THE CITY OF
LAKE ELMO

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, July 7, 2015 7:00 P.M.
City of Lake Elmo | 3800 Laverne Avenue North
Agenda

A. Call to Order
B. Pledge of Allegiance
C. Roll Call / Order of Business
D. Approval of Agenda
E. Accept Minutes
1. Approve May 5, 2015 City Council Meeting Minutes

F. Council Reports
G. Presentations/Public Comments/Inquiries
- Sunfish Lake Park Nature Center – Tony Manzara

H. Finance Consent Agenda
2. Approve Payment of Disbursements
3. Accept Finance Report dated May 31, 2015
4. Accept Building Report dated May 31, 2015
5. Section 34 Pressure Reduction Valve Station – Compensating Change Order No. 1
6. Section 34 Pressure Reduction Valve Station – Pay Request No. 3 (FINAL)
7. Production Well No. 4 – Pay Request No. 9
8. Pumphouse No. 4 – Pay Request No. 8 (FINAL)
9. Deputy Clerk PTO Payout

I. Other Consent Agenda
10. Ownership and Maintenance Agreement – 11732 58th St N
11. Encroachment Agreement – 528 Juniper Ct N

J. Regular Agenda
12. Eagle Point Boulevard Street Improvements – Accept Bids and Award Contract; ***Resolution No. 2015-55***
13. Water Booster Station – Approve Land Purchase
14. 2015 Bond Rating Report – Moody's
15. Lennar Twin Home Preliminary Plat (Diedrich Property); ***Resolution No. 2015-56***
16. Request from Verizon Wireless to Formally Address the Council – Ideal Ave. and Langley Ct. Sites – Lease Agreements
17. Appointment of City Clerk
18. Request to Fund Services for Code Enforcement Case
19. City Clerk Severance Request
20. Council Meeting Decorum *(Fliflet Request)*
21. Interim Ordinance; ***Ordinance 08-123*** *(Fliflet Request)*
22. Discussion of Old Village Work Group *(Fliflet Request)*

K. Staff Reports and Announcements
L. Adjourn

CITY OF LAKE ELMO
CITY COUNCIL MINUTES
MAY 5, 2015

Mayor Pearson called the meeting to order at 7:00 pm.

PRESENT: Mayor Mike Pearson and Council Members Fliflet, Smith, Bloyer and Lundgren

Staff present: Finance Director Bendel, City Attorney Snyder, Community Development Director Klatt, City Engineer Griffin, Fire Chief Malmquist, City Administrator Zuleger, and Deputy Clerk Gumatz.

PLEDGE OF ALLIGENCE

APPROVAL OF AGENDA

MOTION: *Council Member Bloyer moved* ***TO APPROVE THE MAY 5, 2015 CITY COUNCIL AGENDA AS AMENDED.*** *Mayor Pearson seconded the motion.*

Council Member Lundgren pulled Item 3 for discussion.

MOTION PASSED 5-0.

MINUTES

The Council discussed changes to the submitted minutes.

THE APRIL 7, 2015 CITY COUNCIL MINUTES WERE APPROVED AS AMENDED BY CONSENSUS.

THE APRIL 14, 2015 SPECIAL CITY COUNCIL MINUTES WERE APPROVED AS AMENDED BY CONSENSUS.

COUNCIL REPORTS:

Mayor Pearson: meetings with staff, sat in on Finance Committee meeting, met with Ginny Holder from Cable Commission regarding Comcast merger.
Council Member Smith: requested to hold her report to end of meeting.
Council Member Fliflet: finance committee meeting regarding downtown street assessments, meetings with staff and citizens, had a meeting with Fire Chief and City Administrator regarding street naming.
Council Member Bloyer: attended Finance Committee meeting, spoke with residents regarding downtown 30th St. issues, commended Lake Jane residents for contributing to fund milfoil treatment, thanked Washington County and DNR for grant to deal with milfoil issue.
Council Member Lundgren: farmers market meeting, location will be in Hagstrom's courtyard, 6 to 7 core members working on farmers market, Adam working on water cooler, spoke with attorney regarding council driven workshop, would like to have environmental work group going in city.

PUBLIC COMMENTS/INQUIRIES

Nate Deprey, Lake Elmo Librarian – Library has expanded its hours on Monday and Wednesday. Now open Monday through Thursday, 10am-8pm. As of May 1, residents no longer need to be reimbursed by the city for a Washington County Library Card. Mr. Deprey also outlined some upcoming programs at the LEPL.

PRESENTATIONS

Lake Elmo Jaycees – presented two donations. One donation to the City and one donation to the Fire Department to purchase two defibrillators.

Stillwater Area School District Bond 2015 – Dennis Bloom, Director of Operations for Stillwater Area Public Schools, gave a presentation regarding Stillwater Area Public Schools bond request.

There was discussion about whether or not the new elementary school would be able to house all the students that may come to Lake Elmo with all the new development. Mr. Bloom stated that their plan allocates for population growth for about the next 10 years.

