

Mission: To protect and enhance the quality of water in the lakes within its jurisdiction...ensure wise decisions are made concerning the management and related land resources which impact these lakes.

PELICAN RIVER WATERSHED DISTRICT

MEETING ANNOUNCEMENT

Regular MONTHLY MANAGERS' MEETING Thursday, May 21, 2020

5:00 PM - TELEPHONE CONFERENCE

WATERSHED DISTRICT OFFICE
Wells Fargo Bank, 2nd Floor Conference Room
211 Holmes Street West, Detroit Lakes, MN
(218) 846-0436 www.prwd.org

Due to the COVID-19 pandemic, Governor Walz under Minn. Stat. § Chapter 12 – Emergency Management declared a peacetime emergency on March 13, 2020. On March 19th, the Wells-Fargo Building was closed to the public and will remain closed until further notice. The District has determined an in-person meeting is not practical or prudent because of the health pandemic. The Regular Managers' Meeting on May 21, 2020 will be held by electronic means as outlined in Minn. Stat.§13D.021. Please check the website for further information at www.prwd.org (preferred) or at 218-846-0436.

AGENDA

5:00 PM	 Call To Order Oath of Office – Ginny Imholte & Chris Jasken Approval of Agenda and Consent Agenda (Administrator's Report; Secretary's Report – April 16, 2020 Regular Meeting Minutes, Rules/Permitting Report; Ditch Inspector's Report)
5:10 PM	Committees Reports a. Personnel, RMP/Rules, Citizen Advisory
5:20 PM	5. Old Business a. Rice Lake Update
5:50 PM 6:00 PM	 6. Treasurer's Report a. Approve May 2020 Bills b. Approve Fund transfer c. Review January-April 2020 Revenue & Expenses – to be filed and subject to audit. 7. New Business
0.001	a. One Watershed, One Plan – Ben Underhill
6:45 PM	8. Public Forum (5 minutes)
6:50 PM	9. Attorney's Report10. Engineer's Report11. Pulled Consent Agenda Items
7:00 PM	12. Announcements
7:05 PM	13. Meeting Adjournment (action items in bold face)

Members of the public who desire to give input or testimony during the meeting may do so by emailing prwdinfo@arvig.net. Comments must be submitted by 12pm on Thursday, May 21, 2020. Comments submitted must have the agenda item in the subject line. If you wish to address the Board, send an email request to prwdinfo@arvig.net at least seven days before the scheduled meeting and include your name, company, contact information, the topic you would like to discuss, and any written materials. To Attend the Meeting via Teleconference Dial In: 646-749-3122 Access Code:454-362-533 If you need further help in getting into the meeting contact 218-846-0436 an email request to prwdinfo@arvig.net The board Meeting will run similarly to an in-person meeting. You will sign-in with your full name as we are required to keep track of who is attending the meeting, just like the sign-in sheet you would see at a physical meeting.



THE PELICAN RIVER WATERSHED DISTRICT OF BECKER AND OTTERTAIL COUNTIES

MINUTES OF THE REGULAR MONTHLY MEETING

April 16, 2020 via Teleconference

On March 13, 2020, Governor Walz declared a peacetime emergency under Minn. Stat. § Chapter 12 – Emergency Management due to the COVID-19 pandemic. The District determined an in-person meeting was not practical or prudent because of the health pandemic. The Regular Managers' Meeting was held via teleconference pursuant to Minn. Stat. §13D.021. Public notice and information for attending the teleconference were posted on the outside doors of the District's place of business, website, social media, and the monthly packet email list.

Managers Present: Kral, Okeson, Haggart, Michaelson, Deede, Jasken, Imholte

Managers Absent: None

Staff: Administrator Guetter, Moses

Consultants: Attorney Skoyles, Engineer Mackowick- Wenck Associates

Advisory Committee: None Others: Brett Arne, BWSR

The Regular Managers' meeting was called to order by President Kral at 5:02 PM.

CONSENT AGENDA.

Motion to approve the March Agenda, March Administrator's Report, Secretary's Report –March 24, 2020 Regular Minutes; April 2020 Rules/Permitting Report, and April 2020 Ditch Inspector's Report (Imholte, Michaelson); Roll Call Vote: Kral - AYE; Imholte AYE; Okeson- AYE; Michaelson- AYE; Haggart AYE; Deede- AYE Jasken- AYE, carried unanimously.

