

*Our Mission is to Provide Quality Public Services in a Fiscally Responsible Manner While Preserving the City's Open Space Character*

**NOTICE OF MEETING**  
**City Council Meeting**  
**Tuesday, August 5, 2014 7:00 P.M.**  
**City of Lake Elmo | 3800 Laverne Avenue North**  
**AGENDA**

**6:30 P.M. – Michael Schaffer Planning Commission Interview**

- A. Call to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Order of Business**
- E. Approval of Agenda**
- F. Accept Minutes**
  - 1. ~~Accept July 15, 2014 City Council Meeting Minutes~~
- G. Council Reports**
  - **Mayor**
    - 2. Library Board Appointments
  - **Council**
- H. Presentations/Public Comments/Inquiries**
- I. Proclamation**
- J. Finance Consent Agenda**
  - 3. Approve Payment of Disbursements and Payroll
  - 4. Lake Elmo Avenue Sewer Infrastructure Improvements: I-94 to 30<sup>th</sup> Street – Corrected Compensating C.O. No. 6
  - 5. Lake Elmo Avenue Sewer Infrastructure Improvements: I-94 to 30<sup>th</sup> Street – Corrected Pay Estimate No. 8
  - 6. 2014 Seal Coat Project - Pay Estimate No. 1 (FINAL)
- K. Other Consent Agenda**
  - 7. Encroachment Agreement – 11679 58<sup>th</sup> Street N
  - 8. Encroachment Agreement – 5734 Lily Ave
  - 9. Village AUAR Update; ~~Resolution No. 2014-43~~
  - 10. Joint Trench Right-of-way Fee Amendment; **Ordinance 08-114**
- L. Regular Agenda**
  - 11. Approval for Volleyball Courts in Pebble Park
  - 12. Village East Trunk Sanitary Sewer: UP Rail to TH 5 – Improvement Hearing and Order Improvement; **Resolution No. 2014-62**
  - 13. 39<sup>th</sup> Street N: Street & Sanitary Sewer Improvements (Village East) – Accept Bids and Award Contract; **Resolution No. 2014-63**
  - 14. RAD-ALT Comprehensive Plan Amendment; **Resolution No. 2014-64**
- M. Staff Reports and Announcements**
  - **City Administrator**
  - **City Attorney**
  - **Planning Director**
  - **City Engineer**
  - **Finance Director**
  - **City Clerk**
- N. Adjourn**



# MAYOR & COUNCIL COMMUNICATION

**DATE:** August 5, 2014

**MAYOR'S REPORT**

**ITEM #** 2

**AGENDA ITEM:** Library Board Appointments

**SUBMITTED BY:** Adam Bell, City Clerk/Assistant City Administrator

**THROUGH:** Dean Zuleger, City Administrator

**REVIEWED BY:** Beckie Gumatz, Deputy Clerk

**SUGGESTED ORDER OF BUSINESS:**

- Introduction of Item ..... City Administrator
- Report/Presentation..... City Administrator
- Questions from Council to Staff ..... Mayor Facilitates
- Call for Motion ..... Mayor & City Council
- Discussion ..... Mayor & City Council
- Action on Motion ..... Mayor Facilitates

**POLICY RECOMMENDER:** Mayor Pearson

**FISCAL IMPACT:** NA

**SUMMARY AND ACTION REQUESTED:** Mayor Pearson has decided to step down from his position on the Library Board and appoint Council Member Justin Bloyer to the board as his replacement. There is also one other vacancy on the Board and the Mayor would like to appoint Judy Gibson to that spot. The motion for this action is as follows:

*“Move to appoint Justin Bloyer and Judy Gibson to the Lake Elmo Library Board.”*

**LEGISLATIVE HISTORY:** Per MN State Statutes, the mayor of a municipality has the authority and responsibility to appoint members of the local library board. The appointment must be affirmed by the members of the City Council.

**RECOMMENDATION:** Mayor Pearson has decided to step down from his position on the Library Board and appoint Council Member Justin Bloyer to the board. There is also one other vacancy on the Board and the Mayor would like to appoint Judy Gibson to that spot. The motion for this action is as follows:

*“Move to appoint Justin Bloyer and Judy Gibson to the Lake Elmo Library Board.”*



MAYOR & COUNCIL COMMUNICATION

DATE: August 5, 2014  
CONSENT  
ITEM#: 3  
MOTION

AGENDA ITEM: Approve Disbursements in the amount of \$267,589.26

SUBMITTED BY: Cathy Bendel, Finance Director

THROUGH: Cathy Bendel, Finance Director

REVIEWED BY: Dean Zuleger, City Administrator

**SUGGESTED ORDER OF BUSINESS:**

- Introduction of Item ..... City Administrator
- Report/Presentation.....City Administrator
- Questions from Council to Staff ..... Mayor Facilitates
- Call for Motion ..... Mayor & City Council
- Discussion ..... Mayor & City Council
- Action on Motion ..... Mayor Facilitates

**POLICY RECOMMENDER:** Finance

**FISCAL IMPACT:** \$267,589.26

**SUMMARY AND ACTION REQUESTED:** As part of its Consent Agenda, the City Council is asked to approve disbursements in the amount of \$267,589.26. No specific motion is needed as this is recommended to be part of the *Consent Agenda*.

**LEGISLATIVE HISTORY:** NA

**BACKGROUND INFORMATION/STAFF REPORT:** The City of Lake Elmo has the fiduciary responsibility to conduct normal business operations. Below is a summary of current claims to be disbursed and paid in accordance with State law and City policies and procedures.

<b>Claim #</b>	<b>Amount</b>	<b>Description</b>
ACH	\$ 11,779.86	Payroll Taxes to IRS & MN Dept of Revenue 7/24/14
ACH	\$ 6,025.46	Payroll Retirement to PERA 7/24/14
DD5684-DD5709	\$ 31,052.90	Payroll Dated (Direct Deposits) 7/24/17
41579	\$ 540.25	Payroll (Check) 7/24/14
41580-41636	\$ 217,230.79	Accounts Payable 8/05/2014
2438-2453	\$ 960.00	Library Card Reimbursement 8/05/2014
<b>TOTAL</b>	<b>\$ 267,589.26</b>	

**RECOMMENDATION:** Based on the aforementioned, the staff recommends the City Council approve as part of the Consent Agenda the aforementioned disbursements in the amount of \$267,589.26.

**ATTACHMENTS:**

1. Accounts Payable – check registers

# Accounts Payable To Be Paid Proof List

User: PattyB  
 Printed: 07/30/2014 - 9:36 AM  
 Batch: 007-07-2014

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO Line #
3CMA 3CMA										
LE-MN 2014	07/14/2014	700.00	0.00	08/05/2014	Registration - A. Macleod		-	No		0000
101-410-1450-44370	Conferences & Training									
	LE-MN 2014 Total:	700.00								
	3CMA Total:	700.00								
AMAZONIN Amazon Inc										
604578781032040	07/10/2014	637.35	0.00	08/05/2014	Books		-	No		0000
206-450-5300-42500	Library Collection Maintenance									
604578781032040	07/10/2014	39.50	0.00	08/05/2014	Teen Books		-	No		0000
206-450-5300-42500	Library Collection Maintenance									
604578781032040	07/10/2014	195.98	0.00	08/05/2014	Childrens books		-	No		0000
206-450-5300-42500	Library Collection Maintenance									
604578781032040	07/10/2014	108.14	0.00	08/05/2014	DVD		-	No		0000
206-450-5300-42500	Library Collection Maintenance									
604578781032040	07/10/2014	-35.22	0.00	08/05/2014	Credit		-	No		0000
206-450-5300-42500	Library Collection Maintenance									
	604578781032040 Total:	945.75								
	AMAZONIN Total:	945.75								
AMERTEST American Test Center										
2141835	07/18/2014	965.00	0.00	08/05/2014	Bi-annual ladder test & certification		-	No		0000
101-420-2220-44040	Repairs/Maint Eqpt									
	2141835 Total:	965.00								
	AMERTEST Total:	965.00								
ANCOM ANCOM Communications, Inc.										
46721	07/21/2014	547.00	0.00	08/05/2014	Radio Batteries		-	No		0000
101-420-2220-43230	Radio									
	46721 Total:	547.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
ANCOM Total:		547.00								
ASPENMI Aspen Mills, Inc.										
151949	07/11/2014	108.30	0.00	08/05/2014	Shirts - Noah M		-		No	0000
101-420-2220-44170	Uniforms									
151949 Total:		108.30								
151950	07/11/2014	250.30	0.00	08/05/2014	Shirts - Mike C		-		No	0000
101-420-2220-44170	Uniforms									
151950 Total:		250.30								
152244	07/18/2014	115.20	0.00	08/05/2014	Uniforms - Brad W		-		No	0000
101-420-2220-44170	Uniforms									
152244 Total:		115.20								
152245	07/18/2014	177.85	0.00	08/05/2014	Uniforms - Nick W		-		No	0000
101-420-2220-44170	Uniforms									
152245 Total:		177.85								
152246	07/18/2014	46.50	0.00	08/05/2014	Uniforms - Mike C		-		No	0000
101-420-2220-44170	Uniforms									
152246 Total:		46.50								
ASPENMI Total:		698.15								
BIFFS Biff's Inc.										
W531624	07/16/2014	322.00	0.00	08/05/2014	Portable Restrooms - Street Dance		-		No	0000
204-450-5200-43150	Contract Services									
W531624 Total:		322.00								
W533181-533190	07/23/2014	826.00	0.00	08/05/2014	Portable Restrooms		-		No	0000
101-450-5200-44120	Rentals - Buildings									
W533181-533190 Total:		826.00								
BIFFS Total:		1,148.00								
BOLTONME Bolton & Menk, Inc										
0167977	07/08/2014	105.00	0.00	08/05/2014	2013.131 Well No 4 Watermain		-		No	0000
601-494-9400-43030	Engineering Services									
0167977 Total:		105.00								
0167981	07/08/2014	8,314.95	0.00	08/05/2014	2014.131 39th North - Street & Sanitary		-		No	0000
409-480-8000-43030	Engineering Services									
0167981	07/08/2014	19,401.55	0.00	08/05/2014	2014.131 39th North - Street & Sanitary		-		No	0000
602-495-9450-43030	Engineering Services									
0167981 Total:		27,716.50								
167976	07/08/2014	1,409.40	0.00	08/05/2014	2013.126 Sect 34 Water & Sewer		-		No	0000
601-494-9400-43030	Engineering Services									
167976	07/08/2014	939.60	0.00	08/05/2014	2013.126 Sect 34 Water & Sewer		-		No	0000
602-495-9450-43030	Engineering Services									
167976 Total:		2,349.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
167979	07/08/2014	1,323.00	0.00	08/05/2014	2014 Street Improvements		-			No 0000
409-480-8000-43030	Engineering Services									
167979	07/08/2014	340.00	0.00	08/05/2014	Construction Admin		-			No 0000
409-480-8000-43030	Engineering Services									
	167979 Total:	1,663.00								
	BOLTONME Total:	31,833.50								
BUCHECKA Bueck Ann										
	07/19/2014	5.35	0.00	08/05/2014	Medallion - summer reading		-			No 0000
206-450-5300-44300	Miscellaneous									
	07/19/2014	25.00	0.00	08/05/2014	WA Cty - annual pass		-			No 0000
206-450-5300-44300	Miscellaneous									
	07/19/2014	10.35	0.00	08/05/2014	Printing		-			No 0000
206-450-5300-44300	Miscellaneous									
	07/19/2014	31.88	0.00	08/05/2014	Printing		-			No 0000
206-450-5300-44300	Miscellaneous									
	07/19/2014	5.36	0.00	08/05/2014	Printing		-			No 0000
206-450-5300-44300	Miscellaneous									
	07/19/2014	10.58	0.00	08/05/2014	Printing		-			No 0000
206-450-5300-44300	Miscellaneous									
	07/19/2014	10.58	0.00	08/05/2014	Printing		-			No 0000
206-450-5300-44300	Miscellaneous									
	07/19/2014	1.48	0.00	08/05/2014	poster board		-			No 0000
206-450-5300-44300	Miscellaneous									
	07/19/2014	200.00	0.00	08/05/2014	Party Putt final payment		-			No 0000
206-450-5300-44300	Miscellaneous									
	Total:	300.58								
	BUCHECKA Total:	300.58								
CARDMEMB Cardmember Service										
07212014	07/21/2014	115.03	0.00	08/05/2014	Fuel		-			No 0000
101-430-3100-42120	Fuel, Oil and Fluids									
07212014	07/21/2014	20.00	0.00	08/05/2014	MN Rural Water		-			No 0000
601-494-9400-44370	Conferences & Training									
07212014	07/21/2014	179.99	0.00	08/05/2014	Uniforms		-			No 0000
101-430-3100-44170	Uniforms									
07212014	07/21/2014	150.00	0.00	08/05/2014	GTS conference		-			No 0000
101-420-2220-44370	Conferences & Training									
07212014	07/21/2014	53.51	0.00	08/05/2014	Car Washes		-			No 0000
101-420-2220-42120	Fuel, Oil and Fluids									
07212014	07/21/2014	28.14	0.00	08/05/2014	Battle of Bands/Street Dance		-			No 0000
204-450-5200-43150	Contract Services									
07212014	07/21/2014	71.91	0.00	08/05/2014	Carbones		-			No 0000
101-410-1320-44300	Miscellaneous									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
07212014	07/21/2014	170.00	0.00	08/05/2014	GFOA - CARF filing		-	No		0000
101-410-1520-44330	Dues & Subscriptions									
07212014	07/21/2014	370.00	0.00	08/05/2014	GFOA Membership		-	No		0000
101-410-1520-44330	Dues & Subscriptions									
07212014	07/21/2014	26.99	0.00	08/05/2014	Wall Street Journal		-	No		0000
101-410-1320-44330	Dues & Subscriptions									
07212014	07/21/2014	130.53	0.00	08/05/2014	Conference		-	No		0000
101-420-2400-44370	Conferences & Training									
07212014	07/21/2014	197.93	0.00	08/05/2014	Office Max		-	No		0000
206-450-5300-42000	Office Supplies									
07212014	07/21/2014	37.99	0.00	08/05/2014	Subscriptions		-	No		0000
206-450-5300-42500	Library Collection Maintenance									
07212014	07/21/2014	29.90	0.00	08/05/2014	Audible		-	No		0000
101-410-1320-43210	Telephone									
07212014	07/21/2014	117.37	0.00	08/05/2014	Decibel meter reader		-	No		0000
101-420-2400-45800	Equipment									
07212014	07/21/2014	117.36	0.00	08/05/2014	Decibel meter reader		-	No		0000
101-430-3100-45800	Other Equipment									
07212014	07/21/2014	29.77	0.00	08/05/2014	Interest charge		-	No		0000
101-410-1910-44300	Miscellaneous									
	07212014 Total:	1,846.42								
	CARDMEMB Total:	1,846.42								
CARQUEST Car Quest Auto Parts										
2055-323037	07/10/2014	241.60	0.00	08/05/2014	Brakes and parts - Parks		-	No		0000
101-450-5200-42210	Equipment Parts									
	2055-323037 Total:	241.60								
2055-323040	07/10/2014	42.00	0.00	08/05/2014	Brake Cleaner		-	No		0000
101-450-5200-42150	Shop Materials									
	2055-323040 Total:	42.00								
2055-323727	07/18/2014	9.77	0.00	08/05/2014	Shop supplies		-	No		0000
101-450-5200-42150	Shop Materials									
	2055-323727 Total:	9.77								
	CARQUEST Total:	293.37								
CENTPOW Century Power Equipment										
630892	07/17/2014	23.96	0.00	08/05/2014	Fuel stabilizer		-	No		0000
101-420-2220-42120	Fuel, Oil and Fluids									
	630892 Total:	23.96								
631514	07/23/2014	4.98	0.00	08/05/2014	Fuel treatment		-	No		0000
101-420-2220-44040	Repairs/Maint Eqpt									
	631514 Total:	4.98								



Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
CENTPOW Total:		28.94								
CTYOAKDA City of Oakdale										
1000460-01	06/30/2014	8,860.00	0.00	08/05/2014	Water Service 6/03-7/01/14 South Pit		-		No	0000
601-494-9400-43820	Water Utility									
1000460-01 Total:		8,860.00								
CTYOAKDA Total:		8,860.00								
DAMON Damon Farbar Associates										
24431	07/16/2014	7,035.50	0.00	08/05/2014	Lake Elmo CSAH 17 - Design		-		No	0000
409-480-8000-43150	Contract Services									
24431 Total:		7,035.50								
DAMON Total:		7,035.50								
DELAPP DeLapp Steve										
	07/28/2014	190.86	0.00	08/05/2014	Front Room Renovation		-		No	0000
206-450-5300-42230	Building Repair Supplies									
	07/28/2014	0.88	0.00	08/05/2014	Lock		-		No	0000
206-450-5300-42000	Office Supplies									
	07/28/2014	4.24	0.00	08/05/2014	Bin Spacers		-		No	0000
206-450-5300-42500	Library Collection Maintenance									
	07/28/2014	2.11	0.00	08/05/2014	Book Bags		-		No	0000
206-450-5300-44300	Miscellaneous									
Total:		198.09								
DELAPP Total:		198.09								
DEMCO Demco										
5334148	07/01/2014	2,653.00	0.00	08/05/2014	Furniture		-		No	0000
206-450-5300-42230	Building Repair Supplies									
5334148	07/01/2014	331.00	0.00	08/05/2014	Shipping		-		No	0000
206-450-5300-42230	Building Repair Supplies									
5334148 Total:		2,984.00								
DEMCO Total:		2,984.00								
DOCKENDO Dockendorf Construction										
	06/25/2014	2,450.00	0.00	08/05/2014	Release Escrow - 8951 - 5787		-		No	0000
803-000-0000-22900	Deposits Payable				Highland Tr					
Total:		2,450.00								
DOCKENDO Total:		2,450.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
DOVORANY DOVORANY JAMES	07/24/2014	70.00	0.00	08/05/2014	Refund Zoning Permit		-	No		0000
101-000-0000-32210	Building Permits									
	Total:	70.00								
DOVORANY Total:		70.00								
DPCINDUS DPC Industries, Inc.	07/16/2014	99.00	0.00	08/05/2014	Chlorine		-	No		0000
827001252-14	Chemicals									
601-494-9400-42160	827001252-14 Total:	99.00								
827001262-14	07/16/2014	393.87	0.00	08/05/2014	Hydrofluoric Acid		-	No		0000
601-494-9400-42160	Chemicals									
	827001262-14 Total:	393.87								
DPCINDUS Total:		492.87								
DWINC D.W. INC.	07/16/2014	52.20	0.00	08/05/2014	Repair chain saw carb		-	No		0000
210480	Repairs/Maint Eqpt									
101-420-2220-44040	210480 Total:	52.20								
DWINC Total:		52.20								
EMERGAPP Emergency Apparatus Maint. Inc	07/15/2014	13,464.45	0.00	08/05/2014	Hydraulic/Ladder repairs		-	No		0000
74702	Repairs/Maint Eqpt									
101-420-2220-44040	74702 Total:	13,464.45								
74920	07/15/2014	980.00	0.00	08/05/2014	L1 - Pump test, Inspection		-	No		0000
101-420-2220-44040	Repairs/Maint Eqpt									
	74920 Total:	980.00								
EMERGAPP Total:		14,444.45								
Enright Enright Robert	07/14/2014	55.00	0.00	08/05/2014	Cable Operations - 7/14/14 Planning		-	No		0000
101-410-1450-43620	Cable Operations									
	Total:	55.00								
Enright Total:		55.00								
EVELAND EVELAND PATRICK	07/16/2014	5,000.00	0.00	08/05/2014	Escrow Release - 8962 - 10144		-	No		0000
803-000-0000-22900	Deposits Payable									
	Total:	5,000.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
EVELAND Total:		5,000.00								
FIELDSTR FIELD & STREAM	07/07/2014	13.97	0.00	08/05/2014	Magazine Subscription		-		No	0000
206-450-5300-44330	Dues & Subscriptions									
Total:		13.97								
FIELDSTR Total:		13.97								
HOLIDAYC Holiday Credit Office										
101-420-2220-42120	07/15/2014 Fuel, Oil and Fluids	912.88	0.00	08/05/2014	Fuel		-		No	0000
Total:		912.88								
HOLIDAYC Total:		912.88								
JOHNSON& Johnson & Turner Attorneys										
36764	07/09/2014	4,512.50	0.00	08/05/2014	Legal Services - Prosecution		-		No	0000
101-420-2150-43045	Attorney Criminal									
36764 Total:		4,512.50								
36906	07/09/2014	1,672.50	0.00	08/05/2014	Legal Services - Lennar		-		No	0000
803-000-0000-22910	Developer Payments									
36906 Total:		1,672.50								
37102	07/09/2014	452.50	0.00	08/05/2014	Legal Services - WAC		-		No	0000
803-000-0000-22910	Developer Payments									
37102 Total:		452.50								
37103	07/09/2014	2,766.00	0.00	08/05/2014	Legal Services - Civil		-		No	0000
101-410-1320-43040	Legal Services									
37103 Total:		2,766.00								
JOHNSON& Total:		9,403.50								
KLMENG KLM Engineering, Inc.										
4744	07/18/2014	1,500.00	0.00	08/05/2014	Sprint equipment Deployment		-		No	0000
803-000-0000-22900	Deposits Payable									
4744 Total:		1,500.00								
KLMENG Total:		1,500.00								
KORTHER KORTH ERIC										
101-410-1450-43620	07/29/2014 Cable Operations	68.75	0.00	08/05/2014	Cable Operations - 7/28/14 Planning		-		No	0000
101-410-1450-43620	07/29/2014 Cable Operations	25.00	0.00	08/05/2014	Bonus		-		No	0000
Total:		93.75								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
KORTHER Total:		93.75								
LANDTITL Land Title Inc										
4575	07/16/2014	75.00	0.00	08/05/2014	Hardy Property		-	No		0000
101-420-2150-43045	Attorney Criminal									
4575 Total:		75.00								
4673	07/16/2014	104.00	0.00	08/05/2014	Property Records - Easton Village		-	No		0000
803-000-0000-22910	Developer Payments									
4673 Total:		104.00								
4674	07/16/2014	100.00	0.00	08/05/2014	Property Records - Easton Village		-	No		0000
803-000-0000-22910	Developer Payments									
4674 Total:		100.00								
4696	07/16/2014	75.00	0.00	08/05/2014	Property Records - Peter Schlitten		-	No		0000
803-000-0000-22910	Developer Payments									
4696 Total:		75.00								
LANDTITL Total:		354.00								
LERE Lere Marcus										
	07/29/2014	750.00	0.00	08/05/2014	Sound/Tech Equip - Battle of the Bands		-	No		0000
204-450-5200-43150	Contract Services									
Total:		750.00								
LERE Total:		750.00								
Library/ Library Ideas										
	06/30/2014	0.50	0.00	08/05/2014	Pay as you go - June 2014		-	No		0000
39787	Library Collection Maintenance									
206-450-5300-42500										
39787 Total:		0.50								
Library/ Total:		0.50								
MACLEOD MacLeod Alyssa										
	07/22/2014	500.00	0.00	08/05/2014	Battle of the Bands Winner		-	No		0000
204-450-5200-43150	Contract Services									
Total:		500.00								
MACLEOD Total:		500.00								
MAINSTR Main Street Builders										
	07/24/2014	5,000.00	0.00	08/05/2014	Escrow Release 2013-69 10100 Tapestry		-	No		0000
803-000-0000-22900	Deposits Payable									
Total:		5,000.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
MAINSTR Total:		5,000.00								
MARONEYS Maroney's Sanitation, Inc										
530275	07/02/2014	109.93	0.00	08/05/2014	Waste Removal - City Hall		-	No		0000
101-410-1940-43840	Refuse									
530275	07/02/2014	48.38	0.00	08/05/2014	Waste Removal - Fire		-	No		0000
101-420-2220-43840	Refuse									
530275	07/02/2014	210.94	0.00	08/05/2014	Waste Removal - Public Works		-	No		0000
101-430-3100-43840	Refuse									
530275	07/02/2014	210.94	0.00	08/05/2014	Waste Removal - Fire		-	No		0000
101-420-2220-43840	Refuse									
530275	07/02/2014	48.74	0.00	08/05/2014	Waste Removal - Library		-	No		0000
206-450-5300-43840	Refuse									
530275 Total:		628.93								
MARONEYS Total:		628.93								
MENARDSO Menards - Oakdale										
50289	07/10/2014	30.20	0.00	08/05/2014	Batteries - net ties		-	No		0000
101-450-5200-42150	Shop Materials									
50289 Total:		30.20								
50331	07/10/2014	67.96	0.00	08/05/2014	Bench Lumber		-	No		0000
101-450-5200-44030	Repairs/Maint Imp Not Bldgs									
50331 Total:		67.96								
50417	07/11/2014	90.00	0.00	08/05/2014	Landscape Plants		-	No		0000
101-450-5200-42250	Landscape Materials									
50417 Total:		90.00								
50620	07/14/2014	23.92	0.00	08/05/2014	Station 1 Bathroom doorknob		-	No		0000
101-420-2220-44010	Repairs/Maint Bldg									
50620 Total:		23.92								
50747	07/14/2014	15.25	0.00	08/05/2014	Station 2 maintenance		-	No		0000
101-420-2220-44010	Repairs/Maint Bldg									
50747	07/14/2014	104.90	0.00	08/05/2014	Brooms on trucks		-	No		0000
101-420-2220-42400	Small Tools & Equipment									
50747 Total:		120.15								
50807	07/16/2014	57.06	0.00	08/05/2014	Bench Lumber		-	No		0000
101-450-5200-42250	Landscape Materials									
50807 Total:		57.06								
51555	07/24/2014	42.46	0.00	08/05/2014	Shop supplies		-	No		0000
101-430-3100-42150	Shop Materials									
51555 Total:		42.46								
MENARDSO Total:		431.75								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
PARTYON PARTY ON STILLWATER										
1610	07/14/2014	100.00	0.00	08/05/2014	Weights for tent rental		-	No		0000
204-450-5200-43150 Contract Services										
1610 Total: 100.00										
PARTYON Total: 100.00										
PETTYLIB Petty Cash - Library										
7292014	07/30/2014	190.88	0.00	08/05/2014	Program Supplies		-	No		0000
206-450-5300-44300 Miscellaneous										
7292014	07/30/2014	210.83	0.00	08/05/2014	Building repair supplies		-	No		0000
206-450-5300-42230 Building Repair Supplies										
7292014 Total: 401.71										
PETTYLIB Total: 401.71										
PIONEER Pioneer Press										
3791545	07/11/2014	455.00	0.00	08/05/2014	Annual subscription		-	No		0000
206-450-5300-42500 Library Collection Maintenance										
3791545 Total: 455.00										
PIONEER Total: 455.00										
POMPS Pomps Tire Service, Inc.										
210123794	06/27/2014	579.26	0.00	08/05/2014	Tires for 98-1 pick up & tool cat		-	No		0000
101-430-3125-44040 Repairs/Maint Eqpt										
210123794 Total: 579.26										
POMPS Total: 579.26										
POPULAR Popular Mechanics										
	07/12/2014	15.97	0.00	08/05/2014	Subscription		-	No		0000
206-450-5300-44330 Dues & Subscriptions										
Total: 15.97										
POPULAR Total: 15.97										
RCMEQUIP RCM Equipment Company, LLC										
3256	07/11/2014	4,500.00	0.00	08/05/2014	Monthly Rental Charge		-	No		0000
101-430-3120-43150 Contract Services										
3256 Total: 4,500.00										
RCMEQUIP Total: 4,500.00										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
RIVRCOOP River Country Cooperative 06/30/2014		634.77	0.00	08/05/2014	Fuel		-			0000
101-420-2220-42120 Fuel, Oil and Fluids Total: RIVRCOOP Total:		634.77 634.77								No
ROTARYLE Lake Elmo Rotary Club 3rd Qtr 07/01/2014		125.00	0.00	08/05/2014	MacLeod - 3rd quarter 2014		-			0000
101-410-1320-44330 Dues & Subscriptions 3rd Qtr Total: ROTARYLE Total:		125.00 125.00								No
S&T S&T Office Products, Inc. 01QL6720 & 7546 07/10/2014		350.93	0.00	08/05/2014	Office Supplies - Admin		-			0000
101-410-1320-42000 Office Supplies 01QL6720 & 7546 07/10/2014		103.01	0.00	08/05/2014	Office Supplies - Planning		-			0000
101-410-1910-42000 Office Supplies 01QL6720 & 7546 07/10/2014		9.29	0.00	08/05/2014	Office Supplies - Building		-			0000
101-420-2400-42000 Office Supplies 01QL6720 & 7546 07/10/2014		21.38	0.00	08/05/2014	Office Supplies - PW		-			0000
101-430-3100-42000 Office Supplies 01QL6720 & 7546 Total: S&T Total:		484.61 484.61								No
SELECTAC SelectAccount 1028643 07/08/2014		8.44	0.00	08/05/2014	Participant Fee - 7/01-7/31/2014		-			0000
101-410-1520-43150 Contract Services 1028643 Total: SELECTAC Total:		8.44 8.44								No
SHI SHI International Corp B02196990 06/30/2014		179.00	0.00	08/05/2014	Acrobat XI Std Software - Admin		-			0000
101-410-1320-43190 Software Programs B02196990 Total: SHI Total:		179.00 179.00								No
SPRINT Sprint 761950227-133 07/18/2014		69.53	0.00	08/05/2014	Cell phones - Admin		-			0000
101-410-1940-43210 Telephone 761950227-133 07/18/2014		248.93	0.00	08/05/2014	Cell phones - Fire		-			0000
101-420-2220-43210 Telephone										No

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
761950227-133	07/18/2014	48.98	0.00	08/05/2014	Cell phones - Building		-	No		0000
101-420-2400-43210	Telephone									
761950227-133	07/18/2014	89.82	0.00	08/05/2014	Cell phones - PW		-	No		0000
101-430-3100-43210	Telephone									
761950227-133	07/18/2014	95.48	0.00	08/05/2014	Cell phones - Parks		-	No		0000
101-450-5200-43210	Telephone									
761950227-133	07/18/2014	62.04	0.00	08/05/2014	Cell phones - Taxpayer Services		-	No		0000
101-410-1450-43210	Telephone									
761950227-133	07/18/2014	16.48	0.00	08/05/2014	Cell phones - Planning		-	No		0000
101-410-1910-43210	Telephone									
	761950227-133 Total:	631.26								
	SPRINT Total:	631.26								
TASCH T.A. Schifsky & Sons Inc										
56550	07/19/2014	201.25	0.00	08/05/2014	Asphalt		-	No		0000
101-430-3120-42240	Street Maintenance Materials									
	56550 Total:	201.25								
	TASCH Total:	201.25								
TDS TDS Metrocom - LLC										
6517798882	07/13/2014	89.35	0.00	08/05/2014	Analog lines - Fire		-	No		0000
101-420-2220-43210	Telephone									
6517798882	07/13/2014	165.95	0.00	08/05/2014	Analog lines - PW		-	No		0000
101-430-3100-43210	Telephone									
6517798882	07/13/2014	125.51	0.00	08/05/2014	Analog lines - Lift Station alarm		-	No		0000
602-495-9450-43210	Telephone									
6517798882	07/13/2014	43.20	0.00	08/05/2014	Alarm - well house2		-	No		0000
601-494-9400-43210	Telephone									
	6517798882 Total:	424.01								
	TDS Total:	424.01								
TEILANDM TEI Landmark Audio										
1181893	07/21/2014	163.77	0.00	08/05/2014	Audio books		-	No		0000
206-450-5300-42500	Library Collection Maintenance									
	1181893 Total:	163.77								
	TEILANDM Total:	163.77								
TKDA TKDA, Inc.										
002014000817	04/08/2014	1,363.72	0.00	08/05/2014	2013.123 LE Ave Sewer		-	No		0000
602-495-9450-43030	Engineering Services									
	002014000817 Total:	1,363.72								



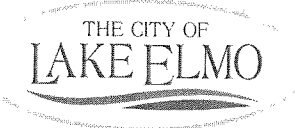
Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
002014001625	06/13/2014	1,130.78	0.00	08/05/2014	2013.133 LE Ave Watermain - plans		-	No		0000
601-494-9400-43030	Engineering Services									
002014001625	06/13/2014	3,273.48	0.00	08/05/2014	2013.133 LE Ave Watermain - admin		-	No		0000
601-494-9400-43030	Engineering Services									
	Total:	4,404.26								
002014002037	07/10/2014	1,061.04	0.00	08/05/2014	2013.123 LE Ave Sewer		-	No		0000
602-495-9450-43030	Engineering Services									
	Total:	1,061.04								
002014002038	07/30/2014	530.54	0.00	08/05/2014	BP Develop Review		-	No		0000
803-000-0000-22910	Developer Payments									
002014002038	07/30/2014	416.43	0.00	08/05/2014	Lakewoods Crossing Review		-	No		0000
803-000-0000-22910	Developer Payments									
	Total:	946.97								
	TKDA Total:	7,775.99								
VOLFIRE Volunteer Firefighter's Assn										
	07/07/2014	282.00	0.00	08/05/2014	Renewals		-	No		0000
101-420-2220-44330	Dues & Subscriptions									
	07/07/2014	11.00	0.00	08/05/2014	1 new member		-	No		0000
101-420-2220-44330	Dues & Subscriptions									
	Total:	293.00								
	VOLFIRE Total:	293.00								
Whiteani White Anita										
	07/22/2014	27.50	0.00	08/05/2014	Cable operations 7/22/14 CC spl meet		-	No		0000
101-410-1450-43620	Cable Operations									
	07/15/0204	55.00	0.00	08/05/2014	Cable Operations 7/15/14 CC meeting		-	No		0000
101-410-1450-43620	Cable Operations									
	07/15/0204	25.00	0.00	08/05/2014	Bonus		-	No		0000
101-410-1450-43620	Cable Operations									
	Total:	107.50								
	Whiteani Total:	107.50								
WONDERFU Wonderful Home Builders										
	07/23/2014	5,000.00	0.00	08/05/2014	Escrow Release 8915 - 5782 Linden Ave		-	No		0000
803-000-0000-22900	Deposits Payable									
	Total:	5,000.00								
	WONDERFU Total:	5,000.00								
XCELENG XCEL ENERGY										
	07/14/2014	90,305.50	0.00	08/05/2014	2013.132 Pumhouse No 4		-	No		0000
601-494-9400-43030	Engineering Services									



# Accounts Payable To Be Paid Proof List

User: PattyB  
 Printed: 07/30/2014 - 9:49 AM  
 Batch: 009-07-2014

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
DELTA Delta Dental Of Minnesota.										
5609141	07/15/2014	1,646.65	0.00	08/05/2014	August premium		-	No		0000
101-000-0000-21706	Medical Insurance									
	5609141 Total:	1,646.65								
	DELTA Total:	1,646.65								
NCPERS 566200-NCPERS Minnesota										
5662414	07/22/2014	160.00	0.00	08/05/2014	August Premium		-	No		0000
101-000-0000-21708	Other Benefits									
	5662414 Total:	160.00								
	NCPERS Total:	160.00								
RABOUIN RABOUIN, INC										
Aug	07/30/2014	2,500.00	0.00	08/05/2014	August monthly installment per contract		-	No		0000
101-410-1320-43100	Assessing Services									
	Aug Total:	2,500.00								
	RABOUIN Total:	2,500.00								
	Report Total:	4,306.65								



MAYOR & COUNCIL COMMUNICATION

DATE: August 5, 2014  
CONSENT  
ITEM # 4

AGENDA ITEM: Lake Elmo Avenue Sewer Infrastructure Improvements: I-94 to 30<sup>th</sup> Street-Compensating Change Order No. 6 (*ADMINISTRATIVE CORRECTION*)

SUBMITTED BY: Ryan Stempski, Project Engineer

THROUGH: Dean A. Zuleger, City Administrator

REVIEWED BY: Jack Griffin, City Engineer  
Cathy Bendel, Finance Director

- SUGGESTED ORDER OF BUSINESS if removed from the Consent Agenda:**
- Questions from Council to Staff..... Mayor Facilitates
  - Public Input, if Appropriate.....Mayor Facilitates
  - Call for Motion ..... Mayor & City Council
  - Discussion..... Mayor & City Council
  - Action on Motion..... Mayor Facilitates

**POLICY RECOMMENDER:** Engineering

**FISCAL IMPACT:** CORRECTED - Reduced contract amount of \$56,967.99, resulting in an increased payment to the contractor of \$3,014.55.