First Quarter 2015 Financial Snapshot Report – Finance Director Bendel gave a presentation on the First Quarter 2015 Financials. Actual revenues for the first quarter were 23% below budget. Actual expenditures for the first quarter were 12% below budget. Finance Director Bendel also recapped the Library budget, Streets budget, and the Enterprise Fund.

PROCLAMATION

Mayor Pearson read the PowerUp* and PowerUp 4Kids Week Proclamation.

FINANCE CONSENT AGENDA

2. Approve Payment of Disbursements and Payroll

MOTION: *Council Member Bloyer moved* ***TO APPROVE THE FINANCE CONSENT AGENDA.*** *Mayor Pearson seconded the motion.* ***MOTION PASSED 5-0.***

OTHER CONSENT AGENDA

~~3. Zoning Text Amendment – Freestanding Freeway Signs (Rihm Kenworth); Ordinance 08-119, Resolution No. 2015-29 (4/5 vote required)~~ **pulled for discussion**

4. Downtown Street, Drainage and Utility Improvements – Resolution Restricting Parking along Laverne Avenue and Upper 33rd Street North; Resolution No. 2015-30

MOTION: *Council Member Smith moved* ***TO APPROVE THE OTHER CONSENT AGENDA AS AMENDED.*** *Council Member Bloyer seconded the motion.* ***MOTION PASSED 5-0.***

ITEM 3: ZONING TEXT AMENDMENT – FREESTANDING FREEWAY SIGNS (RIHM KENWORTH); ORDINANCE 08-119, RESOLUTION NO. 2015-29 (4/5 VOTE REQUIRED).

Council Member Lundgren asked why the applicant didn't apply for a Variance. Community Development Director Klatt responded that the applicant felt their request could apply for all properties along I-94 and not just their property and, they are asking that the city go back to the way the code was before the 2013 sign code update. The previous code did allow for larger signs along the I-94 corridor.

There was discussion regarding the gateway corridor coming through this area as well as discussion of the lighting of signs.

Community Development Director Klatt outlined the Planning Commission's reasoning and their recommendation.

MOTION: *Council Member Bloyer moved* ***TO ADOPT ORDINANCE 08-119, AMENDING THE SIGN ORDINANCE TO ALLOW FREEWAY SIGNS ONLY FOR COMMERCIAL PROPERTIES WITHIN CLOSE PROXIMITY TO I-94.*** *Mayor Pearson seconded the motion.*

There was further discussion regarding design standards of signs.

Community Development Director Klatt explained the difference for businesses located on the freeway in regards to speed limit and distance from the road.

Council Member Smith moved the *Previous Question* (4/5 VOTE REQUIRED). ***MOTION FAILED 3-2 (PEARSON/BLOYER – NAY).***

Community Development Director Klatt reiterated that because this is an applicant driven request, Council needs to be clear on findings made whether they approve or deny the application. There was further discussion on what findings Council is making.

ORIGINAL MOTION FAILED 2-3 (FLIFLET/SMITH/LUNDGREN – NAY).

Community Development Director Klatt was instructed to bring back a resolution with findings of fact at a future meeting.

REGULAR AGENDA

ITEM 5: HUNTERS CROSSING 2ND ADDITION FINAL PLAT; RESOLUTION NO. 2015-31, RESOLUTION NO. 2015-32.

Community Development Director Klatt gave a presentation regarding the Hunters Crossing 2nd Addition Final Plat. He noted that Phase 1 final plat has been previously approved. The second phase includes 8.75 acres and 29 single family lots. It was noted that this subdivision is consistent with the preliminary plat. Mr. Klatt also explained that Resolution No. 2015-32 is needed in order to set a public hearing date to consider the vacation of road, drainage and utility easements within the Hunters Crossing plat. Mr. Klatt also went over the 9 conditions of approval as recommended by staff.

There was discussion about there being a Laverne Avenue in this plat, even though it dead ends elsewhere in the city. Community Development Director Klatt explained that the first phase of this development has already been recorded with the county with that street name, and there are also two model homes being built in the development that have addresses assigned. He also explained that having streets that don't follow through like this is not unusual.

MOTION: *Council Member Bloyer moved* ***TO ADOPT RESOLUTION NO. 2015-31, APPROVING THE FINAL PLAT FOR HUNTERS CROSSING 2ND ADDITION INCLUDING 9 CONDITIONS.*** *Mayor Pearson seconded the motion.*

There was further discussion regarding changing the Laverne Avenue street name.

MOTION TO AMEND: *Council Member Fliflet moved to amend* ***TO DIRECT THAT LAVERNE AVENUE NORTH BE RENAMED TO SOMETHING ELSE UNLESS THERE'S SOME SORT OF LEGAL REASON WE CAN'T FOR 1ST AND 2ND ADDITION.*** *Council Member Lundgren seconded the motion.*

There was more discussion regarding street names.

MOTION TO AMEND WAS WITHDRAWN.

ORIGINAL MOTION PASSED 5-0.

MOTION: *Council Member Fliflet moved* ***THAT IF THE STREET DEAD ENDS, SO DOES THE NAME.*** *Council Member Lundgren seconded the motion.*

There was additional discussion regarding street names and what other cities do.