COMMITTEE REPORTS.

Personnel Committee (Haggart, Okeson, Kral) – Guetter notified the Managers her maximum accrual vacation hours will be reached and had to cancel a couple of planned winter vacations due to the State of MN COVID-19 "stay at home" directive. Guetter made a request of the Mangers to allow her to continue to accrue vacation hours above the maximum accrual during the pandemic period. Motion to approve continued vacation time accrual above the maximum amount for up to five months after the "stay at home" directive has been lifted (Imholte, Haggart). Roll Call Vote: Kral - AYE; Imholte AYE; Okeson- AYE; Michaelson- AYE; Haggart AYE; Deede- AYE Jasken- AYE, carried unanimously.

Citizen Advisory Committee - Nothing to report.

OLD BUSINESS.

- a. Rice Lake Update -The District will continue to work on the project. BWSR staff are currently reviewing different mechanisms to extend the grant agreement to 2021. The District will put the project out to bid this spring.
- b. Revised Management Plan Update. The plan was approved on March 25, 2020 by the MN Board of Soil and Water Resources and will be adopted by the District at this meeting. The Plan will be distributed to the appropriate State and Local Agencies. Hard copies of the plan will be available upon request.

TREASURER'S REPORT.

- a. Approval of April 2020 Claims and 1st Quarter 2020 Manager Per Diems and Expenses. Treasurer Michaelson presented the April 2020 bills and the 2020 1st Quarter (Jan-March) Manager per diems and expenses. Motion to approve payment of the April 2020 claims and the 2020 1st Quarter Manager Per Diems and Expenses as presented (Check #14718-14720 and EFT 1263-69 and 1274-84) in the amount of \$5, 610.45 (Michaelson, Imholte); Roll Call Vote: Kral AYE; Imholte AYE; Okeson- AYE; Michaelson- AYE; Haggart AYE; Deede- AYE; Jasken- AYE, carried unanimously (attached hereto).
- b. April Fund Transfers. Treasurer Michaelson recommended transferring \$30,000 to cover the monthly payments and expenses. Motion to transfer \$30,000 from the Bremer Bank savings account to the checking account (Michaelson, Haggart); Roll Call Vote: Kral AYE; Imholte AYE; Okeson- AYE; Michaelson- AYE; Haggart AYE; Deede- AYE; Jasken- AYE, carried unanimously.



THE PELICAN RIVER WATERSHED DISTRICT OF BECKER AND OTTERTAIL COUNTIES

MINUTES OF THE REGULAR MONTHLY MEETING

c. Financial Report. The January-March 2020 Revenues and Expenses Report was reviewed by the managers. Motion to approve the Jan-Mar 2020 Revenue & Expense Report (Michaelson, Jasken); Roll Call Vote: Kral-AYE; Imholte AYE; Okeson-AYE; Michaelson-AYE; Haggart AYE; Deede-AYE; Jasken-AYE, carried unanimously. The report will be filed for audit.

NEW BUSINESS.

- a. Resolution to Adopt the PRWD Revised Water Management Plan (2020-30). On March 25, 2020, The Minnesota Board of Water and Soil Resources approved the Pelican River Watershed District's Revised Watershed Management Plan. According to MN Statutes, Chapter 103D, 401, the Pelican River Watershed District managers must now adopt the watershed management plan which will be in effect until March 25, 2030. Motion to approve the Resolution to adopt the Pelican River Watershed District Revised 10-Year Watershed Management Plan (Kral, Haggart), attached hereto; Roll Call Vote: Kral AYE; Imholte AYE; Okeson- AYE; Michaelson- AYE; Haggart AYE; Deede- AYE; Jasken- AYE, carried unanimously (attached hereto).
- b. Building Capacity of Watershed based funding in the Red River Basin. Guetter reviewed notes from March 10, 2020 BWSR meeting regarding funding and projects. Guetter discussed reservations with how potential future state funding may be allocated to local governments for BWSR programs and local projects. In discussions with other Watershed Administrators, there is a consensus there is a lack of knowledge between staff and board members of BWSR, Watershed Districts, Soil and Water Conservation Districts and the County pertaining to operations and mission. Guetter stated there may be need for manager involvement to help demonstrate our needs and objectives. Imholte suggested we get together with SWCD's and County and review projects in an informal setting (i.e., tours).

PUBLIC FORUM. Nothing further to report.