This change order reconciles the estimated and actual quantities installed on the project and decreases the contract amount by \$56,967.99. The previous Compensating Change Order incorrectly reduced the contract amount by \$59,982.54 due to an error in the silt fence quantity. With this change order and previous change orders on the project, the final contract amount is \$3,412,260.75 which is 1.6% under the original construction contract award. The final construction contract remained within the original project budget amount as authorized on August 6, 2013.

**SUMMARY AND ACTION REQUESTED:**

The City Council is respectfully requested to consider approving, *as part of the consent agenda*, Compensating Change Order No. 6 (*ADMINISTRATIVE CORRECTION*) for the Lake Elmo Avenue Sewer Infrastructure Improvements: I-94 to 30<sup>th</sup> Street to reconcile the estimated and actual quantities installed on the project. If removed from the consent agenda, the recommended motion for the action is as follows:

***“Move to approve Compensating Change Order No. 6 (ADMINISTRATIVE CORRECTION) for the Lake Elmo Avenue Infrastructure Improvements: I-94 to 30<sup>th</sup> Street, thereby decreasing the final contract amount by \$56,967.99.”***

**LEGISLATIVE HISTORY/BACKGROUND INFORMATION:**

At the July 15, 2014 City Council Meeting, final payment was approved for this project. An error was then found in the final payment quantities for the silt fence payment item. The Contractor was paid 50% of the silt fence quantity that was installed and is owed the remaining 50% now that the silt fence has been removed on the project, resulting in additional payment owed to the Contractor in the amount of \$3,014.55. The Compensating Change Order has been revised accordingly.

Minger Construction, Inc. was awarded a construction contract on August 6, 2013 to construct the Lake Elmo Avenue Sewer Infrastructure Improvements: I-94 to 30<sup>th</sup> Street. The contractor has completed the work in accordance with the contract and with approval of this change order the contract amount will be adjusted to reflect quantities actually installed as a part of the project. The overall decrease in the contract amount for this change order is \$56,967.99 as detailed on the attached itemization.

A large amount of this savings was due to not paving the driveway to the Lisbon Avenue Lift Station due to excessive grades. It is recommended that funds be reserved to complete a paved driveway access to the lift station under a separate contract, to be completed following the Village East Trunk Sanitary Sewer construction.

The final contract amount is \$3,412,260.75 which is 1.6% under the original construction contract and approved change orders. The construction contract therefore remains within the original project budget amount as authorized August 6, 2013.

**RECOMMENDATION:**

Staff is recommending that the City Council consider, *as part of the Consent Agenda*, approving Compensating Change Order No. 6 (***ADMINISTRATIVE CORRECTION***) for the Lake Elmo Avenue Sewer Infrastructure Improvements: I-94 to 30<sup>th</sup> Street, thereby decreasing the final contract amount by \$56,967.99. If removed from the consent agenda, the recommended motion for this action is as follows:

***“Move to approve Compensating Change Order No. 6 (ADMINISTRATIVE CORRECTION) for the Lake Elmo Avenue Sewer Infrastructure Improvements: I-94 to 30<sup>th</sup> Street, thereby decreasing the final contract amount by \$56,967.99.”***

**ATTACHMENT(S):**

1. Compensating Change Order No. 6 (***ADMINISTRATIVE CORRECTION***)

**CONTRACT CHANGE ORDER FORM (ADMINISTRATIVE CORRECTION)**

**CITY OF LAKE ELMO, MINNESOTA**  
**LAKE ELMO AVE SEWER INFRASTRUCTURE IMPROVEMENTS**  
**2013.123**

**FOCUS ENGINEERING, inc.**

**CHANGE ORDER NO.** 6 (ADMIN. CORRECTION)      **DATE:** August 5, 2014

**TO:** Minger Construction, Inc. 2471 Galpin Court, Suite 110, Chanhassen, MN 55317

This Document will become a supplement to the Contract and all provisions will apply hereto. The Contract Documents are modified as follows upon execution of this Change Order.

**CHANGE ORDER DESCRIPTION / JUSTIFICATION:**

Per the project Contract Documents the original contract amount and basis of award is established using the estimated quantities for each item of work listed in the bid schedule and multiplying them by the Contractor's corresponding unit bid price. The Contractor is paid for the actual final quantities installed on the project at the unit bid prices.

At the completion of the project, a compensating change order is prepared to revise the estimated quantities for each work item listed in the bid schedule to the actual quantities installed and the corresponding Contract Amount is revised accordingly.


This compensating change order reflects a net decrease to the contract amount by \$56,967.99.

**Attachments (list documents supporting change):** Itemization

ITEM	DESCRIPTION OF PAY ITEM	UNIT	QTY	UNIT PRICE	INCREASE/(DECREASE)
	**See attached itemization for Change Order Items				
<b>NET CONTRACT CHANGE</b>					<b>(\$56,967.99)</b>

Amount of Original Contract	\$ 3,463,201.60
Sum of Additions/Deductions approved to date (CO # 1 -5)	\$ 6,027.14
Contract Amount to date	\$ 3,469,228.74
Amount of this Change Order (ADD) (DEDUCT) (NO-CHANGE)	\$ (56,967.99)
Revised Contract Amount	\$ 3,412,260.75

The Contract Period for Completion will be (UNCHANGED) (~~INCREASED~~) (~~DECREASED~~) 0 days

APPROVED BY ENGINEER: FOCUS Engineering, inc.  _____ ENGINEER _____ DATE <u>7/30/2014</u>	APPROVED BY CONTRACTOR _____ BY _____ DATE
APPROVED BY OWNER: CITY OF LAKE ELMO, MINNESOTA _____ BY _____ DATE	_____ BY _____ DATE

CHANGE ORDER NO.

6 (ADMINISTRATIVE CORRECTION)

LAKE ELMO AVENUE SEWER INFRASTRUCTURE IMPROVEMENTS  
 CITY OF LAKE ELMO, MINNESOTA  
 PROJECT NO. 2013.123

**FOCUS** ENGINEERING, inc.

ITEM	DESCRIPTION OF PAY ITEM	UNIT	CONTRACT			TOTAL TO DATE		COMPENSATING CHANGE ORDER #6	
			QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	NET CHANGE	AMOUNT
<b>DIVISION 1 - GENERAL</b>									
1	MOBILIZATION	LS	1	\$33,000.00	\$33,000.00	1	\$33,000.00	-	\$0.00
2	TRAFFIC CONTROL	LS	1	\$16,500.00	\$16,500.00	1.00	\$16,500.00	-	\$0.00
3	SILT FENCE	LF	3654	\$1.65	\$6,029.10	3,684	\$6,078.60	30.0	\$49.50
4	ROCK CONSTRUCTION ENTRANCE	EA	3	\$970.00	\$2,910.00	1.0	\$970.00	-2.0	-\$1,940.00
5	WATER FOR DUST CONTROL	MGAL	2	\$278.00	\$556.00	0	\$0.00	-2.0	-\$556.00
6	TREE REMOVAL	EA	206	\$266.00	\$54,796.00	209	\$55,594.00	3.0	\$798.00
7	CLEARING & GRUBBING	AC	1.9	\$4,160.00	\$7,904.00	1.9	\$7,904.00	-	\$0.00
8	INLET PROTECTION	EA	4	\$350.00	\$1,400.00	6	\$2,100.00	2.0	\$700.00
9	HYDRO MULCH W/ SEED & FERTILIZER	AC	9.49	\$3,700.00	\$35,113.00	9.34	\$34,558.00	-0.15	-\$555.00
10	SEEDING (WETLAND MIX)	AC	0.2	\$4,250.00	\$850.00	0	\$0.00	-0.2	-\$850.00
11	EROSION CONTROL BLANKET (WOOD FIBER)	SY	5625	\$1.10	\$6,187.50	5,570	\$6,127.00	-55.0	-\$60.50
12	TOPSOIL BORROW	CY	500	\$13.00	\$6,500.00	300	\$3,900.00	-200.0	-\$2,600.00
13	DITCH CHECK	LF	60	\$5.25	\$315.00	60	\$315.00	-	\$0.00
14	MODULAR BLOCK RETAINING WALL	SF	60	\$55.00	\$3,300.00	0	\$0.00	-60.0	-\$3,300.00
15	SALVAGE/SALVAGE AND REINSTALL EXISTING IRRIGATION PUMP HOUSE	LS	0	\$1,400.00	\$0.00	0	\$0.00	-	\$0.00
16	RAIN GARDEN	LS	1	\$11,500.00	\$11,500.00	1	\$11,500.00	-	\$0.00
<b>SUBTOTAL - DIVISION 1</b>					<b>\$186,860.60</b>	<b>\$178,546.60</b>	<b>-\$8,314.00</b>		
<b>DIVISION 2 - SANITARY SEWER</b>									
1	CONNECT TO EXISTING MANHOLE	EA	1	\$11,600.00	\$11,600.00	1	\$11,600.00	-	\$0.00
2	SALVAGE & REINSTALL EXISTING SANITARY SEWER MANHOLE	EA	1	\$3,760.00	\$3,760.00	1	\$3,760.00	-	\$0.00
3	SALVAGE & REINSTALL EXISTING SANITARY SEWER	LF	100	\$84.00	\$8,400.00	52	\$4,368.00	-48.0	-\$4,032.00
4	LIFT STATION STRUCTURE, VALVE VAULT, AND PIPING	LS	1	\$187,000.00	\$187,000.00	1	\$187,000.00	-	\$0.00
5	LIFT STATION PUMPS AND ACCESSORIES	LS	1	\$66,750.00	\$66,750.00	1.00	\$66,750.00	-	\$0.00
6	LIFT STATION ELECTRICAL AND CONTROLS	LS	1	\$134,000.00	\$134,000.00	1.00	\$134,000.00	-	\$0.00
7	GENERATOR	LS	1	\$98,250.00	\$98,250.00	1.00	\$98,250.00	-	\$0.00
8	CHEMICAL FEED SYSTEM	LS	1	\$243,000.00	\$243,000.00	1.00	\$243,000.00	-	\$0.00
9	16" HDPE FORCEMAIN, INSTALLED BY HDD	LF	15649	\$81.00	\$1,267,569.00	15,619	\$1,265,139.00	-30.0	-\$2,430.00
10	16" HDPE FORCEMAIN, INSTALLED BY OPEN CUT	LF	399	\$57.00	\$22,743.00	438	\$24,966.00	39.0	\$2,223.00
11	8" PVC, SDR 35 SANITARY SEWER (10'-15' DEPTH)	LF	15	\$155.00	\$2,325.00	15	\$2,325.00	-	\$0.00
12	8" PVC, SDR 35 SANITARY SEWER (15'-20' DEPTH)	LF	15	\$155.00	\$2,325.00	15	\$2,325.00	-	\$0.00
13	8" PVC, SDR 35 SANITARY SEWER (20'-25' DEPTH)	LF	0	\$155.00	\$0.00	0	\$0.00	-	\$0.00
14	18" PVC, SDR 26 SANITARY SEWER (10'-15' DEPTH)	LF	213	\$91.00	\$19,383.00	211	\$19,201.00	-2.0	-\$182.00
15	18" PVC, SDR 26 SANITARY SEWER (15'-20' DEPTH)	LF	193	\$91.00	\$17,563.00	193	\$17,563.00	-	\$0.00
16	18" PVC, PS115 SANITARY SEWER (30'-35" DEPTH)	LF	25	\$258.00	\$6,450.00	20	\$5,160.00	-5.0	-\$1,290.00
17	24" SANITARY SEWER (0-10' DEPTH)	LF	45	\$116.00	\$5,220.00	61	\$7,076.00	16.0	\$1,856.00
18	24" SANITARY SEWER (10-15' DEPTH)	LF	999	\$116.00	\$115,884.00	1,513	\$175,508.00	514.0	\$59,624.00
19	24" SANITARY SEWER (15-20' DEPTH)	LF	1353	\$116.00	\$156,948.00	934	\$108,344.00	-419.0	-\$48,604.00
20	24" SANITARY SEWER (20-25' DEPTH)	LF	583	\$116.00	\$67,628.00	486	\$56,376.00	-97.0	-\$11,252.00
21	24" SANITARY SEWER (25-30' DEPTH)	LF	213	\$116.00	\$24,708.00	202	\$23,432.00	-11.0	-\$1,276.00
22	24" SANITARY SEWER (30-35' DEPTH)	LF	92	\$116.00	\$10,672.00	153	\$17,748.00	61.0	\$7,076.00
23	24" SANITARY SEWER (35'-40' DEPTH)	LF	169	\$116.00	\$19,604.00	105	\$12,180.00	-64.0	-\$7,424.00
24	6" PVC, SDR 26 SOLVENT WELD SERVICE PIPE	LF	20	\$82.00	\$1,640.00	120	\$9,840.00	100.0	\$8,200.00
25	6" ON 18" WYE BRANCH	EA	1	\$1,140.00	\$1,140.00	6	\$6,840.00	5.0	\$5,700.00
26	48" DIAMETER SAN. MANHOLE, TYPE 301 (0'-10' DEPTH)	EA	12	\$4,900.00	\$58,800.00	11	\$53,900.00	-1.0	-\$4,900.00
27	54" DIAMETER SAN. MANHOLE, TYPE 301 (0'-10' DEPTH)	EA	4	\$8,400.00	\$33,600.00	5	\$42,000.00	1.0	\$8,400.00
28	48" DIAMETER SAN. MANHOLE, TYPE 301 EXTRA DEPTH (>10' DEPTH)	VF	120.1	\$73.00	\$8,767.30	112.0	\$8,173.08	-8.1	-\$594.22
29	54" DIAMETER SAN. MANHOLE, TYPE 301 EXTRA DEPTH (>10' DEPTH)	VF	44.1	\$120.00	\$5,292.00	56.2	\$6,748.40	12.1	\$1,454.40
30	72" CLEANOUT MANHOLE	EA	5	\$10,400.00	\$52,000.00	5	\$52,000.00	-	\$0.00
31	72" AIR RELEASE MANHOLE	EA	4	\$13,500.00	\$54,000.00	4	\$54,000.00	-	\$0.00
32	6" DIP CLASS 50 SANITARY SEWER	LF	0	\$108.00	\$0.00	0	\$0.00	-	\$0.00
33	18" DIP CLASS 50 SANITARY SEWER	LF	18	\$138.00	\$2,484.00	20	\$2,760.00	2.0	\$276.00
34	24" DIP CLASS 50 SANITARY SEWER	LF	36	\$301.00	\$10,836.00	40	\$12,040.00	4.0	\$1,204.00
35	EXTERNAL MANHOLE DROP	EA	3	\$9,300.00	\$27,900.00	3	\$27,900.00	-	\$0.00
36	16" RES. SEAT GATE VALVE & BOX	EA	18	\$8,000.00	\$144,000.00	18	\$144,000.00	-	\$0.00
37	EXCAVATE, SALVAGE, AND STOCKPILE WETLAND SOIL (CV)	CY	803	\$1.00	\$803.00	300	\$300.00	-503.0	-\$503.00
38	PLACE SALVAGED WETLAND SOIL (CV)	CY	803	\$1.00	\$803.00	300	\$300.00	-503.0	-\$503.00
39	TRENCH STABILIZATION ROCK	LF	300	\$32.00	\$9,600.00	0	\$0.00	-300.0	-\$9,600.00
40	TELEVISION	LF	4541	\$1.25	\$5,676.25	4,389	\$5,486.25	-152.0	-\$190.00
41	HORIZONTAL DIRECTIONAL DRILLING BORE PITS	LS	1	\$190,000.00	\$190,000.00	1.00	\$190,000.00	-	\$0.00
<b>SUBTOTAL - DIVISION 2</b>					<b>\$3,099,123.55</b>	<b>\$3,102,356.73</b>	<b>\$3,233.18</b>		

ITEM	DESCRIPTION OF PAY ITEM	UNIT	CONTRACT			TOTAL TO DATE		COMPENSATING CHANGE ORDER #6	
			QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	NET CHANGE	AMOUNT
<b>DIVISION 3 - WATERMAIN</b>									
1	8"X8" WET TAP (INCLUDE SLEEVE AND VALVE)	EA	0	\$5,100.00	\$0.00	0	\$0.00	-	\$0.00
2	6" DIP, CL. 52 WATERMAIN	LF	100	\$41.00	\$4,100.00	153	\$6,273.00	53.0	\$2,173.00
3	6" RES. SEAT GATE VALVE & BOX	EA	1	\$1,300.00	\$1,300.00	1	\$1,300.00	-	\$0.00
4	6" HYDRANT (8'-6" BURY)	EA	1	\$4,600.00	\$4,600.00	1	\$4,600.00	-	\$0.00
<b>SUBTOTAL - DIVISION 3</b>					\$10,000.00		\$12,173.00		\$2,173.00
<b>DIVISION 4 - STREETS AND RESTORATION</b>									
1	SAWCUT BITUMINOUS PAVEMENT	LF	85	\$5.50	\$467.50	80	\$440.00	-5.0	-\$27.50
2	REMOVE PIPE CULVERT (ALL TYPES & SIZES)	LF	178	\$4.50	\$801.00	178	\$801.00	-	\$0.00
3	SALVAGE & REINSTALL WOOD WIER	EA	1	\$1,050.00	\$1,050.00	1.0	\$1,050.00	-	\$0.00
4	REMOVE & DISPOSE OF EXIST. BITUMINOUS PAVEMENT, DRIVES	SY	120	\$2.90	\$348.00	185	\$591.50	15.0	\$43.50
5	REMOVE & DISPOSE OF EXIST. BITUMINOUS PAVEMENT, STREETS	SY	25	\$2.90	\$72.50	39	\$113.10	14.0	\$40.60
6	REMOVE & DISPOSE OF EXIST. CONCRETE CURB & GUTTER	LF	20	\$2.50	\$50.00	25	\$62.50	5.0	\$12.50
7	LIFT STATION SITE GRADING	LS	1	\$21,600.00	\$21,600.00	1	\$21,600.00	-	\$0.00
8	CL.5 AGGREGATE BASE	TN	1101	\$18.00	\$19,818.00	1,139	\$20,494.98	37.6	\$676.98
9	SPWEA240B BITUMINOUS WEAR COURSE, DRIVES	SY	120	\$44.00	\$5,280.00	107	\$4,708.00	-13.0	-\$572.00
10	SPNWB230B BITUMINOUS NON-WEAR COURSE, STREETS	TN	185	\$194.00	\$32,010.00	7	\$1,358.00	-158.0	-\$30,652.00
11	SPWEA240B BITUMINOUS WEAR COURSE, STREETS	TN	125	\$194.00	\$24,250.00	7	\$1,358.00	-118.0	-\$22,892.00
12	BITUMINOUS MATERIAL FOR TACK COAT	GA	69	\$4.25	\$293.25	0	\$0.00	-69.0	-\$293.25
13	CONCRETE CURB & GUTTER	LF	20	\$55.00	\$1,100.00	25	\$1,375.00	5.0	\$275.00
14	CL.5 AGGREGATE BASE, SHOULDER	TN	55	\$47.00	\$2,585.00	5	\$235.00	-50.0	-\$2,350.00
15	15" CMP PIPE CULVERT W/APRON	LF	178	\$47.00	\$8,366.00	286	\$13,442.00	108.0	\$5,076.00
16	CL. 3 RIP RAP W/ GEOTEXTLE FABRIC	CY	5	\$125.00	\$625.00	10	\$1,250.00	5.0	\$625.00
17	OFF ROAD STRUCTURE MARKER	EA	25	\$88.00	\$2,200.00	14	\$1,232.00	-11.0	-\$968.00
<b>SUBTOTAL - DIVISION 4</b>					\$120,916.25		\$69,911.08		-\$51,005.17

**TOTALS - BASE CONTRACT** \$3,416,900.40 \$3,362,987.41 -\$53,912.99

**CHANGE ORDER NO. 1**

CO1-1	8" PVC, SDR 23.5 SANITARY SEWER (25'-30' DEPTH)	LF	44.0	\$200.00	\$8,800.00	40.0	\$8,000.00	-4.0	-\$800.00
CO1-2	4" POLYSTYRENE INSULATION	SY	10.5	\$35.00	\$367.50	42.5	\$1,487.50	32.0	\$1,120.00

**TOTALS - CHANGE ORDER NO. 1** \$9,167.50 \$9,487.50 \$320.00

**CHANGE ORDER NO. 2**

CO2-1	COST FOR ADDITIONAL EASEMENT TO RELOCATE MH 0-1	LS	1.0	-\$3,500.00	-\$3,500.00	1.0	-\$3,500.00	-	\$0.00
CO2-2	8" X 8" WET TAP INCL. VALVE & SLEEVE	EA	1.0	\$5,500.00	\$5,500.00	1.0	\$5,500.00	-	\$0.00
CO2-3	12" DIP CL. 52 WATERMAIN INCL. FITTINGS	LF	328.0	\$75.00	\$24,600.00	283.0	\$21,225.00	-45.0	-\$3,375.00

**TOTALS - CHANGE ORDER NO. 2** \$26,600.00 \$23,225.00 -\$3,375.00

**CHANGE ORDER NO. 4**

CO4-1	ADDITIONAL FILL & GRADING AT LS SITE	CY	699.0	\$8.66	\$6,053.34	699.0	\$6,053.34	-	\$0.00
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**TOTALS - CHANGE ORDER NO. 4** \$6,053.34 \$6,053.34 \$0.00

**CHANGE ORDER NO. 5**

CO5-1	LOCKING COVER FOR AUTOMATIC TRANSFER SWITCH	LS	1.0	\$1,050.00	\$1,050.00	1.0	\$1,050.00	-	\$0.00
CO5-2	MILL AND REPAVE LAKE ELMO AVE AND 30TH ST INTERSECTION	LS	1.0	\$3,000.00	\$3,000.00	1.0	\$3,000.00	-	\$0.00
CO5-3	GRADING FOR RIPRAP CHANNEL ALONG LS DRIVEWAY	LS	1.0	\$1,400.00	\$1,400.00	1.0	\$1,400.00	-	\$0.00
CO5-4	INSTALL RIPRAP CHANNEL ALONG LS DRIVEWAY	TN	70.0	\$72.25	\$5,057.50	70.0	\$5,057.50	-	\$0.00

**TOTALS - CHANGE ORDER NO. 5** \$10,507.50 \$10,507.50 \$0.00

**TOTALS - DIFFERENCE IN CONTRACT AND ACTUAL WORK COMPLETE** \$3,469,228.74 \$3,412,260.75 -\$56,967.99





# MAYOR & COUNCIL COMMUNICATION

**DATE:** August 5, 2014  
**CONSENT**  
**ITEM #** 5

**AGENDA ITEM:** Lake Elmo Avenue Sewer Infrastructure Improvements: I-94 to 30<sup>th</sup> Street  
– Approve Pay Request No. 8 (Final) (**ADMINISTRATIVE CORRECTION**)

**SUBMITTED BY:** Ryan Stempiski, Project Engineer

**THROUGH:** Dean A. Zuleger, City Administrator

**REVIEWED BY:** Jack Griffin, City Engineer  
Cathy Bendel, Finance Director  
Mike Bouthilet, Public Works

**SUGGESTED ORDER OF BUSINESS if removed from the Consent Agenda:**

- Questions from Council to Staff ..... Mayor Facilitates
- Public Input, if Appropriate.....Mayor Facilitates
- Call for Motion ..... Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

**POLICY RECOMMENDER:** Engineering

**FISCAL IMPACT:** Corrected payment results in additional \$3,014.55 due to the Contractor.

Final payment is proposed in accordance with the Contract for the project. Payment remains within authorized contract amount and approved change orders for the project.

**SUMMARY AND ACTION REQUESTED:**

The City Council is respectfully requested to consider, *as part of the consent agenda*, approving Pay Request No. 8 (Final) (**ADMINISTRATIVE CORRECTION**) to Minger Construction, Inc. in the amount of \$179,094.45 for the Lake Elmo Avenue Infrastructure Improvements: I-94 to 30<sup>th</sup> Street. If removed from the consent agenda, the recommended motion for this action is as follows:

***“Move to approve Pay Request No. 8 (Final) (ADMINISTRATIVE CORRECTION) to Minger Construction, Inc. in the amount of \$179,094.45 for the Lake Elmo Avenue Infrastructure Improvements: I-94 to 30<sup>th</sup> Street.”***

**LEGISLATIVE HISTORY/BACKGROUND INFORMATION:**

At the July 15, 2014 City Council Meeting, the improvements were accepted and final payment was approved for this project. An error was found in the final payment quantities for the silt fence payment item. The Contractor was paid 50% of the silt fence quantity that was installed and is owed the remaining 50% now that the silt fence has been removed on the project, resulting in additional payment owed to the Contractor in the amount of \$3,014.55. Pay Request No. 8 (Final) has been revised accordingly.

The final construction cost for the project is \$3,412,260.75 which is 1.6% under the original contract and approved change order amount of \$3,469,228.74. The Project is being funded partially through the MN-DEED sewer system grant with the remaining funds covered through the issuance of bonds with the debt retirement to be covered with the collection of Sewer Availability and Sewer Connection charges established by the City.

Final payment will be made to the Contractor, including the release of all retained funds, upon receipt of the Contractor's signed Pay Request No. 8 (Final) (***ADMINISTRATIVE CORRECTION***).

**RECOMMENDATION:**

Staff is recommending that the City Council consider approving, *as part of the Consent Agenda*, approving Pay Request No. 8 (Final) (***ADMINISTRATIVE CORRECTION***) in the amount of \$179,094.45. If removed from the consent agenda, the recommended motion for this action is as follows:

***“Move to approve Pay Request No. 8 (Final) (ADMINISTRATIVE CORRECTION) to Minger Construction, Inc. in the amount of \$179,094.45 for the Lake Elmo Avenue Infrastructure Improvements: I-94 to 30<sup>th</sup> Street.”***

**ATTACHMENT(S):**

1. Pay Request No. 8 (Final) (***ADMINISTRATIVE CORRECTION***)

**PROJECT PAY FORM**

PARTIAL PAY ESTIMATE NO. <b>8 (FINAL) ADMINISTRATIVE CORRECTION</b>	<b>FOCUS</b> ENGINEERING, inc.
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LAKE ELMO AVENUE SEWER INFRASTRUCTURE IMPROVEMENTS PROJECT NO. 2013.123	PERIOD OF ESTIMATE FROM <u>6/1/2014</u> TO <u>6/30/2014</u>
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PROJECT OWNER: <b>CITY OF LAKE ELMO</b> 3800 LAVERNE AVENUE NORTH LAKE ELMO, MN 55042 ATTN: JACK GRIFFIN, CITY ENGINEER	CONTRACTOR: <b>MINGER CONSTRUCTION, INC.</b> 2471 GALPIN COURT, SUITE 110, PO BOX 236 CHANHASSEN, MN 55317-0236 ATTN: AARON HOEFS, PROJECT MANAGER
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CONTRACT CHANGE ORDER SUMMARY				PAY ESTIMATE SUMMARY	
No.	Approval Date	Amount			
		Additions	Deductions		
1	10/15/2013	\$0.00	\$19,603.70	1. Original Contract Amount	\$3,463,201.60
2	11/6/2013	\$9,070.00	\$0.00	2. Net Change Order Sum	-\$50,940.85
3	1/6/2014	\$0.00	\$0.00	3. Revised Contract (1+2)	\$3,412,260.75
4	2/5/2014	\$6,053.34	\$0.00	4. *Work Completed	\$3,412,260.75
5	6/17/2014	\$10,507.50	\$0.00	5. *Stored Materials	\$0.00
6	7/15/2014		\$56,967.99	6. Subtotal (4+5)	\$3,412,260.75
TOTALS		\$25,630.84	\$76,571.69	7. Retainage* <u>0.0%</u>	\$0.00
NET CHANGE		(\$50,940.85)		8. Previous Payments	\$3,233,166.30
				9. Amount Due (6-7-8)	<b>\$179,094.45</b>

\*Detailed Breakdown Attached

CONTRACT TIME					
START DATE:	<u>9/9/2013</u>	ORIGINAL DAYS	<u>265</u>	ON SCHEDULE YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
SUBSTANTIAL COMPLETION:	<u>2/14/2014</u>	REVISED DAYS	<u>0</u>		
FINAL COMPLETION:	<u>6/1/2014</u>	REMAINING	<u>-29</u>		

ENGINEER'S CERTIFICATION: The undersigned certifies that the work has been reviewed and to the best of their knowledge and belief, the quantities shown in this estimate are correct and the work has been performed in accordance with the contract documents.	FOCUS Engineering, inc.  ENGINEER _____ DATE <u>7/30/2014</u>
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CONTRACTOR'S CERTIFICATION: The undersigned Contractor certifies that to the best of their knowledge, information and belief the work covered by this payment estimate has been completed in accordance with the contract documents, that all amounts have been paid by the contractor for work for which previous payment estimates was issued and payments received from the owner, and that current payment shown herein is now due.	CONTRACTOR BY _____ DATE _____
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APPROVED BY OWNER: <b>CITY OF LAKE ELMO, MINNESOTA</b>	
BY _____ DATE _____	BY _____ DATE _____

