

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: [David Bolf](#)
To: [Chad Ronchetti](#)
Subject: RE: Water Modeling Contract Proposal
Date: Monday, October 28, 2024 3:30:14 PM

Chad I have a problem with the last statement. The COH and its consultants will use this data for future improvements. This work will be the basis for the implementation of the capital improvement plan.

Bolf

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

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Thanks, Matt.

Before I go to John/Steve, do you know if you've previously negotiated a change in these terms and executed a contact 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:

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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>
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From: [Chad Ronchetti](#)
To: [Matt Bolf](#)
Cc: [David Bolf](#); [Chad Katzenberger](#)
Subject: RE: Water Modeling Contract Proposal
Date: Friday, November 1, 2024 3:32:00 PM
Attachments: [Consultant - Agreement for Professional Services SEH Hydraulic On Call 11-1-2024.docx](#)

Matt,

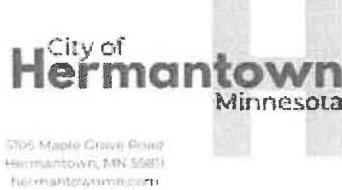
Attached is a markup accommodating the changes we are willing to make. I've tracked those changes for your convenience. Please accept the changes, sign and return.

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

Thanks,

-Chad

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



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From: [Chad Ronchetti](#)
To: [David Bolf](#)
Subject: RE: Water Modeling Contract Proposal
Date: Monday, October 28, 2024 3:42:00 PM

Thanks, David. I agree with you. I had not reviewed them prior to sending my response.

-Chad

Chad Ronchetti

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



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<<Consultant - Agreement for Professional Services SEH Hydraulic On Call.docx>>

From: CH-John Mulder
To: Chad Ronchetti
Subject: RE: Water Modeling Contract Proposal
Date: Wednesday, October 23, 2024 2:40:59 PM

Chad

My preferences:

1. We use our standard consulting contract – SEH should be pretty familiar with this
2. You can administer this contract -

John Mulder
City Administrator

City of Hermantown

Working together to serve and build our community.

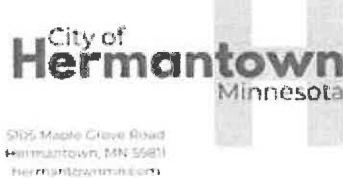
Hermantownmn.com - 218.729.3600

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Thursday, October 17, 2024 11:41 AM
To: CH-John Mulder <jmulder@hermantownmn.com>
Subject: FW: Water Modeling Contract Proposal

Let me know how you'd like me to handle this. I assume we are not signing their PSA and would want them to sign ours. Other than that, would you like me to administer this or would you like to?

-Chad

Chad Ronchetti
Economic Development Director
cronchetti@hermantownmn.com
office: 218.729.3600



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Cc: [David Bolf](#)
Subject: RE: Water Modeling Contract Proposal
Date: Wednesday, October 23, 2024 4:15:00 PM
Attachments: [PSA - Professional Services Agreement - single project-7722 hermantown Model.pdf](#)
[Consultant - Agreement for Professional Services SEH Hydraulic On Call.docx](#)

Chad K:

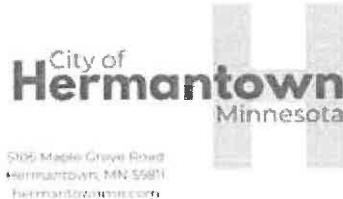
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From: [Chad Ronchetti](#)
To: [Chad Katzenberger](#); [Matt Bolf](#)
Cc: [David Bolf](#)
Subject: RE: Water Modeling Contract Proposal
Date: Tuesday, November 19, 2024 10:57:00 AM
Attachments: [SEH Water Model Agreement Executed.pdf](#)

All,

Attached is a fully executed version of the contract for hydraulic water modeling and planning.

Please send me any invoices for the work already completed.

-Chad

Chad Ronchetti

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



5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Chad Katzenberger <ckatzenberger@sehinc.com>
Sent: Monday, November 4, 2024 9:07 AM
To: Matt Bolf <mbolf@sehinc.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: Water Modeling Contract Proposal

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

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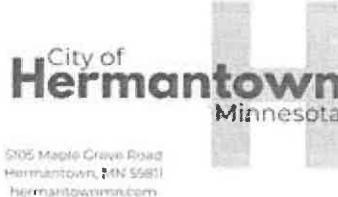
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Sorry, Matt. I attached the most recent version. There were a few other items that didn't get updated in the first draft either: total compensation and contract administrator.

