobile: 763-291-4009

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, September 20, 2024 11:44 AM
To: Wurdeman, Brian <Brian.Wurdeman@kimley-horn.com>
Cc: CH-Joe Wicklund <jwicklund@hermantownmn.com>; Nasset, Brent <Brent.Nasset@kimley-horn.com>; Sieh, Trisha <Trisha.Sieh@kimley-horn.com>; Chris Bates <Chris.Bates@mortenson.com>; Jones, Jared <Jared.Jones@kimley-horn.com>
Subject: RE: Sewer & Water Availability in Hermantown

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

I just wanted to be sure you received the RFIs and see if you had any questions. I do not believe you are waiting on anything else from us other than what we will get from the City of Duluth. To my knowledge, we are waiting on the following items:

Subject: RE: TIF Sample Timeline

Thanks Chad. We are going to work on some modeling internally as it relates to the tax increment analysis.

Can you please send over the infrastructure design escrow agreement that we discussed last week? Can you please include the following information in the agreement:

- Clarify/define what the scope of work is for the funds
 - What exactly will the \$\$\$ be used for
 - Modeling
 - Consultant fees
 - Etc.

Separately, can you help detail approx. what % of the total design costs this gets us too? Trying to understand what the total anticipated design costs are if you have an idea at this stage.

Thanks,
Chris

Chris Bates, Development Manager
Mortenson Development, Inc.

700 Meadow Lane North
Minneapolis, MN 55422

Mortenson | Let's Redefine Possible®

Mobile: 612.232.6386

chris.bates@mortenson.com

www.mortenson.com/Development



From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Friday, November 15, 2024 4:01 PM

To: Chris Bates <Chris.Bates@mortenson.com>

Subject: FW: TIF Sample Timeline

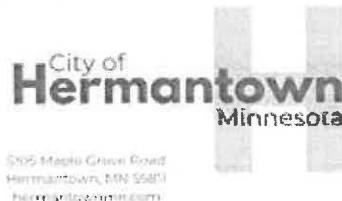
CAUTION: External Sender. Use caution when clicking on links or attachments.

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached. That first item on the schedule is when it becomes public.

-Chad

Chad Ronchetti
Economic Development Director
ronchetti@hermantownmn.com
office: 218-729-3600



From: Todd Hagen <thagen@ehlers-inc.com>
Sent: Friday, November 15, 2024 3:58 PM
To: Chad Ronchetti <ronchetti@hermantownmn.com>
Subject: RE: TIF Sample Timeline

Sure here you go. Todd.

Todd Hagen
Senior Municipal Advisor
O: (651) 697-8508 | ehlers-inc.com



This e-mail and any attachments may contain information which is privileged or confidential. If you are not the intended recipient, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this e-mail in error, please destroy it and notify us immediately by return e-mail or at our telephone number, 800-552-1171. Any views or opinions presented in this e-mail are solely those of the author and may not represent the views or opinions of Ehlers Companies.

From: Chad Ronchetti <ronchetti@hermantownmn.com>
Sent: Friday, November 15, 2024 3:47 PM
To: Todd Hagen <thagen@ehlers-inc.com>
Subject: TIF Sample Timeline

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Todd,

As you and I chatted about before, we are working on a potential project that is very large in size that would, in my estimation, qualify for an Economic Development TIF District. We are currently under NDA, so I am unable to give much for details, but I was hoping you could share with me a sample timeline.

On previous districts I've done, Ehler's has put together a timeline that includes when a TIF plan is due, dates for NOPH, notification to the county, city council approvals, etc. Do you have a sample schedule for a project you could send my way for conversation purposes?

Appreciate your help,

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600

City of
Hermantown
Minnesota

5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

This e-mail and any attachments may contain information which is privileged or confidential. If you are not the intended recipient, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this e-mail in error, please destroy it and notify us immediately by return e-mail or at our telephone number, 800-552-1171. Any views or opinions presented in this e-mail are solely those of the author and may not represent the views or opinions of Ehlers Companies.

From: [Brzezinski, Bradley \(DEED\)](#)
To: [Chad Ronchetti](#)
Subject: RE: Update(s)
Date: Wednesday, January 15, 2025 10:02:44 AM
Attachments: [image002.png](#)

Sounds good, ill get something out to him at the end of this week as well. Any word on Loon?

Brad Brzezinski | Northeast Business Development Representative
Minnesota Department of Employment and Economic Development
402 West 1st St. Duluth, MN 55802
Direct: 218-310-7757
Web | [Twitter](#) | [Facebook](#)



From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, January 15, 2025 10:01 AM
To: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Subject: RE: Update(s)

This message may be from an external email source.

Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Brad,

He's still working the deal. Not sure why he's not responding to you. Next time I talk to him, I'll encourage him to connect with you again.

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Sent: Monday, January 13, 2025 3:33 PM

To: Chad Ronchetti <cronchetti@hermantownmn.com>

Subject: Update(s)

Any word from Mark Wilson as of late regarding the Scannell Projects? My outreach has not produced any follow up and was hoping to hear what is new on those fronts.

Thanks!

Brad

Brad Brzezinski | Northeast Business Development Representative

Minnesota Department of Employment and Economic Development

402 West 1st St. Duluth, MN 55802

Direct: 218-310-7757

Web | Twitter | Facebook



From: [Chad Ronchetti](#)
To: [Brzezinski, Bradley \(DEED\)](#)
Subject: RE: Update(s)
Date: Wednesday, January 15, 2025 10:04:00 AM
Attachments: [image002.png](#)

Still plugging forward. AUAR public comment period expected in march.

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600

City of
Hermantown
Minnesota

5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Sent: Wednesday, January 15, 2025 10:03 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: Update(s)

Sounds good, ill get something out to him at the end of this week as well. Any word on Loon?

Brad Brzezinski | Northeast Business Development Representative
Minnesota Department of Employment and Economic Development
402 West 1st St. Duluth, MN 55802
Direct: 218-310-7757
[Web](#) | [Twitter](#) | [Facebook](#)

m EMPLOYMENT AND
ECONOMIC DEVELOPMENT

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, January 15, 2025 10:01 AM
To: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Subject: RE: Update(s)

This message may be from an external email source.

Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

<p>Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.</p>

Hey Brad,

He's still working the deal. Not sure why he's not responding to you. Next time I talk to him, I'll encourage him to connect with you again.

-Chad

Chad Ronchetti
Economic Development Director
ronchetti@hermantownmn.com
office: 218-729-3600



From: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>

Sent: Monday, January 13, 2025 3:33 PM

To: Chad Ronchetti <ronchetti@hermantownmn.com>

Subject: Update(s)

Any word from Mark Wilson as of late regarding the Scannell Projects? My outreach has not produced any follow up and was hoping to hear what is new on those fronts.

Thanks!

Brad

Brad Brzezinski | Northeast Business Development Representative
Minnesota Department of Employment and Economic Development
402 West 1st St. Duluth, MN 55802
Direct: 218-310-7757
[Web](#) | [Twitter](#) | [Facebook](#)



From: [Brzezinski, Bradley \(DEED\)](#)
To: [Chad Ronchetti](#)
Subject: RE: Update(s)
Date: Thursday, January 16, 2025 8:31:10 AM
Attachments: [image001.png](#)

What were/is the peak load requirement for the project?

Brad Brzezinski | Northeast Business Development Representative
Minnesota Department of Employment and Economic Development
402 West 1st St. Duluth, MN 55802
Direct: 218-310-7757
[Web](#) | [Twitter](#) | [Facebook](#)



From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, January 15, 2025 10:05 AM
To: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Subject: RE: Update(s)

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Still plugging forward. AUAR public comment period expected in march.

-Chad

Chad Ronchetti

Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Sent: Wednesday, January 15, 2025 10:03 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: Update(s)

Sounds good, ill get something out to him at the end of this week as well. Any word on Loon?

Brad Brzezinski | Northeast Business Development Representative
Minnesota Department of Employment and Economic Development
402 West 1st St. Duluth, MN 55802
Direct: 218-310-7757
[Web](#) | [Twitter](#) | [Facebook](#)

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, January 15, 2025 10:01 AM
To: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Subject: RE: Update(s)

This message may be from an external email source.

Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Brad,

He's still working the deal. Not sure why he's not responding to you. Next time I talk to him, I'll encourage him to connect with you again.

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Sent: Monday, January 13, 2025 3:33 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: Update(s)

Any word from Mark Wilson as of late regarding the Scannell Projects? My outreach has not produced any follow up and was hoping to hear what is new on those fronts.