LAKE ELMO AVENUE SEWER INFRASTRUCTURE IMPROVEMENTS  
 CITY OF LAKE ELMO, MINNESOTA  
 PROJECT NO. 2013.123

**FOCUS** ENGINEERING, inc.

ITEM	DESCRIPTION OF PAY ITEM	UNIT	CONTRACT			THIS PERIOD		TOTAL TO DATE	
			QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
<b>DIVISION 1 - GENERAL</b>									
1	MOBILIZATION	LS	1	\$33,000.00	\$33,000.00	0.00	\$0.00	1	\$33,000.00
2	TRAFFIC CONTROL	LS	1	\$16,500.00	\$16,500.00	0.00	\$0.00	1.00	\$16,500.00
3	SILT FENCE	LF	3654	\$1.65	\$6,029.10	1,857.00	\$3,064.05	3,684	\$6,078.50
4	ROCK CONSTRUCTION ENTRANCE	EA	3	\$970.00	\$2,910.00	0.00	\$0.00	1.0	\$970.00
5	WATER FOR DUST CONTROL	M GAL	2	\$278.00	\$556.00	0.00	\$0.00	0	\$0.00
6	TREE REMOVAL	EA	206	\$266.00	\$54,796.00	0.00	\$0.00	209	\$55,594.00
7	CLEARING & GRUBBING	AC	1.9	\$4,160.00	\$7,904.00	0.00	\$0.00	1.9	\$7,904.00
8	INLET PROTECTION	EA	4	\$350.00	\$1,400.00	0.00	\$0.00	6	\$2,100.00
9	HYDRO MULCH W/ SEED & FERTILIZER	AC	9.49	\$3,700.00	\$35,113.00	0.00	\$0.00	9.34	\$34,558.00
10	SEEDING (WETLAND MIX)	AC	0.2	\$4,250.00	\$850.00	0.00	\$0.00	0	\$0.00
11	EROSION CONTROL BLANKET (WOOD FIBER)	SY	5625	\$1.10	\$6,187.50	300.00	\$330.00	5,570	\$6,127.00
12	TOPSOIL BORROW	CY	500	\$13.00	\$6,500.00	0.00	\$0.00	300	\$3,900.00
13	DITCH CHECK	LF	60	\$5.25	\$315.00	0.00	\$0.00	60	\$315.00
14	MODULAR BLOCK RETAINING WALL	SF	60	\$53.00	\$3,300.00	0.00	\$0.00	0	\$0.00
15	SALVAGE/SALVAGE AND REINSTALL EXISTING IRRIGATION PUMP HOUSE	LS	0	\$1,400.00	\$0.00	0.00	\$0.00	0	\$0.00
16	RAIN GARDEN	LS	1	\$11,500.00	\$11,500.00	0.00	\$0.00	1	\$11,500.00
<b>SUBTOTAL - DIVISION 1</b>					<b>\$186,860.60</b>		<b>\$3,394.05</b>		<b>\$178,546.60</b>
<b>DIVISION 2 - SANITARY SEWER</b>									
1	CONNECT TO EXISTING MANHOLE	EA	1	\$11,600.00	\$11,600.00	0.00	\$0.00	1	\$11,600.00
2	SALVAGE & REINSTALL EXISTING SANITARY SEWER MANHOLE	EA	1	\$3,760.00	\$3,760.00	0.00	\$0.00	1	\$3,760.00
3	SALVAGE & REINSTALL EXISTING SANITARY SEWER	LF	100	\$84.00	\$8,400.00	0.00	\$0.00	52	\$4,368.00
4	LIFT STATION STRUCTURE, VALVE VAULT, AND PIPING	LS	1	\$187,000.00	\$187,000.00	0.00	\$0.00	1	\$187,000.00
5	LIFT STATION PUMPS AND ACCESSORIES	LS	1	\$66,750.00	\$66,750.00	0.00	\$0.00	1.00	\$66,750.00
6	LIFT STATION ELECTRICAL AND CONTROLS	LS	1	\$134,000.00	\$134,000.00	0.00	\$0.00	1.00	\$134,000.00
7	GENERATOR	LS	1	\$98,250.00	\$98,250.00	0.00	\$0.00	1.00	\$98,250.00
8	CHEMICAL FEED SYSTEM	LS	1	\$243,000.00	\$243,000.00	0.00	\$0.00	1.00	\$243,000.00
9	16" HDPE FORCEMAIN, INSTALLED BY HDD	LF	15649	\$81.00	\$1,267,569.00	0.00	\$0.00	15,619	\$1,265,139.00
10	16" HDPE FORCEMAIN, INSTALLED BY OPEN CUT	LF	399	\$57.00	\$22,743.00	0.00	\$0.00	438	\$24,966.00
11	8" PVC, SDR 35 SANITARY SEWER (10'-15' DEPTH)	LF	15	\$155.00	\$2,325.00	0.00	\$0.00	15	\$2,325.00
12	8" PVC, SDR 35 SANITARY SEWER (15'-20' DEPTH)	LF	15	\$155.00	\$2,325.00	0.00	\$0.00	15	\$2,325.00
13	8" PVC, SDR 35 SANITARY SEWER (20'-25' DEPTH)	LF	0	\$155.00	\$0.00	0.00	\$0.00	0	\$0.00
14	18" PVC, SDR 26 SANITARY SEWER (10'-15' DEPTH)	LF	213	\$91.00	\$19,383.00	0.00	\$0.00	211	\$19,201.00
15	18" PVC, SDR 26 SANITARY SEWER (15'-20' DEPTH)	LF	193	\$91.00	\$17,563.00	0.00	\$0.00	193	\$17,563.00
16	18" PVC, PS115 SANITARY SEWER (30'-35' DEPTH)	LF	25	\$258.00	\$6,450.00	0.00	\$0.00	20	\$5,160.00
17	24" SANITARY SEWER (0-10' DEPTH)	LF	45	\$116.00	\$5,220.00	0.00	\$0.00	61	\$7,076.00
18	24" SANITARY SEWER (10-15' DEPTH)	LF	999	\$116.00	\$115,884.00	0.00	\$0.00	1,513	\$175,508.00
19	24" SANITARY SEWER (15-20' DEPTH)	LF	1353	\$116.00	\$156,948.00	0.00	\$0.00	934	\$108,344.00
20	24" SANITARY SEWER (20-25' DEPTH)	LF	583	\$116.00	\$67,628.00	0.00	\$0.00	486	\$56,376.00
21	24" SANITARY SEWER (25-30' DEPTH)	LF	213	\$116.00	\$24,708.00	0.00	\$0.00	202	\$23,432.00
22	24" SANITARY SEWER (30-35' DEPTH)	LF	92	\$116.00	\$10,672.00	0.00	\$0.00	153	\$17,748.00
23	24" SANITARY SEWER (35'-40' DEPTH)	LF	169	\$116.00	\$19,604.00	0.00	\$0.00	105	\$12,180.00
24	6" PVC, SDR 26 SOLVENT WELD SERVICE PIPE	LF	20	\$82.00	\$1,640.00	0.00	\$0.00	120	\$9,840.00
25	6" ON 18" WYE BRANCH	EA	1	\$1,140.00	\$1,140.00	0.00	\$0.00	6	\$6,840.00
26	48" DIAMETER SAN. MANHOLE, TYPE 301 (0'-10' DEPTH)	EA	12	\$4,900.00	\$58,800.00	0.00	\$0.00	11	\$53,900.00
27	54" DIAMETER SAN. MANHOLE, TYPE 301 (0'-10' DEPTH)	EA	4	\$8,400.00	\$33,600.00	0.00	\$0.00	5	\$42,000.00
28	48" DIAMETER SAN. MANHOLE, TYPE 301 EXTRA DEPTH (>10' DEPTH)	VF	120.1	\$73.00	\$8,767.30	0.00	\$0.00	112.0	\$8,173.08
29	54" DIAMETER SAN. MANHOLE, TYPE 301 EXTRA DEPTH (>10' DEPTH)	VF	44.1	\$120.00	\$5,292.00	0.00	\$0.00	56.2	\$6,746.40
30	72" CLEANOUT MANHOLE	EA	5	\$10,400.00	\$52,000.00	0.00	\$0.00	5	\$52,000.00
31	72" AIR RELEASE MANHOLE	EA	4	\$13,500.00	\$54,000.00	0.00	\$0.00	4	\$54,000.00
32	6" DIP CLASS 50 SANITARY SEWER	LF	0	\$108.00	\$0.00	0.00	\$0.00	0	\$0.00
33	18" DIP CLASS 50 SANITARY SEWER	LF	18	\$138.00	\$2,484.00	0.00	\$0.00	20	\$2,760.00
34	24" DIP CLASS 50 SANITARY SEWER	LF	36	\$301.00	\$10,836.00	0.00	\$0.00	40	\$12,040.00
35	EXTERNAL MANHOLE DROP	EA	3	\$9,300.00	\$27,900.00	0.00	\$0.00	3	\$27,900.00
36	16" RES. SEAT GATE VALVE & BOX	EA	18	\$8,000.00	\$144,000.00	0.00	\$0.00	18	\$144,000.00
37	EXCAVATE, SALVAGE, AND STOCKPILE WETLAND SOIL (CV)	CY	803	\$1.00	\$803.00	0.00	\$0.00	300	\$300.00
38	PLACE SALVAGED WETLAND SOIL (CV)	CY	803	\$1.00	\$803.00	0.00	\$0.00	300	\$300.00
39	TRENCH STABILIZATION ROCK	LF	300	\$32.00	\$9,600.00	0.00	\$0.00	0	\$0.00
40	TELEVISION	LF	4541	\$1.25	\$5,676.25	381.00	\$476.25	4,389	\$5,486.25
41	HORIZONTAL DIRECTIONAL DRILLING BORE PITS	LS	1	\$190,000.00	\$190,000.00	0.00	\$0.00	1.00	\$190,000.00
<b>SUBTOTAL - DIVISION 2</b>					<b>\$3,099,123.55</b>		<b>\$476.25</b>		<b>\$3,102,356.73</b>

ITEM	DESCRIPTION OF PAY ITEM	UNIT	CONTRACT			THIS PERIOD		TOTAL TO DATE	
			QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
<b>DIVISION 3 - WATERMAIN</b>									
1	8"X6" WET TAP (INCLUDE SLEEVE AND VALVE)	EA	0	\$5,100.00	\$0.00	0.00	\$0.00	0	\$0.00
2	6" DIP, CL. 52 WATERMAIN	LF	100	\$41.00	\$4,100.00	0.00	\$0.00	153	\$6,273.00
3	6" RES. SEAT GATE VALVE & BOX	EA	1	\$1,300.00	\$1,300.00	0.00	\$0.00	1	\$1,300.00
4	6" HYDRANT (8'-5" BURY)	EA	1	\$4,600.00	\$4,600.00	0.00	\$0.00	1	\$4,600.00
<b>SUBTOTAL - DIVISION 3</b>					\$10,000.00		\$0.00		\$12,173.00
<b>DIVISION 4 - STREETS AND RESTORATION</b>									
1	SAWCUT BITUMINOUS PAVEMENT	LF	85	\$5.50	\$467.50	0.00	\$0.00	80	\$440.00
2	REMOVE PIPE CULVERT (ALL TYPES & SIZES)	LF	178	\$4.50	\$801.00	0.00	\$0.00	178	\$801.00
3	SALVAGE & REINSTALL WOOD WIER	EA	1	\$1,050.00	\$1,050.00	0.00	\$0.00	1.0	\$1,050.00
4	REMOVE & DISPOSE OF EXIST. BITUMINOUS PAVEMENT, DRIVES	SY	120	\$2.90	\$348.00	0.00	\$0.00	135	\$391.50
5	REMOVE & DISPOSE OF EXIST. BITUMINOUS PAVEMENT, STREETS	SY	25	\$2.90	\$72.50	0.00	\$0.00	39	\$113.10
6	REMOVE & DISPOSE OF EXIST. CONCRETE CURB & GUTTER	LF	20	\$2.50	\$50.00	0.00	\$0.00	25	\$62.50
7	LIFT STATION SITE GRADING	LS	1	\$21,600.00	\$21,600.00	0.00	\$0.00	1	\$21,600.00
8	CL.5 AGGREGATE BASE	TN	1101	\$18.00	\$19,818.00	0.00	\$0.00	1,139	\$20,494.98
9	SPWEA240B BITUMINOUS WEAR COURSE, DRIVES	SY	120	\$44.00	\$5,280.00	0.00	\$0.00	107	\$4,708.00
10	SPNWB230B BITUMINOUS NON-WEAR COURSE, STREETS	TN	165	\$194.00	\$32,010.00	0.00	\$0.00	7	\$1,358.00
11	SPWEA240B BITUMINOUS WEAR COURSE, STREETS	TN	125	\$194.00	\$24,250.00	0.00	\$0.00	7	\$1,358.00
12	BITUMINOUS MATERIAL FOR TACK COAT	GA	69	\$4.25	\$293.25	0.00	\$0.00	0	\$0.00
13	CONCRETE CURB & GUTTER	LF	20	\$55.00	\$1,100.00	0.00	\$0.00	25	\$1,375.00
14	CL.5 AGGREGATE BASE, SHOULDER	TN	55	\$47.00	\$2,585.00	0.00	\$0.00	5	\$235.00
15	15" CMP PIPE CULVERT W/APRON	LF	178	\$47.00	\$8,366.00	0.00	\$0.00	286	\$13,442.00
16	CL. 3 RIP RAP W/ GEOTEXTILE FABRIC	CY	5	\$125.00	\$625.00	0.00	\$0.00	10	\$1,250.00
17	OFF ROAD STRUCTURE MARKER	EA	25	\$88.00	\$2,200.00	0.00	\$0.00	14	\$1,232.00
<b>SUBTOTAL - DIVISION 4</b>					\$120,916.25		\$0.00		\$69,911.08

**TOTALS - BASE CONTRACT**

\$3,416,900.40

\$3,870.30

\$3,362,987.41

**CHANGE ORDER NO. 1**

CO1-1	8" PVC. SDR 25.5 SANITARY SEWER (25'-30" DEPTH)	LF	44.0	\$200.00	\$8,800.00	0.00	\$0.00	40.0	\$8,000.00
CO1-2	4" POLYSTYRENE INSULATION	SY	10.5	\$35.00	\$367.50	0.00	\$0.00	42.5	\$1,487.50

**TOTALS - CHANGE ORDER NO. 1**

\$9,167.50

\$0.00

\$9,487.50

**CHANGE ORDER NO. 2**

CO2-1	COST FOR ADDITIONAL EASEMENT TO RELOCATE MH 0-1	LS	1.0	-\$3,500.00	-\$3,500.00	0.00	\$0.00	1.0	-\$3,500.00
CO2-2	8" X 8" WET TAP INCL. VALVE & SLEEVE	EA	1.0	\$5,500.00	\$5,500.00	0.00	\$0.00	1.0	\$5,500.00
CO2-3	12" DIP CL. 52 WATERMAIN INCL. FITTINGS	LF	328.0	\$75.00	\$24,600.00	0.00	\$0.00	283.0	\$21,225.00

**TOTALS - CHANGE ORDER NO. 2**

\$26,600.00

\$0.00

\$23,225.00

**CHANGE ORDER NO. 4**

CO4-1	ADDITIONAL FILL & GRADING AT LS SITE	CY	699.0	\$8.66	\$6,053.34	0.00	\$0.00	699.0	\$6,053.34
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**TOTALS - CHANGE ORDER NO. 4**

\$6,053.34

\$0.00

\$6,053.34

**CHANGE ORDER NO. 5**

CO5-1	LOCKING COVER FOR AUTOMATIC TRANSFER SWITCH	LS	1.0	\$1,050.00	\$1,050.00	0.00	\$0.00	1.0	\$1,050.00
CO5-2	MILL AND REPAVE LAKE ELMO AVE AND 30TH ST INTERSECTION	LS	1.0	\$3,000.00	\$3,000.00	0.00	\$0.00	1.0	\$3,000.00
CO5-3	GRADING FOR RIPRAP CHANNEL ALONG LS DRIVEWAY	LS	1.0	\$1,400.00	\$1,400.00	0.00	\$0.00	1.0	\$1,400.00
CO5-4	INSTALL RIPRAP CHANNEL ALONG LS DRIVEWAY	TN	70.0	\$72.25	\$5,057.50	70.00	\$5,057.50	70.0	\$5,057.50

**TOTALS - CHANGE ORDER NO. 5**

\$10,507.50

\$5,057.50

\$10,507.50

**COMPENSATING CHANGE ORDER NO. 6**

CO6-1		LS	1.0	-\$56,967.99	-\$56,967.99	0.00	\$0.00	0.0	\$0.00
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-\$56,967.99

**TOTALS - REVISED CONTRACT**

\$3,412,260.75

\$8,927.80

\$3,412,260.75



MAYOR & COUNCIL COMMUNICATION

DATE: August 5, 2014  
CONSENT  
ITEM # 6

AGENDA ITEM: 2014 Seal Coat Project – Pay Request No. 1 (Final)

SUBMITTED BY: Ryan Stempki, Assistant City Engineer

THROUGH: Dean A. Zuleger, City Administrator

REVIEWED BY: Jack Griffin, City Engineer  
Cathy Bendel, Finance Director  
Mike Bouthilet, Public Works

**SUGGESTED ORDER OF BUSINESS if removed from the Consent Agenda:**

- Questions from Council to Staff..... Mayor Facilitates
- Public Input, if Appropriate.....Mayor Facilitates
- Call for Motion ..... Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

**POLICY RECOMMENDER:** Engineering

**FISCAL IMPACT:** Increase of \$3,211.60 to the City of Lake Elmo over the original Contract amount of \$189,889.88.

Final payment is proposed in accordance with the Contract for the project. Payment remains within authorized total project budget amount of \$213,000 authorized by the City Council on April, 15, 2014.

**SUMMARY AND ACTION REQUESTED:**

The City Council is respectfully requested to consider approving Pay Request No. 1 (Final) for the 2014 Seal Coat Project. If removed from the consent agenda, the recommended motion for the action is as follows:

*“Move to approve Pay Request No. 1 (Final) to Pearson Brothers, Inc., in the amount of \$269,795.26, for the 2014 Seal Coat Project; which includes \$193,101.48 to the City of Lake Elmo; \$44,148.78 to West Lakeland Township; and \$32,545.00 to Baytown Township.”*

**LEGISLATIVE HISTORY/BACKGROUND INFORMATION:**

The 2014 Seal Project has been fully completed. The Project Engineer has prepared a Certificate of Completion and is recommending acceptance of the improvements and release of the final retainage. The one year warranty period will begin on August 5, 2014, and will extend to August 5, 2015.

Final payment in the amount of \$269,795.26 has been requested by the Contractor, Pearson Brothers, Inc., based upon the work completed. The original Contract amount was \$265,298.88 (\$189,889.88 for Lake Elmo, \$44,175.00 for West Lakeland Township, and \$31,234.00 for Baytown Township). The Lake Elmo work was completed at 1.2% (\$3,211.60) over the original Contract amount.

Per the Joint Services Agreements: West Lakeland Township will be invoiced \$44,148.78 for their portion of the construction costs, and Baytown Township will be invoiced \$32,545.00 for their portion of the construction costs.

The final total project cost for the Lake Elmo portion of the project was \$196,601.48: \$193,101.48 in construction and \$3,500 (\$9,500 total - \$6,000 reimbursed by West Lakeland and Baytown) for design and construction engineering services.

**RECOMMENDATION:**

Staff is recommending that the City Council consider approving, *as part of the Consent Agenda*, Pay Request No. 1 (Final) for the 2014 Seal Coat Project. If removed from the consent agenda, the recommended motion for the action is as follows:

***“Move to approve Pay Request No. 1 (Final) to Pearson Brothers, Inc., in the amount of \$269,795.26, for the 2014 Seal Coat Project; which includes \$193,101.48 to the City of Lake Elmo; \$44,148.78 to West Lakeland Township; and \$32,545.00 to Baytown Township.”***

**ATTACHMENT(S):**

1. Pay Estimate No. 1 (Final)
2. Certificate of Completion

**PROJECT PAY FORM**

PARTIAL PAY ESTIMATE NO. <u>1 (FINAL)</u>	<b>FOCUS</b> ENGINEERING, inc.
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<b>2014 SEAL COAT PROJECT</b> PROJECT NO. 2014.118	PERIOD OF ESTIMATE FROM <u>6/23/2013</u> TO <u>7/31/2014</u>
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PROJECT OWNER: <b>CITY OF LAKE ELMO</b> 3800 LAVERNE AVENUE NORTH LAKE ELMO, MN 55042 ATTN: JACK GRIFFIN, P.E., CITY ENGINEER	CONTRACTOR: <b>PEARSON BROTHERS, INC.</b> 11079 LAMONT AVENUE N.E. HANOVER, MN 55341 ATTN: JACK PEARSON, PRESIDENT
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CONTRACT CHANGE ORDER SUMMARY				PAY ESTIMATE SUMMARY	
No.	Approval Date	Amount			
		Additions	Deductions		
				1. Original Contract Amount	\$265,298.88
				2. Net Change Order Sum	\$0.00
				3. Revised Contract (1+2)	\$265,298.88
				4. *Work Completed	\$269,795.26
				5. *Stored Materials	\$0.00
				6. Subtotal (4+5)	\$269,795.26
				7. Retainage* <u>0.0%</u>	\$0.00
				8. Previous Payments	\$0.00
<b>TOTALS</b>		\$0.00	\$0.00	9. Amount Due (6-7-8)	<b>\$269,795.26</b>
<b>NET CHANGE</b>		\$0.00		*Detailed Breakdown Attached	

CONTRACT TIME					
START DATE:	<u>6/23/2014</u>	ORIGINAL DAYS	<u>60</u>	ON SCHEDULE	
SUBSTANTIAL COMPLETION:	<u>7/18/2014</u>	REVISED DAYS	<u>0</u>	YES	<input checked="" type="checkbox"/>
FINAL COMPLETION:	<u>8/22/2014</u>	REMAINING	<u>22</u>	NO	<input type="checkbox"/>

<b>ENGINEER'S CERTIFICATION:</b> The undersigned certifies that the work has been reviewed and to the best of their knowledge and belief, the quantities shown in this estimate are correct and the work has been performed in accordance with the contract documents.	FOCUS Engineering, inc.  _____ ENGINEER  DATE <u>7/30/2014</u>
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<b>CONTRACTOR'S CERTIFICATION:</b> The undersigned Contractor certifies that to the best of their knowledge, information and belief the work covered by this payment estimate has been completed in accordance with the contract documents, that all amounts have been paid by the contractor for work for which previous payment estimates was issued and payments received from the owner, and that current payment shown herein is now due.	CONTRACTOR _____ BY _____ DATE
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APPROVED BY OWNER: <b>CITY OF LAKE ELMO, MINNESOTA</b>	
_____ BY	_____ BY
_____ DATE	_____ DATE



**PAY ESTIMATE NO. 1 (FINAL)**

**FOCUS ENGINEERING, inc.**

2014 SEAL COAT PROJECT  
CITY OF LAKE ELMO, WEST LAKELAND & BAYTOWN TOWNSHIP  
FOCUS PROJECT NO. 2014.118

CONTRACT DATED MAY 20, 2014

ITEM NO.	DESCRIPTION	ESTIMATED QUANTITY	ACTUAL QUANTITY	UNIT	PRICE	UNIT	TOTAL AMOUNT
<b>CITY OF LAKE ELMO</b>							
1	BITUMINOUS SEAL COAT WITH 1/8" DRESSER TRAP ROCK AND CRS-2P EMULSIFIED ASPHALT	153,137	155,727	SY	\$	1.24	\$ 193,101.48
<b>CITY OF WEST LAKELAND</b>							
2	BITUMINOUS SEAL COAT WITH 1/8" DRESSER TRAP ROCK AND CRS-2 EMULSIFIED ASPHALT	38,750	38,727	SY	\$	1.14	\$ 44,148.78
<b>BAYTOWN TOWNSHIP</b>							
3	BITUMINOUS SEAL COAT WITH 1/8" DRESSER TRAP ROCK AND CRS-2 EMULSIFIED ASPHALT	27,160	28,300	sy	\$	1.15	\$ 32,545.00
<b>TOTAL</b>							<b>\$ 269,795.26</b>

**CERTIFICATE OF COMPLETION**

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DATE OF ISSUANCE: August 5, 2014

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OWNER: CITY OF LAKE ELMO, MN  
CONTRACTOR: PEARSON BROTHERS, INC.  
PROJECT NAME: 2014 SEAL COAT PROJECT  
PROJECT NO.: 2014.118


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- This Certification of Completion applies to all work under the Contract Documents  
 This Certification of Completion applies to the following specified parts of the Contract Documents

I do hereby certify that the work to which this Certificate applies has been constructed in accordance with the Contract dated May 20, 2014. The above-mentioned improvement is hereby declared to be complete and acceptance of this work is recommended.

DATE OF COMPLETION: August 5, 2014

Ryan W. Stempki Reg. No. 45395

  
FOCUS Engineering, inc.

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THE WARRANTY PERIOD BEGINS August 5, 2014 AND ENDS August 5, 2015

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# MAYOR & COUNCIL COMMUNICATION

**DATE:** August 5, 2014

**CONSENT**

**ITEM #** 7

**AGENDA ITEM:** Easement Encroachment Agreement – 11679 58<sup>th</sup> Street N

**SUBMITTED BY:** Joan Ziertman, Planning Program Assistant

**THROUGH:** Dean Zuleger, City Administrator

**REVIEWED BY:** Rick Chase, Building Official  
Adam Bell, City Clerk

**SUGGESTED ORDER OF BUSINESS(if removed from consent agenda):**

- Introduction of Item .....Staff
- Report/Presentation.....Staff
- Questions from Council to Staff ..... Mayor Facilitates
- Call for Motion ..... Mayor & City Council
- Discussion ..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

**POLICY RECCOMENDER:** Staff recommends that the City Council approve the encroachment agreement for Todd Nimmo at 11679 58<sup>th</sup> Street North as part of tonight’s consent agenda.

**FISCAL IMPACT:** None

**SUMMARY AND ACTION REQUESTED:** The City Council is respectfully requested to authorize as part of tonight’s consent agenda, the execution of an easement encroachment agreement. The City has received a request to install a fence within a drainage and utility easement area at 11679 58<sup>th</sup> Street North from Todd Nimmo. Approval of the requested improvement within the City’s drainage and utility easements would allow the property owners to construct the requested improvement within the City’s drainage and utility easements located on their private property.

*Staff is recommending that the City Council approve the easement encroachment agreement as part of the Consent Agenda. If the City Council removes the item from the Consent Agenda, the recommended action can be completed through the following motion:*

***“Move to approve the easement encroachment agreement for Todd Nimmo at 11679 58<sup>th</sup> Street N to install a fence within the City’s drainage and utility easement.”***

**LEGISLATIVE HISTORY:** The City holds easements of different sizes and for different purposes on many residential and commercial properties throughout the City. When a resident is interested in putting a structure within an easement, the city has requested the property owner provide a site plan showing where the improvement is proposed to be located, a detail of what the improvement will look like and how it will function. After that information is received, staff reviews the proposed improvement and the use of the easement to determine if the proposed improvement will impede the functionality of the easement. If staff determines that the improvement will not negatively impact the functionality of the easement, an approved building permit showing the requested work and an Easement Encroachment Agreement is needed before the work may commence.

The Easement Encroachment Agreement that has been submitted for Council consideration is for a fence and has been reviewed by planning staff. The proposed fence meets all city code requirements and Staff would have otherwise authorized construction of the retaining wall if it did not encroach into a drainage and utility easement.

**BACKGROUND INFORMATION (SWOT):**

**Strengths:** The easement encroachment agreement is a legal document that has been signed by all property owners seeking to install improvements within an easement. The document, among other things, indemnifies the city from responsibility if damage occurs to the improvement or if it needs to be removed at some point in the future.

**Weaknesses:** None

**Opportunities:** None

**Threats:** None

**RECOMMENDATION:**

*Based on the aforementioned, Staff is recommending that the City Council approve the easement encroachment agreement as part of the Consent Agenda. If the City Council removes the item from the Consent Agenda, the recommended action can be completed through the following motion:*

***“Move to approve the easement encroachment agreement for Todd Nimmo to install a fence within the City’s drainage and utility easement.”***



MAYOR & COUNCIL COMMUNICATION

DATE: August 5, 2014  
CONSENT  
ITEM # 8

AGENDA ITEM: Easement Encroachment Agreement – 5734 Lily Avenue N

SUBMITTED BY: Joan Ziertman, Planning Program Assistant

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Rick Chase, Building Official  
Adam Bell, City Clerk

**SUGGESTED ORDER OF BUSINESS(if removed from consent agenda):**

- Introduction of Item ..... Staff
- Report/Presentation.....Staff
- Questions from Council to Staff..... Mayor Facilitates
- Call for Motion ..... Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

**POLICY RECCOMENDER:** Staff recommends that the City Council approve the encroachment agreement for Daniel Sletten at 5734 Lily Avenue N as part of tonight’s consent agenda.

**FISCAL IMPACT:** None

**SUMMARY AND ACTION REQUESTED:** The City Council is respectfully requested to authorize as part of tonight’s consent agenda, the execution of an easement encroachment agreement. The City has received a request to install a retaining wall within a drainage and utility easement area at 5734 Lily Avenue North from Daniel Sletten. Approval of the requested improvement within the City’s drainage and utility easements would allow the property owners to construct the requested improvement within the City’s drainage and utility easements located on their private property.

*Staff is recommending that the City Council approve the easement encroachment agreement as part of the Consent Agenda. If the City Council removes the item from the Consent Agenda, the recommended action can be completed through the following motion:*

***“Move to approve the easement encroachment agreement for Daniel Sletten at 5734 Lily Avenue N to install a retaining wall within the City’s drainage and utility easement.”***

**LEGISLATIVE HISTORY:** The City holds easements of different sizes and for different purposes on many residential and commercial properties throughout the City. When a resident is interested in putting a structure within an easement, the city has requested the property owner provide a site plan showing where the improvement is proposed to be located, a detail of what the improvement will look like and how it will function. After that information is received, staff reviews the proposed improvement and the use of the easement to determine if the proposed improvement will impede the functionality of the easement. If staff determines that the improvement will not negatively impact the functionality of the easement, an approved building permit showing the requested work and an Easement Encroachment Agreement is needed before the work may commence.

The Easement Encroachment Agreement that has been submitted for Council consideration is for a retaining wall and has been reviewed by planning staff. The proposed retaining wall meets all city code requirements and Staff would have otherwise authorized construction of the retaining wall if it did not encroach into a drainage and utility easement.

**BACKGROUND INFORMATION (SWOT):**

**Strengths:** The easement encroachment agreement is a legal document that has been signed by all property owners seeking to install improvements within an easement. The document, among other things, indemnifies the city from responsibility if damage occurs to the improvement or if it needs to be removed at some point in the future.

**Weaknesses:** None

**Opportunities:** None

**Threats:** None

**RECOMMENDATION:**

*Based on the aforementioned, Staff is recommending that the City Council approve the easement encroachment agreement as part of the Consent Agenda. If the City Council removes the item from the Consent Agenda, the recommended action can be completed through the following motion:*

***“Move to approve the easement encroachment agreement for Daniel Sletten to install a retaining wall within the City’s drainage and utility easement.”***



MAYOR & COUNCIL COMMUNICATION

DATE: August 5, 2014  
CONSENT  
ITEM # 9

AGENDA ITEM: Village AUAR 5-Year Update  
SUBMITTED BY: Kyle Klatt, Community Development Director  
THROUGH: Dean Zuleger, City Administrator  
REVIEWED BY: Planning Commission

**SUGGESTED ORDER OF BUSINESS:**

- Introduction of Item .....Community Development Director
- Report/Presentation.....Community Development Director
- Questions from Council to Staff ..... Mayor Facilitates
- Call for Motion ..... Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

**POLICY RECCOMENDER:** Staff is preparing a mandatory five-year update to the Village Area Alternative Urban Areawide Review. This update needs to be completed in order to retain the AUAR as a valid form of environmental review for the entire Village planning area.

**FISCAL IMPACT:** None (other than Staff time) – Staff is preparing a technical memorandum to be submitted to the Environmental Quality Board (EQB), which is the State of Minnesota’s environmental review authority.

**SUMMARY AND ACTION REQUESTED:** The City Council is being asked to give Staff authorization to submit an update to the Village Area AUAR to the EQB for formal publication and to initiate a mandatory 30-day comment period. The City of Lake Elmo is required to update the Village AUAR if five years after adoption all development anticipated with the AUAR has not yet occurred. Since no development projects in the Village have been approved to date, Staff is working on the required update in accordance with the State’s environmental rules.

Staff has completed an initial draft of the technical memorandum, and is seeking authorization to submit this document to the EQB to initiate the official comment period. The attached draft includes the introductory and purpose section of the memorandum, along with updated

information (where applicable) for the various sections of the original AUAR document. Since much of the information is describing planning actions taken by the City over the past five years, the update should be fairly straight-forward and will not include any new information or studies.

**RECOMMENDATION:** Staff is recommending that the City Council authorize submission of an update to the Village Area AUAR to the EQB for formal publication.

**ATTACHMENTS:**

1. Village AUAR Update – Draft (8/1/14)



**Lake Elmo Village Area  
Final Alternative Urban Areawide Review (AUAR)  
Five-Year Update – Technical Memorandum  
August 1, 2014**

**Introduction**

The Village Area AUAR covers approximately 1,275 acres surrounding the existing downtown Lake Elmo (commonly referenced as the “Old Village”) and centered on the intersection of State Highway 5 and County State Aid Highway 17 (Lake Elmo Avenue).

The City of Lake Elmo adopted the Village Area Alternative Urban Areawide Review (AUAR) in May of 2009. The AUAR assesses the potential environmental impacts of four development scenarios, three of which are based on the Village Master Plan accepted by the Lake Elmo City Council in April of 2007 and one scenario based on the City’s 2005 Comprehensive Plan. The overall development expected within each scenario ranged from 600 residential units to 1,600 units. All scenarios anticipated 300,000 square feet of commercial space, 150,000 square feet of office space, and 200,000 square feet of institutional space.

Since the AUAR was adopted by the City, there have been no development proposals approved by the City within the study area. The City has reviewed sketch plans for new residential subdivisions, however, and expects to process at least three residential plats within the AUAR area in 2014.

Prior to moving forward with development proposals, the City adopted a series of amendments to the Lake Elmo Comprehensive Plan, the most significant of which was a complete update to the Land Use Chapter of the Plan approved in 2012. This chapter includes a section devoted to the Village Planning Area and incorporates an updated land use map that follows closely with the scenarios studied under the Village Area AUAR. Of the four development scenarios included as part of the AUAR, the land use plan approved by the City adheres closely to “The Village Master Plan – AUAR Scenario B” in terms of the general arrangement of land uses and total residential unit counts. Minor differences between the adopted land use plan and AUAR Scenarios are noted in the land use section below.

In addition to amending the City’s Comprehensive Plan to support future development, the City completed a major infrastructure project to extend regional sanitary sewer service to the southern limits of the Village AUAR area. This system has been deigned in accordance with the assumptions used in the final AUAR.

**Purpose**

This technical memorandum serves as the update for the Lake Elmo Village Area Final Alternative Urban Areawide Review (AUAR) adopted by the City of Lake Elmo on May 5, 2009. This update is prepared under the provisions of Minnesota Rule 441.3610 Subpart 7, which requires an update every five years until full development of the AUAR area is complete. The updated information and review of mitigation items in the AUAR update follow the standard Environmental Assessment Worksheet (EAW) form. Where applicable, comments for each item have been provided when there is an update from the final AUAR document. Responses to questions are only provided when there has been a change or update

from the 2009 AUAR. Whenever “no change or no need to update” is indicated, refer to the original documents to review the original response.

The information in this memorandum for updates or modifications to the AUAR follows the outline in the original AUAR including any comments or updates to the mitigation strategies. Information and analysis in the 2009 AUAR is presumed to still apply, unless new information or analysis is included in this update. Where maps convey the same information as maps in the 2009 AUAR, the same figure numbers are used. The 2009 Village Area AUAR is available for review on the City’s website at [www.lakeelmo.org](http://www.lakeelmo.org).

- 1) **Title.** No change.
- 2) **Proposer.** No change.
- 3) **RGU.** No change.
- 4) **Reason for AUAR Preparation.** No change.
- 5) **Project Location.** No change.
- 6) **Development Description.** The description of the development scenarios (Scenario A, B, C and D) have not changed. The Village Area Comprehensive Plan Amendment adopted by the City [Exhibit 1] is consistent with Scenario B. The land use categories defined as Potential Future Redevelopment, New Mixed Use Development, and New Civic/Institutional Development on Table 6-1 and referenced elsewhere in the document have been combined into one general land use category on the approved land use plan called “Village Mixed Use Development”. All other assumptions concerning commercial, office, and institutional development remain unchanged.
  - a) **Development Timeline Update.** The following actions have occurred that roughly follow the tentative timeline for the Village development process identified in Table 6-5 of the AUAR:

<b>Event/Activity</b>	<b>Date Completed (or Update)</b>
Selection of development scenario.	
Develop and adopt financial policies for paying for development	
Develop and adopt Village Comprehensive Plan amendment	
Develop and adopt Village Zoning code and subdivision requirements	
Develop capital improvement plan for the timing of public improvements	
Get formal developer commitment to provide financial guarantees for sewer to the Village	
Order forcemain to the Village to serve new development	

Begin construction of forcemain	
Negotiate developers agreement with developers for new development	
Develop new infrastructure to support development in new Village	
Begin new Village development along east side of Village	
Revisit fiscal policies, capital improvement plan, revisit land use controls through zoning when needed to clarify and improve	

**7) Project Magnitude Data.**

- a) The adopted Comprehensive Plan Amendment for the Village Planning Area [Exhibit 1] identifies a range of 900-1,100 new housing units within the AUAR area. Of these 800 are planned as unattached residential units, while another 200-300 units will be attached residential units within the planned mixed-use development area. This allocation of units includes a slightly higher number of unattached units than identified in Scenario B, while keeping the overall range of planned residential units consistent with this development scenario.
- b) Development activity in the AUAR Area. The following developments have been submitted to the City for review and comment as either a concept or preliminary plan to date:

<b>Development</b>	<b>Number of Residential Units</b>
Wildflower at Lake Elmo	145
Village Preserve	97
Easton Village	217
Village Preserve South	104
<i>Total Reviewed to Date</i>	<i>563</i>

All of the above projects are single family residential subdivisions and it is expected that most of these development projects will be submitted for preliminary and final plat consideration before the end of 2014. The City has not received any formal applications for other residential development or commercial, office, and institutional space.