-Chad

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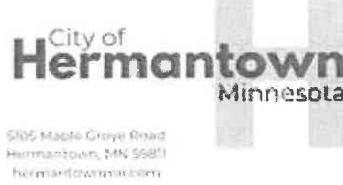
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Cc: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>

Subject: Re: Water Modeling Contract Proposal

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Thanks, Matt.

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

Thanks again,

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City of Hermantown

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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 ®

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

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To: [Chad Katzenberger](#)
Cc: [Matt Bolf](#); [David Bolf](#)
Subject: Re: Water Modeling Contract Proposal
Date: Monday, November 4, 2024 9:10:49 AM
Attachments: [103d8562-6fff-407e-a41c-50e396245c45.png](#)

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The Loon team needs the following info:

- Static Pressure
- Residual Pressure and Flow
- Location/Elevation of Hydrant
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From: Chad Katzenberger
 To: Chad Ronchetti
 Cc: Matt Belf; Chad Belf; Heather Schumacher
 Subject: RE: Water Modeling Contract Proposal
 Date: Monday, November 4, 2024 9:21:32 AM
 Attachments: [image001.jpg](#) [image002.jpg](#) [image003.jpg](#)

Hi Chad, yes

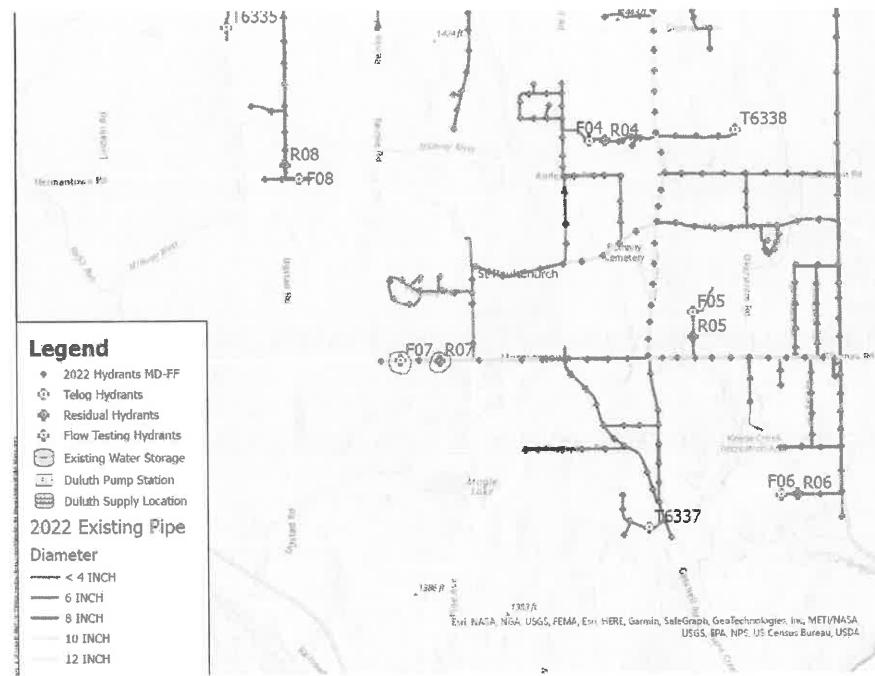
For the model construction/calibration field testing, we were very close to that one (on hydrant to the east) labeled F07