Thanks!

Brad

Brad Brzezinski | Northeast Business Development Representative
Minnesota Department of Employment and Economic Development
402 West 1st St. Duluth, MN 55802
Direct: 218-310-7757
Web | [Twitter](#) | [Facebook](#)



From: [Chad Ronchetti](#)
To: [Bradley Brzezinski](#)
Subject: Re: Update(s)
Date: Thursday, January 16, 2025 8:34:02 AM
Attachments: [image001.png](#)

I don't know that. That's a Minnesota Power question.

- Chad

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Jan 16, 2025, at 08:31, Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us> wrote:

What were/is the peak load requirement for the project?

Brad Brzezinski | Northeast Business Development Representative
Minnesota Department of Employment and Economic Development
402 West 1st St. Duluth, MN 55802
Direct: 218-310-7757
[Web](#) | [Twitter](#) | [Facebook](#)
<[image001.png](#)>

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, January 15, 2025 10:05 AM
To: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Subject: RE: Update(s)

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Still plugging forward. AUAR public comment period expected in march.

-Chad

<[image002.jpg](#)>

From: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Sent: Wednesday, January 15, 2025 10:03 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: RE: Update(s)

Sounds good, ill get something out to him at the end of this week as well. Any word on Loon?

Brad Brzezinski | Northeast Business Development Representative
Minnesota Department of Employment and Economic Development
402 West 1st St. Duluth, MN 55802
Direct: 218-310-7757
[Web](#) | [Twitter](#) | [Facebook](#)
<image001.png>

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, January 15, 2025 10:01 AM
To: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Subject: RE: Update(s)

This message may be from an external email source.

Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Brad,

He's still working the deal. Not sure why he's not responding to you. Next time I talk to him, I'll encourage him to connect with you again.

-Chad

<image003.jpg>

From: Brzezinski, Bradley (DEED) <bradley.brzezinski@state.mn.us>
Sent: Monday, January 13, 2025 3:33 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: Update(s)

Any word from Mark Wilson as of late regarding the Scannell Projects? My outreach has not produced any follow up and was hoping to hear what is new on those fronts.

Thanks!

Brad

Brad Brzezinski | Northeast Business Development Representative
Minnesota Department of Employment and Economic Development
402 West 1st St. Duluth, MN 55802
Direct: 218-310-7757
[Web](#) | [Twitter](#) | [Facebook](#)

<image001.png>

From: [Chad Ronchetti](#)
To: hsmith@duluthmn.gov
Cc: thobbs@duluthmn.gov
Subject: RE: Water Capacity Questions
Date: Tuesday, September 17, 2024 2:17:00 PM

Sorry, you two. One additional question I missed from the water RFI:

Q4, v - How many customer communities does the Utility serve?

Appreciate your help!

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Chad Ronchetti
Sent: Friday, September 13, 2024 4:19 PM
To: hsmith@duluthmn.gov
Cc: thobbs@duluthmn.gov
Subject: Water Capacity Questions

Howie,

The City of Hermantown is filling out the same water/wastewater RFI for Project Loon that the City of Duluth completed. Because COH receives our water from the COD, there are some answers within the RFI that you have the answers to. I'm hoping you could provide those for me. I've copied Tricia Hobbs because she probably knows where the RFI is located and might just be able to pull the answers for me if I ask really sweet??? Below are the questions in RED I need some help with:

Wastewater:

Q 1, a, ii - What is the size of the population (roughly, to the nearest 1,000) served by the Utility?

I need to add our population to yours

All answers for Qs 3-6

3. Wastewater Treatment Plant –

- a. What WWTPs would service the site? Where are they located in relation to the site? If more than one, which would be the primary discharge plant?
 - i. ~~What are the minimum, average, and peak inflows to the WWTP(s)? – 36.62 MGD~~
 - ii. ~~What is the design capacity of each WWTP? – 48.4 MGD~~
 - iii. What is the available capacity (average and peak) of each WWTP?
 - iv. Are there any ongoing upgrades or are there any plans to upgrade the WWTP(s) in the next 5-10 years? Is there room to expand the WWTP if needed?
- b. What are the treatment processes associated with potable water? Please provide plant(s) site layout and process flow diagram(s)?
 - i. What type of disinfection is utilized and is it required year round?
- c. Are there any recent facilities condition assessment reports available?
- a. What is the rough percentage split for the influent flow between domestic and industrial flow?

4. Pretreatment Discharge Standards

- a. Are there any discharge restrictions for wastewater, including sewer quality limitations? What is the permitting process?
 - i. Does the Utility operate an approved pretreatment program?
 - ii. Please provide available local limits approved for the pretreatment program?

5. WWTP Water Quality and Discharge

- a. What is the water body each WWTP discharges to? – St. Louis River
- b. Are there any residents, businesses, dischargers, environmental groups or others that might be concerned with a light industrial user discharging in the area?
- c. Please provide the NPDES permit.

6. Alternate Discharge Options

- a. Is the Utility aware of any alternate options for discharging industrial non-contact cooling water (i.e., infiltration basins, discharge to natural water bodies etc.)?
 - i. Direct discharge
 - ii. Infiltration basins
 - iii. Deep well injection (UIC Well)
- b. What are the permitting aspects of these options?
- c. Water Reuse
 - i. Has the Utility looked into water reuse. Please provide documentation on this, if applicable.

Water:

Q 3, b-f & h

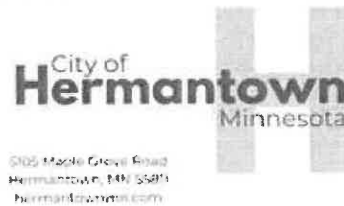
- a. What is the design capacity (max and average day) of each WTP?
- b. What are the minimum, average and peak flows of each WTP?

- c. What is the available capacity (max and average day) of each WTP?
- d. Are there any plans to upgrade WTPs in the next 5-10 years? Is there room to expand the WTP(s) if needed.
- e. What are the treatment processes associated with potable water? Please provide plant(s) site layout and process flow diagram(s)?
- h. Are there any recent facilities condition assessment reports available?

That should be it. Sorry to bug you with this! At some point, given that Loon is looking at sites in both Hermantown and Duluth, it might be beneficial if we meet with WLSSD together?

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: [Chad Ronchetti](#)
To: [Howard Smith](#)
Cc: [Tricia Hobbs](#)
Subject: RE: Water Capacity Questions
Date: Wednesday, October 2, 2024 1:13:00 PM

No worries at all, Howie. Thanks. Appreciate the responses you did give.

At some point, Hermantown will likely need to schedule a meeting with WLSSD to discuss this. Would you like to be included in that when we do?

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Howard Smith <hsmith@DuluthMN.gov>
Sent: Wednesday, October 2, 2024 10:55 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Tricia Hobbs <thobbs@DuluthMN.gov>
Subject: RE: Water Capacity Questions

Chad,
Sorry about that non-responsiveness. I saw you email, of course didn't know all the answers right away, so didn't reply initially and forgot. I still don't know all the answers so I'll do my best in blue below:

Howard Smith, P.E. | Chief Utility Engineer | MN licensed PE | **City of Duluth** | 411 West 1st Street, Duluth, MN 55802 | 218-730-5092 | hsmith@duluthmn.gov

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, October 2, 2024 8:11 AM
To: Howard Smith <hsmith@DuluthMN.gov>
Cc: Tricia Hobbs <thobbs@DuluthMN.gov>
Subject: Re: Water Capacity Questions

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Howie,

I hope you had some nice time off.

Are you able to share answers to the below questions? I have a meeting with the Project Loon team later this week to discuss the RFI responses.

Thanks!

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Sep 17, 2024, at 14:17, Chad Ronchetti <cronchetti@hermantownmn.com> wrote:

Sorry, you two. One additional question I missed from the water RFI:

Q4, v - How many customer communities does the Utility serve? That would be four, Duluth of course, Proctor, Hermantown, and Rice Lake.

Appreciate your help!