Jim Ogren, 11790 Little Bluestem Court, stated that he doesn't understand why this item has not been put on the agenda. He thinks that many residents would want to weigh in.

Dave Moore, 8680 Stillwater Boulevard, spoke out how the country was originally laid out in a grid system. He also stated that street names stay the same throughout the entire county.

MOTION PASSED 3-2 (PEARSON/BLOYER – NAY).

MOTION: *Council Member Bloyer moved* ***TO APPROVE RESOLUTION NO. 2015-32, A RESOLUTION CALLING FOR A PUBLIC HEARING TO VACATE A PUBLIC ROADWAY AND DRAINAGE AND UTILITY EASEMENTS.*** *Council Member Smith seconded the motion.* ***MOTION PASSED 5-0.***

ITEM 6: HUNTERS CROSSING 2ND ADDITION DEVELOPERS AGREEMENT; RESOLUTION NO. 2015-33.

Community Development Director Klatt stated that this agreement follows the model that has been used for other developments in the city. The overall project will include road and utility improvements. The total cost for the improvements is estimated to be $1.6 million.

There were general questions from Council regarding the developer agreement.

MOTION: *Council Member Bloyer moved* ***TO ADOPT RESOLUTION NO. 2015-33, APPROVING THE DEVELOPERS AGREEMENT FOR HUNTERS CROSSING 2ND ADDITION.*** *Mayor Pearson seconded the motion.* ***MOTION PASSED 5-0.***

ITEM 7: VILLAGE PRESERVE FINAL PLAT; RESOLUTION NO. 2015-34.

Community Development Director Klatt presented the Village Preserve Final Plat, which has been submitted by Gonyea. This is the first phase of a 91 unit residential subdivision, which is slightly lower than the preliminary plat. Phase 1 is comprised of 25.64 acres and 46 single family lots. All lots would be accessed from Lake Elmo Avenue. Mr. Klatt also outlined the 11 conditions of approval as recommended by staff.

Council Member Lundgren asked about the developer agreement and why it is not also being brought to council at this time. Community Development Director Klatt stated that there are still some issues being worked out. At this time, staff is comfortable moving the plat forward without the developer agreement. Having the developer agreement executed is one of the 11 conditions of approval before the plat can be recorded.

Council Member Fliflet asked if we have 42nd Street elsewhere in the city. It was indicated that there is another 42nd Street in the city. There was discussion about what to rename a numbered street.

MOTION: *Council Member Lundgren moved* ***TO ADOPT RESOLUTION NO. 2015-34, APPROVING THE FINAL PLAT FOR THE FIRST PHASE OF THE VILLAGE PRESERVE RESIDENTIAL SUBDIVISION WITH 11 CONDITIONS OF APPROVAL AND CHANGING THE NAME OF 42ND STREET.*** *Council Member Fliflet seconded the motion.* ***MOTION PASSED 5-0.***

There was discussion regarding the street names of this plat.

ITEM 8: APPROVE SALE OF AERIAL FIRE TRUCK.

Fire Chief Malmquist discussed the sale of the aerial fire truck. The Pound, WI fire department has put in an offer. They have come to look at the truck and put down a deposit.

MOTION: *Council Member Bloyer moved* ***TO APPROVE THE ACCEPTANCE OF THE OFFER TO PURCHASE THE CITY OF LAKE ELMO USED LADDER FIRE TRUCK BY THE POUND FIRE DEPARTMENT IN THE AMOUNT OF $12,500.00, WITH THE NET PROCEEDS OF $11,250.00 TO BE USED FOR ADDITIONAL BUILD OUT ENHANCEMENTS TO THE NEW FIRE TRUCK.*** *Council Member Lundgren seconded the motion.* ***MOTION PASSED 5-0.***

ITEM 9: APPROVE HIRING OF TAXPAYER RELATIONS COORDINATOR.

City Administrator Zuleger explained the Taxpayer Relations Coordinator position. Mr. Zuleger stated that these duties are currently being split between the City Clerk, Deputy Clerk, and himself.

Council Member Fliflet asked if hiring and firing authority rested with the Council or Administrator. Attorney Snyder stated that lower level employees are hired and fired by the Administrator subject to advice and consent of the Council.

There was further discussion about the job duties of this position and why it is needed.

Dale Dorschner, 3150 Lake Elmo Avenue, stated that he does not agree with the council's decision. He wants council to support employees and let the administrator do his job.

Council's direction was to hold off on hiring this position.

NO FORMAL ACTION REQUESTED.

ITEM 10: APPROVE HIRING OF RECEPTIONIST.

As with the Taxpayer Relations Coordinator, council's direction was to hold off on hiring this position.

NO FORMAL ACTION REQUESTED.

Mayor Pearson noted that there will be no more Mayor's corner in *The Source*.

ITEM 11: GROWTH MANAGEMENT STRATEGY PREVIEW.

Council Member Fliflet talked about her reasoning for putting this item on the agenda.