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 GAUGE RESULTS			MODEL RESULTS			CALIBRATION	
				Size	Flow (gpm)	Location	Static (psi)	Residual (psi)	Location	Comments	Static (psi)	Residual (psi)	Diff (psi)	DH (psi)
F01	R01	8/15/2022	9:42 AM	2.5	60	Acres from Chenoa	71	64	Pump Station		71	67	4	-1
F01.2	R01.2	8/15/2022	10:12 AM	2.5	50	Acres from Chenoa	71	66	Pump Station	Object to 61 and recovered to 62 in R01 hydrant (dropped to 62 from recovered to 66)	71	67	0	-2
F02	R02	8/15/2022	10:24 AM	2.5	45	Acres from W.W.	74	56	Field Farm	Hydrant 53.5' drop up to 55 (recovered to 56)	74	60	0	-4
F02.2	R03	8/15/2022	11:02 AM	2.5	36	West of Lightning Dr.	81	45	Park in North Banking	Drop to 45 then recover to 52 (fluctuating ~2)	81	47	0	-10
F04	R04	8/15/2022	11:42 AM	2.6	42	4802 Graystone Rd.	54	41	West of Graystone Rd	Residual dropped to 54 before getting back up to 53 (2g)	54	47	3	-9
F05	R05	8/15/2022	12:30 PM	2.5	35	3149 Linn Rd	100	54	North of Linn Rd	Residual dropped to 54 before recovering to 72 (2g)	100	53	0	-17
F06	R06	8/15/2022	12:30 PM	2.5	19	4764 May Lane Dr	55	29	West of May Lane Drive	Residual was jumping + 2 & fluctuated over to 21 and stabilized at 29	55	29	0	-2
F07	R07	8/15/2022	1:16 PM	2.6	60	8176 Morris Road	32	51	More Morris Road Between Birch & Larchwood		54	57	3	-1
F08	R08	8/15/2022	1:32 PM	2.9	30	East of Uptown Rd & Hermentown Rd	55	52	3017 Uptown Rd	Had a loss of 52 went up nearly to 60 (fluctuating fluctuating in Chenoa while at 61)	55	52	0	-3
F09	R09	8/15/2022	1:53 PM	2.8	35	South Jackson Dr	67	58	3205 Mayberry Dr.		67	55	0	-2
F10	R10	8/15/2022	2:09 PM	2.0	30	South end of Hermentown Rd	60	44	4278 Woodwood Rd		60	44	0	-6
F11	R11	8/15/2022	3:04 PM	2.0	28	End of Factory Circle	43	31	Faxon Driv		43	31	0	-2
F12	R12	8/15/2022	3:04 PM	2.6	31	North of Linn Rd & Highway 19A	45	31	Class Lane		45	32	1	-1

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

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To: [Chad Ronchetti](#); [Chad Katzenberger](#)
Cc: [Heather Schumacher](#)
Subject: RE: Water System Modeling Assumptions
Date: Tuesday, October 15, 2024 4:56:40 PM

Chad/Heather

My quick estimate of services on Morris Thomas, Arrowhead and Midway Roads total 130 existing home/businesses. So 130(3persons)(100 gpd) = 39,000 gpd. Then add 60 vacant lots for future flow = 60(3)(1000 = 18,000 gpd.

In discussion with the city of duluth, they could easily commit to another 600,000 gpd to the city of Hermantown. Beyond that COD would need to model their system with our demand to dial in an exact amount.

Bolf

From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Monday, October 14, 2024 6:54 PM
To: Chad Katzenberger <ckatzenberger@sehinc.com>
Cc: David Bolf <david@nce-duluth.com>; Heather Schumacher <hschumacher@sehinc.com>
Subject: Re: Water System Modeling Assumptions

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,

I'll let David answer 2 & 3, but I've reached out (again) to the Project Loon team for answers to #1.

Chad Ronchetti, Economic Development Director

City of Hermantown

Working together to serve and build our community.

Sent from mobile

On Oct 14, 2024, at 15:48, Chad Katzenberger <ckatzenberger@sehinc.com> wrote:

Hi David & Chad

Heather is working on some of the initial modeling, wondering if you guys have any additional information on these items from our discussion on Friday:

1. Project Loon Water Use Data:

1. Typical daily demand expected
2. Typical hourly use (what time of day does water get used, and how much etc)
3. Peak demand – what is expected for total demand on a peak day, and how often would it occur.
4. Total annual water use expected.

2. Future Hermantown water system: Estimated # of added water users along the proposed pipeline routes that would server project loon
3. Information from Duluth in regard to maximum draws available for from the Current and future connections with Duluth. (Max from each individual connection, and combined flow available when drawing from both connections)

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: [Chad Ronchetti](#)
To: [Chad Katzenberger](#)
Cc: [David Bolf](#); [Heather Schumacher](#)
Subject: Re: Water System Modeling Assumptions
Date: Monday, October 14, 2024 6:54:00 PM

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From: [Chad Ronchetti](#)
To: [David Bolf](#); [Chad Katzenberger](#)
Subject: RE: Water/Sewer Extensions - Project Loon Meeting
Date: Monday, October 28, 2024 9:22:00 AM

Chad & David,

We just received the final agenda for the Loon meeting on Wednesday, below. I'd like to include the information in the presentation:

1. Water
 - a. Commissioned water study
 - b. Supply
 - c. Treatment
 - d. Conveyance
 - e. Rates
 - f. Flow & pressure testing
 - g. Water quality sampling
 - h. Water supply risk
 - i. Next steps
2. Wastewater
 - a. Study
 - b. Discharge
 - c. Treatment
 - d. Conveyance
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 - g. Next steps

I think most of the information I requested in my previous email is still pertinent, but correct me if you disagree.