-Chad

<image003.jpg>

From: Chad Ronchetti

Sent: Friday, September 13, 2024 4:19 PM

To: hsmith@duluthmn.gov

Cc: thobbs@duluthmn.gov

Subject: Water Capacity Questions

Howie,

The City of Hermantown is filling out the same water/wastewater RFI for Project Loon that the City of Duluth completed. Because COH receives our water from the COD, there are some answers within the RFI that you have the answers to. I'm hoping you could provide those for me. I've copied Tricia Hobbs because she probably knows where the RFI is located and might just be able to pull the answers for me if I ask really sweet??? Below are the questions in RED I need some help with:

Wastewater:

Q 1, a, ii - What is the size of the population (roughly, to the nearest 1,000) served by the Utility? The wastewater districts service area is Duluth, Cloquet, Hermantown, Proctor, Rice Lake, Carlton, Scanlon, Thomson and Wrenshall, and eight surrounding townships, guessing the population served is near 125,000.

I need to add our population to yours

All answers for Qs 3-6

1. Wastewater Treatment Plant –

1. What WWTPs would service the site? Where are they located in relation to the site? If more than one, which would be the primary discharge plant?
WLSSD's main treatment facility at 2626 Courtland Street Duluth.
 1. ~~What are the minimum, average, and peak inflows to the WWTP(s)?~~
36.62 MGD
 2. ~~What is the design capacity of each WWTP?~~ 48.4 MGD
 3. What is the available capacity (average and peak) of each WWTP?
123.95 MGD average, peak is probably 140 MGD
 4. Are there any ongoing upgrades or are there any plans to upgrade the WWTP(s) in the next 5-10 years? Is there room to expand the WWTP if needed? No plans that I am aware to upgrade capacity, they are replacing primary clarifiers though soon which is a big upgrade for them, as I read into these wastewater related questions I can't answer most of them, you should call Dan Beldon or Brandon Kohls over at WLSSD if you really need this information.
2. What are the treatment processes associated with potable water? Please provide plant(s) site layout and process flow diagram(s)?
 1. What type of disinfection is utilized and is it required year round?
3. Are there any recent facilities condition assessment reports available?
 1. What is the rough percentage split for the influent flow between domestic and industrial flow? This is about 50/50

2. Pretreatment Discharge Standards

1. Are there any discharge restrictions for wastewater, including sewer quality limitations? What is the permitting process?
 1. Does the Utility operate an approved pretreatment program? no
 2. Please provide available local limits approved for the pretreatment program? These should be on the WLSSD website

3. WWTP Water Quality and Discharge

1. What is the water body each WWTP discharges to? – St. Louis River
2. Are there any residents, businesses, dischargers, environmental groups or others that might be concerned with a light industrial user discharging in the area?
3. Please provide the NPDES permit.

4. Alternate Discharge Options

1. Is the Utility aware of any alternate options for discharging industrial non-contact cooling water (i.e.. infiltration basins, discharge to natural water bodies etc.)?

1. Direct discharge
2. Infiltration basins
3. Deep well injection (UIC Well)
2. What are the permitting aspects of these options?
3. Water Reuse
 1. Has the Utility looked into water reuse. Please provide documentation on this, if applicable. They and other entities are looking in to heat recovery of the waste water.

Water:

Q 3, b-f & h

1. What is the design capacity (max and average day) of each WTP? Design max Capacity was 32 MGD, average day design capacity was probably 20 MGD.
 2. What are the minimum, average and peak flows of each WTP? Minimum flow is about 8 MGD, Average is about 13 MGD currently, and Peak flow now is 24 MGD.
 3. What is the available capacity (max and average day) of each WTP? Available firm capacity currently is very little because the largest pump is no longer operational, so firm available capacity is only 1 -- 2 MGD.
 4. Are there any plans to upgrade WTPs in the next 5-10 years? Is there room to expand the WTP(s) if needed. YES, plans to reconfigure the plant and replace pumps to have a firm capacity of somewhere between 24 to 28 MGD.
 5. What are the treatment processes associated with potable water? Please provide plant(s) site layout and process flow diagram(s)? It is a gravity multi-media filtration plant.
-
1. Are there any recent facilities condition assessment reports available?
No

That should be it. Sorry to bug you with this! At some point, given that Loon is looking at sites in both Hermantown and Duluth, it might be beneficial if we meet with WLSSD together?

-Chad

<image002.jpg>

From: [Chad Ronchetti](#)
To: hsmith@duluthmn.gov
Cc: thobbs@duluthmn.gov
Subject: Re: Water Capacity Questions
Date: Wednesday, October 2, 2024 8:10:59 AM

Hi Howie,

I hope you had some nice time off.

Are you able to share answers to the below questions? I have a meeting with the Project Loon team later this week to discuss the RFI responses.

Thanks!

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Sep 17, 2024, at 14:17, Chad Ronchetti <cronchetti@hermantownmn.com> wrote:

Sorry, you two. One additional question I missed from the water RFI:

Q4, v - How many customer communities does the Utility serve?

Appreciate your help!

-Chad

<image003.jpg>

From: Chad Ronchetti
Sent: Friday, September 13, 2024 4:19 PM
To: hsmith@duluthmn.gov
Cc: thobbs@duluthmn.gov
Subject: Water Capacity Questions

Howie,

The City of Hermantown is filling out the same water/wastewater RFI for Project Loon that the City of Duluth completed. Because COH receives our water from the COD, there are some answers within the RFI that you have the answers to. I'm hoping you could provide those for me. I've copied Tricia

Hobbs because she probably knows where the RFI is located and might just be able to pull the answers for me if I ask really sweet??? Below are the questions in RED I need some help with:

Wastewater:

Q 1, a, ii - What is the size of the population (roughly, to the nearest 1,000) served by the Utility?

I need to add our population to yours

All answers for Qs 3-6

3. Wastewater Treatment Plant –

- a. What WWTPs would service the site? Where are they located in relation to the site? If more than one, which would be the primary discharge plant?
 - i. ~~What are the minimum, average, and peak inflows to the WWTP(s)? – 36.62 MGD~~
 - ii. ~~What is the design capacity of each WWTP? – 48.4 MGD~~
 - iii. What is the available capacity (average and peak) of each WWTP?
 - iv. Are there any ongoing upgrades or are there any plans to upgrade the WWTP(s) in the next 5-10 years? Is there room to expand the WWTP if needed?
- b. What are the treatment processes associated with potable water? Please provide plant(s) site layout and process flow diagram(s)
 - i. What type of disinfection is utilized and is it required year round?
- c. Are there any recent facilities condition assessment reports available?
- a. What is the rough percentage split for the influent flow between domestic and industrial flow?

4. Pretreatment Discharge Standards

- a. Are there any discharge restrictions for wastewater, including sewer quality limitations? What is the permitting process?
 - i. Does the Utility operate an approved pretreatment program?
 - ii. Please provide available local limits approved for the pretreatment program?

5. WWTP Water Quality and Discharge

- a. What is the water body each WWTP discharges to? – St. Louis River
- b. Are there any residents, businesses, dischargers, environmental groups or others that might be concerned with a light industrial user discharging in the area?
- c. Please provide the NPDES permit.

6. Alternate Discharge Options

- a. Is the Utility aware of any alternate options for discharging industrial non-contact cooling water (i.e.. infiltration basins, discharge to natural water bodies etc.)?
 - i. Direct discharge
 - ii. Infiltration basins
 - iii. Deep well injection (UIC Well)
- b. What are the permitting aspects of these options?

c. Water Reuse

- i. Has the Utility looked into water reuse. Please provide documentation on this, if applicable.

Water:

Q 3, b-f & h

- a. What is the design capacity (max and average day) of each WTP?
- b. What are the minimum, average and peak flows of each WTP?
- c. What is the available capacity (max and average day) of each WTP?
- d. Are there any plans to upgrade WTPs in the next 5-10 years? Is there room to expand the WTP(s) if needed.
- e. What are the treatment processes associated with potable water? Please provide plant(s) site layout and process flow diagram(s)?

- h. Are there any recent facilities condition assessment reports available?

That should be it. Sorry to bug you with this! At some point, given that Loon is looking at sites in both Hermantown and Duluth, it might be beneficial if we meet with WLSSD together?

-Chad

<image002.jpg>

From: [Howard Smith](#)
To: [Chad Ronchetti](#)
Cc: [Tricia Hobbs](#)
Subject: RE: Water Capacity Questions
Date: Wednesday, October 2, 2024 10:55:09 AM

Chad,
Sorry about that non-responsiveness. I saw you email, of course didn't know all the answers right away, so didn't reply initially and forgot. I still don't know all the answers so I'll do my best in blue below:

Howard Smith, P.E. | Chief Utility Engineer | MN licensed PE | **City of Duluth** | 411 West 1st Street, Duluth, MN 55802 | 218-730-5092 | hsmith@duluthmn.gov

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, October 2, 2024 8:11 AM
To: Howard Smith <hsmith@DuluthMN.gov>
Cc: Tricia Hobbs <thobbs@DuluthMN.gov>
Subject: Re: Water Capacity Questions

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Howie,

I hope you had some nice time off.