Community Development Director Klatt gave a presentation regarding Grown Management Strategies. Mr. Klatt outlined 3 Growth Management Recommendations: 1) Adhere to Phasing Plan as adopted in the Comprehensive Plan, 2) Draft a "Phasing Plan Policy" document to clarify the city's intent concerning the implementation of this plan, and 3) Begin the process for drafting an interim Comprehensive Plan Amendment for I-94 and rural development areas.

Mr. Klatt also discussed the upcoming 2018 Comprehensive Plan Amendment. There was further discussion regarding the upcoming Comp Plan Amendment.

NO FORMAL ACTION REQUESTED.

STAFF REPORTS AND ANNOUNCEMENTS

Council Member Smith: met with Jack about possible booster station location. Read letter from Richard Smith.

City Administrator Zuleger: worked with Nick, Kyle and Cathy on tax split with Boulder Ponds and Bremer Bank, 5 year financing plan with Washington County for downtown, working with Park Commission on Sanctuary Park, improvements in Pebble Park and their master plan for Tablyn Park this year, worked with MnDEED on paperwork for $3.5 million bonding money, team building with staff.

Deputy Clerk Gumatz: noted that ISD 834 Special Election is next Tuesday, May 12. Voting takes place at City Hall.

Finance Director Bendel: finance committee meeting last week, audit wrap up, 2015 bonding preparation.

City Attorney Snyder: noted Council Driven Workshop coming up in a few weeks.

Community Development Director Klatt: Washington County Parks Department holding an open house to talk about amendment to the park plan.

Mayor Pearson adjourned meeting at 11:22 pm.

LAKE ELMO CITY COUNCIL

ATTEST:

_____
Mike Pearson, Mayor

_____
Beckie Gumatz, Deputy Clerk

THE CITY OF LAKE ELMO

MAYOR & COUNCIL COMMUNICATION

DATE: **July 7, 2015**
CONSENT ITEM **#2**
MOTION

AGENDA ITEM: Approve Disbursements in the amount of $300,984.10

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: $292,984.10

SUMMARY AND ACTION REQUESTED: As part of its Consent Agenda, the City Council is asked to approve disbursements in the amount of $300,984.10. 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.

Claim #	Amount	Description
ACH	$ 11,532.05	Payroll Taxes to IRS & MN Dept of Revenue 6/25/2015
ACH	$ 6,100.38	Payroll Retirement to PERA 6/25/2015
DD6401-DD6428	$ 28,847.96	Payroll Dated (Direct Deposits) 6/25/2015
42932-42960	$ 66,013.35	Accounts Payable 6/30/2015
42961-43057	$ 188,250.36	Accounts Payable 7/07/2015
2734-2737	$ 240.00	Library Card Reimbursement 7/07/2015
TOTAL	**$ 300,984.10**	

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 $300,984.10.

ATTACHMENTS:

1. Accounts Payable – check registers

Accounts Payable
To Be Paid Proof List

User: PattyB
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Batch: 010-06-2015

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
CTYROSEV City of Roseville											
220269	06/26/2015	2,951.42	0.00	07/07/2015	Monthly IT - July		-			No	0000
101-410-1450-43180	Information Technology/Web										
	220269 Total:	2,951.42									
220390	06/26/2015	107.64	0.00	07/07/2015	Phones - Admin		-			No	0000
101-410-1320-43210	Telephone										
220390	06/26/2015	17.00	0.00	07/07/2015	Phones - Building Inspection		-			No	0000
101-420-2400-43210	Telephone										
220390	06/26/2015	17.00	0.00	07/07/2015	Phones - Communication		-			No	0000
101-410-1450-43210	Telephone										
220390	06/26/2015	17.00	0.00	07/07/2015	Phones - Engineering		-			No	0000
101-410-1930-43210	Telephone										
220390	06/26/2015	34.00	0.00	07/07/2015	Phones - Finance		-			No	0000
101-410-1520-43210	Telephone										
220390	06/26/2015	47.15	0.00	07/07/2015	Phones - Planning		-			No	0000
101-410-1910-43210	Telephone										
220390	06/26/2015	224.65	0.00	07/07/2015	Phones - PW		-			No	0000
101-430-3100-43210	Telephone										
	220390 Total:	464.44									
	CTYROSEV Total:	3,415.86									
DODGE Dodge Nature Center											
13232	05/05/2015	140.00	0.00	07/07/2015	Outreach program		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	13232 Total:	140.00									
	DODGE Total:	140.00									
NCPERS 566200-NCPERS Minnesota											
5662715	06/23/2015	128.00	0.00	07/07/2015	July Premium		-			No	0000
101-000-0000-21708	Other Benefits										
	5662715 Total:	128.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	NCPERS Total:	128.00									
NORMAN Norman James, LLC											
	06/30/2015	3,628.68	0.00	07/07/2015	Tax abatement		-			No	0000
101-000-0000-31010	Current Ad Valorem Taxes										
	Total:	3,628.68									
	NORMAN Total:	3,628.68									
POSTOFFI Postmaster											
	06/24/2015	578.88	0.00	07/07/2015	Postage for newsletter		-			No	0000
101-410-1450-43220	Postage										
	Total:	578.88									
	POSTOFFI Total:	578.88									
	Report Total:	7,891.42									