Please confirm if you will be able to get me this in time to include in the slide deck.

Thanks,

-Chad

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

City of
Hermantown
Minnesota

505 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Chad Ronchetti
Sent: Thursday, October 24, 2024 2:17 PM
To: David Bolf <david@nce-duluth.com>; Chad Katzenberger <ckatzenberger@sehinc.com>
Subject: Water/Sewer Extensions - Project Loon Meeting

David & Chad,

I am preparing a presentation for the Project Loon meeting on 10/30. The Loon team is asking for us to speak to water/sewer extensions. I'd like to include all the pertinent information in the slide deck. I think I've maybe included most of them, but I'm just learning this stuff, so feel free to add:

- 1.** To achieve domestic and fire flow
 - a.** Infrastructure Required
 - i. Total lineal feet of extension needed
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 - iii. Number of PRVs required
 - iv. Lift stations required
 - b.** Achievable GPD without Duluth facility upgrades
 - i. Max capacity condition
 - ii. Achievable pressure
 - c.** Anticipated extension construction schedule
 - d.** Anticipated cost (round up) broken down by soft and hard costs

I would also like to have a map on hand to review with the team.

If you could please get me this information, along with anything else you think is pertinent by 1pm Monday, Oct. 28th?

-Chad

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

City of
Hermantown
Minnesota

6105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: [David Bolf](#)
To: [Chad Ronchetti](#)
Subject: RE: Water/Sewer Extensions - Project Loon Meeting
Date: Monday, October 28, 2024 9:47:49 AM
Attachments: [Hermantown Water Model Construction Summary Report - 2023.01.03.pdf](#)

we can share this now or at meeting

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Chad Ronchetti

Economic Development Director
ronchetti@hermantownmn.com
Office: 218-729-3600



205 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: [David Bolf](#)
To: [Chad Ronchetti](#)
Subject: RE: Water/Sewer Extensions - Project Loon Meeting
Date: Monday, October 28, 2024 11:27:21 AM
Attachments: [Copy of Project Loon_Water Infrastructure Schedule.xlsx](#)

I filled in the blanks.

Best guess at this point. And the timeline starts when we have a signed DA!!

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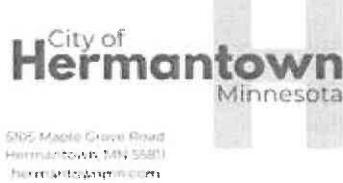
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Chad Ronchetti

Economic Development Director

cronchetti@hermantownmn.com

office: 218-729-7600



5105 Maple Grove Road
Hermantown, MN 55811

hermantownmn.com

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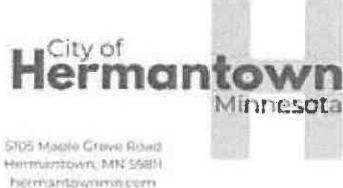
From: [Chad Ronchetti](#)
To: CH-Joe Wicklund; CH-John Mulder
Subject: RE: Weekly Development Briefing
Date: Thursday, October 31, 2024 11:48:00 AM
Attachments: [11-1-2024 Weekly Development Happenings.doc](#)

Attached is the agenda for tomorrow's development happenings meeting.

I may need to bring my daughter to the Doc in the AM, which would result in a push to 10am, if acceptable. I'll know more by later today.