ATTORNEY REPORT. Skoyles reported she had been working with Mortenson on a Stop Work Order for a site violation, but that it was not needed as the property owners complied with District rules.

ENGINEER REPORT. Mackowick reviewed the status of plans under review including the Holiday Inn West Parking Area, EVCO expansion, and the City of Detroit Lakes South Shore Park.

ANNOUNCEMENTS. The next regularly scheduled board meeting is Thursday, May 21, 2020 and most likely be held via teleconference.

ADJOURNMENT. Motion to adjourn the meeting at 6:21 PM, (Kral, Jasken); Roll Call Vote: Kral - AYE; Imholte AYE; Okeson- AYE; Michaelson- AYE; Haggart AYE; Deede- AYE; Jasken- AYE, carried unanimously.

	Meeting Approved:	
Respectfully Submitted,		
Janice Haggart, Secretary		

Pelican River Watershed District Claims Paid - April 2020

	Date	Num	Amount
Employee Expenses (ACH)			
*Guetter,Tera	04/20/2020	EFT1274	40.00
*Mortenson, Adam	04/20/2020	EFT1275	60.13
*Moses, Brenda	04/20/2020	EFT1276	48.25
			148.38
Vendor Expenses (ACH)			
Bremer Bank	04/15/2020	ACH	30.00
Lakes Computer, Inc.	04/20/2020	EFT1277	305.00
Wells Fargo-Office Lease	04/20/2020	EFT1278	1,299.58
Wenck Associates, Inc	04/20/2020	EFT1279	1,040.82
Xerox Corporation	04/20/2020	EFT1280	262.95
Vendor Expenses (checks)			2,938.35
Arvig	04/20/2020	14718	61.95
Bank of America	04/20/2020	14719	1,267.62
Office of MNIT Services	04/20/2020	14720	72.82
			1,402.39
1st Qtr Manager Expenses .Deede, L	04/20/2020	EFT1281	12.65
.Jasken, C.	04/20/2020	EFT1282	2.88
.Kral, D.	04/20/2020	EFT1283	11.50
.Michaelson, R.	04/20/2020	EFT1284	16.10
. Wildiaeison, IX.	04/20/2020	L1 11204	43.13
1st Qtr Manager Compensation			
.Deede, L	04/20/2020	EFT1264	207.79
.Haggart, J	04/20/2020	EFT1265	69.27
.Imholte, G	04/20/2020	EFT1266	69.26
.Jasken, C.	04/20/2020	EFT 1263	138.52
.Kral, D.	04/20/2020	EFT1267	207.79
.Michaelson, R.	04/20/2020	EFT1268	207.78
.Okeson, O.	04/20/2020	EFT1269	207.79
			1,108.20
Employee Payroll	4/2/2020	EFT 1257-59	4,357.92
Supplemental Benefits	4/3/2020	EFT 1260-62	2,276.72
Federal Withholding	4/6/2020	ACH	2,208.64
Employee Payroll	4/16/2020	EFT1270-73	4,402.24
Federal Withholding	4/21/2020	ACH	1,802.02
Employee Payroll	4/30/2020	EFT1285-88	4,468.74
Federal Withholding	4/30/2020	ACH	1,629.42
PERA	4/30/2020	ACH	3,113.82
MN Revenue	4/30/2020	ACH	956.00
MN HCSP	4/30/2020	ACH	750.00
MN DCP	4/30/2020	ACH	2,940.00
			28,905.52
	Total April Exp	enses:	\$ 34,545.97

Resolution to Adopt the Pelican River Watershed District Watershed Management Plan

WHEREAS, Minnesota Statutes, Chapter 103D, 401, requires the managers to adopt a watershed management plan for any and all of the purposes for which a watershed was established, and

WHEREAS, The watershed management plan of the district must conform closely with adopted watershed management plan guidelines of the Board of Water and Soil Resources (BWSR), and

WHEREAS, the Pelican River Watershed District submitted its watershed management plan to BWSR for approval; and

WHEREAS, the Pelican River Watershed District has been notified by the BWSR that the Pelican River Watershed District watershed management plan has been approved according to Minnesota Statutes Chapter 103D.405, and

NOW, THEREFORE, BE IT RESOLVED, that the Pelican River Watershed District Board of Managers hereby adopts and will begin implementation of its updated watershed management plan.

BE IT FURTHER RESOLVED the Pelican River Watershed Management Plan shall be in effect until March 25, 2030.