Accounts Payable
To Be Paid Proof List

User: PattyB
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Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
ALEXAIR Alex Air Apparatus, Inc											
27781	06/24/2015	735.00	0.00	07/07/2015	Annual maintenance		-			No	0000
101-420-2220-44040	Repairs/Maint Eqpt										
	27781 Total:	735.00									
	ALEXAIR Total:	735.00									
ALLURE Allure											
	06/17/2015	10.00	0.00	07/07/2015	Subscription		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	Total:	10.00									
	ALLURE Total:	10.00									
AMAZONIN Amazon Inc											
	05/10/2015	800.66	0.00	07/07/2015	Adult Books		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	05/10/2015	118.67	0.00	07/07/2015	Supplies		-			No	0000
206-450-5300-42000	Office Supplies										
	05/10/2015	27.49	0.00	07/07/2015	Audio		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	05/10/2015	192.80	0.00	07/07/2015	DVDs		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	05/10/2015	457.32	0.00	07/07/2015	JUV		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	05/10/2015	-60.98	0.00	07/07/2015	Credit memos		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	Total:	1,535.96									
	AMAZONIN Total:	1,535.96									
ANCOM ANCOM Communications, Inc.											
53731	06/23/2015	8,527.00	0.00	07/07/2015	Install radio/intercom in new ladder		-			No	0000
410-480-8000-45500	Vehicles										
	53731 Total:	8,527.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	ANCOM Total:	8,527.00									
ASPENMI Aspen Mills, Inc.											
166092	06/05/2015	52.95	0.00	07/07/2015	Uniform items for G. Malmquist	-				No	0000
101-420-2220-44170	Uniforms										
	166092 Total:	52.95									
	ASPENMI Total:	52.95									
BEEHIVE Beehive Industries LLC											
1249	06/23/2015	3,301.00	0.00	07/07/2015	Street License Renewal	-				No	0000
101-430-3120-43180	Software Support										
1249	06/23/2015	3,301.00	0.00	07/07/2015	Water License Renewal	-				No	0000
601-494-9400-43180	Software Support										
1249	06/23/2015	3,301.00	0.00	07/07/2015	Wastewater License Renewal	-				No	0000
602-495-9450-43180	Software Support										
1249	06/23/2015	3,195.00	0.00	07/07/2015	Stormwater License Renewal	-				No	0000
603-496-9500-43180	Software Support										
	1249 Total:	13,098.00									
	BEEHIVE Total:	13,098.00									
BERKLEY Insurance Trust League of MN Citie											
30168	06/15/2015	8.85	0.00	07/07/2015	Balance due WC 2014	-				No	0000
101-410-1110-41510	Workers Compensation										
30168	06/15/2015	224.43	0.00	07/07/2015	Balance due WC 2014	-				No	0000
101-410-1320-41510	Workers Compensation										
30168	06/15/2015	26.28	0.00	07/07/2015	Balance due WC 2014	-				No	0000
101-410-1450-41510	Workers Compensation										
30168	06/15/2015	124.85	0.00	07/07/2015	Balance due WC 2014	-				No	0000
101-410-1520-41510	Workers Compensation										
30168	06/15/2015	231.50	0.00	07/07/2015	Balance due WC 2014	-				No	0000
101-410-1910-41510	Workers Compensation										
30168	06/15/2015	2,853.79	0.00	07/07/2015	Balance due WC 2014	-				No	0000
101-420-2220-41510	Workers Compensation										
30168	06/15/2015	122.58	0.00	07/07/2015	Balance due WC 2014	-				No	0000
101-420-2400-41510	Workers Compensation										
30168	06/15/2015	2,148.20	0.00	07/07/2015	Balance due WC 2014	-				No	0000
101-430-3100-41510	Workers Compensation										
30168	06/15/2015	986.16	0.00	07/07/2015	Balance due WC 2014	-				No	0000
101-450-5200-41510	Workers Compensation										
30168	06/15/2015	326.49	0.00	07/07/2015	Balance due WC 2014	-				No	0000
601-494-9400-41510	Workers Compensation										
30168	06/15/2015	208.16	0.00	07/07/2015	Balance due WC 2014	-				No	0000
602-495-9450-41510	Workers Compensation										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
30168	06/15/2015	220.71	0.00	07/07/2015	Balance due WC 2014		-			No	0000
603-496-9500-41510	Workers' Compensation										
	30168 Total:	7,482.00									
	BERKLEY Total:	7,482.00									
BIFFS Biff's Inc.											
W564271-564280	06/24/2015	826.00	0.00	07/07/2015	Portable Restrooms - Parks		-			No	0000
101-450-5200-44120	Rentals - Buildings										
	W564271-564280 Total:	826.00									
	BIFFS Total:	826.00									
BOLTONME Bolton & Menk, Inc											
0179109	06/17/2015	9,608.00	0.00	07/07/2015	2014.131 39th Street		-			No	0000
602-495-9450-43030	Engineering Services										
	0179109 Total:	9,608.00									
	BOLTONME Total:	9,608.00									
BUBERL Buberl Black Dirt, Inc											