Are you able to share answers to the below questions? I have a meeting with the Project Loon team later this week to discuss the RFI responses.

Thanks!

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Sep 17, 2024, at 14:17, Chad Ronchetti <cronchetti@hermantownmn.com> wrote:

Sorry, you two. One additional question I missed from the water RFI:

Q4, v - How many customer communities does the Utility serve? That would be four, Duluth of course, Proctor, Hermantown, and Rice Lake.

Appreciate your help!

-Chad

<image003.jpg>

From: Chad Ronchetti

Sent: Friday, September 13, 2024 4:19 PM

To: hsmith@duluthmn.gov

Cc: thobbs@duluthmn.gov

Subject: Water Capacity Questions

Howie,

The City of Hermantown is filling out the same water/wastewater RFI for Project Loon that the City of Duluth completed. Because COH receives our water from the COD, there are some answers within the RFI that you have the answers to. I'm hoping you could provide those for me. I've copied Tricia Hobbs because she probably knows where the RFI is located and might just be able to pull the answers for me if I ask really sweet??? Below are the questions in RED I need some help with:

Wastewater:

Q 1, a, ii - **What is the size of the population (roughly, to the nearest 1,000) served by the Utility?** The wastewater districts service area is Duluth, Cloquet, Hermantown, Proctor, Rice Lake, Carlton, Scanlon, Thomson and Wrenshall, and eight surrounding townships, guessing the population served is near 125,000.

I need to add our population to yours

All answers for Qs 3-6

1. Wastewater Treatment Plant –

1. **What WWTPs would service the site? Where are they located in relation to the site? If more than one, which would be the primary discharge plant?**

WLSSD's main treatment facility at 2626 Courtland Street Duluth.

1. ~~What are the minimum, average, and peak inflows to the WWTP(s)?~~
~~36.62 MGD~~
2. ~~What is the design capacity of each WWTP?~~ ~~48.4 MGD~~
3. What is the available capacity (average and peak) of each WWTP?
123.95 MGD average, peak is probably 140 MGD
4. Are there any ongoing upgrades or are there any plans to upgrade the WWTP(s) in the next 5-10 years? Is there room to expand the WWTP if needed? No plans that I am aware to upgrade capacity, they are replacing primary clarifiers though soon which is a big upgrade for them, as I read into these wastewater related questions I can't answer most of them, you should call Dan Beldon or Brandon Kohls over at WLSSD if you really need this information.

2. What are the treatment processes associated with potable water? Please provide plant(s) site layout and process flow diagram(s)?
 1. What type of disinfection is utilized and is it required year round?
3. Are there any recent facilities condition assessment reports available?
 1. What is the rough percentage split for the influent flow between domestic and industrial flow? This is about 50/50
2. Pretreatment Discharge Standards
 1. Are there any discharge restrictions for wastewater, including sewer quality limitations? What is the permitting process?
 1. Does the Utility operate an approved pretreatment program? no
 2. Please provide available local limits approved for the pretreatment program? These should be on the WLSSD website
3. WWTP Water Quality and Discharge
 1. What is the water body each WWTP discharges to? – St. Louis River
 2. Are there any residents, businesses, dischargers, environmental groups or others that might be concerned with a light industrial user discharging in the area?
 3. Please provide the NPDES permit.
4. Alternate Discharge Options
 1. Is the Utility aware of any alternate options for discharging industrial non-contact cooling water (i.e., infiltration basins, discharge to natural water bodies etc.)?
 1. Direct discharge
 2. Infiltration basins
 3. Deep well injection (UIC Well)
 2. What are the permitting aspects of these options?
 3. Water Reuse
 1. Has the Utility looked into water reuse. Please provide documentation on this, if applicable. They and other entities are looking in to heat recovery of the waste water.

Water:

Q 3, b-f & h

1. What is the design capacity (max and average day) of each WTP? Design max Capacity was 32 MGD, average day design capacity was probably 20 MGD.
2. What are the minimum, average and peak flows of each WTP? Minimum flow is about 8 MGD, Average is about 13 MGD currently, and Peak flow now is 24 MGD.
3. What is the available capacity (max and average day) of each WTP? Available firm capacity currently is very little because the largest pump is no longer operational, so firm available capacity is only 1 – 2 MGD.
4. Are there any plans to upgrade WTPs in the next 5-10 years? Is there room to expand the WTP(s) if needed. YES, plans to reconfigure the plant and replace pumps to have a firm capacity of somewhere between 24 to 28 MGD.

5. What are the treatment processes associated with potable water? Please provide plant(s) site layout and process flow diagram(s)? It is a gravity multi-media filtration plant.

1. Are there any recent facilities condition assessment reports available?
No

That should be it. Sorry to bug you with this! At some point, given that Loon is looking at sites in both Hermantown and Duluth, it might be beneficial if we meet with WLSSD together?

-Chad

<image002.jpg>

From: Chad Ronchetti
To: Chad Katzenberger
Subject: RE: Water Modeling Contract Proposal
Date: Monday, November 4, 2024 9:25:00 AM
Attachments: [page005.png](#)
[page006.png](#)
[page007.png](#)

Perfect, thanks Chad.

-Chad



From: Chad Katzenberger <ckatzenberger@sehinc.com>
Sent: Monday, November 4, 2024 9:21 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Matt Bolf <mbolf@sehinc.com>; David Bolf <david@nce.duluth.dim>; Heather Schumacher <hschumacher@sehinc.com>
Subject: RE: Water Modeling Contract Proposal

Hi Chad, yes

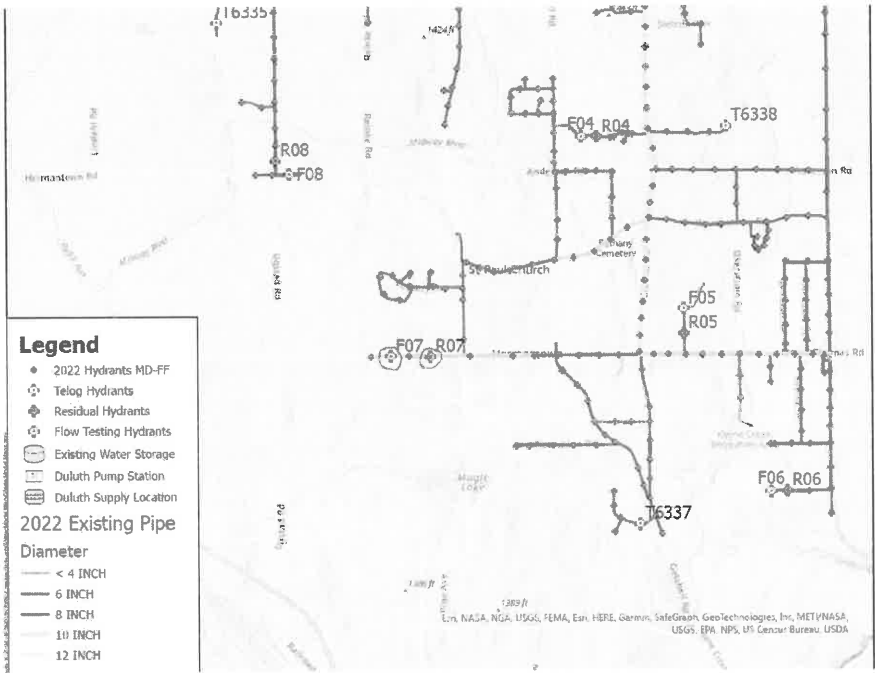
For the model construction/calibration field testing, we were very close to that one (on hydrant to the east) labeled F07

Here is what we had for data:

Flow = 1,234 gpm

Pressure
Static = 84 psi
Residual = 52 psi

Hope this helps.