- 8) **Permits and Approvals Required.** The permits, review, and approvals required in the previous Table 8-1 still apply, although in some cases the regulations applicable to that permit, review, or approval have been amended. Any project proposer in the AUAR project area will need to be aware of current regulations.

**9) Land Use.**

- a) **Comp Plan adoption.** The City adopted an amendment to the Comprehensive Plan on December 17, 2013 specific to the Village Planning Area. The plan generally adheres to the land uses identified in the Village Master Plan, which was used as the basis for three of the scenarios

studied as part of the AUAR. The plan further calls for 900-1100 new housing units within the planning area, which correlates closely with Scenario B in the AUAR.

- b) **Airport zoning.** The City of Lake Elmo has engaged in conversations with the Metropolitan Airports Commission, MnDOT Aeronautics, Washington County, and other effects parties over the past year to discuss the adoption of an airport zoning ordinance for Lake Elmo. The City is interested in adopting an ordinance specific to the City of Lake Elmo that addresses the issues identified in the AUAR. The City has been working with developers to ensure that the Regulatory Protection Zone (RPZ) remains free from development; the Village Land Use Plan further guides all land within the RPZ for open space.
- c) **Zoning ordinance update**
  - i) **LDR and VMX.** The City adopted revisions to its Zoning Ordinance in 2013 to add urban residential districts and a Village Mixed Use district to the City's list of zoning districts. The future zoning of the Village Area will include LDR – Low Density Residential and VMX – Village Mixed Use for new development/redevelopment areas while the remainder of the Village will retain either RS – Rural Single Family or PF – Public Facilities zoning. Area that are guided for open space will be zoned for rural or agricultural purposes.
  - ii) **Tree preservation and protection.** The City adopted a Tree Preservation and Protection Ordinance in 2013. The City now requires that developers either protect trees during development or replace a certain percentage of the trees that are removed.
  - iii) **Landscaping and screening.** The City further refined its landscaping and screening ordinances in 2014 to specifically address the minimum levels of landscaping expected for future projects and to require screening and buffering between incompatible land uses.
  - iv) **Design review process.** The City adopted the Lake Elmo Design Standards and Guidelines Manual in 2013. The manual specifies standards and guidelines for the design of multi-family, commercial, and business park developments.
  - v) **Specific development standards.** The City has been incorporating specific development standards into the City Code to clarify the requirements for certain types of developments. Where appropriate, the City has been including standards to address specific requirements from the AUAR Mitigation Plan.
- d) **Reed park expansion.** The AUAR identifies a large area immediately to the east of Reid Park as a primary ecological area. The areas that are designated as such have been guided for open space/parkland in accordance with the Village Area Land Use Plan adopted by the City.

10) **Cover Type.** No change

11) **Fish, Wildlife, and Ecologically Sensitive Resources.** No change.

12) **Physical Impacts on Water Resources.** No change.

13) **Water Use.** No change.

14) **Water-Related Land Use Management Districts.** No change.

15) **Water Surface Use.** No change.

16) **Erosion and Sedimentation.** No change.

17) **Water Quality – Surface Water Runoff.**

- a) The City previously prepared a supplemental document to amend Item 17. Water Quality: Surface Water Runoff in the AUAR and its Mitigation Plan in November of 2010. The amendment was designed to clarify the standards that will be used to address storm water volume control.

When the AUAR and Mitigation Plan were completed in 2009, the City had not adopted its Local Surface Water Management Plan and Surface Water Management Ordinance. The AUAR Mitigation Plan noted that the City would address stormwater runoff volume management requirements through its Surface Water Management Plan update.

The City has completed its Local Surface Water Management Plan update and adopted Ordinance No. 08-016 to regulate stormwater management in the City on June 16, 2009. The City therefore amended the AUAR and Mitigation Plan to require that land development activities meet the requirements of the City's ordinance.

The City completed a second ordinance amendment to the Storm Water and Erosion Control Ordinance in 2011 to adopt the same standard for volume control as the requirement in the Valley Branch Watershed District rules.

- b) The City is currently participating in a project with the Washington County to study transportation issues along the Lake Elmo Avenue corridor. A significant part of this study includes an analysis of the storm water issues in and around the Village area. This study is looking at potential regional solutions to existing storm water issues, and will be identifying specific proposals for regional ponding facilities.

18) **Water Quality – Wastewater**

- a) In 2014, the City completed a major infrastructure project to install the Village Force Main sewer system from the I-94 Corridor to a new lift station immediately to the west of Reid Park on land owned by the City. This system is now operational; however, to date there are no projects connected to the system. The City continues to work with land owners and other affected parties to development plans for further extensions of the sanitary sewer system into the Village Planning Area.

19) **Geologic Hazards and Soil Conditions.** No change.

20) **Solid Wastes; Hazardous Wastes; Storage Tanks.** No change.

**21) Traffic**

- a) The following are transportation projects that have been completed by or will be under construction in 2014:
  - i) CSAH 5 (Stillwater Boulevard) has been restriped from a two lane section to a three lane section with a center turn lane throughout the Village. This project also included the installation of a pedestrian island with signage at the Lake Elmo Elementary School crossing.
  - ii) CSAH 15 Corridor Study. The City of Lake Elmo is participating a project led by Washington County to study potential improvements to CSAH 15 (Manning Avenue).
  - iii) CSAH 17 Corridor Management and Safety Improvement Project. The City of Lake Elmo is participating a project led by Washington County to study potential streetscape improvements to CSAH 17 (Lake Elmo Avenue).
- b) Cooperative project for Lake Elmo Avenue stop lights. The County has received funding through MnDOT to install traffic signals at both segments of CSAH 17 that intersection CSAH 5 in the Village. This project will be completed by the end of 2014.
- c) Transportation plan update. The City updated its transportation plan in 2010 as part of its decennial Comprehensive Plan update. This plan included the Village Parkway minor collector road and other transportation improvements that were anticipated with the AUAR.

22) **Vehicle-Related Air Emissions.** No change.

23) **Stationary Source Emissions.** No change.

24) **Dust, Air, and Noise Impacts.** No change.

25) **Sensitive Resources.** No change.

26) **Visual Impacts.** No change.

27) **Compatibility with Plans.** No change.

28) **Impact on Infrastructure and Public Services.** No change.

29) **Cumulative Potential Effects.** No change.

30) **Other Potential Environmental Impacts.** No change.

31) **Summary of Issues.** No change.

Mitigation Plan Update

- All elements of the Mitigation Plan continue to remain in effect. The City will continue to address the Mitigation Plan as it updates its Planning documents and zoning regulations and as land use development plans are review by the City.

Exhibits

- a) Lake Elmo Village Land Use Plan Update (2013)



**MAYOR & COUNCIL COMMUNICATION**

**DATE:** August 5, 2014  
**CONSENT**  
**ITEM #:** 10

**AGENDA ITEM:** Fee Schedule Amendment – Joint Trench Permit

**SUBMITTED BY:** Adam Bell, City Clerk

**THROUGH:** Dean A. Zuleger, City Administrator

**REVIEWED BY:** Jack Griffin, City Engineer  
Ryan Stempski, Assistant City Engineer  
Cathy Bendel, Finance Director

**SUGGESTED ORDER OF BUSINESS (if pulled from Consent):**

- Introduction of Item..... Staff
- Report/Presentation..... Staff
- Questions from Council to Staff.....Mayor Facilitates
- Call for Motion.....Mayor & City Council
- Discussion.....Mayor & City Council
- Action on Motion.....Mayor Facilitates

**POLICY RECOMMENDER:** Engineering

**FISCAL IMPACT:** None.

Right-of-way permit fees are charged and collected to cover the costs incurred by the City to manage the City’s public right-of-ways. Right of way fees are adjusted from time to time (usually reviewed on an annual basis) to ensure that the fees charged are based on the costs incurred. No Joint Trench Right of Way permits have been issued recently (at least during current staff’s tenure). As explained later in the memo the actual fiscal impact would depend on the type of proposed development.

**SUMMARY AND ACTION REQUESTED:**

The City Council is respectfully requested to consider approving Ordinance 08-114, adopting a revision to the City of Lake Elmo Right of Way fees. *As part of the Consent Agenda*, no specific



motion is required. If the Council chooses to pull the item for discussion, the recommended motion for this action is as follows:

*“Move to approve Ordinance 08-114, an Ordinance amending municipal fees.”*

**LEGISLATIVE HISTORY/BACKGROUND INFORMATION:**

The City of Lake Elmo has a right-of-way management ordinance to ensure the effective and careful management of the public right of way. Public right of ways have long been used to locate public streets and utilities; including sanitary sewer, watermain, and storm sewer. In addition, private utilities such as gas, electric, phone, cable, and fiber optics are located in these public areas. To protect public safety and the public interest, local governments are charged with managing the increasingly complex issues involving right of way use. The City charges a permit fee to cover the costs related to right of way management.

Right of way management costs means the actual costs the city incurs in managing its rights-of-way, including the costs associated with registering right-of-way users; processing excavation and obstruction permits; inspecting project work and restoration projects; maintaining, supporting, protecting, or moving user facilities during right-of-way work; determining the adequacy of right-of-way restoration; enforcing and correcting non-complying project work; mapping of facilities located in the right-of-way; and revoking right-of-way permits.

Joint Trench Excavation Permits are typically applied for when a new subdivision is developed within the City. Multiple private utilities (gas, electric, cable, phone, internet, etc) are encouraged to apply for and construct one “joint trench” to install all the necessary private utilities to the subdivision in a more managed way.

The current Joint Trench Fee is \$100 per lot per utility.

- This fee can vary significantly depending on the development area and number of lots.
- This fee may not accurately support the actual time spent on processing the right-of-way permit.
- For sewer development with higher density, this fee appears excessive.
- For open space development with lower density (require long distances of private utilities to serve a small number of lots), the fee appears low.

A Joint Trench Fee that is more reflective of the time spent on processing the right-of-way permit is being proposed. The new Joint Trench Fee being proposed is to change it to the Excavation Permit Fee of \$275 plus \$0.60 per foot, which would more accurately capture the amount of work necessary to review any given permit. For example, for Savona, the current Joint Trench Fee would be 44 lots X \$100 per Lot per Utility = \$4,400. If an Excavation Permit fee were used, all private utilities that chose to do a joint trench would share in one cost of approximately \$1,800.

A Joint Trench Excavation Permit would require one private utility to take the lead to submit one permit for review, one permit fee, and coordinate the work in one joint trench. It is the lead private utility’s responsibility to collect/coordinate fees and plans from the other private utilities in the joint trench.

The current Excavation Permit Fee was reviewed to confirm the amount was adequately covering the cost of a permit review in Lake Elmo. The fee was also reviewed against other cities in the metro area. The City of Lake Elmo's fees appear higher than most municipalities that were reviewed, but not the highest. The amount currently charged for an Excavation Permit did appear to cover the costs of review, process, and follow up with field inspection and close out for each permit.

**RECOMMENDATION:**

Staff recommends that the City Council adopt Ordinance 08-114, an ordinance amending the Municipal Fee Schedule. *As part of the Consent Agenda*, no specific motion is required. If the Council chooses to pull the item for discussion, the recommended motion for this action is as follows:

***“Move to approve Ordinance 08-114, an Ordinance amending municipal fees.”***

**ATTACHMENT(S):**

1. Ordinance 08-114

**CITY OF LAKE ELMO  
WASHINGTON COUNTY  
STATE OF MINNESOTA**

**ORDINANCE NO. 08-114**

**AN ORDINANCE AMENDING MUNICIPAL FEES**

The Lake Elmo City Council hereby adopts the following fee schedule amendment and directs that it be added to the Lake Elmo Municipal Code as Appendix A.

Joint Trench Permit fee = ~~\$100 per lot per utility~~ \$275.00 + \$0.60/ft

**ADOPTION DATE:** Passed by the Lake Elmo City Council on the \_\_\_\_ day of \_\_\_\_\_, 2014.

CITY OF LAKE ELMO

By: \_\_\_\_\_  
Mike Pearson  
Mayor

ATTEST:

\_\_\_\_\_  
Adam Bell  
City Clerk

**EFFECTIVE DATE:** This ordinance shall become effective immediately upon adoption and publication.

**PUBLICATION DATE:** Published on the \_\_\_\_\_ day of \_\_\_\_\_ 2014.



MAYOR & COUNCIL COMMUNICATION

DATE: August 5, 2014  
REGULAR  
ITEM# 11

AGENDA ITEM: Pebble Park Volleyball Court  
SUBMITTED BY: Alyssa MacLeod, Taxpayer Relations & Communications Coordinator  
THROUGH: Dean Zuleger, City Administrator  
REVIEWED BY: Park Commission

**SUGGESTED ORDER OF BUSINESS:**

- Introduction of Item ..... City Administrator
- Report/Presentation.....City Administrator
- Questions from Council to Staff..... Mayor Facilitates
- Call for Motion ..... Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

**POLICY RECOMMENDER:** Park Commission

**FISCAL IMPACT:** Not to exceed \$20,000 in parkland dedication funds

**SUMMARY AND ACTION REQUESTED:**

As part of its Consent Agenda, the City Council is asked to authorize the expenditure of parkland dedication funds, not to exceed \$20,000, to purchase materials and construct a volleyball court in Pebble Park. If removed from the consent agenda, the recommended motion for this action is as follows:

*“Move to approve the expenditure of no more than \$20,000 in parkland dedication funds for the purchase and construction of a volleyball court in Pebble Park.”*

**BACKGROUND INFORMATION:**

The Lake Elmo Park Commission is recommending the construction of a double sand volleyball court at Pebble Park. The commission had considered adding the court as a second phase of improvements to the park (first phase improvements including play structures, shelter approved at the July 1, 2014 council meeting). Considering construction time and additional monies being

added to the parkland funds (Lennar dedication fees), the commission is proposing that the volleyball court be added in 2014 as part of the first phase improvements. Costs to construct the court will not exceed \$20,000.

Budgetary considerations: as part of their 2014 plan of work, the Park Commission had anticipated spending a total of \$220,000 in 2014 toward the improvements to existing parks. To date, \$130,916 has been approved for improvements to existing parks (Park signs, Sunfish Gate, Pebble Park phase 1), and \$155,000 has been approved for new park development (Oak-Land JPA & Sanctuary). The current balance after approved payouts sits at \$852,947.61 (fund reconciliation report attached).

**RECOMMENDATION:**

Staff is recommending that the City Council authorizes the expenditure of parkland dedication funds, not to exceed \$20,000, to purchase materials and construct a volleyball court in Pebble Park. If removed from the consent agenda, the recommended motion for this action is as follows:

*“Move to approve the expenditure of no more than \$20,000 in parkland dedication funds for the purchase and construction of a volleyball court in Pebble Park.”*

**ATTACHMENT:**

1. Pebble Park site plan with volleyball court placement
2. Parkland Fund Reconciliation Report



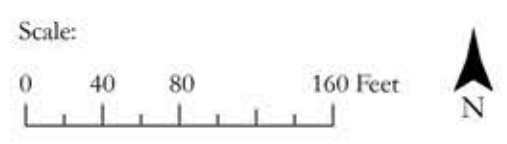
Phase 1  
Improvements

Proposed  
Volleyball  
Court  
Location

Possible  
Phase 2  
Improvements



Pebble Park  
Draft Plan 7/31/14



City of Lake Elmo  
 Parkland Dedication Fund Reconciliation  
 2014 Fund Activity  
 As of July 15, 2014

	Date	Deposits	Expenditures	Balance	Notes	PC Approval	CC Approval
Balance as of December 31, 2013							
				891,058.54			
Landmark Architectural Signs	A 5/1/2014		(14,110.00)	876,948.54	Dwnpmt LE parks signage project (50%)	4/21/2014	4/23/2014
Menards - Oakdale	A 5/31/2014		(3,885.93)	873,062.61	Sign posts for signage project	4/21/2014	4/23/2014
Yellowstone Track System Inc.	6/17/2014		(5,485.00)	867,577.61	Trail Groomer - 2014 CIP		
Security Access Systems, Inc	B 6/30/2014		(9,375.00)	858,202.61	Gate - Sunfish Park	9/16/2013	10/1/2013
TC Hydroseeding	B 6/30/2014		(1,200.00)	857,002.61	Grass - gate area - Sunfish Park	9/16/2013	10/1/2013
Buelow Excavating	7/15/2014		(600.00)	856,402.61	Dozer - grading - Reid Park	9/16/2013	10/1/2013
Buelow Excavating	B 7/15/2014		(1,850.00)	854,552.61	Dozer - grading - Sunfish Park	9/16/2013	10/1/2013
St. Croix Recreation Co.	D 7/15/2014		(11,873.40)	842,679.21	Dwnpmt - playground equip - Pebble Park Phase I (1/3)	6/16/2014	7/1/2014
Lennar Parkland Dedication fee							
	6/25/2014	209,429.00		1,052,108.21			
Actual Balance as of July 15, 2014							
<u>1,052,108.21</u>							
Approved Expenditures							
Oakland Jr. High Shared Tennis Court			(80,000.00)	972,108.21		3/17/2014	4/23/2014
Landmark Architectural Signs	A		(14,110.00)	957,998.21	Balance Due on sign project	4/21/2014	4/23/2014
St. Croix Recreation Co	D		(28,250.60)	929,747.61	Balance Due on Pebble Park Equip	6/16/2014	7/1/2014
Security Access Systems, Inc.	B		(1,800.00)	927,947.61	Sunfish Park gate - Power intall price pending Xcel connection (estim	9/16/2013	10/1/2013
Sanctuary Park Equipment	C		(75,000.00)	852,947.61	Approved by PC 6/16/14; not to exceed amount	6/16/2014	7/1/2014

Balance after all approved payouts

852,947.61

	To Date	Balance	Projected Total	Approved Cap	(Over)/Under
Signage Project	A (17,995.93)	(14,110.00)	(32,105.93)	32,916.00	810.07
Sunfish Park Gate Project	B (12,425.00)	(1,800.00)	(14,225.00)	18,000.00	3,775.00
Sanctuary Park	C		0.00	75,000.00	75,000.00
Pebble Park - Phase I	D (11,873.40)	(28,250.60)	(40,124.00)	80,000.00	39,876.00



# MAYOR & COUNCIL COMMUNICATION

**DATE:** August 5, 2014  
**REGULAR**  
**ITEM** 12

**AGENDA ITEM:** Village East Trunk Sanitary Sewer Improvements: Trunk Highway 5 to south of the Union Pacific Railroad – Public Improvement Hearing; Resolution Accepting the Amended Feasibility Report and Ordering the Improvement

**SUBMITTED BY:** Jack Griffin, City Engineer

**THROUGH:** Dean A. Zuleger, City Administrator

**REVIEWED BY:** Adam Bell, City Clerk  
Cathy Bendel, Finance Director  
Chad Isakson, Project Engineer  
Dave Snyder, City Attorney

**SUGGESTED ORDER OF BUSINESS:**

- Introduction of Item ..... City Engineer
- Report/Presentation..... City Engineer
- Questions from Council to Staff..... Mayor Facilitates
- Open Public Improvement Hearing; Public Input ..... Mayor Facilitates
- Call for Motion ..... Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

**POLICY RECOMMENDER:** Engineering

**FISCAL IMPACT:** No additional fiscal impact.

The impact to the City for this request includes procedures to recover all costs as the improvements proceed forward. The trunk sewer improvements are being implemented as a joint venture between the City, property owners and developers; a project that has already been initiated by the City Council. By ordering the improvement (under this agenda report) and awarding a construction contract (under a separate agenda report) for the Village East Trunk Sanitary Sewer Improvements: TH5 to the UP Railroad, the Council is agreeing to amend the



portion of the overall improvements to be directly led by the City, thereby altering the project delivery process and incorporating additional improvements and properties to be assessed.

**SUMMARY AND ACTION REQUESTED:**

The City Council is respectfully requested to open the Public Improvement Hearing for the Village East Trunk Sanitary Sewer Improvements: Trunk Highway 5 to south of the Union Pacific Railroad. After closing the public hearing the Council is requested to consider accepting the amended feasibility report and ordering the improvements. The recommended motion for this action is:

***“Move to adopt Resolution No. 2014-62 Accepting the Amended Feasibility Report and Ordering the Village East Trunk Sanitary Sewer Improvements: Trunk Highway 5 to south of the Union Pacific Railroad.”***

**LEGISLATIVE HISTORY/BACKGROUND INFORMATION:**

Pursuant to Minnesota Statutes, Section 429.011 to 429.111, a Public Improvement Hearing was noticed for August 5, 2014, to consider making the following improvements:

- Extension of approximately 2,000-feet of trunk sanitary sewer from Trunk Highway 5 to south of the Union Pacific Railroad

Public notification: The attached notice was published in the official newspaper and individual notifications were sent to two property owners, representing three parcels that requested to have this portion of the project be publically bid and constructed as part of the 39<sup>th</sup> Street North: Street and Sanitary Sewer Improvements.

The feasibility report was authorized by the city council on June 17, 2014 in order to ready these improvements for 2014 construction. The report identified the necessary improvements, the estimated project costs, the assessment methodology and preliminary assessment amounts to be levied against properties adjacent to and benefitting from the improvements.

On July 14, 2014, Contractor Bids were received for the improvements with the low bid amount exceeding the estimated construction cost presented in the feasibility report. The feasibility report has therefore been amended to reflect the increased project costs and the preliminary assessment roll revised accordingly. A stakeholder meeting was held on July 21, 2014 to present to additional assessment amounts.

**STAFF REPORT**

The Village East Trunk Sanitary Sewer Improvements from Trunk Highway 5 to south of the Union Pacific Railroad will be built in conjunction with the 39<sup>th</sup> Street North: Street and Sanitary Sewer Improvement project in 2014. The Village Sewer project will extend trunk sanitary sewer from the new Village lift station near Reid Park to undeveloped properties in the north and

northwestern Village area. The Village area comprehensive sewer plan indicates the preferred alignment for this trunk sewer to be along 39<sup>th</sup> Street North.

This project will be partially funded by imposing special assessments against the 3 benefitting parcels abutting the improvements. Assessments will be proportioned based upon the projected sewage generation of each property within the trunk sewer service area in relation to the total contributing sewer service capacity.

The total estimated project cost for the additional improvements to bring sanitary sewer from the lift station through 39<sup>th</sup> Street will be paid in full by all properties benefitting from the extension less trunk oversizing costs, which will be paid through the City's sewer enterprise fund.

The plans and specifications for the Village East Trunk Sanitary Sewer Improvements: TH5 to UP Railroad have been incorporated with the 39<sup>th</sup> Street North: Street and Sanitary Sewer Improvements as an alternate bid. Award of a contract and consideration of including this portion of the work as a part of the 39<sup>th</sup> Street Improvements will be presented as a separate agenda report.

**RECOMMENDATION:**

Staff is recommending that the City Council adopt Resolution No. 2014-62, Accepting the Amended Feasibility Report and Ordering the Improvements for the Village East Trunk Sanitary Sewer Improvements: Trunk Highway 5 south of the Union Pacific Railroad. The recommended motion for this action is as follows:

***“Move to adopt Resolution No. 2014-62 Accepting the Amended Feasibility Report and Ordering the Village East Trunk Sanitary Sewer Improvements: Trunk Highway 5 to south of the Union Pacific Railroad.”***

**ATTACHMENT(S):**

1. Amended Feasibility Report, dated July 21, 2014.
2. Resolution No. 2014-62.
3. Notice of Hearing on Improvement.
4. Preliminary Assessment Roll.
5. Location Map.
6. Project Schedule.

# CERTIFICATION

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## **FEASIBILITY REPORT VILLAGE EAST SANITARY SEWER IMPROVEMENTS: TRUNK HIGHWAY 5 TO UNION PACIFIC RAILROAD**

**THE CITY OF LAKE ELMO, MINNESOTA**

**JUNE 2014**

***AMENDED JULY 21, 2014***

**Lake Elmo Project No: 2014.127**

I hereby certify that this plan, specification, or report was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

---

Chad J. Isakson | License No. **49028** | July 21, 2014  
651.300.4283

**FOCUS** Engineering, inc.  
[www.FOCUSengineeringinc.com](http://www.FOCUSengineeringinc.com)

**VILLAGE EAST SANITARY SEWER IMPROVEMENTS: TRUNK  
HIGHWAY 5 TO UNION PACIFIC RAILROAD  
CITY OF LAKE ELMO  
Project No: 2014.127**

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**PROPOSED IMPROVEMENTS AND RECOMMENDATIONS**

This document officially amends the Village East Trunk Sanitary Sewer Extension Feasibility Report dated June 2014 that was adopted by the Lake Elmo City Council on June 17, 2014. On July 14, 2014, contractor bids were received for the improvements with the low bid amount exceeding the estimated construction cost presented in the report. The purpose of this amendment is to revise the preliminary assessment roll to reflect the increased project costs accordingly. The revised assessment roll has been provided to the benefitting property owners by mail and at a stakeholder meeting held by the City. Acceptance of this report will provide the City the option to assess the improvements to the benefitting property owners at the higher cost reflected in contractor bids.

At the request of several property owners in the Village area, the City of Lake Elmo, property owners and developers are working collaboratively to complete the extension of trunk sanitary sewer from the new lift station in Reid Park to the intersection of 39th Street North and Trunk Highway 5, then along 39th Street North to CSAH 17 (Lake Elmo Avenue) with the sanitary sewer stubbed to the west side of the County Road.

To pursue this improvement, the project was split into two separate improvement projects, one to be completed as a public improvement project led by the City (the 39th Street: Street and Sanitary Sewer Improvements) and the other to be constructed privately by developers (the Village East Trunk Sanitary Sewer Improvements). In both cases the City would cover pipe oversize charges funded through the City Sewer Enterprise Fund. The City initiated the 39th Street: Street and Sanitary Sewer Improvements by authorizing the feasibility report on March 18, 2014. A public improvement hearing was then held on May 6, 2014 and the council ordered the preparation of plans and specifications.

Subsequent to the direction to proceed with the 39th Street: Street and Sanitary Sewer Improvements, two of the property owners, representing three parcels, requested to have a portion of the Village East Trunk Sanitary Sewer Improvements, that portion from Trunk Highway 5 to the south side of the Union

Pacific Railroad tracks, to be publicly bid and constructed as a part of the 39th Street North: Street and Sanitary Sewer Improvements with the costs to be assessed to the benefiting properties.

To accommodate this request, this feasibility report was prepared to satisfy the legal requirements of Minnesota State Statute 429. The report identifies the necessary improvements, the estimated project costs, the assessment methodology and preliminary assessment amounts to be levied against properties adjacent to and benefitting from the proposed improvements. The recommended assessment methodology is consistent with the City of Lake Elmo Special Assessment Policies and Procedures for Public Improvements, amended December 17, 2013.

The proposed improvement includes the extension of approximately 2,000 feet of 15-inch diameter trunk sanitary sewer line between the existing Union Pacific railroad tracks and Trunk Highway 5. Three (3) developable properties have been identified that will benefit from these improvements by providing them the opportunity to connect to the municipal sewer system.

The project is necessary, cost-effective, and feasible and will result in a benefit to the properties proposed to be assessed. It is recommended that the City Council accept this Report, hold the public hearing, and order the improvements.

### **RIGHT-OF-WAY AND EASEMENTS**

To implement the proposed improvements permanent roadway and utility easements must be acquired from the adjacent property owners. Temporary construction easements are also needed for the duration of the construction activities and through the project's warranty period. This report assumes that the necessary easements will be dedicated to the City at no cost.

### **PERMITS AND APPROVALS**

The following permits will be required to implement the proposed improvements. The UP Railroad utility crossing is a permit that must be acquired due to the added scope of work being requested:

- Union Pacific Railroad Utility Crossing Permit.
- Minnesota NPDES-SDS Construction Stormwater General Permit.
- Valley Branch Watershed District Permit for Erosion Control.
- Minnesota Department of Transportation Right-of-Way Permit.
- Minnesota Pollution Control Agency (MPCA) Permit for sanitary sewer extension.

## SUMMARY OF ESTIMATED PROJECT COSTS

The total **amended** estimated project costs for the Trunk Sanitary Sewer Extension Improvements is **\$412,600**. The total project cost is based on contractor bids received and by incorporating engineering, geotechnical investigations, and contingences. Detailed estimates are attached to this report for reference. No allowance has been provided for easement and right-of-way. A 2.5% allowance is included for legal, fiscal and administration costs.

## FINANCING OF IMPROVEMENTS

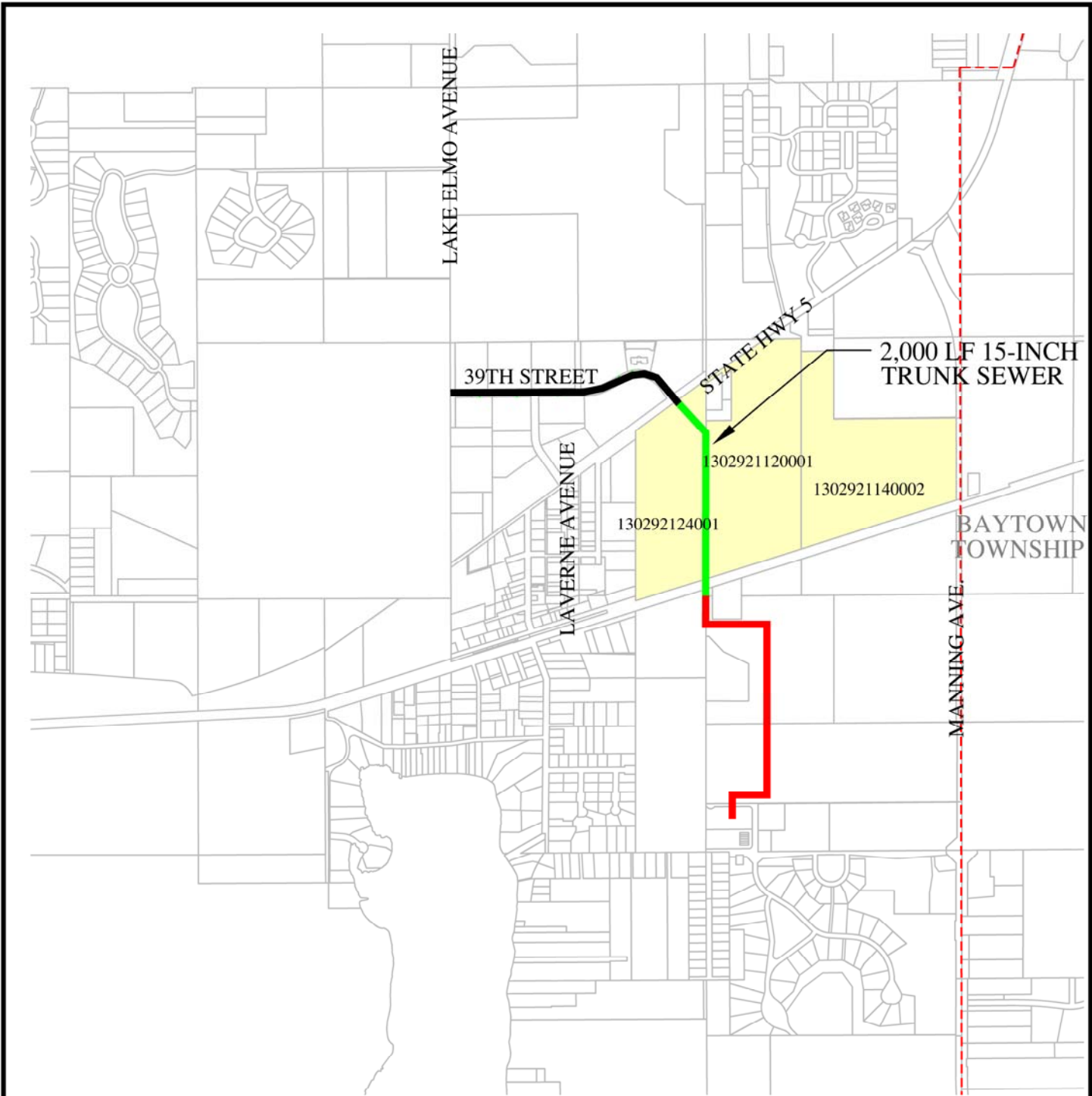
This project will be partially financed by levying special assessments against the benefiting properties. Special assessments are levied in accordance with Minnesota Statutes Chapter 429 and the City of Lake Elmo Special Assessment Policies and Procedures for Public Improvements, amended December 17, 2013. Assessments will be proportioned based upon the projected sewage generation of each property within the trunk sewer service area in relation to the total contributing sewer service capacity. To facilitate this allocation, each property is assigned a Residential Equivalent (REC) unit basis. The total cost for the overall extension of sanitary sewer from the lift station through 39<sup>th</sup> Street North was divided by the total number of RECs connecting to the sewer main. Each benefiting property's assessment was then determined based on how many RECs it contains.

A preliminary assessment roll has been prepared for the sanitary sewer improvements and is attached to this report. There are three properties comprising of 326 RECs that directly benefit from the proposed improvements, however there are an additional 833 RECs sharing in the total project costs for the combined trunk sewer extension, but paying their proportionate cost directly or assessed as a part of the 39<sup>th</sup> Street North Improvement project.

The City may use fund reserves or bonds for the improvements to pay the up-front project costs and to cover City cost participation. Special assessments would be levied against the benefiting properties with payment terms structured so that the City receives funds to meet debt obligations. Consistent with the City's adopted Special Assessment Policy, it is recommended that the sanitary sewer improvements be levied over a 15-year period. Assessments would be assigned an interest rate of 2% over the bond rate for the project. This will address the internal costs the City will incur associated with the bonding, documentation of the assessments, and dealing with delinquent assessment payments.

## ATTACHMENTS

- Project Location Map – Scope of Proposed Improvements.
- Project Schedule.
- Preliminary Assessment Roll.
- Village East Trunk Sanitary Sewer Improvements – Summary of Total Project Costs.
- Detailed Estimated Project Costs – Trunk Sanitary Sewer Improvements.