17173	06/03/2015	64.00	0.00	07/07/2015	Garden mix		-			No	0000
101-430-3120-42240	Street Maintenance Materials										
	17173 Total:	64.00									
	BUBERL Total:	64.00									
CARDMEMB Cardmember Service											
6182015	06/18/2015	762.94	0.00	07/07/2015	Trees - Arbor Day		-			No	0000
404-480-8000-45300	Improvements Other Than Bldgs										
6182015	06/18/2015	644.60	0.00	07/07/2015	Bench - Sanctuary		-			No	0000
404-480-8000-45300	Improvements Other Than Bldgs										
6182015	06/18/2015	53.51	0.00	07/07/2015	Holiday		-			No	0000
101-420-2220-44300	Miscellaneous										
6182015	06/18/2015	710.00	0.00	07/07/2015	VCOS registration		-			No	0000
101-420-2220-44370	Conferences & Training										
6182015	06/18/2015	26.75	0.00	07/07/2015	Eyewear, first aid kit		-			No	0000
101-420-2400-45800	Equipment										
6182015	06/18/2015	85.28	0.00	07/07/2015	Fuel		-			No	0000
101-420-2400-42120	Fuel, Oil and Fluids										
6182015	06/18/2015	-221.96	0.00	07/07/2015	Hotel reimbursement		-			No	0000
101-410-1320-44300	Miscellaneous										
6182015	06/18/2015	29.00	0.00	07/07/2015	Finance & Commerce		-			No	0000
101-410-1320-44330	Dues & Subscriptions										
6182015	06/18/2015	371.71	0.00	07/07/2015	Water Cooler for City Hall		-			No	0000
101-410-1940-42230	Building Repair Supplies										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
6182015	06/18/2015	6.35	0.00	07/07/2015	Keys/supplies		-			No	0000
101-410-1940-42230	Building Repair Supplies										
	6182015 Total:	2,468.18									
	CARDMEMB Total:	2,468.18									
CARQUEST Car Quest Auto Parts											
2055-349810	06/02/2015	9.75	0.00	07/07/2015	Wire		-			No	0000
101-430-3100-42150	Shop Materials										
	2055-349810 Total:	9.75									
2055-349981	06/04/2015	19.20	0.00	07/07/2015	Parts		-			No	0000
101-450-5200-42210	Equipment Parts										
	2055-349981 Total:	19.20									
2142-303133	06/08/2015	38.14	0.00	07/07/2015	Bobcat trailer parts		-			No	0000
101-430-3120-42210	Equipment Parts										
	2142-303133 Total:	38.14									
	CARQUEST Total:	67.09									
CENTPOW Century Power Equipment											
659834	06/11/2015	3.84	0.00	07/07/2015	Parts		-			No	0000
101-450-5200-42210	Equipment Parts										
	659834 Total:	3.84									
	CENTPOW Total:	3.84									
CENTURYL CenturyLink											
06192015	06/19/2015	128.20	0.00	07/07/2015	Phone - Library		-			No	0000
206-450-5300-43210	Telephone										
06192015	06/19/2015	44.93	0.00	07/07/2015	Internet - Library		-			No	0000
206-450-5300-43250	Internet										
	06192015 Total:	173.13									
	CENTURYL Total:	173.13									
COLDWELL Coldwell Banker Commercial											
40351	06/16/2015	3,915.28	0.00	07/07/2015	New AC unit		-			No	0000
206-450-5300-44010	Repairs/Maint Bldg										
	40351 Total:	3,915.28									
	COLDWELL Total:	3,915.28									
DEPREY Deprey Nate											
	06/01/2015	31.18	0.00	07/07/2015	Program supplies		-			No	0000
206-450-5300-42500	Library Collection Maintenance										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	06/01/2015	62.00	0.00	07/07/2015	Program prizes		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	Total:	93.18									
	DEPREY Total:	93.18									
DONALDSA Donald Salverda & Associates											
P-1504-2B	06/17/2015	60.95	0.00	07/07/2015	Books		-			No	0000
101-410-1320-44350	Books										
	P-1504-2B Total:	60.95									
	DONALDSA Total:	60.95									
DWINC D.W. INC.											
210552	06/09/2015	144.99	0.00	07/07/2015	Repair floating pump and generator		-			No	0000
101-420-2220-44040	Repairs/Maint Eqpt										
	210552 Total:	144.99									
	DWINC Total:	144.99									
E.G.RUD E.G. Rud & Sons, Inc.											
30875	06/04/2015	776.75	0.00	07/07/2015	Carriage Station revisions		-			No	0000
404-480-8000-43050	Other Park Ded Prof Services										
	30875 Total:	776.75									
	E.G.RUD Total:	776.75									
ECMPUBLI ECM Publishers, Inc											
229534	06/14/2015	116.55	0.00	07/07/2015	Help wanted ads		-			No	0000
101-430-3100-44300	Miscellaneous										
229534	06/14/2015	116.55	0.00	07/07/2015	Help wanted ads		-			No	0000
101-450-5200-44300	Miscellaneous										
	229534 Total:	233.10									
231700	06/21/2015	116.55	0.00	07/07/2015	Help wanted ads		-			No	0000
101-430-3100-44300	Miscellaneous										
231700	06/21/2015	116.55	0.00	07/07/2015	Help wanted ads		-			No	0000
101-450-5200-44300	Miscellaneous										
	231700 Total:	233.10									
	ECMPUBLI Total:	466.20									
EJ-BBJOR Bjorkman Barb											
