

It was noted that when an engineered road base and drainage layer are installed, the structural road base is expected to last 40-50 years before being replaced.

City Engineer Griffin gave overview of the proposed project and the scope of the work by providing a recap of the feasibility study from 1/06/2014.

Council Member Smith asked about how long the rural roads last until being required to be reconstructed. Mr. Griffin explained that it depends on the original construction which varies greatly. Whether concrete curb and gutters were being used in each area was explained. ~~It was noted that roads installed with good sand base are expected to last 40-50 years before being reconstructed.~~

Mr. Griffin gave recap of proposed assessments for project. Mr. Griffin explained the cost recovery strategy regarding the West Lakeland properties that are not located in Lake Elmo but access Manning Trail and the West Lakeland section of Manning Trail that was left unimproved. West Lakeland is willing to enter a joint services agreement to improve this section and cover the un-assessable properties.

The difference in bituminous versus concrete curb and gutter was further explained. Mr. Griffin's opinion is that concrete is a much better product and any savings for bituminous are not realized in the long run. He noted that on Keats City was required to go back and change design to concrete in certain areas and any savings were negated or reduced. Mr. Griffin gave overview of the assessed properties and the respective amortization schedule. The project schedule was also explained.

Road widths and any ended up seeing an narrower roads.

the 2012 Street Improvement project the city had to install concrete curb and gutter around cul-de-sacs to ensure positive drainage

Council Member Reeves asked how the public meeting went. Mr. Griffin said that attendance was good.

MOTION: Council Member Nelson moved **TO OPEN PUBLIC HEARING**. Council Member Reeves seconded the motion. **MOTION PASSED 5-0. Public hearing opened at 8:00 pm.**

Joan Moseman 24th St. Ct. N. inquired about how the water would drain in the cul-de-sacs. City Engineer Griffin said that the intent of the project is to drain the road, but due to the stage where the project is at, surveys have not been done. That specific determination will take place at a later stage.

MOTION: Council Member Smith moved **TO CLOSE PUBLIC HEARING**. Council Member Nelson seconded the motion. **MOTION PASSED 5-0. Public hearing closed at 8:02 pm.**

MOTION: Council Member Smith moved **TO ADOPT RESOLUTION NO. 2014-10, ORDERING THE 2014 STREET IMPROVEMENTS AND THE PREPARATION OF PLANS AND SPECIFICATIONS**. Council Member Reeves seconded the motion. **MOTION PASSED 3-2 (Nelson/Bloyer – Nay).**

MOTION: Council Member Reeves moved **TO APPROVE A PROFESSIONAL ENGINEERING DESIGN AND CONSTRUCTION SUPPORT SERVICES CONTRACT TO BOLTON & MENK, INC. IN THE NOT TO EXCEED AMOUNT OF \$79,935**. Council Member Smith seconded the motion. **MOTION PASSED 5-0.**

ITEM 11: SKETCH PLAN REVIEW – EASTON VILLAGE

Community Development Director Klatt provided overview of the submitted sketch plan. Development will be located in the Village planning area. It is situated on a unique property as it has multiple constraints: Union Pacific Railroad, Lake Elmo Airport, and Manning Avenue are all adjacent. Property consists of 98 acres and proposes to include 224 single family lots. The gross/net densities were explained. The property specifics and amount of open space were discussed. It was noted that applicant also owns the property north of the RR tracks for future phases and storm water management.

Mr. Klatt gave further information on the parameters of the airport zoning. The proposed plan does comply with airport zoning requirements. Staff is asking applicant to provide additional draining info for preliminary plat.