-Chad

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



-----Original Appointment-----

From: Chad Ronchetti
Sent: Thursday, October 3, 2024 2:32 PM
To: Chad Ronchetti; CH-Joe Wicklund; CH-John Mulder
Subject: Weekly Development Briefing
When: Friday, November 1, 2024 8:30 AM-9:30 AM (UTC-06:00) Central Time (US & Canada).
Where: Small Conference Room (aka - Chad's Conference Room); Small Conference Room

Agenda:

1. Project Updates
2. HEDA/Council Actions
3. Next Steps

From: [Chris Bates](#)
To: [Brandon Kohlts](#); [Chad Ronchetti](#)
Cc: [David Bolf](#)
Subject: RE: WLSSD/Project Loon Team
Date: Friday, October 25, 2024 10:30:25 AM
Sensitivity: Private

Thanks Brandon. Will get the full executed version over to you when I have it.

Will it be yourself + David from your team attending the meeting next week?

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: Brandon Kohlts <Brandon.Kohlts@wlssd.com>
Sent: Friday, October 25, 2024 10:28 AM
To: Chris Bates <Chris.Bates@mortenson.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: WLSSD/Project Loon Team
Sensitivity: Private

Thank you Chris – see attached signed NDA.

Brandon

Brandon Kohlts
Director of Planning & Technical Services



Western Lake Superior Sanitary District
2626 Courtland Street, Duluth, MN 55806

d: 218.740.4798
c: 218.260.1262
m: 218.722.3336
e: brandon.kohlts@wlssd.com

From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Friday, October 25, 2024 9:28 AM
To: Brandon Kohlts <Brandon.Kohlts@wlssd.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: WLSSD/Project Loon Team
Sensitivity: Private

CAUTION: This email originated from outside of WLSSD. **DO NOT CLICK LINKS OR OPEN ATTACHMENTS** unless you recognize and/or trust the sender. Contact MIS with questions or concerns.

Good Morning Brandon,

Ahead of our meeting next week – below are some of the topics that we would like to discuss together. Please let me know of any questions on the NDA or anything else ahead of next week.

- Discharge
- Treatment
- Conveyance
- Rates & Fees
- Wastewater Metering

Thank you,
Chris

Chris Bates, Development Manager
Mortenson Development, Inc.
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From: Brandon Kohlts <Brandon.Kohlts@wlssd.com>
Sent: Wednesday, October 23, 2024 2:13 PM
To: Chris Bates <Chris.Bates@mortenson.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: WLSSD/Project Loon Team
Sensitivity: Private

Thank you – we will review this and get it back to you.

Brandon

Brandon Kohlts
Director of Planning & Technical Services



Western Lake Superior Sanitary District
2626 Courtland Street, Duluth, MN 55806
d: 218.740.4798
c: 218.260.1262
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e: brandon.kohlts@wlssd.com

From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Wednesday, October 23, 2024 1:38 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>; Brandon Kohlts <Brandon.Kohlts@wlssd.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: WLSSD/Project Loon Team
Sensitivity: Private

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.....
Chad,

Thanks for the introduction and appreciate the WLSSD team's availability on 10/30.

Please see attached the NDA we ask you to sign before we discuss the project further.

Let me know if you have any questions – thank you.

Chris

Chris Bates, Development Manager

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Thanks for making time for the meetings. Our meeting on the 30th with the Loon team will be at the Alltec HQ at 30 W Superior St.

-Chad

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



5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: [Brandon Kohlts](#)
To: [Chris Bates](#); [Chad Ronchetti](#)
Cc: [David Bolf](#)
Subject: RE: WLSSD/Project Loon Team
Date: Friday, October 25, 2024 10:27:42 AM
Attachments: [20241025102608817.pdf](#)
Sensitivity: Private

Thank you Chris – see attached signed NDA.

Brandon

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Director of Planning & Technical Services



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hermantownmn.com

From: [Chris Bates](#)
To: [Brandon Kohlts](#); [Chad Ronchetti](#)
Cc: [David Bolf](#)
Subject: RE: WLSSD/Project Loon Team
Date: Friday, October 25, 2024 9:27:53 AM
Sensitivity: Private

Good Morning Brandon,

Ahead of our meeting next week – below are some of the topics that we would like to discuss together. Please let me know of any questions on the NDA or anything else ahead of next week.

- Discharge
- Treatment
- Conveyance
- Rates & Fees
- Wastewater Metering

Thank you,
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: Brandon Kohlts <Brandon.Kohlts@wlssd.com>
Sent: Wednesday, October 23, 2024 2:13 PM
To: Chris Bates <Chris.Bates@mortenson.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: WLSSD/Project Loon Team
Sensitivity: Private

Thank you – we will review this and get it back to you.