**LEGEND**

- █ VILLAGE EASTERN TRUNK SEWER IMPROVEMENTS (PUBLIC)
- █ VILLAGE EASTERN TRUNK SEWER IMPROVEMENTS (PRIVATE)
- █ 39TH STREET - SANITARY SEWER IMPROVEMENTS (PUBLIC)



**FOCUS**  
ENGINEERING

VILLAGE EAST SANITARY SEWER  
IMPROVEMENTS: TRUNK HIGHWAY  
5 TO UNION PACIFIC RAILROAD  
PROJECT NO. 2014.127  
JUNE, 2014

FIGURE NO. 1  
**LOCATION MAP**  
VILLAGE EAST TRUNK SANITARY  
SEWER IMPROVEMENTS



PROJECT SCHEDULE  
CITY OF LAKE ELMO

**FOCUS** ENGINEERING, inc.

VILLAGE EAST TRUNK SANITARY SEWER IMPROVEMENTS  
PROJECT NO. 2014.131

Cara Geheren, P.E. 651.300.4261  
Jack Griffin, P.E. 651.300.4264  
Ryan Stempski, P.E. 651.300.4267  
Chad Isakson, P.E. 651.300.4283

JULY 2014

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- June 17, 2014 Council Orders Preparation of Feasibility Report.  
Presentation of Feasibility Report. Council accepts Report and Calls Hearing.  
Council approves Plans and Specifications; Orders Advertisement for Bids.  
(project is added to the 39<sup>th</sup> Street: Street and Sanitary Sewer Improvements as an add alternate bid).
- July 10, 2014 Receive Contractor Bids
- August 5, 2014 Public Improvement Hearing. Council Orders the Improvement, accepts bids and awards Contract.
- August 12, 2014 Conduct Pre-construction Meeting and Issue Notice to Proceed.
- November 28, 2014 Substantial completion (estimated 15 weeks).
- June 5, 2015 Final Completion.

**PRELIMINARY ASSESSMENTS - SANITARY SEWER IMPROVEMENTS**

VILLAGE EAST SANITARY SEWER COSTS: TRUNK HIGHWAY 5 TO UP RAILROAD  
 PROJECT NO. 2014.131  
 CITY OF LAKE ELMO, MN.

VILLAGE EAST TRUNK SANITARY SEWER COSTS - TOTAL PROJECT \$1,577,600  
 TRUNK OVERSIZE COSTS - CITY ENTERPRISE FUNDS \$310,160  
 TOTAL SANITARY SEWER EXTENSION COSTS LESS TRUNK OVERSIZE \$1,267,440  
 TOTAL NUMBER OF RECS (INCLUDES 833 RECS FROM GREATER PROJECT EXTENTS) 1159  
 COST PER REC \$1,094

VILLAGE EAST SANITARY SEWER COSTS: TRUNK HIGHWAY 5 TO UP RAILROAD \$412,600

JULY, 2014

NO.	PIN	OWNER	REC	FEASIBILITY COST PER REC	FEASIBILITY ASSESSMENT AMOUNT	POST BID COST PER REC	POST BID ASSESSMENT AMOUNT	DIFFERENCE IN ASSESSMENT
1	13.029.21.12.0001	EASTON VILLAGE LLC	128	\$835	\$107,000.00	\$1,094	\$141,000.00	\$34,000.00
2	13.029.21.14.0002	EASTON VILLAGE LLC	8	\$835	\$7,000.00	\$1,094	\$9,000.00	\$2,000.00
3	13.029.21.24.0001	SCHILTGEN PETER J	190	\$835	\$159,000.00	\$1,094	\$208,000.00	\$49,000.00
<b>TOTALS</b>			<b>326</b>		<b>\$273,000</b>		<b>\$358,000</b>	<b>\$85,000</b>

**CITY OF LAKE ELMO**  
**VILLAGE EAST TRUNK SEWER IMPROVEMENTS**

PROJECT SEGMENT	Village East Trunk Sewer		Village East Trunk Sewer		39th Street: Trunk Sewer		TOTALS
	LS to RR		RR to TH 5		TH 5 to CSAH 17		
To Parcel E	\$30,393.20						\$30,393.20
Parcel E	\$140,605.90						\$140,605.90
Easton Village	\$247,454.60						\$247,454.60
RR to Stillwater Blvd			\$345,597.00				\$345,597.00
Stillwater Blvd along 39th Street across CR17					\$514,411.00		\$514,411.00
39th Street to Parcel B	\$50,331.00						\$50,331.00
<b>Total Construction Cost</b>	<b>\$468,784.70</b>		<b>\$345,597.00</b>		<b>\$514,411.00</b>		<b>\$1,328,792.70</b>
<b>Contingencies</b>	\$18,000.00	3.8%	\$13,500.00	3.9%	\$29,400.00	5.7%	\$60,900.00
<b>Engineering Services</b>	\$25,000.00	5.3%	\$31,500.00	9.1%	\$48,600.00	9.4%	\$105,100.00
<b>Full Time Construction Observation</b>	\$10,000.00	2.1%	\$6,000.00	1.7%	\$6,800.00	1.3%	\$22,800.00
<b>Geotechnical Engineering</b>	\$11,000.00	2.3%	\$10,000.00	2.9%	\$24,000.00	4.7%	\$45,000.00
<b>Legal, Fiscal and Administration</b>	\$0.00	0.0%	\$6,000.00	1.7%	\$9,000.00	1.7%	\$15,000.00
		13.7%		19.4%		22.9%	
<b>Subtotal Project Cost</b>	<b>\$532,800</b>		<b>\$412,600</b>		<b>\$632,200</b>		<b>\$1,578,000</b>
Less Private Service Stubs for Easton Village							(\$22,000)
<b>Total Project Cost</b>							<b>\$1,556,000</b>

Village East Trunk Sewer Improvements: Lift Station to RR	PRIVATE
Village East Trunk Sewer Improvements: RR to TH5	PUBLIC
39th Street: Street and Sanitary Sewer Improvements:	PUBLIC

<b>Project: Lake Elmo - Village Planning Area</b>					
Project No. 3120-047					
Prepared For: GW Land Development					
Prepared By: Sathre- Bergquist, Inc.					
Date: February 26, 2014					
Revised(5): April 21, 2014					
<b>Subject: Lake Elmo Trunk Sanitary Sewer Proposal</b>					
<b>To Parcel E</b>					
<b>Estimated</b>					
<b>SANITARY SEWER</b>	<b>Units</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Amount</b>	<b>Unit Price</b>
Mobilization - Utility	L.S.	1.0	\$5,000.00	\$5,000.00	
Connect to Existing	L.S.	1.0	\$5,600.00	\$5,600.00	
Clearing & Grubbing	AC	0.4	\$6,500.00	\$2,600.00	
18" PVC SDR 35	L.F.	195.0	\$57.00	\$11,115.00	
Manhole 0-8'	EACH	1.0	\$1,880.00	\$1,880.00	
Manhole Extra Depth	L.F.	9.4	\$113.00	\$1,062.20	
Manhole Seal Wrap	EACH	1.0	\$150.00	\$150.00	
Furnish & Install Castings	EACH	1.0	\$450.00	\$450.00	
Improved Pipe Fndtn	L.F.	195.0	\$7.00	\$1,365.00	
Televise	L.F.	195.0	\$3.00	\$585.00	
Restoration	L.F.	195.0	\$3.00	\$585.00	
Dewatering	L.S.	1.0	\$1.00	\$1.00	
(No Dewatering Included)				<b>\$30,393.20</b>	
<b>Parcel E</b>					
<b>Estimated</b>					
<b>SANITARY SEWER</b>	<b>Units</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Amount</b>	<b>Unit Price</b>
Mobilization - Utility	L.S.	1.0	\$3,000.00	\$3,000.00	
Connect to Existing	L.S.	1.0	\$2,000.00	\$2,000.00	
Traffic Control (w/plan) (jersey barriers)	L.S.	0.0	\$0.00	\$0.00	
Clearing & Grubbing	AC	1.4	\$6,500.00	\$9,100.00	
8" PVC	L.F.	0.0	\$0.00	\$0.00	
18" PVC SDR 35	L.F.	225.0	\$57.00	\$12,825.00	
18" PVC SDR 26	L.F.	1,026.0	\$75.00	\$76,950.00	
30" Casing Pipe	L.F.	0.0	\$0.00	\$0.00	
Manhole 0-8'	EACH	4.0	\$1,880.00	\$7,520.00	
Manhole Extra Depth	L.F.	51.3	\$113.00	\$5,796.90	
Manhole Seal Wrap	EACH	4.0	\$150.00	\$600.00	
Furnish & Install Castings	EACH	4.0	\$450.00	\$1,800.00	
8" Plug	EACH	0.0	\$0.00	\$0.00	
18"x4" Wyes	EACH	0.0	\$0.00	\$0.00	
4" PVC Risers	L.F.	0.0	\$0.00	\$0.00	
Improved Pipe Fndtn	L.F.	1,251.0	\$7.00	\$8,757.00	
Televise	L.F.	1,251.0	\$3.00	\$3,753.00	
Restoration	L.F.	1,251.0	\$4.00	\$5,004.00	
Dewatering	L.S.	1.0	\$3,500.00	\$3,500.00	
(No Dewatering Included)				<b>\$140,605.90</b>	

<b>Project: Lake Elmo - Village Planning Area</b>				
Project No. 3120-047				
Prepared For: GW Land Development				
Prepared By: Sathre- Bergquist, Inc.				
Date: February 26, 2014				
Revised(5): April 21, 2014				
<b>Subject: Lake Elmo Trunk Sanitary Sewer Proposal</b>				
<b>Easton Village</b>				
<b>Estimated</b>				
<b>SANITARY SEWER</b>	<b>Units</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Amount</b>
Mobilization - Utility	L.S.	1.0	\$3,000.00	\$3,000.00
Connect to Existing	L.S.	0.0	\$0.00	\$0.00
Traffic Control (w/plan) (jersey barriers)	L.S.	0.0	\$0.00	\$0.00
Clearing & Grubbing	AC	0.6	\$6,500.00	\$3,900.00
8" PVC	L.F.	160.0	\$35.00	\$5,600.00
15" PVC (0-15 ft)	L.F.	0.0	\$0.00	\$0.00
15" PVC SDR 26	L.F.	1,652.1	\$71.00	\$117,299.10
18" PVC SDR 26	L.F.	174.9	\$75.00	\$13,117.50
30" Casing Pipe	L.F.	0.0	\$0.00	\$0.00
Manhole 0-8'	EACH	12.0	\$1,880.00	\$22,560.00
Manhole Extra Depth	L.F.	205.0	\$113.00	\$23,165.00
Manhole Seal Wrap	EACH	12.0	\$150.00	\$1,800.00
Furnish & Install Castings	EACH	12.0	\$450.00	\$5,400.00
8" Plug	EACH	4.0	\$50.00	\$200.00
18" or 15"x4" Wyes	EACH	27.0	\$485.00	\$13,095.00
4" PVC Risers	L.F.	500.0	\$14.00	\$7,000.00
Improved Pipe Fndtn	L.F.	1,987.0	\$7.00	\$13,909.00
Televise	L.F.	1,987.0	\$3.00	\$5,961.00
Restoration	L.F.	1,987.0	\$4.00	\$7,948.00
Dewatering	L.S.	1.0	\$3,500.00	\$3,500.00
(No Gravel Road Repair)				
Easton Village				<b>\$247,454.60</b>
<b>RR to Stillwater Blvd</b>				
<b>Estimated</b>				
<b>SANITARY SEWER</b>	<b>Units</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Amount</b>
RR to Stillwater Blvd				<b>\$345,597.00</b>
				<b>Total construction costs base</b>

<b>Project: Lake Elmo - Village Planning Area</b>				
Project No. 3120-047				
Prepared For: GW Land Development				
Prepared By: Sathre- Bergquist, inc.				
Date: February 26, 2014				
Revised(5): April 21, 2014				
<b>Subject: Lake Elmo Trunk Sanitary Sewer Proposal</b>				
<b>Stillwater Blvd along 39th Street across CR17</b>				
SANITARY SEWER	<b>Estimated</b>			
	<b>Units</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Amount</b>
		Stillwater Blvd along 39th Street across CR17		<b>\$514,411.00</b>
		<b>39th Street to Parcel B</b>		
		<b>250</b>		
SANITARY SEWER	<b>Units</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>Amount</b>
Mobilization - Utility	L.S.	1.0	\$3,000.00	\$3,000.00
Connect to Existing	L.S.	0.0	\$0.00	\$0.00
Traffic Control (w/plan) (jersey barriers)	L.S.	0.0	\$0.00	\$0.00
8" PVC	L.F.	40.0	\$35.00	\$1,400.00
10" PVC (15-25 ft)	L.F.	690.0	\$40.00	\$27,600.00
Manhole 0-8'	EACH	2.0	\$1,880.00	\$3,760.00
Manhole Extra Depth	L.F.	27.0	\$113.00	\$3,051.00
Manhole Seal Wrap	EACH	2.0	\$150.00	\$300.00
Furnish & Install Castings	EACH	2.0	\$450.00	\$900.00
8" Plug	EACH	2.0	\$50.00	\$100.00
8"x4" Wyes	EACH	0.0	\$250.00	\$0.00
4" PVC Risers	L.F.	0.0	\$14.00	\$0.00
Improved Pipe Fndtn	L.F.	730.0	\$7.00	\$5,110.00
Televise	L.F.	730.0	\$3.00	\$2,190.00
Restoration	L.F.	730.0	\$4.00	\$2,920.00
(No Dewatering Included)				
		39th Street to Parcel B		<b>\$50,331.00</b>
Summary:		To Parcel E :		<b>\$30,393.20</b>
		Parcel E :		<b>\$140,605.90</b>
		Easton Village :		<b>\$247,454.60</b>
		RR to Stillwater Blvd :		<b>\$345,597.00</b>
		Stillwater Blvd along 39th Street across CR17 :		<b>\$514,411.00</b>
		39th Street to Parcel B :		<b>\$50,331.00</b>
		Construction Cost :		<b>\$1,328,792.70</b>
		Total Length of Pipe:		8,979.0
		Cost per Foot:		\$147.99

<b>Project: Lake Elmo - Village Planning Area</b>						
Project No. 3120-047						
Prepared For: GW Land Development						
Prepared By: Sathre- Bergquist, Inc.						
Date: February 26, 2014						
Revised(5): April 21, 2014						
Subject: Lake Elmo Trunk Sanitary Sewer Proposal						
					Oversizing Cos	Oversizing
<b>Total Pipe Quantity</b>	<b>Quantity</b>	<b>Unit Price</b>	<b>8" Unit Price</b>	<b>Difference</b>	<b>Cost</b>	
8" PVC	262.0	\$30.00	\$30.00	\$0.00	\$0.00	
10" PVC (15-25 ft)	2,130.0	\$88.00	\$70.00	\$18.00	\$38,340.00	
12" PVC (15-25 ft)	1,250.0	\$95.00	\$70.00	\$25.00	\$31,250.00	
15" PVC (15-25 ft)	3,716.1	\$86.00	\$35.00	\$51.00	\$189,521.10	
18" PVC (0-15 ft)	594.9	\$57.00	\$35.00	\$22.00	\$13,087.80	
18" PVC (15-25 ft)	1,026.0	\$75.00	\$38.00	\$37.00	\$37,962.00	
<b>Total:</b>	<b>8,979.0</b>				<b>\$ 310,160.90</b>	

**CITY OF LAKE ELMO  
WASHINGTON COUNTY  
STATE OF MINNESOTA**

**RESOLUTION NO. 2014-62**

**A RESOLUTION ACCEPTING THE AMENDED FEASIBILITY REPORT AND ORDERING  
THE IMPROVEMENT FOR THE VILLAGE EAST TRUNK SANITARY SEWER  
IMPROVEMENTS: TRUNK HIGHWAY 5 TO SOUTH OF THE UNION PACIFIC RAILROAD**

**WHEREAS**, pursuant a resolution of the city council adopted the 17<sup>th</sup> day of June, 2014, the council accepted a feasibility report and ordered a hearing on Improvement for the Village East Trunk Sanitary Sewer Improvements: TH 5 to south of UP Railroad; and

**WHEREAS**, the feasibility report and preliminary assessment roll was amended and dated July 21, 2014 to reflect increased project costs following contractor bids and a stakeholder meeting was held to present the amended preliminary assessment rolls; and

**WHEREAS**, ten days' mailed notice and two weeks published notice of the hearing was given, and the hearing was held thereon on the 5<sup>th</sup> day of August, 2014, at which all persons desiring to be heard were given the opportunity to be heard thereon; and

**WHEREAS**, the amended feasibility report prepared by FOCUS Engineering, Inc., and dated July 21, 2014 provides information regarding whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvements as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

**NOW, THEREFORE, BE IT RESOLVED,**

1. That the City Council accepts the amended Feasibility Report dated July 21, 2014 and will consider the improvements in accordance with the report and the assessments of the abutting properties for all or a portion of the cost of the improvements pursuant to Minnesota Statutes, Chapter 429 at an estimated total project cost of \$412,000 for the sanitary sewer improvements.
2. Such improvement is deemed necessary, cost-effective, and feasible as detailed in the Feasibility Report dated July 21, 2014.
3. Such improvement is hereby ordered as proposed in the council resolution adopted this 5<sup>th</sup> day of August, 2014.
4. Assessments shall be levied to the benefiting properties identified in the Report for Sanitary Sewer Improvements as presented in the Report.
5. The city council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax exempt bonds.

**ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE FIFTH DAY OF AUGUST, 2014.**

**CITY OF LAKE ELMO**

By: \_\_\_\_\_  
Mike Pearson  
Mayor

(Seal)  
ATTEST:

\_\_\_\_\_  
Adam Bell  
City Clerk



CITY OF LAKE ELMO  
NOTICE OF HEARING ON IMPROVEMENT  
VILLAGE EAST TRUNK SANITARY SEWER IMPROVEMENTS

Notice is hereby given that the City Council of Lake Elmo will meet in the council chambers of the city hall at or approximately after 7:00 P.M. on Tuesday, August 5, 2014, to consider the making of the following improvements, pursuant to Minnesota Statutes, Sections 429.011 to 429.111;

The improvements will consist of the extension of municipal sanitary sewer service along the property line of PID 13.029.21.12.0001 and PID 13.029.21.24.001 between Trunk Highway 5 and the Union Pacific Railroad Tracks.

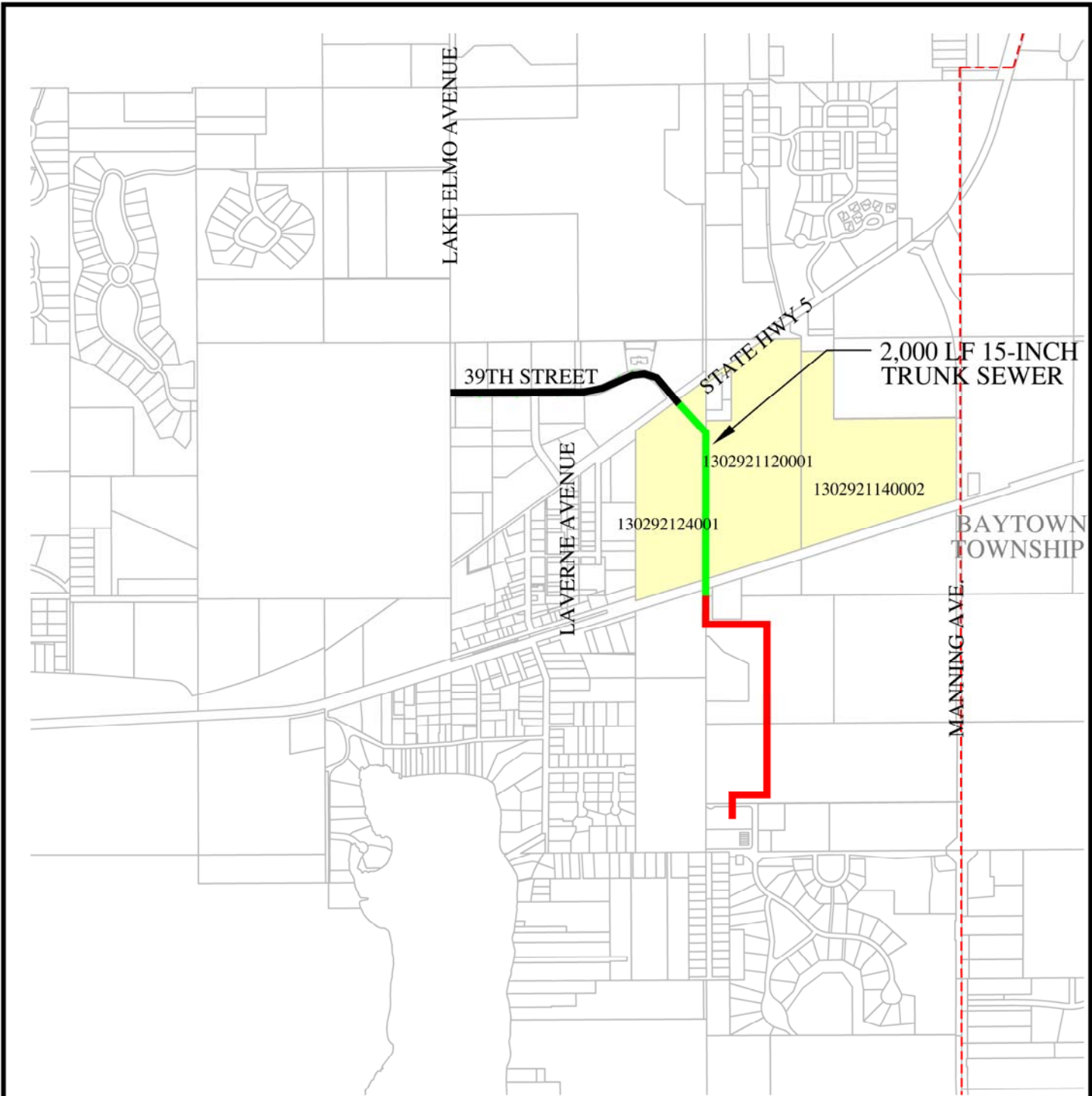
The area proposed to be assessed for these improvements include the two properties referenced above along with PID 13.029.21.14.0002. The estimated total cost of the sanitary sewer improvements is \$412,600. A reasonable estimate of the impact of the assessment will be available at the hearing. Such persons as desiring to be heard with reference to the proposed improvements will be heard at this meeting.

**DATED:** July 22, 2014

**BY ORDER OF THE LAKE ELMO CITY COUNCIL**

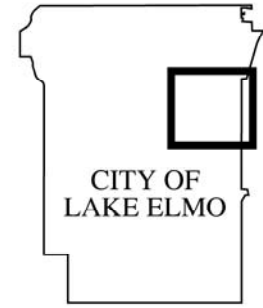
**Mike Pearson, Mayor**

*Published in the St. Paul - Pioneer Press on July 23, 2014 and the Oakdale – Lake Elmo Review on July 30, 2014.*



**LEGEND**

- VILLAGE EASTERN TRUNK SEWER IMPROVEMENTS (PUBLIC)
- VILLAGE EASTERN TRUNK SEWER IMPROVEMENTS (PRIVATE)
- 39TH STREET - SANITARY SEWER IMPROVEMENTS (PUBLIC)



**FOCUS**  
ENGINEERING

VILLAGE EAST SANITARY SEWER  
IMPROVEMENTS: TRUNK HIGHWAY  
5 TO UNION PACIFIC RAILROAD  
PROJECT NO. 2014.127  
JUNE, 2014

FIGURE NO. 1  
**LOCATION MAP**  
VILLAGE EAST TRUNK SANITARY  
SEWER IMPROVEMENTS

PROJECT SCHEDULE  
CITY OF LAKE ELMO

**FOCUS** ENGINEERING, inc.

VILLAGE EAST TRUNK SANITARY SEWER IMPROVEMENTS  
PROJECT NO. 2014.131

Cara Geheren, P.E. 651.300.4261  
Jack Griffin, P.E. 651.300.4264  
Ryan Stempski, P.E. 651.300.4267  
Chad Isakson, P.E. 651.300.4283

JULY 2014

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June 17, 2014	Council Orders Preparation of Feasibility Report. Presentation of Feasibility Report. Council accepts Report and Calls Hearing. Council approves Plans and Specifications; Orders Advertisement for Bids. (project is added to the 39 <sup>th</sup> Street: Street and Sanitary Sewer Improvements as an add alternate bid).
July 10, 2014	Receive Contractor Bids
August 5, 2014	Public Improvement Hearing. Council Orders the Improvement, accepts bids and awards Contract.
August 12, 2014	Conduct Pre-construction Meeting and Issue Notice to Proceed.
November 28, 2014	Substantial completion (estimated 15 weeks).
June 5, 2015	Final Completion.



MAYOR & COUNCIL COMMUNICATION

**DATE:** August 5, 2014  
**REGULAR**  
**ITEM #** 13

**AGENDA ITEM:** 39<sup>th</sup> Street North: Street and Sanitary Sewer Improvements – Accept Bids and Award Contract

**SUBMITTED BY:** Jack Griffin, City Engineer

**THROUGH:** Dean A. Zuleger, City Administrator

**REVIEWED BY:** Chad Isakson, Project Engineer  
Cathy Bendel, Finance Director  
Dave Snyder, City Attorney

**SUGGESTED ORDER OF BUSINESS:**

- Introduction of Item.....City Engineer
- Report/Presentation.....City Engineer
- Questions from Council to Staff..... Mayor Facilitates
- Public Input, if Appropriate.....Mayor Facilitates
- Call for Motion ..... Mayor & City Council
- Discussion..... Mayor & City Council
- Action on Motion..... Mayor Facilitates

**POLICY RECOMMENDER:** Engineering

**FISCAL IMPACT:** \$1,711,300 for the 39<sup>th</sup> Street: Street and Sanitary Sewer Improvements; and \$412,600 for the alternate bid package for Village East Trunk Sanitary Sewer: from TH 5 to south of the UP Railroad.

Approval of this resolution commits the council to entering into a construction contract for the project in the amount of \$1,414,861.80 and incurring the other project related construction costs including engineering construction administration, staking, inspection, record drawings, geotechnical services, and contingency budget in the amount of \$296,400.

Bids were also received for construction of the Village East Trunk Sanitary Sewer from TH 5 to south of the UP Railroad as an alternative for the Council to consider awarding as a part of this contract for the amount of \$345,597.00. Other project related construction costs including

engineering construction administration, staking, inspection, record drawings, geotechnical services, and contingency budget in the amount of \$67,000.

The project will be financed by a combination of funding sources including the levy of special assessments against the benefitting properties, \$1,329,880; City general funds for street and sidewalk cost participation, \$179,820; Park Funds for the Trail, \$59,700; Sewer Enterprise Funds for pipe oversizing, \$434,200; and Water Enterprise Funds for water system improvements, \$120,300. Non-residential properties will be assessed 80% of the total street, sidewalk and storm sewer project costs proportioned on the abutting property's front footage in relation to the total improved front footage. Sanitary sewer improvements will be assessed to benefitting property owners based on the projected sewage generation of each property (REC unit) within the entire trunk sewer service area in relation to the total contributing sewer service capacity.

**SUMMARY AND ACTION REQUESTED:**

The City Council is respectfully requested to consider accepting contractor bids and award a contract for the 39<sup>th</sup> Street North: Street and Sanitary Sewer Improvements. The recommended motion for this action is as follows:

*“Move to approve Resolution No. 2014-63, Accepting Bids and Awarding a Contract to Geislinger & Sons, Inc., in the amount of \$1,760,458.80 for the 39<sup>th</sup> Street North: Street and Sanitary Sewer Improvements including Add Alternate No. 1.”*

**LEGISLATIVE HISTORY/BACKGROUND INFORMATION:**

Bids were received, publicly opened, and read aloud on Thursday July 10, 2014. The City Engineer and design consultant has prepared and attached the Tabulation of Bids and a letter of recommendation for the award of the contract. The City received four (4) bids for this project, with Geislinger & Sons, Inc. providing the lowest combination base bid and alternate bid in the total construction amount of \$1,760,458.80.

Bid amounts exceeded the feasibility report estimated construction costs. The higher pricing appears to be due to contractor availability relative to the growing volume of work available to contractors, in particular utility contractors. Due to the receipt of four competitive bids, it appears that rebidding the project will not result in lower costs.

A stakeholder meeting was held on July 21, 2014 to review the increased project costs and associated assessment amounts to each stakeholder. The consensus of the meeting was to proceed with award of the contract for construction in 2014. Agreements have been prepared and provided to property owners for review and signature to amend each property's assessment amount to cover the increased costs for the project. If signature is not received the original Waiver Agreement remains in effect in the lower assessment amount.

Contractor references for Geislinger & Sons, Inc. were reviewed and verified. The City Engineer and his consultant are therefore recommending that the Council award the contract to the lowest responsible bidder, Geislinger & Sons, Inc., as outlined in the attached letter.

The City Council approved the Plans and Specifications for the 39<sup>th</sup> Street North: Street and Sanitary Sewer Improvements on June 17, 2014, and authorized staff to advertise the Project for bids. The Village East Trunk Sanitary Sewer segment from TH5 to south of the UP Railroad was incorporated into this project as an add alternate bid package. The Project was advertised on QuestCDN.com and in the Oakdale-Lake Elmo Review in accordance with the Minnesota Competitive Bidding requirements. The improvements include:

- Reconstruction of 39<sup>th</sup> Street North from State Highway 5 to CSAH 17. The street improvements are proposed to be an extension of the Village Parkway street section as envisioned in the Village area plan.
- An 8-foot bituminous trail along the north boulevard and a 6-foot sidewalk along the south boulevard in order to maintain the extension of Village Parkway.
- Replacement of the existing storm sewer conveyance system along 39<sup>th</sup> Street North.
- Extension of 10 and 12-inch diameter trunk sanitary sewer in connection with the Village East Trunk Sanitary Sewer extension.
- Installation of 11 service stubs to existing properties along 39<sup>th</sup> Street North to provide owners with the opportunity to hook up to municipal sewer.
- An alternate bid package that includes the Village East Trunk Sanitary Sewer Improvements: Trunk Highway 5 to south of the Union Pacific Railroad; consisting of the installation of 2,000 feet of 15-inch trunk sanitary sewer.

**RECOMMENDATION:**

Staff is recommending that the city council approve Resolution No. 2014-63, thereby accepting contractor bids and award a contract for the 39<sup>th</sup> Street North: Street and Sanitary Sewer Improvements. The recommended motion for this action is as follows:

***“Move to approve Resolution No. 2014-63, Accepting Bids and Awarding a Contract to Geislinger & Sons, Inc., in the amount of \$1,760,458.80 for the 39<sup>th</sup> Street North: Street and Sanitary Sewer Improvements including Add Alternate No. 1.”***

**ATTACHMENT(S):**

1. Resolution No. 2014-63 Accepting Bids and Awarding a Contract.
2. Location Map.
3. Tabulation of Bids and Engineer’s Letter of Award Recommendation.
4. Project Schedule.

**CITY OF LAKE ELMO  
WASHINGTON COUNTY  
STATE OF MINNESOTA**

**RESOLUTION NO. 2014-63**

**A RESOLUTION ACCEPTING BIDS AND AWARDING A CONTRACT  
FOR THE 39<sup>TH</sup> STREET NORTH: STREET AND SANITARY SEWER  
IMPROVEMENTS**

**WHEREAS**, pursuant to an advertisement for bids for the 39<sup>th</sup> Street North: Street and Sanitary Sewer Improvements, bids were received, opened, and tabulated according to law, and bids were received complying with the advertisement; and

**WHEREAS**, the Village East Trunk Sanitary Sewer Improvements: TH 5 to south of the UP Railroad was ordered by the council and made a part of the plans and specifications for the 39th Street North: Street and Sanitary Sewer Improvements project as an add alternative bid package; and

**WHEREAS**, bids were tabulated, checked and summarized to verify that all requirements of the submittals were met; and

**WHEREAS**, the project engineer reviewed the bids and has provided a letter recommending the award of the contract for both the base bid and Alternate No. 1 to the lowest responsible bidder, Geislinger & Sons, Inc., in the amount of \$1,760,458.80.

**NOW, THEREFORE, IT IS HEREBY RESOLVED,**

1. That the Mayor and City Clerk are hereby authorized and directed to enter into a Contract in the accordance with the above ordered Project, in the amount of the Contractor's lowest responsible bid, and according to the plans and specifications thereof approved by the City Council.
2. The City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next two lowest bidders shall be retained until a contract has been signed.