CERTIFICATION

STATE OF MINNESOTA COUNTY OF BECKER

I do hereby certify that the foregoing resolution is a true and correct copy of a resolution presented to and adopted by the Watershed District Board of Managers of the Pelican River Watershed District at a duly authorized meeting thereof held on the 16th day of April, 2020.

Mennis Kral, President

Pelican River Watershed District Administrator Monthly Report May 15, 2020 www.prwd.org

COVID-19 Infectious Disease Pandemic. The District continues to follow the COVID-19 Operations Plan approved in March. The Wells-Fargo Building continues to be closed to the public, but we continue our business operations with staff working from home and staggering on-premise shifts for conducting essential tasks (payroll, accounting, deposits, permits, file retrieval). Permit site visits are scheduled on Tuesdays and Thursdays, or by other arrangement if needed. Staff are currently updating the operations plan to provide for a phased reopening following the State of MN guidelines as well as reviewing other watershed district, City of DL, and Becker County operations plans.

MAIN DISTRICT WATER QUALITY INITIATIVES

Targeted Watershed Nutrient Reduction Grant/Rice Lake Project. District is working with BWSR for the grant extension. We will advertise for bids this month.

WATER MANAGEMENT

Revised Water Management Plan (RMP)— The District notified the required government agencies of the plan adoption. Hard copies of the plan will be made upon request.

One Watershed/One Plan (1W1P) – Ben Underhill, Otter Tail SWCD and Pete Waller, BWSR will make a presentation at this month's meeting.

Rules/Permitting - see enclosed report.

Becker County Planning and Zoning Ordinance Committee. The Committee (appointees by the Becker County Commissioners and the Advisory Committee (MN DNR, Becker SWCD, WD's) met on Friday, May 8 to review proposed Ordinance changes with structure setbacks from a road and the lake, storage buildings within the shoreland district, and easement roads. The committee members are recommending to eliminate the lake structure setback adjacent average plus 20 ft. and revert to the adjacent setback average. This recommendation went against the recommendation of the Advisory Committee. The group did have consensus for changes to structure setback distances from a road, allowing limited construction of storage structures in the shoreland district, and more flexibility with old easement roads established before a certain timeframe.

EDUCATION

Hodge Podge – On April 22 a special segment was held in recognition of Earth Day. This year the theme was Celebrating 50 years of Earth Day through Climate Change Action. Mortenson appeared via zoom along with seven other guests and spoke about the District's Cost Share Program with installing shoreline vegetation and installation of best management practices to manage runoff. Guetter was the guest on Friday, April 24 and discussed how climate change will affect our local resources (increase intensity of rainfall events or patterns of rainfall or drought), fluctuating water levels causing shoreline erosion or street/property flooding and simple things we can do to help slow down or stop climate changes such as decreasing impervious surface and planting pollinator friendly trees, shrubs, and plants.

Sucker Creek, Fisher Farm, Water Festival School Events, Becker COLA Monitoring Workshop (May), and Lake Association Meetings. We are saddened by the cancellation of the many events we normally participate in.

Watershed Specialist Training, U of M- Mortenson has finished up with the online classes and is working on completing his assignments before the end of the month.

Lake Reports and 2019 Annual Report. We are finishing up the final edits and formatting and will have them ready by May 27th for distribution.

MAWA and BWSR Academy Session Planning. The MAWA planning meeting will be on May 28th (it has been rescheduled a couple of times this month).

AQUATIC INVASIVE SPECIES MANAGEMENT

AIS Treatment Grant Applications. The District is happy to report we were awarded \$4,000 for grant funds from the MN AIS County Funds through Becker SWCD.

Curly-leafed Pondweed Treatments – On May 7th, Mortenson and Intern Disse were on Detroit, Curfman and Muskrat to start delineating CLP beds, but found only limited plant growth (4 inches) on Muskrat. Mark Ranweiler, MN DNR noted reports of CLP in the Alexandria area, but not much growing yet in our area. He recommended waiting a week to review the treatment areas and we will be starting to map the beds this week and next week. Mortenson notified PLM the District intends to treat CLP in the near future.

Lake View Township – Phil Hansen and Guetter will be reviewing the compost site and pick up program, looking for ways to collaborate and to increase the quality of the compost site.