	06/29/2015	80.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	80.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	EJ-BBJOR Total:	80.00									
EJ-BSCHU Schumacher Bob											
	06/29/2015	80.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	80.00									
	EJ-BSCHU Total:	80.00									
EJ-BWACK Wacker Bill											
	06/29/2015	75.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	75.00									
	EJ-BWACK Total:	75.00									
EJ-CARJA Carlson Janet											
	06/29/2015	75.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	75.00									
	EJ-CARJA Total:	75.00									
EJ-CARLJ Carlson James											
	06/29/2015	80.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	80.00									
	EJ-CARLJ Total:	80.00									
EJ-JALLE Allen Jim											
	06/29/2015	181.50	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	181.50									
	EJ-JALLE Total:	181.50									
EJ-JKIEG Kiefner Jan											
	06/29/2015	75.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	75.00									
	EJ-JKIEG Total:	75.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
EJ-JKRUE Krueger Jan											
	06/29/2015	75.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	75.00									
	EJ-JKRUE Total:	75.00									
EJ-JROTH Roth Jim											
	06/29/2015	75.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	75.00									
	EJ-JROTH Total:	75.00									
EJ-LINDB Lindberg Margitta											
	06/29/2015	75.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	75.00									
	EJ-LINDB Total:	75.00									
EJ-LWAGN Wagner Linda											
	06/29/2015	80.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	80.00									
	EJ-LWAGN Total:	80.00									
EJ-MDARM Menendez Armando											
	06/29/2015	75.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	75.00									
	EJ-MDARM Total:	75.00									
EJ-MENEL Menendez Ella											
	06/29/2015	80.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	80.00									
	EJ-MENEL Total:	80.00									
EJ-MGRUN Grundeen Mary											
	06/29/2015	75.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	75.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	EJ-MGRUN Total:	75.00									
EJ-NHANS Hansen Nancy											
	06/29/2015	80.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	80.00									
	EJ-NHANS Total:	80.00									
EJ-PODON O'Donnell Pat											
	06/29/2015	80.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	80.00									
	EJ-PODON Total:	80.00									
EJ-PPAUL Paulson Phyllis											
	06/29/2015	75.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	75.00									
	EJ-PPAUL Total:	75.00									
EJ-ROTHJ Roth Janice											
	06/29/2015	80.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	80.00									
	EJ-ROTHJ Total:	80.00									
EJ-SDURA Durand Shirley											
	06/29/2015	80.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	80.00									
	EJ-SDURA Total:	80.00									
EJ-SLING Slinger Donald											
	06/29/2015	80.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030	Part-time Salaries										
	Total:	80.00									
	EJ-SLING Total:	80.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
EJ-VAND VanDemmeltraadt Gloria											
	06/29/2015	25.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030 Part-time Salaries											
	Total:	25.00									
	EJ-VAND Total:	25.00									
EJ-WACKE Wacker Sallyann											
	06/29/2015	80.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030 Part-time Salaries											
	Total:	80.00									
	EJ-WACKE Total:	80.00									
EJ-WHIRS Hirsch Wil											
	06/29/2015	75.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030 Part-time Salaries											
	Total:	75.00									
	EJ-WHIRS Total:	75.00									
EJ-WLOOS Loos Wendy											
	06/29/2015	75.00	0.00	07/07/2015	Special Election 5/12/15		-			No	0000
101-410-1410-41030 Part-time Salaries											
	Total:	75.00									
	EJ-WLOOS Total:	75.00									
EMERGAUT Emergency Automotive Tech, Inc											
23759	06/03/2015	325.75	0.00	07/07/2015	Replace siren speaker CV2		-			No	0000
101-420-2220-44040 Repairs/Maint Eqpt											
	23759 Total:	325.75									
	EMERGAUT Total:	325.75									
EMERGRES Emergency Response Solutions											
4301	06/11/2015	48.11	0.00	07/07/2015	Tools for new ladder		-			No	0000
410-480-8000-45500 Vehicles											
	4301 Total:	48.11									
4317	06/16/2015	595.00	0.00	07/07/2015	Foam for new ladder		-			No	0000
101-420-2220-42400 Small Tools & Equipment											