FIELD FLOW TESTING RESULTS

Flow Test Name	First Residual Hydrant	Date	Time	FLOWING DATA				RESIDUAL GRADE RESULTS				MODEL RESULTS			CALIBRATION
				Size	Pipe Pressure (psi)	Location	Flow (gpm)	Static (psi)	Residual (psi)	Location	COMMENTS	Static (psi)	Residual (psi)	Diff (psi)	Diff (psi)
F01	881	8/15/2022	9:42 AM	2.5	51	Across from Courts	1000	71	64	Pump Station		71	67	4	3
F01.2	881.2	8/16/2022	10:50 AM	2.5	50	Across from Courts	1000	71	67	Pump Station	Dropped to 61 and recovered to 67 in 10 seconds	71	67	4	2
F02	882	8/15/2022	10:54 AM	2.5	45	Across from West	1000	74	58	Pump Station	Pressure dropped to 47 and recovered to 58 in 10 seconds	74	58	16	1
F07	883	8/15/2022	11:12 AM	2.5	35	West of Lightening Drive	1000	21	65	Public Works Building	Dropped to 45 then recovered to 52 (Recovery ~10s)	61	35	26	10
F04	884	8/15/2022	11:42 AM	2.5	42	4011 Olivehurst Rd	1000	14	41	West of Olivehurst Rd	Pressure dropped to 41 before getting back up to 53 PSI	64	41	23	0
F05	885	8/15/2022	11:58 AM	2.5	35	3149 Lanes Rd	1000	102	54	North of Lanes Rd	Pressure dropped to 54 before recovering to 72 PSI	102	53	49	1
F06	886	8/15/2022	12:30 PM	2.5	19	4704 May Lane Dr	1000	30	26	West of May Lane Drive	Pressure dropped to 26 before recovering to 27 and stabilized at 28	35	26	9	0
F07	887	8/15/2022	1:08 PM	2.5	80	3174 Morse Road Rd	1000	34	52	West of Morse Road Rd	Pressure dropped to 52 before recovering to 52	64	51	13	1
F08	888	8/15/2022	1:32 PM	2.0	30	East of Uptown Rd. 3144 Madison Rd	1000	48	52	3147 Uptown Rd.	Pressure dropped to 52, then up to 52 (Recovery ~10s)	48	52	4	0
F09	889	8/15/2022	1:51 PM	2.0	35	South of Uptown Dr	1000	47	59	3145 Uptown Dr.		47	59	12	0
F10	890	8/15/2022	2:18 PM	2.0	30	South of Uptown Rd	1000	82	44	4278 Woodstock Rd		82	44	38	0
F11	891	8/15/2022	2:25 PM	2.0	22	East of Pecos Drive	1000	48	31	Pecos Drive		43	31	12	0
F12	892	8/15/2022	2:51 PM	2.5	21	North of Uptown Rd & Highway 101	1000	45	21	Clear Lake		45	23	22	2

*Flow Test was not included in calibration, thought to be a flawed test as results would be impossible to achieve in the model

Chad T. Katzenberger, PE (MN,CO,SD,WI)
Senior Engineer | Water Services
SEH — Building a Better World for All of Us™
218.855.1720 direct
218.820.6169 mobile

From: Chad Ronchetti <ronchetti@hermantownmn.com>
Sent: Monday, November 4, 2024 9:11 AM
To: Chad Katzenberger <ckatzenberger@sehinc.com>
Cc: Matt Bolf <mbolf@sehinc.com>; David Bolf <david@nce-duluth.com>
Subject: Re: Water Modeling Contract Proposal

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Will do, Chad. Thanks.

Also, did you all flow test the existing hydrant closest to the project site? I believe it's this one:



The Loon team needs the following info:

- Static Pressure
- Residual Pressure and Flow
- Location/Elevation of Hydrant

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Nov 4, 2024, at 08:07, Chad Katzenberger <ckatzenberger@sehinc.com> wrote:

Chad, attached is the revised PSA and scope exhibit.

If you could please provide signatures and return, we can get this project active.

Thanks!

Chad T. Katzenberger, PE (MN,CO,SD,WI)
Senior Engineer | Water Services
SEH — Building a Better World for All of Us™
218.855.1720 direct
218.820.6169 mobile

From: Matt Bolf <mbolf@sehinc.com>
Sent: Sunday, November 3, 2024 8:48 AM
To: Chad Ronchetti <ronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: RE: Water Modeling Contract Proposal

Thanks for your help Chad! We'll get this to you ASAP Monday morning.

Matt Bolf, PE (MN, WI)
Principal, Regional Practice Center Leader
Short Elliott Hendrickson, Inc.
418 W. Superior St. Suite 200 | Duluth, MN 55802-1512
218.279.3025 direct | 218.280.9551 cell
Building a Better World for All of Us ®

From: Chad Ronchetti <ronchetti@hermantownmn.com>
Sent: Friday, November 1, 2024 3:41 PM
To: Matt Bolf <mbolf@sehinc.com>
Cc: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>

Subject: RE: Water Modeling Contract Proposal

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Sorry, Matt. I attached the most recent version. There were a few other items that didn't get updated in the first draft either: total compensation and contract administrator.

-Chad

<image001.jpg>

From: Chad Ronchetti
Sent: Friday, November 2, 2024 3:33 PM
To: Matt Bolf <mbolf@sehinc.com>
Cc: David Bolf <dbolf@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: RE: Water Modeling Contract Proposal

Matt,

Attached is a markup accommodating the changes we are willing to make. I've tracked those changes for your convenience. Please accept the changes, sign and return.

If we can get this back before Monday 12:noon, we can get it executed by the Mayor on Monday.

Thanks,

-Chad

<image001.jpg>

From: Matt Bolf <mbolf@sehinc.com>
Sent: Monday, October 28, 2024 4:02 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <dbolf@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: RE: Water Modeling Contract Proposal

Chad,

We have not negotiated this change in the past with a signed agreement. That being said, if I look back several years our Hermantown contracts had 2 statements in this section that have been removed. They included:

1. *The City shall have the sole and exclusive right, title and interest, including all rights to ownership of all Project Materials upon completion of the work and payment in full all monies due to the Engineer*
2. *Engineer shall have no liability related to the use by City of any Project Materials by City that are not in connection with the performance of services by Engineer.*

I would like to get a version of these statements added back in. Specifically the second statement will help make sure my contract is fully insurable. We don't want to be liable if the City uses our info in a manner it wasn't intended for

Thanks

Matt Bolf, PE (MN, WI)
Principal, Regional Practice Center Leader
Shott Elliott Hendrickson, Inc.
418 W. Superior St. Suite 200 | Duluth, MN 55802-1512
218.279.3025 direct | 218.280.9551 cell
Building a Better World for All of Us ®

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Monday, October 28, 2024 3:03 PM
To: Matt Bolf <mbolf@sehinc.com>
Cc: David Bolf <dbolf@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: Re: Water Modeling Contract Proposal

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Thanks, Matt.

Before I go to John/Steve, do you know if you've previously negotiated a change in these terms and executed a contract under the modifications? If so, can you provide it? It will be easier to make arguments if so.

Thanks again,

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Oct 28, 2024, at 14:15, Matt Bolf <mbolf@sehinc.com> wrote:

Hi Chad R,

Congrats on your new position in Hermantown. Thanks for sending this draft PSA over. We will certainly reformat our proposal to better fit as an attachment

It's been a few years since I reviewed the standard PSA language. In looking at this today, I would like to request a few modifications to Paragraph 12 Intellectual Property Rights which are shown in red below. Would you be able to review this with John and Steve O and let me know if this would be acceptable or if they want to discuss?

12. **Intellectual Property Rights.** For the purposes of this Agreement, Project Materials means copyrights and all works developed and expressly stated to be delivered by Consultant in the performance of this Agreement, including, but not limited to, the finished product and any deliverables, including any software or data.

Project Materials do not include any materials that Consultant developed, acquired or otherwise owned or had a license to use prior to the date of this Agreement.

All Project Materials are agreed by Consultant to be "works made for hire" as defined under 17 U.S.C. §101, for which City has the sole and exclusive right, title and interest, including all rights to ownership and copyright and/or patent. ~~In addition,~~ Upon payment in full, Consultant hereby assigns all right, title and interest, including rights of ownership and copyright in the Project Materials to the City no matter what their status might be under federal law.

Upon payment in full, Consultant shall provide City with copies of all Project Materials

Upon request by Consultant, City may authorize Consultant to use specified Project Materials to evidence Consultant's progress and capability. In all such uses of Project Materials by Consultant, reference shall be made to City and the Project and that the Project Materials are owned by City.

Consultant also acknowledges and agrees that all names and logos provided to Consultant by City for use in connection with the Project are and shall remain the sole and exclusive property of City.

Project Materials prepared by Consultant pursuant to this Agreement are not intended or represented to be suitable for reuse by the City or others on extensions of the Project or on any other Project. Any reuse of the Project Materials without written consent or adaptation by Consultant for the specific purpose intended will be at the City's sole risk and without liability or legal exposure to Consultant; and the City shall release Consultant from all claims arising from such use.