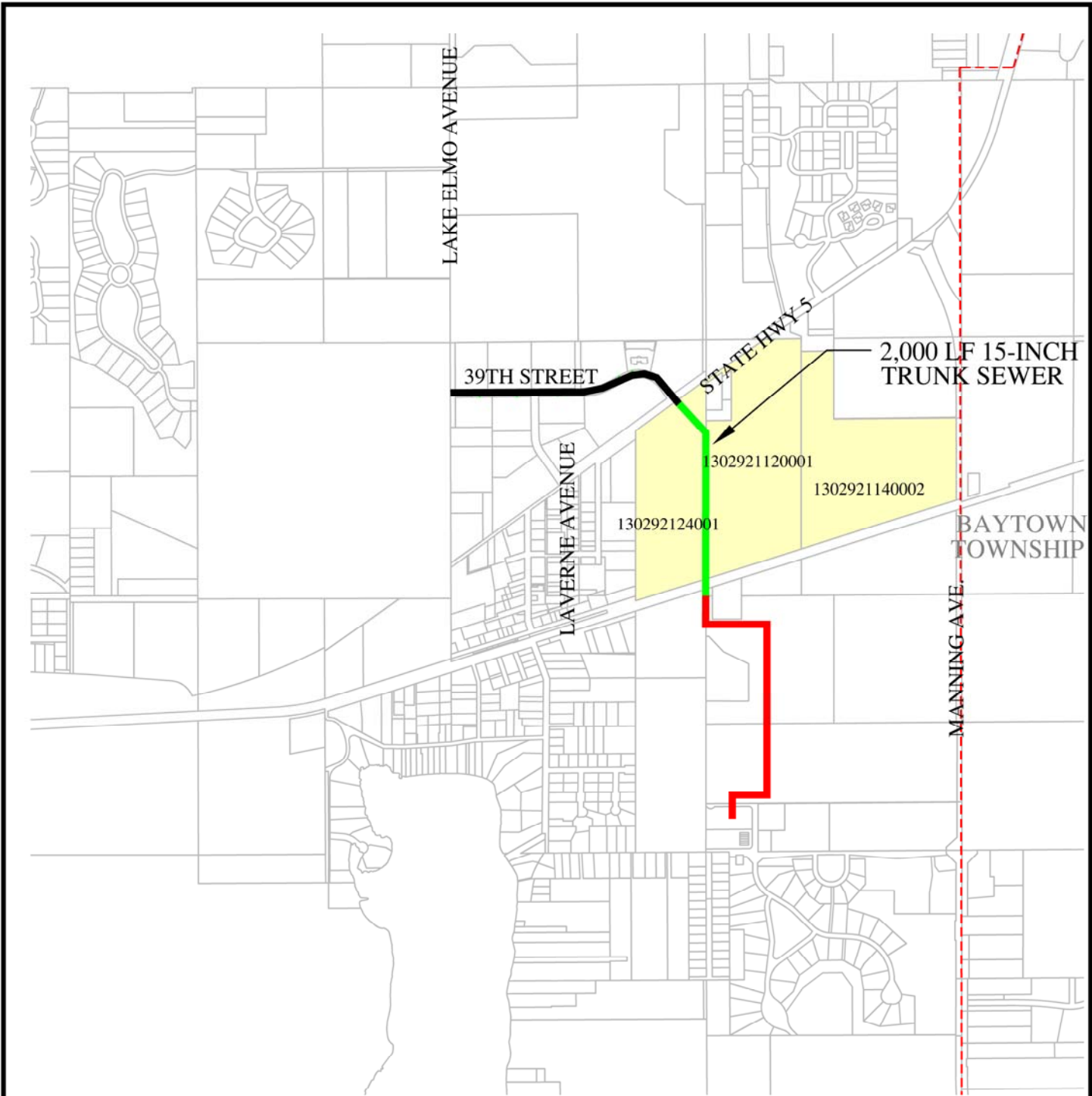
**ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE FIFTH DAY OF AUGUST 2014.  
CITY OF LAKE ELMO**

By: \_\_\_\_\_  
Mike Pearson  
Mayor

(Seal)

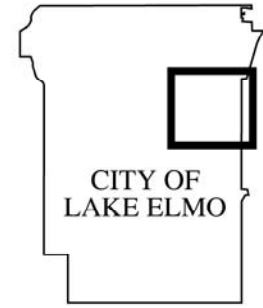
ATTEST:

\_\_\_\_\_  
Adam Bell  
City Clerk



**LEGEND**

- VILLAGE EASTERN TRUNK SEWER IMPROVEMENTS (PUBLIC)
- VILLAGE EASTERN TRUNK SEWER IMPROVEMENTS (PRIVATE)
- 39TH STREET - SANITARY SEWER IMPROVEMENTS (PUBLIC)



**FOCUS**  
ENGINEERING

VILLAGE EAST SANITARY SEWER  
IMPROVEMENTS: TRUNK HIGHWAY  
5 TO UNION PACIFIC RAILROAD  
PROJECT NO. 2014.127  
JUNE, 2014

FIGURE NO. 1  
**LOCATION MAP**  
VILLAGE EAST TRUNK SANITARY  
SEWER IMPROVEMENTS



# FOCUS ENGINEERING, inc.

July 29, 2014

Cara Geheren, P.E. 651.300.4261  
Jack Griffin, P.E. 651.300.4264  
Ryan Stempski, P.E. 651.300.4267  
Chad Isakson, P.E. 651.300.4283

Honorable Mayor and City Council  
City of Lake Elmo, Minnesota 55042

Re: Lake Elmo Ave Trunk Watermain Improvements  
City of Lake Elmo  
Project No. 2013.133

Dear Mayor and City Council:

Bids for the Lake Elmo Ave Trunk Watermain Improvements project were opened on Thursday, July 10, 2014 at 9:00 AM with the following results. A complete tabulation of bids is enclosed for your information.

<u>Contractor</u>	<u>Base Bid</u>	<u>Alternate No. 1 Bid</u>
Geislinger & Sons, Inc.	\$1,414,861.80	\$345,597.00
S.R. Weidema, Inc.	\$1,463,110.18	\$389,342.25
Northdale Construction Company, Inc.	\$1,610,600.70	\$356,158.73
Northwest Asphalt, Inc.	\$1,832,479.11	\$387,509.70

### ***Recommendation***

We recommend that you award the Contract to the lowest responsible bidder, Geislinger & Sons, Inc., for their base bid of \$1,414,861.80 and their Alternate No. 1 bid of \$345,597.00. Please do not hesitate to call me with any questions you may have.

Sincerely,



Chad J. Isakson, P.E.  
Project Engineer

BID OPENING: JULY 10, 2014

ABSTRACT OF BIDS  
 39TH STREET NORTH STREET AND SANITARY SEWER IMPROVEMENTS  
 PROJECT NO. 2014.131  
 CITY OF LAKE ELMO, MN

= TOTALS CORRECTED FROM THE SUBMITTED BID

No.	Item	1 Geislinger & Sons, Inc.		2 S.R. Weidema, Incorporated		3 Northdale Construction Company, Inc.		4 Northwest Asphalt, Inc.			
		Units	Qty	Unit Price	Total Price	Unit Price	Total Cost	Unit Price	Total Price	Unit Price	Total Cost
<b>PART 1 - SANITARY SEWER</b>											
1	8" PVC SANITARY SEWER, SDR 26, 20' - 25' DEEP	LF	62	\$125.00	\$7,750.00	\$132.00	\$8,184.00	\$66.76	\$4,139.12	\$94.63	\$5,867.06
2	10" PVC SANITARY SEWER, SDR 26, 15' - 20' DEEP	LF	1,025	\$87.00	\$89,175.00	\$113.00	\$115,825.00	\$85.54	\$87,678.50	\$88.77	\$90,989.25
3	10" PVC SANITARY SEWER, SDR 26, 20' - 25' DEEP	LF	315	\$89.00	\$28,035.00	\$113.00	\$35,595.00	\$85.54	\$26,945.10	\$95.25	\$30,003.75
4	12" PVC SANITARY SEWER, SDR 26, 15' - 20' DEEP	LF	500	\$92.00	\$46,000.00	\$122.00	\$61,000.00	\$97.79	\$48,995.00	\$92.48	\$46,240.00
5	12" PVC SANITARY SEWER, SDR 26, 20' - 25' DEEP	LF	630	\$94.00	\$59,220.00	\$122.00	\$76,860.00	\$97.79	\$61,607.70	\$98.96	\$62,344.80
6	10" PVC SANITARY SEWER, SDR 26, IN CASING	LF	100	\$40.00	\$4,000.00	\$7.00	\$700.00	\$34.06	\$3,406.00	\$16.97	\$1,697.00
7	12" PVC SANITARY SEWER, SDR 26, IN CASING	LF	120	\$45.00	\$5,400.00	\$11.00	\$1,320.00	\$37.90	\$4,548.00	\$20.73	\$2,487.60
8	20" STEEL CASING PIPE (JACK/AUGERED)	LF	100	\$525.00	\$52,500.00	\$710.00	\$71,000.00	\$694.40	\$69,440.00	\$644.00	\$64,400.00
9	24" STEEL CASING PIPE (JACK/AUGERED)	LF	120	\$535.00	\$64,200.00	\$760.00	\$91,200.00	\$764.80	\$91,776.00	\$708.00	\$84,960.00
10	PIPE FOUNDATION ROCK	LF	1,400	\$0.10	\$140.00	\$0.01	\$14.00	\$2.50	\$3,500.00	\$10.00	\$14,000.00
11	TELEVISION	LF	2,850	\$2.00	\$5,700.00	\$2.25	\$6,412.50	\$1.82	\$5,187.00	\$2.00	\$5,700.00
12	4' DIAMETER SANITARY SEWER MH	EA	12	\$3,000.00	\$36,000.00	\$2,520.00	\$30,240.00	\$2,381.22	\$28,574.64	\$2,942.00	\$35,304.00
13	4' DIAMETER EXCESS MAINHOLE DEPTH	LF	140	\$125.00	\$17,500.00	\$173.00	\$24,220.00	\$133.68	\$18,715.20	\$95.00	\$13,300.00
14	10"x6" PVC WVE, SDR 26	EA	6	\$400.00	\$2,400.00	\$240.00	\$1,440.00	\$268.97	\$1,613.82	\$380.00	\$2,280.00
15	12"x6" PVC WVE, SDR 26	EA	4	\$460.00	\$1,840.00	\$273.00	\$1,092.00	\$335.80	\$1,343.20	\$411.00	\$1,644.00
16	6" PVC SCH 40 SANITARY SEWER RISER	LF	85	\$35.00	\$2,975.00	\$26.00	\$2,210.00	\$30.49	\$2,591.65	\$33.16	\$2,818.60
17	6" PVC SCH 40 SANITARY SEWER SERVICE	LF	400	\$32.00	\$12,800.00	\$29.00	\$11,600.00	\$30.49	\$12,196.00	\$31.45	\$12,580.00
18	PRECAST CONCRETE JERSEY BARRIERS AT HIGHWAY 5 JACKING PITS	LS	1	\$4,500.00	\$4,500.00	\$7,700.00	\$7,700.00	\$3,575.00	\$3,575.00	\$1,500.00	\$1,500.00
19	PRECAST CONCRETE JERSEY BARRIERS AT HIGHWAY 17 JACKING PITS	LS	1	\$4,500.00	\$4,500.00	\$7,700.00	\$7,700.00	\$3,525.50	\$3,525.50	\$1,500.00	\$1,500.00
20	CROSS EXISTING WATER SERVICE	EA	7	\$450.00	\$3,150.00	\$1,000.00	\$7,000.00	\$1,100.00	\$7,700.00	\$350.00	\$2,450.00
21	EXPLORATORY DIGGING	HR	5	\$500.00	\$2,500.00	\$400.00	\$2,000.00	\$285.00	\$1,425.00	\$400.00	\$2,000.00
<b>TOTAL PART 1 - SANITARY SEWER</b>					\$450,285.00		\$563,312.50		\$488,382.43		\$484,066.06

Item No.	Description	Unit	Quantity	Unit Price	Total Price	Material Price	Labor Price	Overhead & Profit	Subtotal	Material Price	Labor Price	Overhead & Profit	Subtotal	
<b>PART 2 - WATER MAIN</b>														
22	TEMPORARY WATER SYSTEM	LS	1	\$1,500.00	\$1,500.00	\$11,700.00	\$11,700.00		\$11,700.00	\$11,700.00			\$11,700.00	
23	CONNECT TO EXISTING 6" WATER MAIN	EA	3	\$900.00	\$2,700.00	\$1,260.00	\$1,260.00		\$3,780.00	\$1,603.16	\$1,603.16		\$4,809.48	
24	CONNECT TO EXISTING 8" WATER MAIN	EA	1	\$950.00	\$950.00	\$1,260.00	\$1,260.00		\$1,260.00	\$1,635.41	\$1,635.41		\$1,000.00	
25	CUT IN 8" X 8" TEE	EA	1	\$2,600.00	\$2,600.00	\$2,100.00	\$2,100.00		\$2,100.00	\$2,240.92	\$2,240.92		\$1,451.00	
26	REMOVE AND DISPOSE OF EXISTING GATE VALVE & BOX	EA	3	\$1,500.00	\$4,500.00	\$585.00	\$585.00		\$1,755.00	\$275.00	\$275.00		\$900.00	
27	REMOVE AND REPLACE 6" GATE VALVE & BOX	EA	4	\$3,400.00	\$13,600.00	\$1,816.00	\$1,816.00		\$7,264.00	\$3,371.94	\$3,371.94		\$12,752.56	
28	REMOVE AND REPLACE 8" GATE VALVE & BOX	EA	11	\$3,900.00	\$42,900.00	\$2,184.00	\$2,184.00		\$24,074.00	\$4,862.69	\$4,862.69		\$39,106.54	
29	REMOVE AND DISPOSE OF EXISTING HYDRANT	EA	5	\$760.00	\$3,800.00	\$700.00	\$700.00		\$3,500.00	\$325.00	\$325.00		\$2,000.00	
30	6" DIP CL 52 WATER MAIN	LF	70	\$46.00	\$3,220.00	\$38.00	\$38.00		\$2,660.00	\$91.85	\$91.85		\$2,807.00	
31	8" DIP CL 52 WATER MAIN	LF	30	\$53.00	\$1,590.00	\$43.00	\$43.00		\$1,290.00	\$99.05	\$99.05		\$1,363.80	
32	6" GATE VALVE AND BOX	EA	4	\$1,450.00	\$5,800.00	\$1,417.00	\$1,417.00		\$5,666.00	\$1,448.77	\$1,448.77		\$4,828.00	
33	HYDRANT	EA	5	\$4,000.00	\$20,000.00	\$3,770.00	\$3,770.00		\$18,850.00	\$4,098.58	\$4,098.58		\$26,035.70	
34	VALVE BOX EXTENSION	LF	2	\$260.00	\$520.00	\$175.00	\$175.00		\$350.00	\$57.38	\$57.38		\$220.00	
35	HYDRANT EXTENSION	LF	1	\$600.00	\$600.00	\$900.00	\$900.00		\$900.00	\$822.85	\$822.85		\$620.00	
36	DUCTILE IRON FITTINGS	LB	100	\$10.00	\$1,000.00	\$12.00	\$12.00		\$1,200.00	\$6.47	\$6.47		\$400.00	
<b>TOTAL PART 2 - WATER MAIN</b>					<b>\$105,280.00</b>				<b>\$86,301.00</b>				<b>\$121,906.75</b>	
<b>PART 3 - STORM SEWER</b>														
37	REMOVE AND DISPOSE OF EXISTING STORM SEWER	LF	910	\$10.00	\$9,100.00	\$16.50	\$16.50		\$15,015.00	\$7.95	\$7.95		\$7,280.00	
38	REMOVE AND DISPOSE OF EXISTING STORM SEWER MANHOLE	EA	8	\$400.00	\$3,200.00	\$375.00	\$375.00		\$3,000.00	\$490.00	\$490.00		\$3,200.00	
39	POTHOLE EXISTING WATER MAIN	EA	7	\$450.00	\$3,150.00	\$600.00	\$600.00		\$4,200.00	\$265.00	\$265.00		\$2,450.00	
40	12" RCP STORM SEWER, CLASS 5	LF	70	\$40.00	\$2,800.00	\$29.00	\$29.00		\$2,030.00	\$38.89	\$38.89		\$2,353.40	
41	15" RCP STORM SEWER, CLASS 5	LF	891	\$42.00	\$37,422.00	\$30.50	\$30.50		\$27,175.50	\$41.19	\$41.19		\$27,656.64	
42	18" RCP STORM SEWER, CLASS 5	LF	236	\$45.00	\$10,620.00	\$32.50	\$32.50		\$7,670.00	\$44.04	\$44.04		\$8,151.44	
43	24" RCP STORM SEWER, CLASS 4	LF	369	\$62.00	\$22,878.00	\$62.70	\$62.70		\$23,136.30	\$52.80	\$52.80		\$14,217.57	
44	12" RCP FLARED END SECTION INCL TRASH GUARD	EA	2	\$900.00	\$1,800.00	\$544.00	\$544.00		\$1,888.00	\$769.05	\$769.05		\$1,460.00	
45	18" RCP FLARED END SECTION INCL TRASH GUARD	EA	2	\$1,050.00	\$2,100.00	\$665.00	\$665.00		\$1,330.00	\$682.26	\$682.26		\$1,740.00	
46	24" RCP FLARED END SECTION INCL TRASH GUARD	EA	1	\$1,400.00	\$1,400.00	\$1,362.00	\$1,362.00		\$1,362.00	\$1,097.92	\$1,097.92		\$1,310.00	

47	RIP RAP, CLASS 3	CY	8	\$115.00	\$920.00	\$122.00	\$976.00	\$125.00	\$1,000.00	\$90.00	\$720.00
48	2'X3' CATCH BASIN	EA	3	\$2,100.00	\$6,300.00	\$1,775.00	\$5,325.00	\$1,553.15	\$4,659.45	\$1,689.00	\$5,067.00
49	4' DIA CATCH BASIN/MANHOLE	EA	5	\$2,500.00	\$12,500.00	\$2,028.00	\$10,140.00	\$1,855.84	\$9,279.20	\$1,999.00	\$9,995.00
50	5' DIA CATCH BASIN/MANHOLE	EA	2	\$3,600.00	\$7,200.00	\$2,717.00	\$5,434.00	\$4,308.34	\$8,616.68	\$2,756.00	\$5,512.00
51	5' DIA CATCH BASIN/MANHOLE W/ SUMP	EA	1	\$4,350.00	\$4,350.00	\$3,061.00	\$3,061.00	\$4,747.63	\$4,747.63	\$3,169.00	\$3,169.00
52	BULHEAD 15" RCP STORM SEWER	EA	1	\$125.00	\$125.00	\$245.00	\$245.00	\$113.15	\$113.15	\$150.00	\$150.00
53	BULHEAD 18" RCP STORM SEWER	EA	1	\$150.00	\$150.00	\$245.00	\$245.00	\$140.20	\$140.20	\$200.00	\$200.00
54	BULHEAD 36" RCP STORM SEWER	EA	1	\$225.00	\$225.00	\$365.53	\$365.53	\$249.86	\$249.86	\$300.00	\$300.00
55	INLET PROTECTION	EA	12	\$175.00	\$2,100.00	\$360.00	\$4,320.00	\$250.00	\$3,000.00	\$125.00	\$1,500.00
56	INSULATION	SY	30	\$30.00	\$900.00	\$77.00	\$810.00	\$11.82	\$654.60	\$24.00	\$720.00
57	POND EXCAVATION (P)	CY	420	\$10.00	\$4,200.00	\$11.70	\$4,914.00	\$11.00	\$4,620.00	\$12.00	\$5,040.00
58	INFILTRATION SWALE EXCAVATION (P)	CY	675	\$10.00	\$6,750.00	\$4.20	\$2,835.00	\$7.70	\$5,197.50	\$17.00	\$11,475.00
59	SEED MIX 330 AND HYDROMULCH	SY	1600	\$2.75	\$4,400.00	\$1.00	\$1,600.00	\$3.03	\$4,848.00	\$2.75	\$4,400.00
	TOTAL PART 3 - STORM SEWER				\$144,990.00		\$126,277.33		\$133,595.54		\$118,067.05
PART 4 - STREET IMPROVEMENTS											
60	MOBILIZATION	LS	1	\$90,000.00	\$90,000.00	\$20,000.00	\$20,000.00	\$187,287.50	\$187,287.50	\$400,000.00	\$400,000.00
61	TRAFFIC CONTROL	LS	1	\$9,000.00	\$9,000.00	\$6,800.00	\$6,800.00	\$8,670.00	\$8,670.00	\$2,200.00	\$2,200.00
62	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	3	\$1,200.00	\$3,600.00	\$1,170.00	\$3,510.00	\$2,500.00	\$7,500.00	\$1,100.00	\$3,300.00
63	CLEAR AND GRUB TREES AND BRUSH	LS	1	\$4,500.00	\$4,500.00	\$2,000.00	\$2,000.00	\$6,750.00	\$6,750.00	\$5,000.00	\$5,000.00
64	TEMPORARY ACCESS GRADING	LS	1	\$2,000.00	\$2,000.00	\$1,090.00	\$1,090.00	\$2,200.00	\$2,200.00	\$2,500.00	\$2,500.00
65	TEMPORARY ACCESS AGGREGATE BASE CLASS 5	TN	60	\$30.00	\$1,800.00	\$18.00	\$1,080.00	\$22.00	\$1,320.00	\$25.00	\$1,500.00
66	TEMPORARY ACCESS MAINTENANCE	HR	10	\$125.00	\$1,250.00	\$212.00	\$2,120.00	\$132.00	\$1,320.00	\$100.00	\$1,000.00
67	REMOVE TEMPORARY ACCESS	LS	1	\$1,500.00	\$1,500.00	\$2,785.00	\$2,785.00	\$1,650.00	\$1,650.00	\$1,500.00	\$1,500.00
68	REMOVE AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER	LF	290	\$6.00	\$1,740.00	\$4.00	\$1,160.00	\$5.00	\$1,450.00	\$6.00	\$1,740.00
69	REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT	SY	9160	\$2.00	\$18,320.00	\$2.60	\$23,816.00	\$2.15	\$19,694.00	\$1.55	\$14,198.00
70	REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT (DRIVEWAYS)	SY	335	\$4.00	\$1,340.00	\$3.90	\$1,306.50	\$4.75	\$1,591.25	\$6.00	\$2,010.00
71	REMOVE AND DISPOSE OF EXISTING LIGHT BASE	EA	4	\$300.00	\$1,200.00	\$200.00	\$800.00	\$400.00	\$1,600.00	\$500.00	\$2,000.00
72	SALVAGE AND REINSTALL SIGN	EA	8	\$200.00	\$1,600.00	\$150.00	\$1,200.00	\$220.00	\$1,760.00	\$200.00	\$1,600.00

EA	1	73	SALVAGE AND REINSTALL MAIL DROPTOP	\$250.00	\$250.00	\$500.00	\$500.00	\$495.00	\$200.00	\$200.00	\$200.00
LS	1	74	SALVAGE AND REINSTALL RETAINING WALL	\$7,500.00	\$7,500.00	\$2,250.00	\$2,250.00	\$550.00	\$750.00	\$750.00	\$750.00
LF	200	75	SAWCUT BITUMINOUS PAVEMENT	\$3.00	\$600.00	\$5.50	\$1,100.00	\$4.25	\$3.50	\$700.00	\$700.00
CY	7750	76	COMMON EXCAVATION (P)	\$9.00	\$69,750.00	\$8.00	\$62,000.00	\$9.79	\$17.00	\$131,750.00	\$131,750.00
CY	340	77	SUBGRADE CORRECTION (EV)	\$12.00	\$4,080.00	\$11.50	\$3,910.00	\$9.79	\$17.00	\$5,780.00	\$5,780.00
RS	24	78	SUBGRADE PREPARATION	\$465.00	\$11,138.10	\$540.00	\$13,143.60	\$165.00	\$280.00	\$5,598.20	\$5,598.20
LF	1000	79	4" PERFORATED PVC DRAIN TILE WITH AGGREGATE AND WRAP	\$12.00	\$12,000.00	\$6.00	\$6,000.00	\$13.61	\$15.00	\$15,000.00	\$15,000.00
TN	6380	80	AGGREGATE BASE CLASS 5	\$10.50	\$66,990.00	\$13.00	\$82,940.00	\$10.45	\$13.63	\$86,959.40	\$86,959.40
CY	4090	81	SELECT GRANULAR BORROW (P)	\$10.00	\$40,900.00	\$17.50	\$71,575.00	\$11.00	\$16.50	\$67,485.00	\$67,485.00
TN	800	82	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2.B) [SPWFA230R] (2015)	\$66.50	\$53,200.00	\$67.60	\$54,080.00	\$73.16	\$66.25	\$53,000.00	\$53,000.00
TN	1335	83	TYPE SP 12.5 BITUMINOUS NON WEARING COURSE MIXTURE (2.B) [SPWMB230R]	\$57.75	\$77,096.25	\$58.70	\$78,364.50	\$63.53	\$60.00	\$80,100.00	\$80,100.00
GAL	565	84	BITUMINOUS MATERIAL FOR TACK COAT	\$2.00	\$1,130.00	\$2.05	\$1,156.25	\$2.20	\$3.00	\$1,695.00	\$1,695.00
EA	12	85	ADJUST MH CASTING - STEEL RING (2015)	\$450.00	\$5,400.00	\$245.00	\$2,940.00	\$350.00	\$150.00	\$1,800.00	\$1,800.00
EA	20	86	ADJUST VALVE BOX (2015)	\$250.00	\$5,000.00	\$340.00	\$6,800.00	\$245.00	\$200.00	\$4,000.00	\$4,000.00
LF	4310	87	8624 CONCRETE CURB AND GUTTER	\$10.77	\$46,418.70	\$12.65	\$54,521.50	\$11.85	\$12.65	\$54,521.50	\$54,521.50
LF	105	88	8622 CONCRETE CURB AND GUTTER	\$14.80	\$1,554.00	\$17.00	\$1,785.00	\$16.28	\$17.50	\$1,837.50	\$1,837.50
EA	12	89	CONCRETE PEDESTRIAN RAMP	\$420.00	\$5,040.00	\$445.00	\$5,340.00	\$462.00	\$450.00	\$5,400.00	\$5,400.00
SF	13110	90	5" CONCRETE SIDEWALK	\$3.50	\$45,885.00	\$4.00	\$52,440.00	\$3.27	\$3.75	\$49,162.50	\$49,162.50
SY	340	91	8" COMMERCIAL CONCRETE DRIVEWAY PAVEMENT (HIGH EARLY)	\$70.00	\$23,800.00	\$76.00	\$25,840.00	\$74.10	\$70.30	\$23,902.00	\$23,902.00
SY	35	92	6" CONCRETE FLUME	\$50.00	\$1,750.00	\$66.00	\$2,310.00	\$53.90	\$54.95	\$1,923.25	\$1,923.25
SF	168	93	TRUNCATED DOME PANELS	\$42.00	\$7,056.00	\$44.50	\$7,476.00	\$46.20	\$36.00	\$6,048.00	\$6,048.00
SY	105	94	BITUMINOUS DRIVEWAY PAVEMENT	\$50.00	\$5,250.00	\$57.50	\$6,037.50	\$29.00	\$31.50	\$3,307.50	\$3,307.50
TN	270	95	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE - TRAIL (2.B) [SPWFA230R]	\$65.00	\$17,550.00	\$80.00	\$21,600.00	\$71.50	\$80.37	\$21,699.90	\$21,699.90
SY	5000	96	SODDING	\$4.25	\$21,250.00	\$4.10	\$20,500.00	\$4.68	\$4.25	\$21,250.00	\$21,250.00
CY	500	97	IMPORT AND PLACE TOPSOIL BORROW (CV)	\$35.00	\$17,500.00	\$36.82	\$18,410.00	\$38.50	\$36.67	\$18,335.00	\$18,335.00
SY	2000	98	SEED & EROSION CONTROL BLANKET	\$3.25	\$6,500.00	\$1.60	\$3,200.00	\$3.58	\$3.25	\$6,500.00	\$6,500.00
SY	5500	99	SEED & HYDROMULCH	\$2.15	\$11,825.00	\$0.55	\$3,025.00	\$2.37	\$2.15	\$11,825.00	\$11,825.00
LF	1000	100	SILT FENCE, TYPE MACHINE SLICED	\$1.95	\$1,950.00	\$2.25	\$2,250.00	\$2.15	\$1.95	\$1,950.00	\$1,950.00
LF	30	101	SILT FENCE, TYPE FLOATING	\$22.50	\$675.00	\$15.00	\$450.00	\$24.75	\$22.50	\$675.00	\$675.00

102	DITCH CHECK - BIOROLL	LF	200	\$5.75	\$1,150.00	\$5.00	\$1,000.00	\$6.33	\$1,265.00	\$5.75	\$1,150.00
103	STREET SWEEPING	HR	15	\$125.00	\$1,875.00	\$135.00	\$2,025.00	\$155.00	\$2,325.00	\$110.00	\$1,650.00
104	SIGN PANELS, TYPE C	SF	6	\$45.00	\$281.25	\$40.00	\$240.00	\$49.50	\$309.38	\$45.00	\$281.25
105	4" DOUBLE SOLID YELLOW LINE, EPOXY	LF	2270	\$1.50	\$3,405.00	\$1.50	\$3,405.00	\$1.08	\$2,451.60	\$0.98	\$2,224.60
106	4" SOLID WHITE LINE, EPOXY	LF	110	\$0.75	\$82.50	\$0.75	\$82.50	\$0.53	\$58.30	\$0.48	\$52.80
107	RIGHT TURN ARROW, TAPE	EA	1	\$845.00	\$845.00	\$845.00	\$845.00	\$1,980.00	\$1,980.00	\$1,800.00	\$1,800.00
	TOTAL PART 4 - STREET IMPROVEMENTS				\$714,706.80		\$687,219.35		\$667,375.98		\$1,128,861.40
	BASE BID:										
	TOTAL PART 1 - SANITARY SEWER				\$450,385.00		\$563,312.50		\$688,382.43		\$484,065.06
	TOTAL PART 2 - WATER MAIN				\$105,280.00		\$86,301.00		\$121,306.75		\$101,484.60
	TOTAL PART 3 - STORM SEWER				\$144,590.00		\$126,277.33		\$133,535.54		\$118,067.05
	TOTAL PART 4 - STREET IMPROVEMENTS				\$714,706.80		\$687,219.35		\$667,375.98		\$1,128,861.40
	TOTAL BASE BID				\$1,414,861.80		\$1,463,110.18		\$1,610,600.70		\$1,832,479.11
	ALTERNATE NO. 1 - SANITARY SEWER SOUTH OF TH 5										
1	CLEAR AND GRUB TREES AND BRUSH	LS	1	\$4,000.00	\$4,000.00	\$3,000.00	\$3,000.00	\$1,250.00	\$1,250.00	\$5,000.00	\$5,000.00
2	REMOVE AND DISPOSE OF EXISTING STORM SEWER	LF	20	\$10.00	\$200.00	\$46.00	\$920.00	\$7.50	\$150.00	\$20.00	\$400.00
3	PATCH GRAVEL DRIVEWAY	TN	200	\$20.00	\$4,000.00	\$25.00	\$5,000.00	\$22.00	\$4,400.00	\$17.50	\$3,500.00
4	18" CMP DRIVEWAY CHUVERT	LF	20	\$45.00	\$900.00	\$88.00	\$1,760.00	\$35.50	\$710.00	\$38.40	\$768.00
5	18" CMP FLARED END SECTION	EA	2	\$480.00	\$960.00	\$475.00	\$950.00	\$175.00	\$950.00	\$195.00	\$980.00
6	15" PVC SANITARY SEWER, SDR 26, 15' - 20' DEEP	LF	625	\$94.00	\$58,750.00	\$105.00	\$65,625.00	\$81.77	\$51,106.25	\$89.61	\$56,006.25
7	15" PVC SANITARY SEWER, SDR 26, 20' - 25' DEEP	LF	1285	\$96.00	\$124,480.00	\$105.00	\$131,775.00	\$81.77	\$102,621.35	\$113.11	\$141,935.05
8	14" PVC SANITARY SEWER, C905 DR 25, IN CASING	LF	164	\$40.00	\$6,560.00	\$17.50	\$2,870.00	\$36.38	\$5,966.32	\$27.20	\$4,460.80
9	14" PVC SANITARY SEWER, C905 DR 25, 20' - 25' DEEP	LF	20	\$76.00	\$1,520.00	\$133.00	\$2,660.00	\$169.12	\$3,382.40	\$175.28	\$3,595.60
10	28" STEEL CASING PIPE (JACK/AUGERED)	LF	164	\$565.00	\$92,660.00	\$760.00	\$124,640.00	\$793.58	\$130,147.12	\$717.00	\$117,588.00
11	PIPE FOUNDATION ROCK	LF	1000	\$0.01	\$10.00	\$0.01	\$10.00	\$2.45	\$2,450.00	\$10.00	\$10,000.00
12	TELEVISION	LF	2081	\$2.00	\$4,122.00	\$2.25	\$4,687.25	\$1.82	\$3,751.02	\$2.00	\$4,122.00
13	4" DIAMETER SANITARY SEWER MH	EA	8	\$3,200.00	\$25,600.00	\$2,590.00	\$20,720.00	\$2,696.24	\$21,569.92	\$2,427.00	\$19,416.00

14	4" DIAMETER EXCESS MANHOLE DEPTH	LF	115	\$125.00	\$14,275.00	\$180.00	\$20,700.00	\$130.69	\$15,029.35	\$95.00	\$10,975.00
15	SOIL DECOMPACTION	AC	5	\$1,200.00	\$6,000.00	\$200.00	\$1,000.00	\$1,350.00	\$6,750.00	\$800.00	\$4,000.00
16	SILT FENCE, TYPE MACHINE SLICED	LF	300	\$1.95	\$585.00	\$2.25	\$675.00	\$3.85	\$1,155.00	\$2.00	\$600.00
17	SEED AND BLANKET	SY	1500	\$3.25	\$4,875.00	\$1.60	\$2,400.00	\$3.58	\$5,370.00	\$3.25	\$4,875.00
TOTAL ALTERNATE NO. 1 - SANITARY SEWER SOUTH OF TH 5					\$345,597.00		\$389,342.25		\$396,158.73		\$387,509.70

**PROJECT SCHEDULE  
CITY OF LAKE ELMO**

**FOCUS ENGINEERING, inc.**

39<sup>th</sup> Street North Street and Sanitary Sewer Schedule  
PROJECT NO. 2014.131

Cara Geheren, P.E. 651.300.4261  
Jack Griffin, P.E. 651.300.4264  
Ryan Stempski, P.E. 651.300.4267  
Chad Isakson, P.E. 651.300.4283

MARCH 2014

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March 18, 2014	Council Declares Adequacy of Petition and Orders Preparation of Feasibility Report.
April 15, 2014	Presentation of Feasibility Report. Council accepts Report and Calls Hearing.
April 29, 2014	Property owner meeting. Presentation of Report findings and recommendations.
May 6, 2014	Public Improvement Hearing. Council orders Preparation of plans and specifications.
July 1, 2014	Council approves Plans and Specifications; Orders Advertisement for Bids.
July 31, 2014	Receive Contractor Bids.
August 5, 2014	Council accepts bids and awards Contract.
August 25, 2014	Conduct Pre-construction Meeting and Issue Notice to Proceed.
November 28, 2014	Substantial completion (estimated 12 weeks).
Summer, 2015	Final Completion.





# MAYOR & COUNCIL COMMUNICATION

**DATE:** August 5, 2014  
**REGULAR**  
**ITEM #** 14

**AGENDA ITEM:** RAD-ALT Comprehensive Plan Amendment  
**SUBMITTED BY:** Kyle Klatt, Community Development Director  
**THROUGH:** Dean Zuleger, City Administrator  
**REVIEWED BY:** Planning Commission  
Nick Johnson, City Planner

- | <b><u>SUGGESTED ORDER OF BUSINESS:</u></b> |                                |
|--|--------------------------------|
| - Introduction of Item .....               | Community Development Director |
| - Report/Presentation.....                 | Community Development Director |
| - Questions from Council to Staff.....     | Mayor Facilitates              |
| - Call for Motion .....                    | Mayor & City Council           |
| - Discussion.....                          | Mayor & City Council           |
| - Action on Motion.....                    | Mayor Facilitates              |

**POLICY RECCOMENDER:** The City Council has previously asked the Planning Commission for its recommendation concerning an amendment to the Lake Elmo Comprehensive Plan that would change the future land use designation of a specific property that was guided for RAD-ALT (Rural Area Development – Alternative Density at 2 units per acre) back to RAD (Rural Area Development at 0.45 units per acre). The Council did not support this change at the time, but directed the Planning Commission to revisit the RAD-ALT land use category once the City’s 2040 forecast numbers form the Met Council were finalized.

With the release of the Met Council’s “Thrive 2040” report, which includes 2040 population and household forecasts for all metro communities, the Planning Commission has reconsidered the RAD-ALT land use category and is recommending that the City Council eliminate this category form the City’s Land Use Plan.

**FISCAL IMPACT:** There are no direct fiscal impacts to the City associated with the proposed Comprehensive Plan Amendment. Staff has spent time preparing for the meeting and following proper hearing notification procedures. As a Council-initiated agenda item, the City will not receive any application fees to offset the hearing publication and mailing costs.