GENERAL ADMINISTRATION

Manager Re-appointment – Becker County notified the District that Ginny Imholte and Chris Jasken had been reappointed to three-year terms at their meeting on Tuesday, May 5.

2019 Audit – The Auditors performed the 2019 audit remotely on April 29. Moses and Guetter were in the office to forward requested documents and answer questions. We have been notified that a draft will not be available until late May or early June.

MPCA Loan – The final payment for this loan will be on the bills list in May.

DRAINAGE SYSTEM REPORT May 2020

DITCH 11/12 (Moon Lake to Campbell Lake to North Floyd Lake)

Nothing further to report.

DITCH 13 (Little Floyd Lake to Big Detroit)

4/1/2020 – Beaver activity noted near PR2A monitoring station. A work order was sent to Josh Campbell to begin trapping and remove dam as needed. Status: Campbell is trapping beaver in this area.

DITCH 14 and BRANCH 1 (HWY 10 to St. Claire Lake to Pelican River)

4/1/2020 – **B**eaver activity was noted near Dunton Locks. A work order was sent to Josh Campbell to begin trapping and remove dam as needed. Status: Campbell is trapping beaver in this area.

St. Clair High Water levels. Last week the District received several phone calls regarding high water in the wetland area north and south of Willow Street. Since last month, water Levels on Lake St. Clair were receding, but a plugged culvert located at HWY 59/Ditch 14, just south of the HWY 59/Willow roundabout intersection caused water levels in the wetlands to rapidly rise. MN DOT promptly removed the cattail bogs and the water receded within a day or two. A property owner adjacent to St. Clair is concerned with the higher water levels over the past couple of years. Guetter and Mortenson reviewed the area with the landowner on May 14^{th} . Water levels are high (most lakes are between 6-8 inches above OHW levels) and there is also construction site dewatering occurring for the airport and treatment plant projects. We will continue to monitor water levels and check for blockages and beaver activity.

Monitoring Report - May 15, 2020

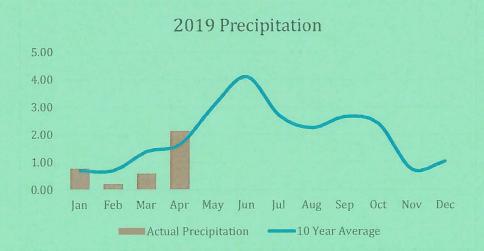
Lake Ice out – Both Detroit and Floyd reported ice out on Saturday, April 25th. Ice on was 168 days. The average ice out date for the past 25 years is April 18th.

2020 Monitoring Season has begun in full swing. All HOBO loggers are in the field, rain gauges have been set at 3 different locations across the District, and staff river gages have been cleaned and surveyed for elevation. Water chemistry sampling started on 4/27. Sampling results were excellent with low Phosphorous and Suspended Solids levels, most likely due limited snow melt runoff and reduced rainfall events in April. Lake water levels are slowly declining.

A new chloride sensor on the District's Multi-parameter Sonde (the tool which measures dissolved oxygen, pH, temperature, etc.) has been getting used. Mortenson and Disse have been sampling concentrations at several stream sampling points. High concentrations were found coming out of Ditch 14 into the Pelican River. We will continue to take measurements at key locations.

April 2020 Weather

The weather in April remained cooler and wetter the first half of the month with 1.5" of the 2.13" monthly rainfall total occurring during this period. April trended below the 10 year-temperature average for the first two-thirds of the month and ending the month with slightly higher than average temperatures.



April 2020 Temperature



RULES OF ENFORCEMENT May 2020



SS: Small Site LS: Large Site Gov: Government Project

Perm	Permits Issued				
	No.	Name	Address/Area	Approved Project	
SS	20-06	Tyler & Melissa Brandt	940 South Shore Dr.	Over 25% impervious surface coverage-Residential Stormwater management-pervious driveway and infiltration basin.	
SS	20-07	Sunlite	21001 Cty Hwy 21	SIZ alteration: remove railroad tie retaining wall.	
LS	20-08	Midwest Bank	613 US Hwy 10	Commercial stormwater management-building addition.	
LS	20-09	EVCO Petroleum Prod.	1321 11th St. S. E.	Commercial stormwater management-building addition And parking lot expansion.	
SS	20-10	City of Detroit Lakes	Jackson & Long Ave.	Repair stormwater manhole near Pelican River.	
SS	20-11	Chris Radcliffe	808 South Shore Dr.	SIZ-vegetation removal and rip rap	
LS	20-12	City of Detroit Lakes	803 Summit Ave.	Stormwater management over 10,000 sf—Police Station.	
SS	20-13	Jim Kalberer	734 South Shore	SIZ-Rip rap repair and sand blanket.	
SS	20-14	Mitch Okeson	20645 Evergreen Shores	SIZ-Repair erosion with rip rap, rehab sand blanket.	
LS	20-15	K & A Enterprises Lakeview condos	NE intersection of 260th & 130th St.	Stormwater management over 1 acre. New storage unit development, 18 separate storage buildings.	
LS	18-68	Midtown Dev. 1281	Washington Ave.	Stormwater plan changes are being made by Dovetail Dev. Additional funds received to cover plan review.	