Also -- please note that Section 6 Compensation will need to be updated to \$25,000 to match our proposal. This work will be billed hourly as requested by the City.

Thanks,

Matt Bolf, PE (MN, WI)
Principal, Regional Practice Center Leader
Shott Elliott Hendrickson, Inc.
418 W. Superior St. Suite 200 | Duluth, MN 55802-1512
218.279.3025 direct | 218.280.9551 cell
Building a Better World for All of Us ®

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, October 23, 2024 4:15 PM
To: Chad Katzenberger <ckatzenberger@sehinc.com>
Cc: David Bolf <dbolf@nce-duluth.com>
Subject: RE: Water Modeling Contract Proposal

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chad K:

Sorry about the delay in getting this back to you. I've spoken with John Mulder now, and he would like to utilize our standard PSA. See attached word version for your review.

If you could please reformat your proposal to be appropriate for an attachment to our standard PSA, that would be fantastic.

Again, sorry for the delay.

-Chad

<image002.jpg>

From: David Bolf <david@nce-duluth.com>
Sent: Thursday, October 17, 2024 11:39 AM
To: Chad Ronchetti <ronchetti@hermantownmn.com>
Subject: FW: Water Modeling Contract Proposal

From: Chad Katzenberger <ck Katzenberger@sehinc.com>
Sent: Wednesday, October 16, 2024 9:24 PM
To: David Bolf <david@nce-duluth.com>
Subject: Water Modeling Contract Proposal

Hello David, attached is the proposal/contract for the on call system modeling and planning work related to project Loon.

Please review and let me know if you have any questions, or if you would like to see any changes.

Thanks,

Chad T. Katzenberger, PE (MN,CO,SD,WI)
Senior Engineer | Water Services
SEH — Building a Better World for All of Us™
218.855.1720 direct
218.820.5169 mobile

<PSA_-_Professional_Services_Agreement_-_single_project-7722_hermantown Model.pdf>
<Consultant - Agreement for Professional Services SEH Hydraulic On Call.docx>
<2024.11.04 Consultant - Agreement for Professional Services SEH Hydraulic On Call.pdf>

From: [Chad Ronchetti](#)
To: [Matt Bolf](#)
Cc: [David Bolf](#); [Chad Katzenberger](#)
Subject: Re: Water Modeling Contract Proposal
Date: Monday, October 28, 2024 3:02:37 PM

Thanks, Matt.

Before I go to John/Steve, do you know if you've previously negotiated a change in these terms and executed a contract under the modifications? If so, can you provide it? It will be easier to make arguments if so.

Thanks again,

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Oct 28, 2024, at 14:15, Matt Bolf <mbolf@sehinc.com> wrote:

Hi Chad R,

Congrats on your new position in Hermantown. Thanks for sending this draft PSA over. We will certainly reformat our proposal to better fit as an attachment.

It's been a few years since I reviewed the standard PSA language. In looking at this today, I would like to request a few modifications to Paragraph **12 Intellectual Property Rights** which are shown in red below. Would you be able to review this with John and Steve O and let me know if this would be acceptable or if they want to discuss?

12. Intellectual Property Rights. For the purposes of this Agreement, Project Materials means copyrights and all works developed and expressly stated to be delivered by Consultant in the performance of this Agreement, including, but not limited to, the finished product and any deliverables, including any software or data.

Project Materials do not include any materials that Consultant developed, acquired or otherwise owned or had a license to use prior to the date of this Agreement.

All Project Materials are agreed by Consultant to be "works made for hire" as defined under 17 U.S.C. §101, for which City has the sole and exclusive right, title and interest, including all rights to ownership and copyright and/or patent. ~~In addition,~~ Upon payment in full, Consultant hereby assigns all right, title and interest, including rights of ownership and copyright in the Project Materials to the City no matter what their status might be under federal law.

Upon payment in full, Consultant shall provide City with copies of all Project Materials

Upon request by Consultant, City may authorize Consultant to use specified Project Materials to evidence Consultant's progress and capability. In all such uses of Project Materials by Consultant, reference shall be made to City and the Project and that the Project Materials are owned by City.

Consultant also acknowledges and agrees that all names and logos provided to Consultant by City for use in connection with the Project are and shall remain the sole and exclusive property of City.

Project Materials prepared by Consultant pursuant to this Agreement are not intended or represented to be suitable for reuse by the City or others on extensions of the Project or on any other Project. Any reuse of the Project Materials without written consent or adaptation by Consultant for the specific purpose intended will be at the City's sole risk and without liability or legal exposure to Consultant; and the City shall release Consultant from all claims arising from such use.

Also – please note that Section 8 Compensation will need to be updated to \$25,000 to match our proposal. This work will be billed hourly as requested by the City.

Thanks,

Matt Bolf, PE (MN, WI)
Principal, Regional Practice Center Leader
Short Elliott Hendrickson, Inc.
418 W. Superior St. Suite 200 | Duluth, MN 55802-1512
218.279.3025 direct | 218.260.9551 cell
Building a Better World for All of Us ®

From: Chad Ronchetti <chronchetti@hermantownmn.com>

Sent: Wednesday, October 23, 2024 4:15 PM

To: Chad Katzenberger <ckatzenberger@sehinc.com>

Cc: David Bolf <david@nce-duluth.com>

Subject: RE: Water Modeling Contract Proposal

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chad K:

Sorry about the delay in getting this back to you. I've spoken with John Mulder now, and he would like to utilize our standard PSA. See attached word version for your review.

If you could please reformat your proposal to be appropriate for an attachment to our standard PSA, that would be fantastic.

Again, sorry for the delay.

-Chad

<image002.jpg>

From: David Bolf <david@nce-duluth.com>
Sent: Thursday, October 17, 2024 11:39 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: FW: Water Modeling Contract Proposal

From: Chad Katzenberger <ckatzenberger@sehinc.com>
Sent: Wednesday, October 16, 2024 9:24 PM
To: David Bolf <david@nce-duluth.com>
Subject: Water Modeling Contract Proposal

Hello David, attached is the proposal/contract for the on call system modeling and planning work related to project Loon.

Please review and let me know if you have any questions, or if you would like to see any changes.

Thanks,

Chad T. Katzenberger, PE (MN,CO,SD,WI)
Senior Engineer | Water Services
SEH — Building a Better World for All of Us™
218.855.1720 direct
218.820.6169 mobile

<PSA_-_Professional_Services_Agreement_-_single_project-7722_hermantown Model.pdf>
<Consultant - Agreement for Professional Services SEH Hydraulic On Call.docx>

From: [Chad Katzenberger](#)
To: [Matt Bolf](#); [Chad Ronchetti](#)
Cc: [David Bolf](#)
Subject: RE: Water Modeling Contract Proposal
Date: Monday, November 4, 2024 9:07:37 AM
Attachments: [2024.11.04 Consultant - Agreement for Professional Services SEH Hydraulic On Call.pdf](#)

Chad, attached is the revised PSA and scope exhibit.

If you could please provide signatures and return, we can get this project active.

Thanks!

Chad T. Katzenberger, PE (MN,CO,SD,WI)
Senior Engineer | Water Services
SEH — Building a Better World for All of Us™
218.855.1720 direct
218.820.6169 mobile

From: Matt Bolf <mbolf@sehinc.com>
Sent: Sunday, November 3, 2024 8:48 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: RE: Water Modeling Contract Proposal

Thanks for your help Chad! We'll get this to you ASAP Monday morning.

Matt Bolf, PE (MN, WI)
Principal, Regional Practice Center Leader
Short Elliott Hendrickson, Inc.
418 W. Superior St. Suite 200 | Duluth, MN 55802-1512
218.279.3025 direct | 218.260.9551 cell
Building a Better World for All of Us ®

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Friday, November 1, 2024 3:41 PM
To: Matt Bolf <mbolf@sehinc.com>
Cc: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: RE: Water Modeling Contract Proposal

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sorry, Matt. I attached the most recent version. There were a few other items that didn't get updated in the first draft either: total compensation and contract administrator.

-Chad

Chad Ronchetti

Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600

City of
Hermantown
Minnesota

5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Chad Ronchetti

Sent: Friday, November 1, 2024 3:33 PM

To: Matt Bolf <mbolf@sehinc.com>

Cc: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>

Subject: RE: Water Modeling Contract Proposal

Matt,

Attached is a markup accommodating the changes we are willing to make. I've tracked those changes for your convenience. Please accept the changes, sign and return.