**SUMMARY AND ACTION REQUESTED:** The City Council is being asked to consider an amendment to the Lake Elmo Comprehensive Plan that would eliminate the RAD-ALT land use category from the Plan. There are three existing parcels that have been guided for this land use designation, and the proposed amendment would change these parcels to the RAD designation. The difference between these land use categories is that the RAD-ALT designation would allow residential densities on the site up to 2 units per acre while the RAD designation would limit this number to 0.45 units per acre. The attached Staff report to the Planning Commission includes a more specific description of the effected parcels along with a summary of recent actions related to this request.

The Planning Commission considered this matter at its July 14, 2014 meeting and recommended approval of a Comprehensive Plan amendment to eliminate the RAD-ALT (Rural Area Development Alternate Density) future land use category from the Future Land Use map and as referenced in other portions of the Plan and to change all parcels that are currently guided as RAD-ALT (2.0 units per acre) to RAD – Rural Agricultural Density (0.45 units per acre).

*The suggested motion to adopt the Planning Commission recommendation is as follows:*

***“Move to adopt Resolution No. 2014-64 amending the Comprehensive Plan to eliminate the RAD-ALT future land use category from the Future Land Use map and as referenced in other portions of the Plan and to change all parcels that are currently guided as RAD-ALT to RAD”***

**LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT:** The attached Staff report to the Planning Commission includes a summary of previous City reviews of rural area development land uses and a brief discussion of the current request. Please note that the Planning Commission received a set of Staff reports from previous meetings at which rural development issues were considered over the past year. This information was included in the Planning Commission packet that was also distributed to the City Council. In order to avoid unnecessary copying, these reports are have not been attached to this memorandum.

The Planning Commission conducted a public hearing on the proposed amendment, and received the following testimony concerning the amendment:

- The Commission acknowledged receipt of a letter from Janice Greene, representing the Friedrich family, noting their objection to the elimination of the RAD-ALT land use category.
- Larry Weiss, 9302 Stillwater Blvd. N., stated that the Friedrich site was changed to RAD-ALT for a specific project and the project has not been built. He noted that he is not supportive of RAD-ALT densities in the rural areas. He stated that the neighborhoods surrounding these sites do not want development at the density associated with RAD – ALT.
- Terry Emerson, 2204 Legion Ln. N., stated that he does not oppose eliminating RAD-ALT, but would like to develop his parcel as single family OP neighborhood, and that he would like the City to consider some variances for his proposed development.

- Ed Nielsen, 9499 Stillwater Blvd., stated that he would like to see the RAD-ALT go away because it equates to spot zoning.

The Commission discussed the implications of the change and how it may impact the City's growth projections. The Commission generally found that the change would not impact these projections, and that any subsequent reductions in households would not impact the City's current plans for providing services to urban residential areas. The Commission also noted that the RAD-ALT areas do not fit the surrounding land uses.

The Commission adopted a motion to recommend approval of the Comprehensive Plan Amendment as drafted with 17 findings and with one condition of approval. The motion carried with three ayes and one nay. The dissenting voter stated that any reductions in population density should also be considered for the I-94 and Village planning areas.

### **BACKGROUND INFORMATION (SWOT):**

- |                      |   |
|----------------------|---|
| <b>Strengths</b>     | <ul style="list-style-type: none"><li>• The proposed amendment provides clarity for the City and neighbors regarding the maximum amount of development for all RAD-ALT properties.</li><li>• The Commission noted that the amendment would alleviate potential "spot zoning" situations in the land use plan.</li></ul>   |
| <b>Weaknesses</b>    | <ul style="list-style-type: none"><li>• An amendment would prohibit a unique development from moving forward on one of the RAD-ALT sites that has previously received Concept Plan approval from the City (which has since expired, however).</li></ul>   |
| <b>Opportunities</b> | <ul style="list-style-type: none"><li>• Future development proposals could be approved by the City that are consistent with the OP zoning regulations.</li><li>• The property owners of the existing RAD-ALT sites could still pursue a Comprehensive Plan amendment as part of a future development proposal.</li><li>• The City will be able to further evaluate the uses and densities allowed in rural development now that the 2040 forecast has been finalized.</li></ul> |
| <b>Threats</b>       | <ul style="list-style-type: none"><li>• None</li></ul>  |

**RECOMMENDATION:** The Planning Commission and Staff are recommending that the City Council approve a Comprehensive Plan amendment to eliminate the RAD-ALT (Rural Area Development Alternate Density) future land use category from the Future Land Use map and as referenced in other portions of the Plan and to change all parcels that are currently guided as RAD-ALT (2.0 units per acre) to RAD – Rural Agricultural Density (0.45 units per acre).

***“Move to adopt Resolution No. 2014-64 amending the Comprehensive Plan to eliminate the RAD-ALT future land use category from the Future Land Use map and as referenced in other portions of the Plan and to change all parcels that are currently guided as RAD-ALT to RAD”***

Please note that this action requires a 4/5ths majority vote of the City Council. If there are fewer than four votes to approve the resolution amending the Comprehensive Plan, the future land use designation for the subject will not be changed.

**ATTACHMENTS:**

1. Resolution No. 2014-64
2. Proposed Map Amendment
3. Proposed Text Amendments
4. Thrive MSP 2040 Forecasts
5. MetroStats Policy Document - Thrive 2040
6. *Previous Rural Development Review Staff Reports (Not Included):*
  - a. *January 13, 2014*
  - b. *November 13, 2013*
  - c. *October 28, 2013*
  - d. *May 29, 2013*

**CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA**

**RESOLUTION NO. 2014-64**

*RESOLUTION APPROVING AN AMENDMENT TO THE CITY OF LAKE ELMO  
COMPREHENSIVE PLAN*

**WHEREAS**, the City of Lake Elmo has established a Comprehensive Plan that provides a compilation of background data, policy statements, standards, and maps, which help to guide the future physical, social, and economic development of the City; and

**WHEREAS**, The City Council of the City of Lake Elmo (“City”) has directed the Lake Elmo Planning Commission to consider an amendment the Lake Elmo Comprehensive Plan that would eliminate the RAD-ALT (Rural Area Development Alternate Density) future land use category from the Future Land Use map and as referenced in other portions of the Plan and to change all parcels that are currently guided as RAD-ALT (2.0 units per acre) to RAD – Rural Agricultural Density (0.45 units per acre), a description of which is on file in the Community Development Department; and

**WHEREAS**, the Lake Elmo Planning Commission held a public hearing on July 14, 2014 to consider said Comprehensive Plan amendment; and

**WHEREAS**, on July 14, 2014 the Lake Elmo Planning Commission adopted a motion to recommend that the City Council approve said Comprehensive Plan amendment; and

**WHEREAS**, the City Council reviewed the recommendation of the Planning Commission and the proposed amendment to the Comprehensive Plan at a meeting on August 5, 2014; and.

**NOW, THEREFORE**, based upon the testimony elicited and information received, the City Council makes the following:

**FINDINGS**

- 1) That the Planning Commission has reviewed said Comprehensive Plan Amendment in accordance with the procedures as established by the Lake Elmo Planning Department and Lake Elmo Planning Commission.
- 2) That the Planning Commission conducted a public hearing on January 13, 2014 consistent with these procedures.
- 3) That the proposed amendment is to is to revise the Future Land Use Map (Map 3-3 in Chapter III – *Land Use Plan*) in the Lake Elmo Comprehensive Plan, and to specifically to eliminate the RAD-ALT (Rural Area Development Alternate Density) future land use

category from this map to change all parcels that are currently guided as RAD-ALT (2.0 units per acre) to RAD – Rural Agricultural Density (0.45 units per acre). The proposed amendment will also eliminate all other references to RAD-ALT in the Comprehensive Plan.

- 4) That the Comprehensive Plan Amendment will apply to property legally described in the attached Exhibit “A”.
- 5) That the revised Met Council “Thrive 2040” population and household forecast for the City of Lake Elmo and the elimination of the 2005 MOU between the City and Met Council has reduced the pressure for additional growth and development within the City’s rural development (unsewered) areas.
- 6) That higher density residential development is encouraged in areas that will be served by public sanitary sewer where the provision of these services is more cost-effective and where the City has either invested or is planning to invest in significant infrastructure improvements.
- 7) That the Housing Chapter of the Comprehensive Plan specifically states that any future higher density housing in Lake Elmo, including senior-specific housing, will be best accommodated within the Old Village Area or I-94 corridor due to proximity to goods, services, and public facilities.
- 8) That the three existing parcels guided for RAD-ALT development do not demonstrate any characteristics that are substantially different from other areas guided for RAD development in the City of Lake Elmo or that would indicate that higher density development is more appropriate in this area than any other site within the City.
- 9) That the City is has recently adopted major Comprehensive Plan amendment related to development in the Old Village Area and the I-94 corridor. Given the current market conditions, the City encourages higher density development in areas that would help off-set the significant infrastructure costs required to serve these areas.
- 10) That higher density housing is not consistent with the City’s stated goals to preserve and enhance its rural character, especially when planned in areas that are guided for Rural Agricultural Density.
- 11) That build-out of existing empty lots in platted and developed OP developments is encouraged over the creation of new development and service areas in the community
- 12) That new access that would be needed to support development on the existing RAD-ALT parcels does not conform to the City’s Transportation Plan that encourages limited access to major collector roads and is inconsistent with the City’s access spacing guidelines.
- 13) That the 2010 Comprehensive Plan Amendment for property at 9434 Stillwater Boulevard North was designed to accommodate a specific development proposal which no longer exists.

- 14) That no development proposals have come forward since 2005 for the other two sites that area guided for RAD-ALT development.
- 15) That recent Met Council projections of population and household growth indicate less overall population growth than was expected in 2010.
- 16) That the support of local neighbors for the 2010 development proposal at 9434 Stillwater Boulevard North was based on a misunderstanding of the details of the proposal. The 2010 Planning Commission recommendation was significantly driven by the support of neighbors, which support no longer exists.
- 17) That the Planning Commission and City Council have become more educated and experienced in considering higher density development. Such development should not be considered for land not guided for sewer before 2030.
- 18) That the 2005 Comprehensive Plan that added two sites for RAD-ALT development and the subsequent 2010 action to add another property to this future land use designation could be considered spot zoning based on later information and training received by the Planning Commission. Specifically, the sites guided for RAD-ALT development are isolated and not connected to any other parcel or area that has a similar land use guidance.

**NOW, THEREFORE, BE IT RESOLVED**, that based on the foregoing, the Lake Elmo City Council hereby approves the Comprehensive Plan amendment, subject to and contingent upon the following:

- 1) Submission of the Comprehensive Plan Amendment to the Metropolitan Council and the receipt of formal notification from the Metropolitan Council that its review has been completed and approved. Acknowledgement of these comments and final adoption of the Comprehensive Plan Amendment will not require any formal action by the City Council.

Passed and duly adopted this 5<sup>th</sup> day of August 2104 by the City Council of the City of Lake Elmo, Minnesota.

\_\_\_\_\_  
Mike Pearson, Mayor

ATTEST:

\_\_\_\_\_  
Adam Bell, City Clerk

## Exhibit "A"

PT OF SW1/4 OF SD SEC 15 LYING NLY OF NLY R/W OF RR DESC AS FOLL: COM AT NELY COR SD SW1/4 THN S00DEG51'44"E BRG ORIENTED TO WACO SYS ALG ELY LN SD SW1/4 DIST 1067.20FT THN S89DEG13'16"W DIST 289.50FT THN S48DEG14'16"W ALG A LN HERINAFTER REFERRED AS LN "A" DIST 36.58FT TO PT HERINAFTER REFERRED AS PT "C" THN S05DEG16'16"W ALG A LN HERINAFTER REFERRED AS LN "B" DIST 194.90FT M/L TO PT OF INTER WITH NLY R/W LN OF HWY 5 AKA STILLWATER BLVD N SD PT OF INTER BEING THE POB THN N05DEG16'16"E ALG SD LN "B" DIST 194.90FT M/L TO BEFORE DESC PT "C" THN N48DEG14'16"E ALG SD LN "A" DIST 35.69FT M/L TO INTER WITH SLY LN OF N 1067.20FT OF SD SW1/4 THN S89DEG06'21"W ALG SD SLY LN DIST 24.33FT M/L TO WLY LN OF E 314.50FT OF SD SW1/4 THN N00DEG51'44"W ALG SD WLY LN DIST 1067.20FT M/L TO NLY LN OF SD SW1/4 THN S89DEG06'21"W ALG SD NLY LN DIST 995.27FT M/L TO ELY LN OF W 1312.FT OF SD SW1/4 THN S00DEG41'24"E ALG SD ELY LN DIST 460.FT M/L TO SLY LN OF N 460.FT OF SD SW1/4 THN S89DEG06'21"W ALG SD SLY LN DIST 404.01FT M/L TO DESC ELY LN OF FRIEDRICH HGTS PLAT THN S00DEG41'24"E ALG SD ELY LN DIST 141.48FT THN S80DEG54'36"W ALG SLY LN SD PLAT DIST 59.61FT THN S00DEG41'24"E ALG SD ELY LN SD PLAT DIST 66.FT THN N80DEG54'36"E ALG SD NLY LN SD PLAT DIST 164.77FT THN S00DEG41'24"E ALG SD ELY LN SD PLAT DIST 5.07FT M/L TO INTER WITH LN DRAWN PARL WITH SD NLY LN OF SW1/4 & EXT WLY FROM IPM ON WLY LN OF E1/2 SD SW1/4 SD WLY LN HAVING BRG OF S00DEG46'34"E SD IPM DIST 657.56FT SLY FROM NWLY COR OF SD E1/2-SW1/4 THN N89DEG06'21"E ALG SD PARL LN DIST 299.85FT M/L TO SD IPM THN N89DEG24'43"E ALG NLY LN TRACT DESC IN DOC #714370 & ALG NLY LN OF PARCEL DESC IN DOC #3408380 DIST 309.19FT M/L TO IPM AT THE NELY COR THEREOF THN S01DEG00'08"E ALG ELY LN SD PARCEL DESC IN DOC #3408380 DIST 386.67FT M/L TO INTER WITH A LN HERINAFTER REFERRED AS LN "C" DRAWN AT RT ANG & ELY FROM A PT IN SD WLY LN OF E1/2-SW1/4 SD PT BEING HERINAFTER REFERRED AS PT "A" SD PT ALSO DIST 118.20FT NLY AS MEAS ALG SD WLY LN OF E1



**Exhibit A**  
**Legal Descriptions of Effected Parcels**

**PID: 16.029.21.24.0002**

PT NW1/4 & PT SW1/4 DESC AS FOLL BEG AT NE COR OF SD SE1/4-NW1/4 THN W ALG N LN OF S1/2-NW1/4 124.49 RODS THN SLY PARL WITH W LN OF SD SEC 594FT TO A PT THN WLY PARL WITH N LN OF SD SW1/4-NW1/4 TO W LN SD S EC THN SLY ALG W LN SD SEC DIS T 723.63FT TO SW COR SD SW1/4- NW1/4 THN S00DEG03'55"E ALG W LN SD NW1/4-SW1/4 DIST 115.2FT THN N89DEG51'8"E DIST 815FT TH N S0DEG3'55"E PARL WITH SD W LN DIST 400FT TO ITS INTER WITH N LN STATE HWY#5 THN S89DEG51'08"W ALG SD N LN DIST 815FT TO ITS INTER WITH W LN OF NW1/4-SW1/4 THN SLY ALG W LN TO SW COR OF SD SEC THN ELY ON S LN OF SD SEC TO SE COR OF W1/2 SD SW1/4 THN NLY ALG E LN SD W1/2-SW1/4 TO N LN RR R/W THN ELY ALG N LN SD RR R/W TO E LN SD SW1/4 THN NLY ALG E LN SD SW1/4 & ALG E LN SD NW1/4 TO POB EXC RR R/W ACR SD SW1/4 SUBJ TO EASE & SUBJ TO ACCESS CONTROL Section 16 Township 029 Range 021

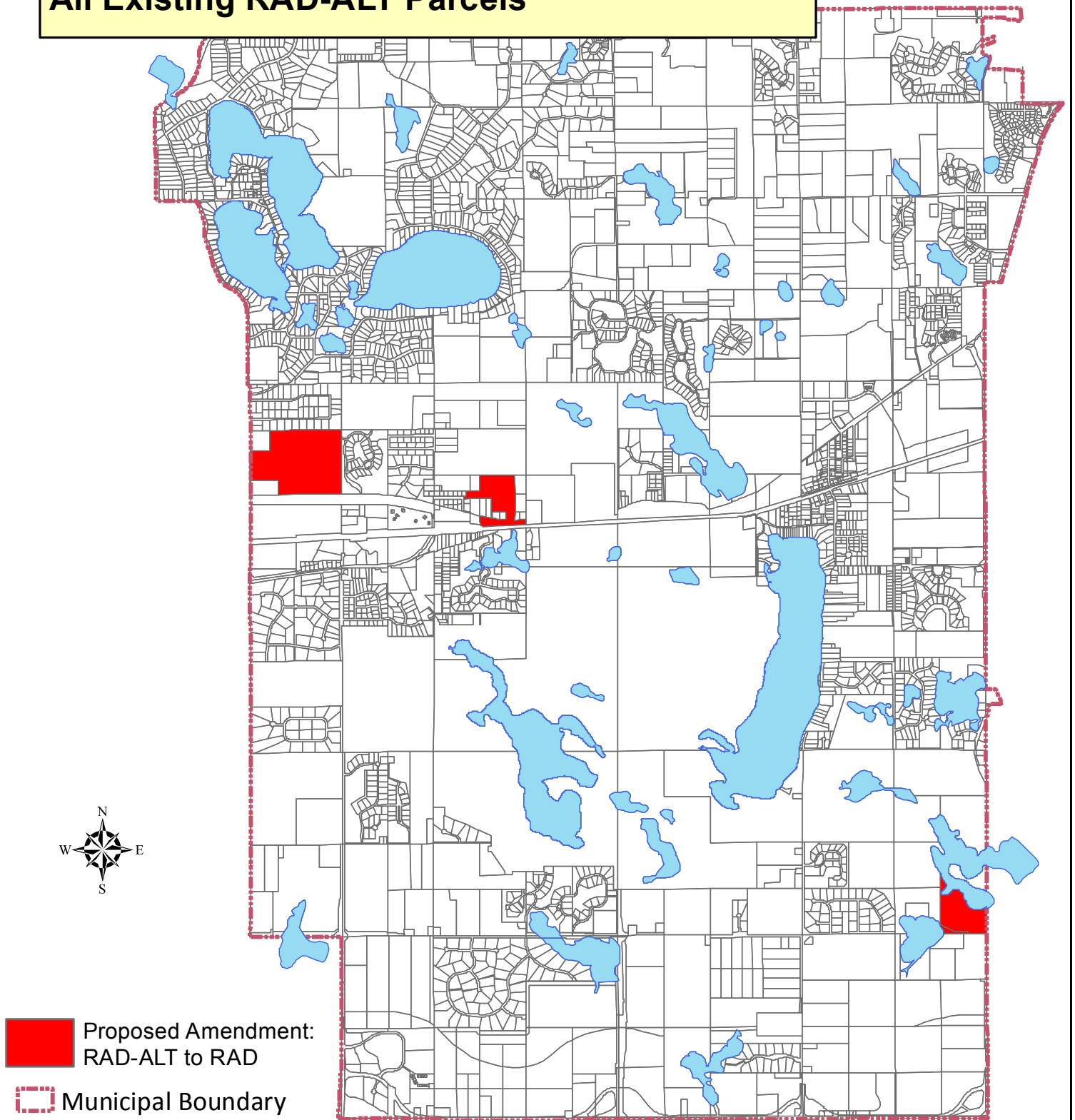
**PID: 15.029.21.31.0001**

PT OF SW1/4 OF SD SEC 15 LYING NLY OF NLY R/W OF RR DESC AS FOLL: COM AT NELY COR SD SW1/4 THN S00DEG51'44"E BRG ORIENTED TO WACO SYS ALG ELY LN SD SW1/4 DIST 1067.20FT THN S89DEG13'16"W DIST 289.50FT THN S48DEG14'16"W ALG A LN HERINAFTER REFERRED AS LN "A" DIST 36.58FT TO PT HERINAFTER REFERRED AS PT "C" THN S05DEG16'16"W ALG A LN HERINAFTER REFERRED AS LN "B" DIST 194.90FT M/L TO PT OF INTER WITH NLY R/W LN OF HWY 5 AKA STILLWATER BLVD N SD PT OF INTER BEING THE POB THN N05DEG16'16"E ALG SD LN "B" DIST 194.90FT M/L TO BEFORE DESC PT "C" THN N48DEG14'16"E ALG SD LN "A" DIST 35.69FT M/L TO INTER WITH SLY LN OF N 1067.20FT OF SD SW1/4 THN S89DEG06'21"W ALG SD SLY LN DIST 24.33FT M/L TO WLY LN OF E 314.50FT OF SD SW1/4 THN N00DEG51'44"W ALG SD WLY LN DIST 1067.20FT M/L TO NLY LN OF SD SW1/4 THN S89DEG06'21"W ALG SD NLY LN DIST 995.27FT M/L TO ELY LN OF W 1312.FT OF SD SW1/4 THN S00DEG41'24"E ALG SD ELY LN DIST 460.FT M/L TO SLY LN OF N 460.FT OF SD SW1/4 THN S89DEG06'21"W ALG SD SLY LN DIST 404.01FT M/L TO DESC ELY LN OF FRIEDRICH HGTS PLAT THN S00DEG41'24"E ALG SD ELY LN DIST 141.48FT THN S80DEG54'36"W ALG SLY LN SD PLAT DIST 59.61FT THN S00DEG41'24"E ALG SD ELY LN SD PLAT DIST 66.FT THN N80DEG54'36"E ALG SD NLY LN SD PLAT DIST 164.77FT THN S00DEG41'24"E ALG SD ELY LN SD PLAT DIST 5.07FT M/L TO INTER WITH LN DRAWN PARL WITH SD NLY LN OF SW1/4 & EXT WLY FROM IPM ON WLY LN OF E1/2 SD SW1/4 SD WLY LN HAVING BRG OF S00DEG46'34"E SD IPM DIST 657.56FT SLY FROM NWLY COR OF SD E1/2-SW1/4 THN N89DEG06'21"E ALG SD PARL LN DIST 299.85FT M/L TO SD IPM THN N89DEG24'43"E ALG NLY LN TRACT DESC IN DOC #714370 & ALG NLY LN OF PARCEL DESC IN DOC #3408380 DIST 309.19FT M/L TO IPM AT THE NELY COR THEREOF THN S01DEG00'08"E ALG ELY LN SD PARCEL DESC IN DOC #3408380 DIST 386.67FT M/L TO INTER WITH A LN HERINAFTER REFERRED AS LN "C" DRAWN AT RT ANG & ELY FROM A PT IN SD WLY LN OF E1/2-SW1/4 SD PT BEING HERINAFTER REFERRED AS PT "A" SD PT ALSO DIST 118.20FT NLY AS MEAS ALG SD WLY LN OF E1

**PID: 25.029.21.44.0001**

GOV LOT 4 EXC THAT PT DESC AS FOLL:BEG @ SW CORN OF SD SE1/4-SE1/4 OF SD SEC25 & RUN THN N ON W LN OF SD1/4-1/4 225FT M/L TO THE C/L OF THE PUBLIC HWY AS NOW LOCATED RUN THN SELY ALG THE C/L OF SD PUBLIC HWY A DIST 828FT TO A PT WHICH IS 45FT N OF S LN OF SD1/4-1/4 THN S ON LN PAR WITH THE W LN OF SD SE1/4-SE1/4 45FT TO A PT IN THE S LN OF SD1/4-1/4 RUN THN W ON S LN THEREOF TO THE POB Section 25 Township 029 Range 021

# Proposed Future Land Use Map Amendments: All Existing RAD-ALT Parcels



Sources: Washington County & Metro GIS  
12-30-2013

## Planned Land Use

Lake Elmo Comprehensive Plan 2030



This section of the Land Use chapter establishes the City’s official land use categories and the official Future Land Use Map. The map assigns planned land use types to all parcels within the community to guide current and future planning and development through the year 2030, and is the official land use designation map for the City. The assigned land use designations are intended to shape the character, type and density of future development according to sound planning principles. Any new development, redevelopment, change in land use or change in zoning is required to be consistent with the official land use guidance for each parcel.

**The official land use plan categories are as follows:**

**RURAL AREA DEVELOPMENT** – This category represents the large areas of rural residential development within the City. Common uses found in these areas include working farms, alternative agricultural uses as defined by City Code, and rural single family detached residences. Development in these areas requires 10+ acres, or a conditional use permit to authorize a cluster development meeting the City’s Open Space Preservation regulations. Densities are allowed up to 0.45 dwelling units per buildable acre when planned as part of an Open Space Preservation development. No new areas of rural area development are being established by the official land use plan. [Corresponding Zoning District(s): A, RR, OP]

~~**RURAL AREA DEVELOPMENT – ALTERNATE DENSITY** – This land use category represents a subset of land guided for Rural Area Development and provides for an increase in the densities allowed through an Open Space Preservation development of up to 2.0 dwelling units per buildable acre. Further increases in the base density may be allowed through a Planned Unit Development through incentives for density bonuses that are permitted as part of a PUD and that maintain the open space character of a development. In addition to single-family residences and townhouses, multi-family housing for seniors is permitted in this district. [Corresponding Zoning District(s): A, RR, OP-2]~~

**RESIDENTIAL ESTATE** – This category defines areas developed specifically for large lot single family detached housing typically on 2+ acres of land. No new areas of residential estate are being established by the official land use plan. [Corresponding Zoning District(s): RE]

**RURAL SINGLE FAMILY** – This category defines a large portion of the City that was historically platted for conventional subdivision prior to 2005, but has been and will continue to be serviced by private on-site well and septic systems. Limited locations within this classification are allowed to have two-family dwellings based on zoning. [Corresponding Zoning District(s): R-1, R-2]

**URBAN LOW DENSITY** – The Urban Low Density land use category is intended primarily for single-family detached housing serviced by public sewer and water. This category allows net residential densities from two and one-half (2.5) to four (4) units per acre. Significant new areas of urban low density are guided both within the Old Village and along I-94. [Corresponding Zoning District: LDR]

**URBAN MEDIUM DENSITY** – The Urban Medium Density land use category allows net residential densities from four and one-half (4.5) to seven (7) units per acre; with greater densities only allowed if deemed appropriate and approved through the PUD process and that meet incentives for density bonus

<b>Table 3-B</b>									
<b>Existing and Planned Land Use Table</b>									
Land Use	Residential Density (units/acre)		Existing Land Use (acres) City wide (Village) <sup>1</sup>	Planned Land Use (acres)	Planned Land Use Changes (anticipated acreages in 5 year increments) <sup>3</sup>				Change (acres)
	Min	Max			2012 to 2015	2015 to 2020	2020 to 2025	2025 to 2030	
<b>RESIDENTIAL</b>									
Rural Area Development	n/a	0.1	7094.24	5157.6253 13.24	6610.08 6648.99	6125.92 6203.74	5641.76 5758.49	5157.62 5313.24	<del>-1936.62</del> 1781
Rural Area Dev. ALT	n/a	2.0	0.00	155.62	38.91	77.81	116.72	155.62	155.62
Residential Estates	0.1	0.4	771.26	793.71	776.87	782.49	788.10	793.71	22.45
Rural Single Family	0.66	2.0	1665.92	1666.41	1666.04	1666.16	1666.28	1666.41	0.49
Urban Low Density	2.5	4	0.00	496.39	124.10	248.20	372.29	496.39	496.39
Urban Medium Density	4.5	7	176.08	390.49	229.68	283.29	336.89	390.49	214.41
Urban High Density	7.5	15	0.00	157.67	39.42	78.84	118.25	157.67	157.67
Village Urban Low Density	1.5	2.5	0.00	216.20	54.05	108.10	162.15	216.20	216.20
Village Urban Medium Density	3.0	4.0	0.00	113.70	28.43	56.85	85.28	113.70	113.70
<b>COMMERCIAL<sup>2</sup></b>									
Business Park	7.5	15	120.65	329.69	172.91	225.17	277.43	329.69	209.04
Commercial	4.5	7	99.86	208.33	126.98	154.10	181.22	208.33	108.47
Limited Business	–	–	111.41	66.16	100.09	88.78	77.47	66.16	-45.25
Village Mixed Use	6.0	10.0	0.00	164.40	41.10	82.20	123.30	164.40	164.40
<b>PUBLIC/SEMI PUBLIC/OPEN SPACE<sup>3</sup></b>									
Public/Park	–	–	3298.94	3352.24	3312.27	3325.59	3338.92	3352.24	53.3
Greenbelt Corridor <sup>4</sup>	–	–	0.00	82.67	20.66	41.34	62.01	82.67	82.67
Road ROWs	–	–	890.93	890.93	890.93	890.93	890.93	890.93	0.0
<b>UNDEVELOPED</b>									
Open Water	–	–	1355.29	1355.29	1355.29	1355.29	1355.29	1355.29	0.0
<b>TOTALS:</b>	–	–	<b>15,584.58</b>	<b>15,584.58</b>	15,584.55	15,584.55	15,584.55	15,584.55	<b>0.0</b>

<sup>1</sup> Residential uses within the “Business Park” and “Commercial” land use designations can only occur in areas specifically designated for mixed use on the planned land use map

<sup>2</sup> It is recognized that both park and road ROW areas will expand as new development occurs, but such acreage is accounted for in the respective development land use types as such land areas must contribute towards required development densities.

<sup>3</sup> The staging plan for future development is fluid and will allow development to occur as market conditions dictate. Because of this, specific timing for development of any specific land use category is not possible. For the purposes of this table, the anticipated acreage changes are incrementally broken down into four periods of time showing a consistent rate of change between now and 2030.

<sup>4</sup> The acreage of the greenbelt corridor areas, which are portions of the Village Open Space Overlay, that are adjacent to urban zoning districts were calculated to account for the remaining acreage in the Village. The other portions of the Village Open Space Overlay are accounted for through the base land use guidance (i.e. Rural Area Development or Rural Single Family).

Thrive MSP 2040 Forecasts  
Adopted May 28, 2014



◇ = Rogers annexed Hassan Township in 2012; forecasts have been combined.  
† = Laketown Township will be fully annexed before 2030; forecast has been reassigned to neighboring cities.  
(pt) denotes part of a city; remainder of city is in neighboring county.