Brandon

Brandon Kohlts

Director of Planning & Technical Services



Western Lake Superior Sanitary District
2626 Courtland Street, Duluth, MN 55806
d: 218.740.4798
c: 218.260.1262
m: 218.722.3336
e: brandon.kohlts@wlssd.com

From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Wednesday, October 23, 2024 1:38 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>; Brandon Kohlts <Brandon.Kohlts@wlssd.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: WLSSD/Project Loon Team
Sensitivity: Private

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Chad,

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From: Chad Ronchetti <cronchetti@hermantownmn.com>

Sent: Wednesday, October 23, 2024 11:28 AM

To: Brandon Kohlts <Brandon.Kohlts@wlssd.com>; Chris Bates <Chris.Bates@mortenson.com>

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

Subject: WLSSD/Project Loon Team

Sensitivity: Private

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-Chad

Chad Ronchetti

Economic Development Director

cronchetti@hermantownmn.com

office: 218-729-3600

City of
Hermantown
Minnesota

9105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

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Chad Ronchetti

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



995 Maple Grove Road
Hermantown, MN 55831
Hermantownmn.com

From: [Chris Bates](#)
To: [Chad Ronchetti](#); [Brandon Kohlts](#)
Cc: [David Bolf](#)
Subject: RE: WLSSD/Project Loon Team
Date: Wednesday, October 23, 2024 1:38:00 PM
Attachments: [20241023 - Project Loon NDA - WLSSD.docx.pdf](#)
Sensitivity: Private

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Chris Bates, Development Manager

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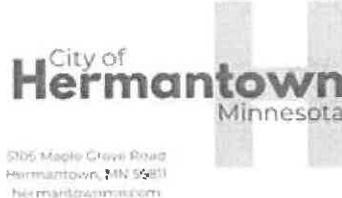
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-Chad

Chad Ronchetti

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



205 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: [Brandon Kohlts](#)
To: [Chris Bates](#); [Chad Ronchetti](#)
Cc: [David Bolf](#)
Subject: RE: WLSSD/Project Loon Team
Date: Friday, October 25, 2024 3:22:24 PM
Sensitivity: Private

From the WLSSD team including myself attending will be:

Marianne Bohren – Executive Director
Carrie Clement – Assistant Director
Nathan Hartman – Engineering Manager

Thanks
Brandon

Brandon Kohlts
Director of Planning & Technical Services

From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Friday, October 25, 2024 10:30 AM
To: Brandon Kohlts <Brandon.Kohlts@wlssd.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>
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Will it be yourself + David from your team attending the meeting next week?

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Sensitivity: Private

Thank you Chris – see attached signed NDA.

Brandon

Brandon Kohlts
Director of Planning & Technical Services



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d: 218.740.4798
c: 218.260.1262
m: 218.722.3336
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- Conveyance
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-Chad

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



From: [Chad Ronchetti](#)
To: [Chris Bates](#)
Cc: [David Bolf](#); [Brandon Kohlts](#)
Subject: RE: WLSSD/Project Loon Team
Date: Friday, October 25, 2024 3:26:00 PM
Sensitivity: Private

Chris,

David Bolf and I would like to attend from the City of Hermantown as well.

-Chad

Chad Ronchetti

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



From: Brandon Kohlts <Brandon.Kohlts@wlssd.com>
Sent: Friday, October 25, 2024 3:22 PM
To: Chris Bates <Chris.Bates@mortenson.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: WLSSD/Project Loon Team
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Marianne Bohren – Executive Director
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Nathan Hartman – Engineering Manager

Thanks
Brandon

Brandon Kohlts
Director of Planning & Technical Services

From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Friday, October 25, 2024 10:30 AM
To: Brandon Kohlts <Brandon.Kohlts@wlssd.com>; Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: David Bolf <david@nce-duluth.com>
Subject: RE: WLSSD/Project Loon Team

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Minneapolis, MN 55422

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Thank you Chris – see attached signed NDA.