If we can get this back before Monday 12-noon, we can get it executed by the Mayor on Monday.

Thanks,

-Chad

Chad Ronchetti

Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600

City of
Hermantown
Minnesota

5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Matt Bolf <mbolf@sehinc.com>

Sent: Monday, October 28, 2024 4:02 PM

To: Chad Ronchetti <cronchetti@hermantownmn.com>

Cc: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>

Subject: RE: Water Modeling Contract Proposal

Chad,

We have not negotiated this change in the past with a signed agreement. That being said, if I look back several years our Hermantown contracts had 2 statements in this section that have been removed. They included:

- *The City shall have the sole and exclusive right, title and interest, including all rights to ownership of all Project Materials upon completion of the work and payment in full all monies due to the Engineer.*
- *Engineer shall have no liability related to the use by City of any Project Materials by City that are not in connection with the performance of services by Engineer.*

I would like to get a version of these statements added back in. Specifically the second statement will help make sure my contract is fully insurable. We don't want to be liable if the City uses our info in a manner it wasn't intended for.

Thanks,

Matt Bolf, PE (MN, WI)
Principal, Regional Practice Center Leader
Short Elliott Hendrickson, Inc.
418 W. Superior St. Suite 200 | Duluth, MN 55802-1512
218.279.3025 direct | 218.260.9551 cell
Building a Better World for All of Us ®

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Monday, October 28, 2024 3:03 PM

To: Matt Bolf <mbolf@sehinc.com>

Cc: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>

Subject: Re: Water Modeling Contract Proposal

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks, Matt.

Before I go to John/Steve, do you know if you've previously negotiated a change in these terms and executed a contract under the modifications? If so, can you provide it? It will be easier to make arguments if so.

Thanks again,

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Oct 28, 2024, at 14:15, Matt Bolf <mbolf@sehinc.com> wrote:

Hi Chad R,

Congrats on your new position in Hermantown. Thanks for sending this draft PSA over. We will certainly reformat our proposal to better fit as an attachment.

It's been a few years since I reviewed the standard PSA language. In looking at this today, I would like to request a few modifications to Paragraph **12 Intellectual Property Rights** which are shown in red below. Would you be able to review this with John and Steve O and let me know if this would be acceptable or if they want to discuss?

12. Intellectual Property Rights. For the purposes of this Agreement, Project Materials means copyrights and all works developed and expressly stated to be delivered by Consultant in the performance of this Agreement, including, but not limited to, the finished product and any deliverables, including any software or data.

Project Materials do not include any materials that Consultant developed, acquired or otherwise owned or had a license to use prior to the date of this Agreement.

All Project Materials are agreed by Consultant to be "works made for hire" as defined under 17 U.S.C. §101, for which City has the sole and exclusive right, title and interest, including all rights to ownership and copyright and/or patent. ~~In addition,~~ Upon payment in full, Consultant hereby assigns all right, title and interest, including rights of ownership and copyright in the Project Materials to the City no matter what their status might be under federal law.

Upon payment in full, Consultant shall provide City with copies of all Project Materials

Upon request by Consultant, City may authorize Consultant to use specified Project Materials to evidence Consultant's progress and capability. In all such uses of Project Materials by Consultant, reference shall be made to City and the Project and that the Project Materials are owned by City.

Consultant also acknowledges and agrees that all names and logos provided to Consultant by City for use in connection with the Project are and shall remain the sole and exclusive property of City.

Project Materials prepared by Consultant pursuant to this Agreement are not intended or represented to be suitable for reuse by the City or others on extensions of the Project or on any other Project. Any reuse of the Project Materials without written consent or adaptation by Consultant for the specific purpose intended will be at the City's sole risk and without liability or legal exposure to Consultant; and the City shall release Consultant from all claims arising from such use.

Also – please note that Section 8 Compensation will need to be updated to \$25,000 to match our proposal. This work will be billed hourly as requested by the City.

Thanks,

Matt Bolf, PE (MN, WI)
Principal, Regional Practice Center Leader
Short Elliott Hendrickson, Inc.
418 W. Superior St. Suite 200 | Duluth, MN 55802-1512
218.279.3025 direct | 218.260.9551 cell
Building a Better World for All of Us ®

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Wednesday, October 23, 2024 4:15 PM
To: Chad Katzenberger <ckatzenberger@sehinc.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: Water Modeling Contract Proposal

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chad K:

Sorry about the delay in getting this back to you. I've spoken with John Mulder now, and he would like to utilize our standard PSA. See attached word version for your review.

If you could please reformat your proposal to be appropriate for an attachment to our standard PSA, that would be fantastic.

Again, sorry for the delay.

-Chad

<image002.jpg>

From: David Bolf <david@nce-duluth.com>
Sent: Thursday, October 17, 2024 11:39 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: FW: Water Modeling Contract Proposal

From: Chad Katzenberger <ckatzenberger@sehinc.com>
Sent: Wednesday, October 16, 2024 9:24 PM
To: David Bolf <david@nce-duluth.com>
Subject: Water Modeling Contract Proposal

Hello David, attached is the proposal/contract for the on call system modeling and planning work related to project Loon.

Please review and let me know if you have any questions, or if you would like to see any changes.

Thanks,

Chad T. Katzenberger, PE (MN,CO,SD,WI)
Senior Engineer | Water Services
SEH — Building a Better World for All of Us™
218.855.1720 direct
218.820.6169 mobile

<PSA_-_Professional_Services_Agreement_-_single_project-7722_hermantown
Model.pdf>
<Consultant - Agreement for Professional Services SEH Hydraulic On Call.docx>

From: [Chad Ronchetti](#)
To: ["Matt Bolf"](#)
Cc: ["David Bolf"](#); ["Chad Katzenberger"](#)
Subject: RE: Water Modeling Contract Proposal
Date: Friday, November 1, 2024 3:40:00 PM
Attachments: [Consultant - Agreement for Professional Services SEH Hydraulic On Call 11-1-2024.docx](#)

Sorry, Matt. I attached the most recent version. There were a few other items that didn't get updated in the first draft either: total compensation and contract administrator.

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Chad Ronchetti
Sent: Friday, November 1, 2024 3:33 PM
To: Matt Bolf <mbolf@sehinc.com>
Cc: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: RE: Water Modeling Contract Proposal

Matt,

Attached is a markup accommodating the changes we are willing to make. I've tracked those changes for your convenience. Please accept the changes, sign and return.

If we can get this back before Monday 12-noon, we can get it executed by the Mayor on Monday.

Thanks,

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218-729-3600



From: Matt Bolf <mbolf@sehinc.com>
Sent: Monday, October 28, 2024 4:02 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: RE: Water Modeling Contract Proposal

Chad,

We have not negotiated this change in the past with a signed agreement. That being said, if I look back several years our Hermantown contracts had 2 statements in this section that have been removed. They included:

- *The City shall have the sole and exclusive right, title and interest, including all rights to ownership of all Project Materials upon completion of the work and payment in full all monies due to the Engineer.*
- *Engineer shall have no liability related to the use by City of any Project Materials by City that are not in connection with the performance of services by Engineer.*

I would like to get a version of these statements added back in. Specifically the second statement will help make sure my contract is fully insurable. We don't want to be liable if the City uses our info in a manner it wasn't intended for.

Thanks,

Matt Bolf, PE (MN, WI)
Principal, Regional Practice Center Leader
Short Elliott Hendrickson, Inc.
418 W. Superior St. Suite 200 | Duluth, MN 55802-1512
218.279.3025 direct | 218.260.9551 cell
Building a Better World for All of Us ®

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Monday, October 28, 2024 3:03 PM
To: Matt Bolf <mbolf@sehinc.com>
Cc: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: Re: Water Modeling Contract Proposal

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks, Matt.

Before I go to John/Steve, do you know if you've previously negotiated a change in these terms and executed a contract under the modifications? If so, can you provide it? It will be easier to make arguments if so.

Thanks again,

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Oct 28, 2024, at 14:15, Matt Bolf <mbolf@sehinc.com> wrote:

Hi Chad R,

Congrats on your new position in Hermantown. Thanks for sending this draft PSA over. We will certainly reformat our proposal to better fit as an attachment.

It's been a few years since I reviewed the standard PSA language. In looking at this today, I would like to request a few modifications to Paragraph **12 Intellectual Property Rights** which are shown in red below. Would you be able to review this with John and Steve O and let me know if this would be acceptable or if they want to discuss?