Permit Applications submitted

GOV: City of DL-South Shore Park— Application and plans received 4/1/2020. Wenck comments sent to Apex 4/24. Mortenson following up with Apex.

SS: Chad Weatherman—911 North Shore Dr. Residential stormwater greater than 25% impervious surface coverage.

Permit Applications Expected

GOV	MN DNR	North Shore Drive Pub- lic Access	SW Mgmt plan	Guetter & Mortenson have been in contact with MN DNR staff. PRWD is requiring plants rather than rip rap near shore. Work will not be done until 2021.
LS	Long Pine Estates Raymond Reading	915-1035 Village Lane	SW Mgmt Plan	24 unit Twin Home Development near Long Lake. Jon Pratt would like to meet and discuss rate control.
LS	Longview Apts	Brainard Blvd	SW Mgmt Plan	Apex inquired if stormwater management had been included in previous plans. It was not. Ledgestone contracting also involved with this project.
LS	Holiday Inn—Parking lot west of hotel	1155 US Hwy 10 E	SW Mgmt Plan	Apex working on design for rebuild of west parking lot.
LS	Bristlin Subdiv	Tower Rd & Cty Rd 131	SW Mgmt Plan	Subdivision in planning stage.
LS	Jay Schurman	West Lake Dr.	SW Mgmt Plan	PUD in planning stage.
SS	Jim/Char Becker	Floyd Lake	SIZ	Possible removal of retaining wall and regrade the slope. Staff met with Keith Heinlein on site to discuss.

RULES OF ENFORCEMENT March 2020

Permit Applications Expected (continued

LS	Branch Creek Vineyard	Hwy 59	SW Mgmt Plan	Apex working on design.
SS	Tim Sayler	812 South Shore	SIZ	Patio expansion
SS	Nate Ronning	832 Longview Dr.	SIZ	Large retaining wall removal and restore to natural.
SS	Kevin Reski	1558 E Shore Dr.	Mitigation	Remove impervious surface—rebuilding
SS	Edgewater Condos		SIZ	Contractor Josh Braton contacted the District about refreshing the look of their shoreline.

2020-2021 Projects Discussed during 1/17/2020 meeting

(PRWD: Mortenson City of DL: Remmen, Klemm, Pratt)

- 1. South Washington Avenue reconstruction—Willow St. to West Lake Dr.
- 2. West Lake Drive reconstruction
- 3. Museum redevelopment
- 4. Bob Spillman—29 unit condo development on Highland Dr.
- Ridgeview 1st Addition—Long Lake area.
- 6. Also discussed other potential redevelopment projects in early planning stages.

Progress Report

Becker County Museum Building Project—Nothing further to report.

<u>Pelican River/Storm sewer Repair</u>—Feldt will install new structures to pond; remove old concrete structure/install rip rap along river bank. Per Feldt 11/14, the water level is too high to repair this fall. Work will be done spring 2020.

<u>Long Lake Lane</u>— The City has informed the District they are working on vegetation establishment in ditch checks which will loosen soils to allow drainage. We will continue to monitor in spring and summer 2020.

<u>18-41 – Highland Estates-</u>City approved changes to the PUD. Permit will need to be updated prior to work being done north of Lemmon Road. Mortenson to followup with Apex.

Jeff Andrews-1718 E Shore Dr.-removing impervious surface to stay under 25% by 6-6-20 to comply with City ordinance.

<u>Golden Bay Shores-</u>City of Detroit Lakes requiring fence on top of retaining wall, building debris must be cleaned up, berm and pressure ridge needs to be in place, and lawn and signage needs to be complete.