Brandon

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2626 Courtland Street, Duluth, MN 55806
d: 218.740.4798
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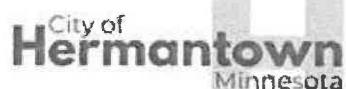
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cronchetti@hermantownmn.com
office: 218.729.3600



6105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: [Chad Ronchetti](#)
To: [Chris Bates](#)
Cc: [Dan Lessor](#)
Subject: RE: Zoning Language
Date: Thursday, December 5, 2024 3:04:00 PM

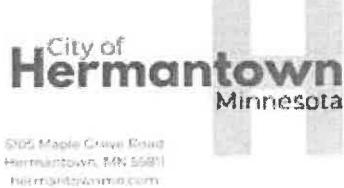
Hey Chris,

Given the mid-January timeline, CoH should start talking with our RGU review consultant on the AUAR. Would you like me to send them an NDA for execution so we can speak freely with them? We typically use Braun Intertec.

Also, had some thoughts on the AUAR. Most of my thoughts I'm sure you and the Loon team thought of a long time ago, but I'd love to chat them out. Call when you get a sec.

-Chad

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



5105 Maple Grove Road
Hermantown, MN 55811
hermantownmn.com

From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Wednesday, December 4, 2024 9:59 AM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>
Subject: RE: Zoning Language

Morning Chad,

Hope you're feeling better today! Anticipated AUAR submittal to the city is mid-January.

Working through the reimbursement agreement draft/redlines and should be able to share shortly.

Chris Bates, Development Manager
Mortenson Development, Inc.
700 Meadow Lane North
Minneapolis, MN 55422

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Mobile: 612.232.6386

chris.bates@mortenson.com
www.mortenson.com/Development



From: Chad Ronchetti <cronchetti@hermantownmn.com>
Sent: Tuesday, December 3, 2024 3:04 PM
To: Chris Bates <Chris.Bates@mortenson.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>
Subject: RE: Zoning Language

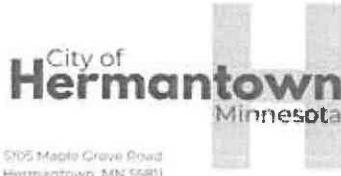
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Received. Will discuss internally. Thanks!

-Chad

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



5105 Maple Grove Road
Hermantown, MN 55881
hermantownmn.com

From: Chris Bates <Chris.Bates@mortenson.com>
Sent: Tuesday, December 3, 2024 12:25 PM
To: Chad Ronchetti <cronchetti@hermantownmn.com>
Cc: Dan Lessor <Dan.Lessor@mortenson.com>
Subject: Zoning Language

Chad,

Please see attached zoning language as discussed. Will get back to you on the AUAR timing. Please let me know of any questions.

Chris Bates, Development Manager
Mortenson Development, Inc.
700 Meadow Lane North
Minneapolis, MN 55422

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Mobile: 612.232.6386

chris.bates@mortenson.com

www.mortenson.com/Development



CH-Chad Ronchetti

From: Chad Ronchetti
Sent: Wednesday, October 2, 2024 10:01 PM
To: Wurde man, Brian
Subject: Tentative: Project Loon - Sewer and Water Availability RFI

From: [Chris Bates](#)
To: [Chad Ronchetti](#)
Cc: [brian.wurdeeman](#); [brent.nasset](#); [Sieh, Trisha](#)
Subject: Water & Wastewater RFI's
Date: Friday, September 6, 2024 2:58:37 PM
Attachments: [Project Loon \(Arrowhead\) - Water RFI.docx](#)
[Project Loon \(Arrowhead\) Wastewater RFI.docx](#)

Chad,

Thanks for your time this afternoon – hope you're on your way to the boat.

Please see attached for the water & wastewater RFI's.

Will follow-up next week on the job creation / investment items.

Chris Bates, Senior Development Analyst
Mortenson Development, Inc.
700 Meadow Lane North
Minneapolis, MN 55422

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Mobile: 612.232.6386
chris.bates@mortenson.com
www.mortenson.com/Development



From: [Chad Ronchetti](#)
To: hsmith@duluthmn.gov
Cc: thobbs@duluthmn.gov
Subject: Water Capacity Questions
Date: Friday, September 13, 2024 4:19:00 PM

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
ronchetti@hermantownmn.com
office: 218-729-3600



From: [Chad Katzenberger](#)
To: [David Bolf](#)
Cc: [Chad Ronchetti](#); [Heather Schumacher](#)
Subject: Water System Modeling Assumptions
Date: Monday, October 14, 2024 3:48:38 PM

Hi David & Chad

Heather is working on some of the initial modeling, wondering if you guys have any additional information on these items from our discussion on Friday:

1. Project Loon Water Use Data:
 - a. Typical daily demand expected
 - b. Typical hourly use (what time of day does water get used, and how much etc)
 - c. Peak demand – what is expected for total demand on a peak day, and how often would it occur.
 - d. Total annual water use expected.
2. Future Hermantown water system: Estimated # of added water users along the proposed pipeline routes that would server project loon
3. Information from Duluth in regard to maximum draws available for from the Current and future connections with Duluth. (Max from each individual connection, and combined flow available when drawing from both connections)

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: [Chad Ronchetti](#)
To: [David Bolf](#); [Chad Katzenberger](#)
Subject: Water/Sewer Extensions - Project Loon Meeting
Date: Thursday, October 24, 2024 2:16:00 PM

David & Chad,

I am preparing a presentation for the Project Loon meeting on 10/30. The Loon team is asking for us to speak to water/sewer extensions. I'd like to include all the pertinent information in the slide deck. I think I've maybe included most of them, but I'm just learning this stuff, so feel free to add:

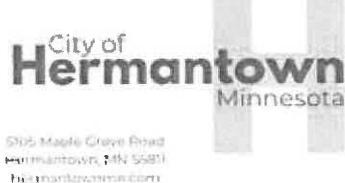
1. To achieve domestic and fire flow
 - a. Infrastructure Required
 - i. Total lineal feet of extension needed
 - ii. Number of water towers required
 - iii. Number of PRVs required
 - iv. Lift stations required
 - b. Achievable GPD without Duluth facility upgrades
 - i. Max capacity condition
 - ii. Achievable pressure
 - c. Anticipated extension construction schedule
 - d. Anticipated cost (round up) broken down by soft and hard costs

I would also like to have a map on hand to review with the team.

If you could please get me this information, along with anything else you think is pertinent by 1pm Monday, Oct. 28th?

-Chad

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Economic Development Director
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From: [CH-Eric Johnson](#)
To: [Chad Ronchetti](#)
Subject: Wetland Process - Project Loon
Date: Thursday, October 17, 2024 3:16:58 PM

It is my understanding that the wetlands on the Project Loon site are currently being delineated. Here is the process for wetland review and approval:

- Wetland delineated and application for review of delineation is submitted along with application fee of \$200.00
- If impacts are identified on the application, they can be reviewed as part of delineation review – fee is the \$250.00 vs. \$200.00
- Wetland impacts can be reviewed after the delineation but will require separate submission. This can be done any time during the year
- Upon receipt of complete application to City, staff issues a Notice of Application (NOA) and schedules a Technical Evaluation Panel (TEP) meeting
- Applications can be received up until day of scheduled delineations (4th Monday of each month). Next TEP meeting is scheduled for October 28
- After 15 business days and TEP review, a Notice of Decision (NOD) is issued
- Projects with wetland impacts under 10,890 SF fall under deminimus exemption
- Projects over 10,890 SF but less than 21,780 SF are still reviewed and approved by TEP, but Corps of Engineers has greater input in review
- Projects over 21,780 SF fall into an individual permit which is administrated by the Corps of Engineers
- Projects which impact over 10,890 SF of wetland are required to purchase wetland credits for the full amount of impacts

Thanks

Eric

Eric Johnson
Community Development Director

City of Hermantown

Working together to serve and build our community.

Hermantownmn.com [hermantownmn.com] - 218.729.3618
Eric.johnson@hermantownmn.com

From: [Chad Ronchetti](#)
To: [Brandon Kohls](#); [Chris Bates](#)
Cc: [David Bolf](#)
Subject: WLSSD/Project Loon Team
Date: Wednesday, October 23, 2024 11:27:00 AM
Sensitivity: Private

Brandon,

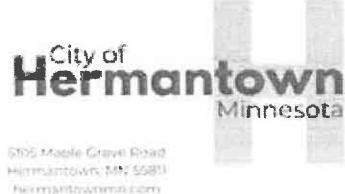
I figured I'd connect you directly with the Chris Bates. He is the Project Loon contact with the development lead at Mortenson.

Ahead of our meeting on 10/30, Loon would like to have WLSSD in an NDA. The City of Hermantown is under one now. You two can coordinate details there.

Thanks for making time for the meetings. Our meeting on the 30th with the Loon team will be at the Alltec HQ at 30 W Superior St.

-Chad

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