12. Intellectual Property Rights. For the purposes of this Agreement, Project Materials means copyrights and all works developed and expressly stated to be delivered by Consultant in the performance of this Agreement, including, but not limited to, the finished product and any deliverables, including any software or data.

Project Materials do not include any materials that Consultant developed, acquired or otherwise owned or had a license to use prior to the date of this Agreement.

All Project Materials are agreed by Consultant to be "works made for hire" as defined under 17 U.S.C. §101, for which City has the sole and exclusive right, title and interest, including all rights to ownership and copyright and/or patent. ~~In addition,~~ Upon payment in full, Consultant hereby assigns all right, title and interest, including rights of ownership and copyright in the Project Materials to the City no matter what their status might be under federal law.

Upon payment in full, Consultant shall provide City with copies of all Project Materials

Upon request by Consultant, City may authorize Consultant to use specified Project Materials to evidence Consultant's progress and capability. In all such uses of Project Materials by Consultant, reference shall be made to City and the Project and that the Project

Materials are owned by City.

Consultant also acknowledges and agrees that all names and logos provided to Consultant by City for use in connection with the Project are and shall remain the sole and exclusive property of City.

Project Materials prepared by Consultant pursuant to this Agreement are not intended or represented to be suitable for reuse by the City or others on extensions of the Project or on any other Project. Any reuse of the Project Materials without written consent or adaptation by Consultant for the specific purpose intended will be at the City's sole risk and without liability or legal exposure to Consultant; and the City shall release Consultant from all claims arising from such use.

Also – please note that Section 8 Compensation will need to be updated to \$25,000 to match our proposal. This work will be billed hourly as requested by the City.

Thanks,

Matt Bolf, PE (MN, WI)
Principal, Regional Practice Center Leader
Short Elliott Hendrickson, Inc.
418 W. Superior St. Suite 200 | Duluth, MN 55802-1512
218.279.3025 direct | 218.260.9551 cell
Building a Better World for All of Us ®

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Wednesday, October 23, 2024 4:15 PM

To: Chad Katzenberger <ckatzenberger@sehinc.com>

Cc: David Bolf <david@nce-duluth.com>

Subject: RE: Water Modeling Contract Proposal

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chad K:

Sorry about the delay in getting this back to you. I've spoken with John Mulder now, and he would like to utilize our standard PSA. See attached word version for your review.

If you could please reformat your proposal to be appropriate for an attachment to our standard PSA, that would be fantastic.

Again, sorry for the delay.

-Chad

<image002.jpg>

From: David Bolf <david@nce-duluth.com>
Sent: Thursday, October 17, 2024 11:39 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Subject: FW: Water Modeling Contract Proposal

From: Chad Katzenberger <ckatzenberger@sehinc.com>
Sent: Wednesday, October 16, 2024 9:24 PM
To: David Bolf <david@nce-duluth.com>
Subject: Water Modeling Contract Proposal

Hello David, attached is the proposal/contract for the on call system modeling and planning work related to project Loon.

Please review and let me know if you have any questions, or if you would like to see any changes.

Thanks,

Chad T. Katzenberger, PE (MN,CO,SD,WI)
Senior Engineer | Water Services
SEH — Building a Better World for All of Us™
218.855.1720 direct
218.820.6169 mobile

<PSA_-_Professional_Services_Agreement_-_single_project-7722_hermantown
Model.pdf>
<Consultant - Agreement for Professional Services SEH Hydraulic On Call.docx>

From: [Matt Bolf](#)
To: [Chad Ronchetti](#)
Cc: [David Bolf](#); [Chad Katzenberger](#)
Subject: RE: Water Modeling Contract Proposal
Date: Monday, October 28, 2024 4:01:43 PM

Chad,

We have not negotiated this change in the past with a signed agreement. That being said, if I look back several years our Hermantown contracts had 2 statements in this section that have been removed. They included:

- *The City shall have the sole and exclusive right, title and interest, including all rights to ownership of all Project Materials upon completion of the work and payment in full all monies due to the Engineer.*
- *Engineer shall have no liability related to the use by City of any Project Materials by City that are not in connection with the performance of services by Engineer.*

I would like to get a version of these statements added back in. Specifically the second statement will help make sure my contract is fully insurable. We don't want to be liable if the City uses our info in a manner it wasn't intended for.

Thanks,

Matt Bolf, PE (MN, WI)
Principal, Regional Practice Center Leader
Short Elliott Hendrickson, Inc.
418 W. Superior St. Suite 200 | Duluth, MN 55802-1512
218.279.3025 direct | 218.260.9551 cell
Building a Better World for All of Us ®

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Monday, October 28, 2024 3:03 PM
To: Matt Bolf <mbolf@sehinc.com>
Cc: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: Re: Water Modeling Contract Proposal

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks, Matt.

Before I go to John/Steve, do you know if you've previously negotiated a change in these terms and executed a contract under the modifications? If so, can you provide it? It will be easier to make arguments if so.

Thanks again,

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Oct 28, 2024, at 14:15, Matt Bolf <mbolf@sehinc.com> wrote:

Hi Chad R,

Congrats on your new position in Hermantown. Thanks for sending this draft PSA over. We will certainly reformat our proposal to better fit as an attachment.

It's been a few years since I reviewed the standard PSA language. In looking at this today, I would like to request a few modifications to Paragraph **12 Intellectual Property Rights** which are shown in red below. Would you be able to review this with John and Steve O and let me know if this would be acceptable or if they want to discuss?

12. Intellectual Property Rights. For the purposes of this Agreement, Project Materials means copyrights and all works developed and expressly stated to be delivered by Consultant in the performance of this Agreement, including, but not limited to, the finished product and any deliverables, including any software or data.

Project Materials do not include any materials that Consultant developed, acquired or otherwise owned or had a license to use prior to the date of this Agreement.

All Project Materials are agreed by Consultant to be "works made for hire" as defined under 17 U.S.C. §101, for which City has the sole and exclusive right, title and interest, including all rights to ownership and copyright and/or patent. ~~In addition,~~ Upon payment in full, Consultant hereby assigns all right, title and interest, including rights of ownership and copyright in the Project Materials to the City no matter what their status might be under federal law.

Upon payment in full, Consultant shall provide City with copies of all Project Materials

Upon request by Consultant, City may authorize Consultant to use specified Project Materials to evidence Consultant's progress and capability. In all such uses of Project Materials by Consultant, reference shall be made to City and the Project and that the Project Materials are owned by City.

Consultant also acknowledges and agrees that all names and logos provided to Consultant by City for use in connection with the Project are and shall remain the sole and exclusive property of City.

Project Materials prepared by Consultant pursuant to this Agreement are not intended or represented to be suitable for reuse by the City or others on extensions of the Project or on any other Project. Any reuse of the Project Materials without written consent or adaptation by Consultant for the specific purpose intended will be at the City's sole risk and without liability or legal exposure to Consultant; and the City shall release Consultant from all claims arising from such use.

Also – please note that Section 8 Compensation will need to be updated to \$25,000 to match our proposal. This work will be billed hourly as requested by the City.

Thanks,

Matt Bolf, PE (MN, WI)
Principal, Regional Practice Center Leader
Short Elliott Hendrickson, Inc.
418 W. Superior St. Suite 200 | Duluth, MN 55802-1512
218.279.3025 direct | 218.260.9551 cell
Building a Better World for All of Us ®

From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Wednesday, October 23, 2024 4:15 PM

To: Chad Katzenberger <ckatzenberger@sehinc.com>

Cc: David Bolf <david@nce-duluth.com>

Subject: RE: Water Modeling Contract Proposal

Caution: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chad K:

Sorry about the delay in getting this back to you. I've spoken with John Mulder now, and he would like to utilize our standard PSA. See attached word version for your review.

If you could please reformat your proposal to be appropriate for an attachment to our standard PSA, that would be fantastic.

Again, sorry for the delay.

-Chad

<image002.jpg>

From: David Bolf <david@nce-duluth.com>

Sent: Thursday, October 17, 2024 11:39 AM

To: Chad Ronchetti <cronchetti@hermantownmn.com>

Subject: FW: Water Modeling Contract Proposal

From: Chad Katzenberger <ckatzenberger@sehinc.com>

Sent: Wednesday, October 16, 2024 9:24 PM

To: David Bolf <david@nce-duluth.com>

Subject: Water Modeling Contract Proposal