	POPULATION			HOUSEHOLDS			EMPLOYMENT		
	2000	2010	2040	2000	2010	2040	2000	2010	2040
<b>ANOKA COUNTY</b>									
Andover	26,588	30,598	40,700	8,107	9,811	15,400	3,583	4,669	6,200
Anoka	18,076	17,142	20,100	7,262	7,060	8,900	13,489	12,840	14,600
Bethel	443	466	580	149	174	250	229	86	530
Blaine (pt)	45,014	57,186	86,000	15,926	21,077	33,000	16,757	19,668	26,600
Centerville	3,202	3,792	4,200	1,077	1,315	1,700	363	409	500
Circle Pines	4,663	4,918	5,300	1,697	2,006	2,300	2,150	790	1,450
Columbia Heights	18,520	19,496	21,700	8,033	7,926	9,300	6,397	3,484	5,300
Columbus	3,957	3,914	5,300	1,328	1,416	2,200	507	1,172	1,850
Coon Rapids	61,607	61,476	72,500	22,578	23,532	29,300	21,682	23,260	35,700
East Bethel	10,941	11,626	18,200	3,607	4,060	7,400	1,374	1,123	2,200
Fridley	27,449	27,208	29,400	11,328	11,110	12,800	26,257	21,333	29,800
Ham Lake	12,710	15,296	17,300	4,139	5,171	7,100	3,194	2,931	4,480
Hilltop	766	744	1,100	400	380	550	257	314	360
Lexington	2,142	2,049	2,300	819	787	1,000	634	467	700
Lino Lakes	16,791	20,216	29,000	4,857	6,174	10,600	2,671	3,313	6,000
Linwood Township	4,668	5,123	4,700	1,578	1,884	2,000	154	219	430
Nowthen	3,557	4,443	5,400	1,123	1,450	2,100	337	318	720
Oak Grove	6,903	8,031	10,200	2,200	2,744	4,100	359	741	1,010
Ramsey	18,510	23,668	32,800	5,906	8,033	13,000	4,008	4,779	7,600
St. Francis	4,910	7,218	12,500	1,638	2,520	5,100	1,247	1,537	3,000
Spring Lake Park (pt)	6,667	6,234	6,800	2,676	2,597	3,100	4,401	2,934	3,670
<b>Anoka County Total</b>	<b>298,084</b>	<b>330,844</b>	<b>426,080</b>	<b>106,428</b>	<b>121,227</b>	<b>171,200</b>	<b>110,050</b>	<b>106,387</b>	<b>152,700</b>
<b>CARVER COUNTY</b>									
Benton Township	939	786	740	307	297	300	282	274	350
Camden Township	955	922	830	316	329	330	15	56	60
Carver	1,266	3,724	15,000	458	1,182	5,600	176	187	1,700
Chanhassen (pt)	20,321	22,952	36,200	6,914	8,352	14,000	8,366	9,746	16,240
Chaska	17,603	23,770	34,900	6,169	8,816	14,200	10,955	11,123	16,800
Cologne	1,012	1,519	4,600	385	539	1,900	294	270	470
Dahlgren Township	1,453	1,331	720	479	494	300	203	202	200
Hamburg	538	513	600	206	201	250	117	109	150
Hancock Township	367	345	410	121	127	170	35	10	10
Hollywood Township	1,102	1,041	1,200	371	387	500	100	90	150
Laketown Township †	2,331	2,243	-	637	660	-	355	116	-
Mayer	554	1,749	3,000	199	589	1,200	92	151	200
New Germany	346	372	1,400	143	146	600	50	46	90
Norwood Young America	3,108	3,549	8,800	1,171	1,389	3,900	1,559	1,165	2,300
San Francisco Township	888	832	960	293	307	400	61	46	100
Victoria	4,025	7,345	15,000	1,367	2,435	5,700	932	1,502	2,270
Waconia	6,814	10,697	22,100	2,568	3,909	8,900	4,082	5,578	10,200
Waconia Township	1,284	1,228	1,500	429	434	600	72	98	400
Watertown	3,029	4,205	6,700	1,078	1,564	2,900	682	556	1,220
Watertown Township	1,432	1,204	1,100	478	468	500	207	392	400
Young America Township	838	715	760	267	266	300	105	119	120
<b>Carver County Total</b>	<b>70,205</b>	<b>91,042</b>	<b>156,520</b>	<b>24,356</b>	<b>32,891</b>	<b>62,550</b>	<b>28,740</b>	<b>31,836</b>	<b>53,430</b>

	POPULATION			HOUSEHOLDS			EMPLOYMENT		
	2000	2010	2040	2000	2010	2040	2000	2010	2040
<b>DAKOTA COUNTY</b>									
Apple Valley	45,527	49,084	65,600	16,344	18,875	26,500	12,106	14,279	19,500
Burnsville	60,220	60,306	66,700	23,687	24,283	27,700	31,765	31,593	44,100
Castle Rock Township	1,495	1,342	1,300	514	504	520	344	356	360
Coates	163	161	150	64	66	70	252	109	110
Douglas Township	760	716	790	235	259	320	96	92	100
Eagan	63,557	64,206	79,000	23,773	25,249	31,500	42,750	49,526	70,200
Empire Township	1,638	2,444	5,300	515	792	2,000	217	255	300
Eureka Township	1,490	1,426	1,700	496	518	700	196	460	460
Farmington	12,365	21,086	31,500	4,169	7,066	12,000	3,986	4,438	7,200
Greenvale Township	684	803	890	227	275	350	68	49	630
Hampton	434	689	780	156	245	300	178	127	160
Hampton Township	986	903	1,100	320	329	450	186	85	90
Hastings (pt)	18,201	22,172	30,100	6,640	8,735	12,900	8,872	8,532	11,300
Inver Grove Heights	29,751	33,880	47,600	11,257	13,476	19,900	8,168	9,442	14,000
Lakeville	43,128	55,954	82,900	13,609	18,683	30,500	10,966	13,862	23,400
Lilydale	552	623	1,000	338	375	600	354	355	420
Marshan Township	1,263	1,106	1,300	404	403	520	220	117	370
Mendota	197	198	320	80	78	130	266	270	300
Mendota Heights	11,434	11,071	13,400	4,178	4,378	5,300	8,549	11,550	14,400
Miesville	135	125	130	52	52	60	97	116	140
New Trier	116	112	150	31	41	50	30	35	60
Nininger Township	865	950	950	280	372	400	165	149	340
Northfield (pt)	557	1,147	2,100	216	414	900	79	470	500
Randolph	318	436	440	117	168	180	123	122	130
Randolph Township	536	659	650	192	246	280	130	113	120
Ravenna Township	2,355	2,336	2,500	734	780	1,000	115	38	60
Rosemount	14,619	21,874	36,300	4,742	7,587	14,000	6,356	6,721	13,900
Sciota Township	285	414	500	92	140	190	21	33	500
South St. Paul	20,167	20,160	22,500	8,123	8,186	9,600	7,697	8,557	11,000
Sunfish Lake	504	521	520	173	183	210	23	8	10
Vermillion	437	419	410	160	156	170	221	93	210
Vermillion Township	1,243	1,192	1,700	395	424	660	280	90	90
Waterford Township	517	497	560	193	193	240	461	679	820
West St. Paul	19,405	19,540	23,900	8,645	8,529	10,500	8,905	7,471	10,600
<b>Dakota County Total</b>	<b>355,904</b>	<b>398,552</b>	<b>524,740</b>	<b>131,151</b>	<b>152,060</b>	<b>210,700</b>	<b>154,242</b>	<b>170,192</b>	<b>245,880</b>
<b>HENNEPIN COUNTY</b>									
Bloomington	85,172	82,893	93,600	36,400	35,905	41,000	104,548	86,530	111,000
Brooklyn Center	29,172	30,104	34,700	11,430	10,756	13,600	16,698	11,001	15,400
Brooklyn Park	67,388	75,781	95,500	24,432	26,229	35,500	23,692	24,084	42,000
Champlin	22,193	23,089	25,500	7,425	8,328	10,000	2,734	4,012	5,600
Chanhassen (pt)	-	-	-	-	-	-	979	1,159	1,160
Corcoran	5,630	5,379	11,900	1,784	1,867	4,700	1,792	1,093	2,200
Crystal	22,698	22,151	23,300	9,389	9,183	10,000	5,638	3,929	5,500
Dayton (pt)	4,693	4,617	10,600	1,546	1,619	4,500	1,057	921	3,000
Deephaven	3,853	3,642	3,900	1,373	1,337	1,400	1,021	688	820
Eden Prairie	54,901	60,797	84,800	20,457	23,930	34,000	51,006	48,775	70,000
Edina	47,425	47,941	53,300	20,996	20,672	23,000	52,991	47,457	56,100
Excelsior	2,393	2,188	2,600	1,199	1,115	1,300	1,823	2,220	2,200
Fort Snelling (unorg.)	442	149	350	-	135	200	35,526	23,215	26,000
Golden Valley	20,281	20,371	24,300	8,449	8,816	10,300	30,142	33,194	41,500
Greenfield	2,544	2,777	4,100	817	936	1,600	337	613	750
Greenwood	729	688	810	285	290	300	161	82	350
Hanover (pt)	332	609	520	113	196	200	86	36	50
Hopkins	17,367	17,591	21,600	8,359	8,366	10,000	11,979	11,009	14,000

	POPULATION			HOUSEHOLDS			EMPLOYMENT		
	2000	2010	2040	2000	2010	2040	2000	2010	2040
Independence	3,236	3,504	5,400	1,088	1,241	2,200	169	587	770
Long Lake	1,842	1,768	2,100	756	732	1,000	2,510	1,093	1,930
Loretto	570	650	670	225	269	300	661	366	370
Maple Grove	50,365	61,567	84,800	17,532	22,867	33,000	18,309	29,877	49,500
Maple Plain	2,088	1,768	2,300	770	723	1,000	1,792	1,579	1,750
Medicine Lake	368	371	400	159	160	170	10	15	100
Medina	4,005	4,892	9,000	1,309	1,702	3,500	3,254	3,351	4,580
Minneapolis	382,747	382,578	466,400	162,352	163,540	202,700	308,127	281,732	356,000
Minnetonka	51,102	49,734	63,000	21,267	21,901	27,500	51,276	44,228	63,200
Minnetonka Beach	614	539	610	215	201	220	201	174	250
Minnetrista	4,358	6,384	13,000	1,505	2,176	5,000	379	665	740
Mound	9,435	9,052	10,500	3,982	3,974	4,800	1,811	1,165	1,900
New Hope	20,873	20,339	22,800	8,665	8,427	9,800	13,565	11,080	15,300
Orono	7,538	7,437	9,400	2,766	2,826	3,900	1,110	1,562	1,780
Osseo	2,434	2,430	3,100	1,035	1,128	1,500	2,312	1,749	2,530
Plymouth	65,894	70,576	87,800	24,820	28,663	35,500	53,491	46,227	66,500
Richfield	34,310	35,228	39,900	15,073	14,818	17,500	11,762	15,604	18,400
Robbinsdale	14,123	13,953	15,300	6,097	6,032	6,800	7,109	6,858	7,600
Rockford (pt)	144	426	800	57	184	400	384	94	550
Rogers ◇	6,051	11,197	21,300	1,973	3,748	8,200	5,414	7,907	14,800
St. Anthony (pt)	5,664	5,156	6,300	2,402	2,210	3,000	1,992	1,626	2,090
St. Bonifacius	1,873	2,283	2,200	681	863	900	436	478	500
St. Louis Park	44,102	45,250	54,500	20,773	21,743	25,500	40,696	40,485	49,100
Shorewood	7,400	7,307	7,400	2,529	2,658	3,000	782	1,113	1,200
Spring Park	1,717	1,669	2,200	930	897	1,100	1,028	583	700
Tonka Bay	1,547	1,475	1,500	614	586	680	266	298	570
Wayzata	4,113	3,688	4,900	1,929	1,795	2,300	6,268	4,567	5,900
Woodland	480	437	540	173	169	180	22	8	20
<b>Hennepin County Total</b>	<b>1,116,206</b>	<b>1,152,425</b>	<b>1,429,500</b>	<b>456,131</b>	<b>475,913</b>	<b>603,250</b>	<b>877,346</b>	<b>805,089</b>	<b>1,066,260</b>
<b>RAMSEY COUNTY</b>									
Arden Hills	9,652	9,552	13,500	2,959	2,957	4,600	12,326	12,402	18,400
Blaine (pt)	-	-	-	-	-	-	677	893	1,000
Falcon Heights	5,572	5,321	5,300	2,103	2,131	2,200	4,190	5,298	6,800
Gem Lake	419	393	590	139	155	250	586	526	640
Lauderdale	2,364	2,379	2,400	1,150	1,130	1,200	360	718	1,000
Little Canada	9,771	9,773	11,100	4,375	4,393	4,900	5,960	5,467	8,700
Maplewood	35,258	38,018	47,900	13,758	14,882	19,700	29,259	27,635	36,600
Mounds View	12,738	12,155	13,100	5,018	4,954	5,500	4,170	6,386	8,200
New Brighton	22,206	21,456	26,000	9,013	8,915	11,200	11,007	9,213	13,500
North Oaks	3,883	4,469	4,900	1,300	1,746	2,100	1,091	1,260	1,300
North St. Paul	11,929	11,460	13,100	4,703	4,615	5,700	3,499	2,942	3,610
Roseville	33,690	33,660	38,700	14,598	14,623	17,000	39,211	35,104	44,100
St. Anthony (pt)	2,348	3,070	4,300	1,295	1,638	2,000	1,390	1,357	2,050
St. Paul	286,840	285,068	334,700	112,109	111,001	137,600	188,124	175,933	218,000
Shoreview	25,924	25,043	27,500	10,125	10,402	11,300	9,938	11,665	15,500
Spring Lake Park (pt)	105	178	220	48	75	100	202	66	100
Vadnais Heights	13,069	12,302	14,500	5,064	5,066	6,300	7,164	6,678	12,600
White Bear Township	11,293	10,949	12,000	4,010	4,261	4,900	2,131	2,309	4,780
White Bear Lake (pt)	23,974	23,394	27,500	9,469	9,747	12,000	12,020	11,085	11,800
<b>Ramsey County Total</b>	<b>511,035</b>	<b>508,640</b>	<b>597,310</b>	<b>201,236</b>	<b>202,691</b>	<b>248,550</b>	<b>333,305</b>	<b>316,937</b>	<b>408,680</b>

	POPULATION			HOUSEHOLDS			EMPLOYMENT		
	2000	2010	2040	2000	2010	2040	2000	2010	2040
<b>SCOTT COUNTY</b>									
Belle Plaine	3,789	6,661	13,300	1,396	2,362	5,300	1,428	1,847	3,300
Belle Plaine Township	806	878	820	266	310	320	77	69	70
Blakeley Township	496	418	370	166	165	170	70	69	100
Cedar Lake Township	2,197	2,779	3,600	719	939	1,400	91	82	340
Credit River Township	3,895	5,096	5,000	1,242	1,662	1,900	265	397	420
Elko New Market	804	4,110	12,200	286	1,259	4,500	248	317	840
Helena Township	1,440	1,648	1,700	450	548	700	473	147	150
Jackson Township	1,361	1,464	1,300	461	486	500	92	168	530
Jordan	3,833	5,470	10,700	1,349	1,871	4,300	1,321	1,587	2,900
Louisville Township	1,359	1,266	1,200	410	425	430	476	298	300
New Market Township	3,057	3,440	3,300	956	1,146	1,200	262	325	500
New Prague (pt)	3,157	4,280	7,200	1,160	1,618	3,100	2,282	2,142	3,270
Prior Lake	15,917	22,796	39,300	5,645	8,447	15,700	7,972	7,766	12,900
St. Lawrence Township	472	483	810	144	161	320	145	48	50
Sand Creek Township	1,551	1,521	1,400	478	554	560	249	298	460
Savage	21,115	26,911	38,200	6,807	9,116	14,300	5,366	6,753	9,500
Shakopee	20,568	37,076	57,400	7,540	12,772	21,500	13,938	18,831	31,900
Spring Lake Township	3,681	3,631	4,100	1,217	1,267	1,600	176	390	400
<b>Scott County Total</b>	<b>89,498</b>	<b>129,928</b>	<b>201,900</b>	<b>30,692</b>	<b>45,108</b>	<b>77,800</b>	<b>34,931</b>	<b>41,534</b>	<b>67,930</b>
<b>WASHINGTON COUNTY</b>									
Afton	2,839	2,886	3,100	996	1,081	1,300	351	411	490
Bayport	3,162	3,471	4,400	763	855	1,300	4,900	3,790	5,100
Baytown Township	1,533	1,617	2,000	492	573	760	154	69	260
Birchwood Village	968	870	840	357	351	360	20	25	30
Cottage Grove	30,582	34,589	49,300	9,932	11,719	18,600	6,263	6,484	9,600
Dellwood	1,033	1,065	1,100	353	373	450	282	277	300
Denmark Township	1,348	1,737	2,500	481	615	1,000	386	629	650
Forest Lake	14,440	18,377	28,300	5,433	7,015	12,000	6,636	6,449	9,700
Grant	4,026	4,094	4,300	1,374	1,463	1,700	750	449	840
Grey Cloud Island Township	307	295	280	117	117	120	50	10	40
Hastings (pt)	3	-	-	2	-	-	224	64	100
Hugo	6,363	13,332	32,500	2,125	4,990	13,600	1,917	1,973	4,000
Lake Elmo	6,863	8,061	20,500	2,347	2,776	8,000	1,682	1,941	3,160
Lakeland	1,917	1,796	1,500	691	681	710	374	302	470
Lakeland Shores	355	311	360	116	117	160	20	26	40
Lake St. Croix Beach	1,140	1,053	1,000	462	460	500	50	129	130
Landfall	700	663	770	292	257	300	50	25	30
Mahtomedi	7,563	7,676	7,700	2,503	2,827	3,100	1,252	2,090	2,660
Marine on St. Croix	602	689	1,000	254	302	450	235	124	160
May Township	2,928	2,776	3,800	1,007	1,083	1,600	40	66	180
Newport	3,715	3,435	4,600	1,418	1,354	2,100	2,480	1,605	2,000
Oakdale	26,653	27,401	31,000	10,243	10,956	13,000	7,812	8,651	15,000
Oak Park Heights	3,777	4,445	5,800	1,528	1,911	2,600	2,713	4,358	7,500
Pine Springs	421	408	370	140	144	150	10	72	80
St. Marys Point	344	366	330	132	147	150	10	15	20
St. Paul Park	5,070	5,273	7,900	1,829	1,967	3,300	1,399	1,515	2,520
Scandia	3,692	3,934	5,000	1,294	1,498	2,100	272	519	730
Stillwater	15,323	18,227	22,500	5,797	7,076	9,500	10,719	9,628	11,700
Stillwater Township	2,553	2,364	2,700	833	855	1,100	120	165	250
West Lakeland Township	3,547	4,054	4,000	1,101	1,286	1,500	313	232	370
White Bear Lake (pt)	351	403	680	149	198	300	131	184	200
Willernie	549	507	480	225	218	230	135	182	200
Woodbury	46,463	61,961	87,200	16,676	22,594	33,100	15,899	19,438	28,700
<b>Washington County Total</b>	<b>201,130</b>	<b>238,136</b>	<b>337,810</b>	<b>71,462</b>	<b>87,859</b>	<b>135,140</b>	<b>67,649</b>	<b>71,897</b>	<b>107,210</b>
<b>METRO AREA</b>	<b>2,642,062</b>	<b>2,849,567</b>	<b>3,673,860</b>	<b>1,021,456</b>	<b>1,117,749</b>	<b>1,509,190</b>	<b>1,606,263</b>	<b>1,543,872</b>	<b>2,102,090</b>



The Metropolitan Council forecasts population, households and employment, with a 30-year horizon, for the seven-county Minneapolis-St. Paul region. The Council assesses the Twin Cities region's relative economic competitiveness and projects future population and employment using a regional economic model, REMI PI.

The Council locates regional forecasts to specific cities and townships through additional modeling. The Council's land use model projects the likely geographic pattern of future growth, given real estate and location choice dynamics, regional policies and local land use controls.

The regional forecast, together with local forecasts, will be incorporated into the *Thrive MSP 2040* regional plan, scheduled for Council adoption in May 2014.

Consistent with Minnesota Statutes 473.146 and 473.859, the regional and local forecasts provide a shared foundation for coordinated, comprehensive planning by the Council and local governments.

See *About the Forecasts* on p. 5.

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*The Metropolitan Council's forecast anticipates continued growth and increased diversity for the seven-county Minneapolis-St Paul region. The region's population is projected to grow by 824,000 in coming decades. By 2040, people of color will comprise 40 percent of the region; senior citizens, 21 percent.*

### Metropolitan Council Regional Forecast to 2040

	2010	2020	2030	2040
Population	2,850,000	3,102,000	3,381,000	3,674,000
Households	1,118,000	1,257,000	1,388,000	1,509,000
Employment	1,548,000	1,819,000	1,953,000	2,097,000

The seven-county Minneapolis-St. Paul region is projected to gain 824,000 people in coming decades, reaching 3,674,000 residents in 2040, up from 2,850,000 in 2010. Projected growth rates, 9 percent per decade, are below peak growth rates seen in the 1980s and the 1990s – but above-average compared to national projections for the same period.

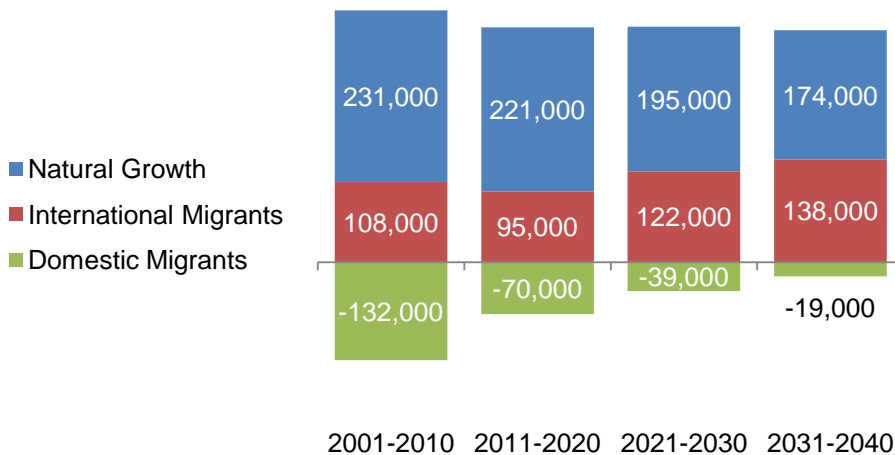
Natural population growth, or births outpacing deaths, will add 590,000 residents. Natural population growth will account for 72 percent of the total population growth from 2010 to 2040. Birth rates are higher among families of color than white families, contributing steadily and gradually to the racial and ethnic diversity of the region.

More than one-quarter (28 percent) of the region's population gain will be driven by migration. The Twin Cities region is likely to gain 355,000 new residents through international immigration while losing 128,000 residents to domestic out-migration, for a net migration gain of 227,000 during the 30-years forecast period.

The Twin Cities region will continue to be an immigration gateway throughout the 30-year period, and immigration will substantially accelerate the region's diversity trend. Of the expected international immigrants, 85 percent will be people of color, from all continents; 15 percent will be white, non-Latino, mainly from Europe and Canada.

**A Growing and Changing Twin Cities Region: Regional Forecast to 2040**

**Components of Population Growth, 2000-2040**



Net domestic migration – the flow of movers between the Twin Cities region and the rest of the nation – amounts to a net loss of 128,000 residents during 2010-40. This is not a new trend. US Census data shows emigrants leaving the region have outnumbered new domestic arrivals throughout the past decade.

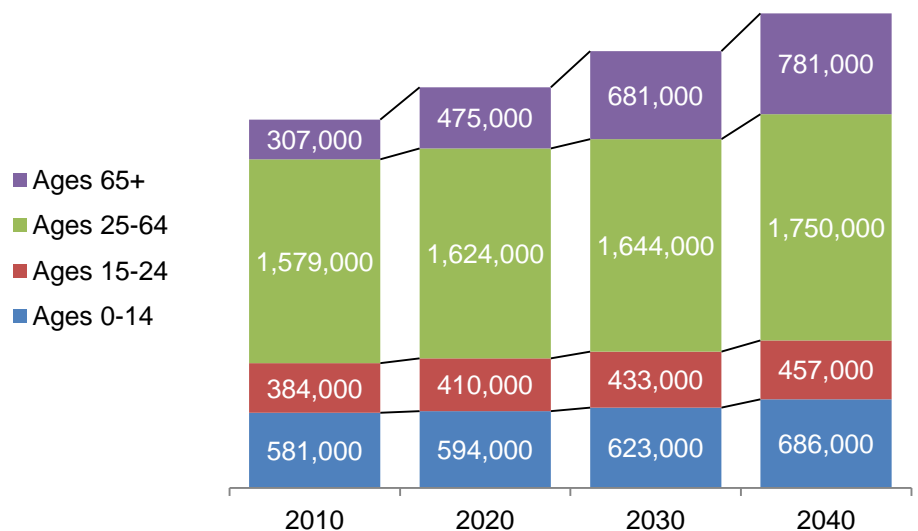
This net loss is directly related to economic conditions: The regional economy did not gain employment during the decade ending in 2010. An improving economy will steer this trend over time. Domestic migration will respond to new workforce demand.

Still, geographic situation and perception of the Twin Cities region are challenges to attracting new residents. While employment and business opportunities draw in workers and students, the region loses people who have priorities beyond work and school. For example, many long-time residents have family or sentimental connections with Greater Minnesota; much of the Twin Cities’ domestic migration deficit is due to returns or relocations to the rest of the state.

Immigration and natural population growth together will replenish the Twin Cities region’s school enrollments and workforce. The region’s under-25 population will grow 18 percent, from 965,000 in 2010 to 1,143,000 in 2040. This will partly offset the protracted retirement boom that is expected to last for the next 20 years.

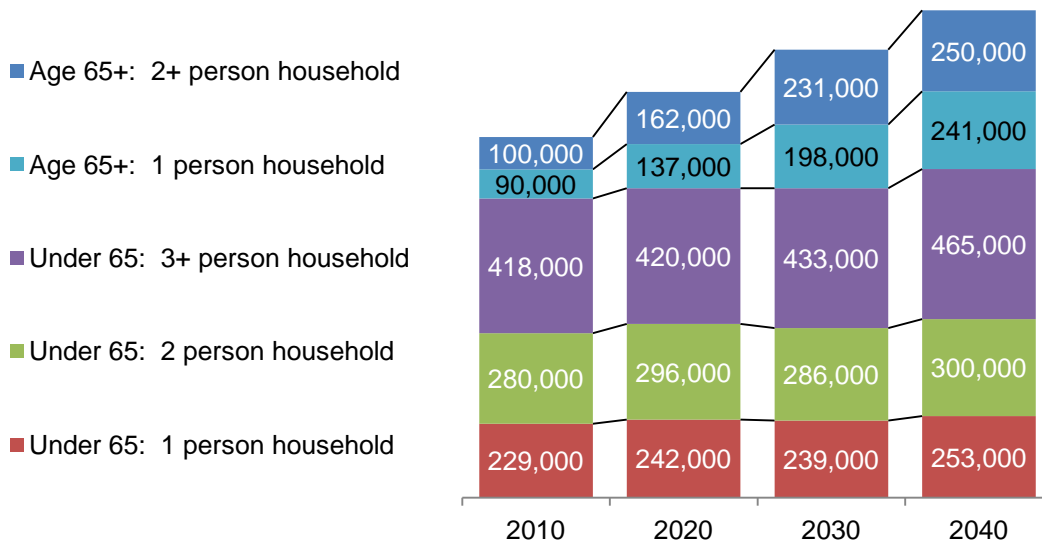
While every age cohort will grow, none will grow as fast as the senior citizens population. Twin Cities region’s senior population will double between 2010 and 2030, and will continue to grow throughout the projections period, from 307,000 seniors in 2010 to 781,000 in 2040. Between the aging of baby boomers and longer life expectancies, senior citizens will become a substantial market segment. In 2010, senior citizens were 11 percent of the region’s population; in 2040, seniors will be 21 percent of the population.

**Population by Age, 2010-2040**



**A Growing and Changing Twin Cities Region: Regional Forecast to 2040**

**Households by Type, 2010-2040**



As the region’s age profile changes, its households mix also changes: The senior citizens population will more than double by 2030; so too will the number of senior-headed households.

With seniors making decisions for 32 percent of region’s households in 2040, their needs and preferences will become a predominant driver of the housing market. Twin Cities region’s seniors are mostly long-time residents, and mostly have lived in single-family

detached housing. Some may choose to “age in place.” But almost half of senior-headed households are people living alone. Many seniors living alone, and senior couples, will choose to move, opting for attached housing, apartments, and age-restricted housing options. As they move, the turnover of single-family detached houses will balloon, offsetting the need for greater supply of single-family detached housing.

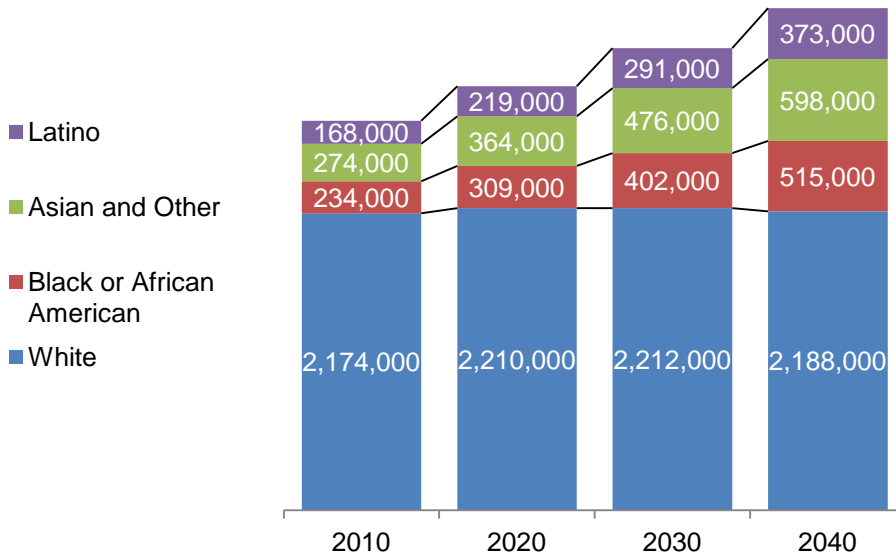
The Council forecasts 1,509,000 households in 2040, up 35 percent from the 1,118,000 households counted by Census 2010. The overall gains, and the net additional housing implied, are in line with historical trends. But the balance of market demand will be very different from recent history. The number of senior-headed households will grow by 200,000, driven upward by the aging and longevity of baby boomers. As baby boomers leave the ranks of family-age or working-age households, those market segments will grow at much reduced rates. The number of family-age or working-age households with 2 or more people will grow by only 67,000 – just 17 percent of expected households growth.

Between the churn of migration and higher birth rates among Latino, black, and Asian populations, the Twin Cities region will become more racially and ethnically diverse. In 2010, people of color comprised 24 percent of the regional population. By 2040, people of color will be 40 percent of the region. And the workforce of 2040 will reflect the diversity seen today in the region’s elementary schools.

The population of color will more than double during the forecast period, from 676,000 in 2010 to 1,486,000 in 2040, while the white population will peak and level off at its current level. Among people of color, each racial or ethnic group is forecast to more than double. The Latino population will increase from 168,000 in 2010 to 373,000 in 2040. The black population will increase from 234,000 in 2010 to 515,000 in 2040. And the population of Asians and other people of color will increase from 274,000 in 2010 to 598,000 in 2040.

A Growing and Changing Twin Cities Region: Regional Forecast to 2040

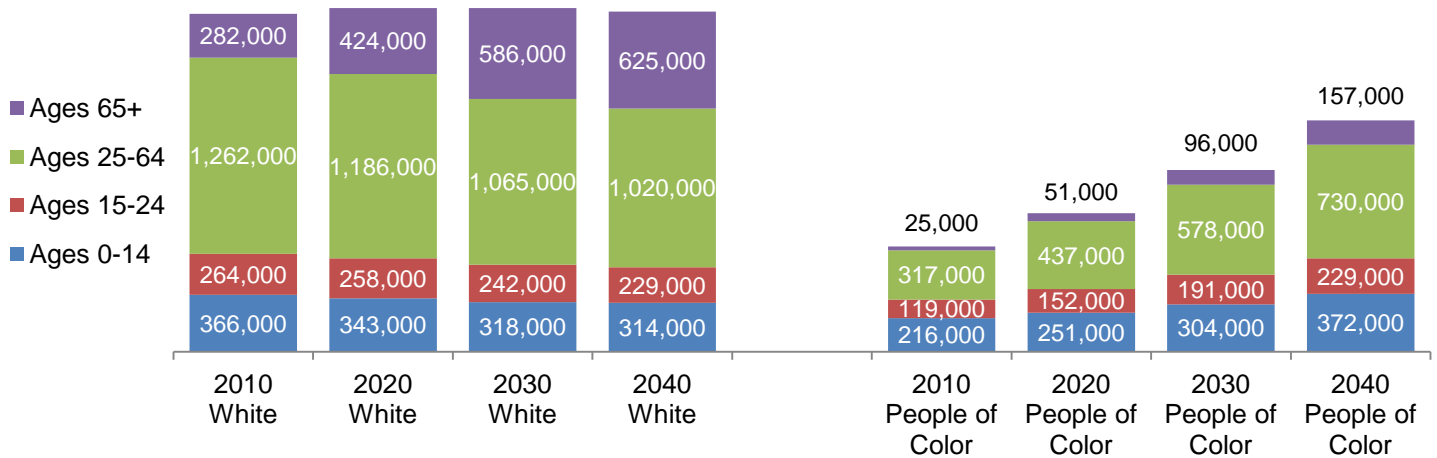
Population by Race and Ethnicity, 2010-2040



The Council’s population forecasts reveal contrasting trends in the age distributions of white residents and people of color. This will have significant implications for the future workforce of the region.

The number of white residents, ages 25-64, will shrink by 19 percent, from 1,262,000 in 2010 to 1,020,000 in 2040. Concurrently, the working-age population of color will more than double, from 317,000 in 2010 to 730,000 in 2040. Within the workforce, diversity will grow. By 2040, people of color will comprise 42 percent of working-age residents.

Population by Race / Ethnicity and Age



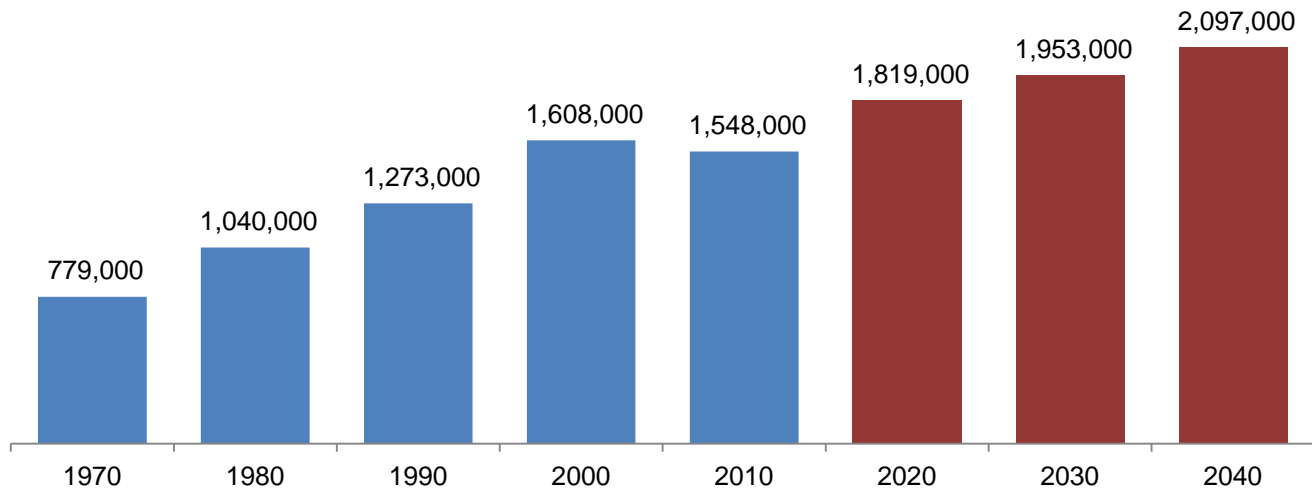
Similarly, the Council projects an increasingly diverse student body in the region. The population of color under age 25 will grow by 180 percent, from 335,000 in 2010 to 601,000 in 2040. In contrast, the number of white residents under age 25 will fall from 630,000 in 2010 to 543,000 in 2040, pulling down the share of whites among school-age children and young adults.

Migration is the major factor driving this demographic transition. People moving from the Twin Cities region to other parts of Minnesota or the nation are mostly white and older (retirees). In contrast, the region’s gain of international immigrants is predominantly people of color, mostly people in their 20s, and often immigrating with children.

## A Growing and Changing Twin Cities Region: Regional Forecast to 2040

The Council forecasts employment growth of 549,000 jobs, up from 1,548,000 in 2010 to 2,097,000 in 2040. Employment will grow rapidly in the short-term (18 percent growth in the 2010s) and at a slower pace (7 percent growth) in the 2020s and 2030s. This growth compares to a net employment loss during the 2000s, and previous gains of 34 percent in the 1970s, 22 percent in the 1980s, and 26 percent in the 1990s.

### Historic and Forecasted Employment



The region's Gross Metro Product, the sum of value added by all industry sectors, will rise to \$409 billion in 2040 – equivalent to 1.5 percent of the US Gross Domestic Product. For context, the Twin Cities region has less than 1.0 percent of the nation's population.

Employment opportunities in the Twin Cities region attract not only new migrants, but also commuting workers living in Greater Minnesota or Wisconsin. In 2010, the Council estimates that 6.8 percent of earnings at Twin Cities workplaces are earned by external commuters. (This is offset by 1.3 percent of residents' earnings coming from work in Greater Minnesota, Wisconsin, or elsewhere.) This balance of long-distance commuters, and earnings returning with to their places of residence, will persist long-term, as the Twin Cities region remains the predominant economic center for Minnesota and western Wisconsin.

### About the Council's Forecasts

To prepare its long-range forecast, the Metropolitan Council uses REMI PI, a regional economic model. The REMI PI model utilizes computable general equilibrium and new economic geography techniques to project forward time-series of economic and demographic outcomes. The REMI PI projections are informed by data on the region's industry mix, costs and productivity, and analysis of regional competitiveness within the national economy. Employment, migration, and population outcomes directly flow from projected economic performance.

To obtain household counts, the REMI PI population projection is parsed into household types using race-specific, age-specific household formation rates from analysis of Census data.