	4317 Total:	595.00									
4359	06/18/2015	468.74	0.00	07/07/2015	Equipment for new ladder		-			No	0000
410-480-8000-45500 Vehicles											
	4359 Total:	468.74									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	EMERGRES Total:	1,111.85									
FERGUSON Ferguson Waterworks, Inc #2516											
143203	06/11/2015	773.42	0.00	07/07/2015	Water meters		-			No	0000
601-494-9400-42300	Water Meters & Supplies										
	143203 Total:	773.42									
	FERGUSON Total:	773.42									
GEISLING Geislinger & Sons, INC											
Pay Req 3	06/22/2015	4,555.00	0.00	07/07/2015	2013.126 Section 34 Pressure Station		-			No	0000
601-494-9400-43030	Engineering Services										
	Pay Req 3 Total:	4,555.00									
	GEISLING Total:	4,555.00									
GKSERVIC G&K Services											
1182131972	06/03/2015	36.84	0.00	07/07/2015	Uniforms		-			No	0000
101-430-3100-44170	Uniforms										
	1182131972 Total:	36.84									
1182143290	06/10/2015	36.84	0.00	07/07/2015	Uniforms		-			No	0000
101-430-3100-44170	Uniforms										
	1182143290 Total:	36.84									
1182154768	06/17/2015	36.84	0.00	07/07/2015	Uniforms		-			No	0000
101-430-3100-44170	Uniforms										
	1182154768 Total:	36.84									
	GKSERVIC Total:	110.52									
GRAPHICR Graphic Resources Inc											
52410	06/11/2015	239.00	0.00	07/07/2015	Invoice paper		-			No	0000
601-494-9400-42030	Printed Forms										
52410	06/11/2015	239.00	0.00	07/07/2015	Invoice paper		-			No	0000
603-496-9500-42030	Printed Forms										
	52410 Total:	478.00									
52415	06/12/2015	528.00	0.00	07/07/2015	Clean up day postcard		-			No	0000
101-430-3100-44380	Clean-up Days										
	52415 Total:	528.00									
	GRAPHICR Total:	1,006.00									
GREATAM Great America Financial											
17131968	06/15/2015	480.05	0.00	07/07/2015	Copier maintenance		-			No	0000
101-410-1940-44040	Repairs/Maint Contractual Eqpt										
	17131968 Total:	480.05									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	GREATAM Total:	480.05									
HOLIDAYC Holiday Credit Office											
	06/15/2015	262.20	0.00	07/07/2015	Fuel		-			No	0000
101-420-2220-42120	Fuel, Oil and Fluids										
	Total:	262.20									
	HOLIDAYC Total:	262.20									
HYDRO Hydromethods											
201506514	06/11/2015	765.00	0.00	07/07/2015	Inwood Stormwater Review		-			No	0000
803-000-0000-22910	Developer Payments										
	201506514 Total:	765.00									
201506515	06/11/2015	270.00	0.00	07/07/2015	Boulder Ponds Stormwater Review		-			No	0000
803-000-0000-22910	Developer Payments										
	201506515 Total:	270.00									
	HYDRO Total:	1,035.00									
JOHNSON& Johnson & Turner Attorneys											
42794	06/08/2015	4,512.50	0.00	07/07/2015	Prosecution		-			No	0000
101-420-2150-43045	Attorney Criminal										
	42794 Total:	4,512.50									
42900	06/08/2015	15.00	0.00	07/07/2015	Library		-			No	0000
206-450-5300-43040	Legal Services										
	42900 Total:	15.00									
42934	06/08/2015	1,560.00	0.00	07/07/2015	Wildflower		-			No	0000
803-000-0000-22910	Developer Payments										
	42934 Total:	1,560.00									
42937	06/08/2015	617.50	0.00	07/07/2015	Burgess Matter		-			No	0000
101-410-1320-43040	Legal Services										
	42937 Total:	617.50									
42990	06/08/2015	470.00	0.00	07/07/2015	Village Preserve		-			No	0000
803-000-0000-22910	Developer Payments										
	42990 Total:	470.00									
43108	06/08/2015	162.50	0.00	07/07/2015	3M matter		-			No	0000
601-494-9400-43040	Legal Services										
	43108 Total:	162.50									
43110	06/08/2015	150.00	0.00	07/07/2015	Easton Village		-			No	0000
803-000-0000-22910	Developer Payments										
	43110 Total:	150.00									
43111	06/08/2015	250.00	0.00	07/07/2015	Ryland/Hammes		-			No	0000
803-000-0000-22910	Developer Payments										
	43111 Total:	250.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
43112	06/08/2015	117.00	0.00	07/07/2015	Eagle Point Blvd		-			No	0000
101-410-1320-43040	Legal Services										
	43112 Total:	117.00									
43113	06/08/2015	2,992.50	0.00	07/07/2015	Hans Hagen		-			No	0000
803-000-0000-22910	Developer Payments										
	43113 Total:	2,992.50									
43114	06/08/2015	1,300.00	0.00	07/07/2015	Boulder Ponds		-			No	0000
803-000-0000-22910	Developer Payments										
	43114 Total:	1,300.00									
43115	06/08/2015	7,984.50	0.00	07/07/2015	Civil Matters		-			No	0000
101-410-1320-43040	Legal Services										
	43115 Total:	7,984.50									
	JOHNSON& Total:	20,131.50									
KAMCO Kamco, Corp											
	06/22/2015	8,000.00	0.00	07/07/2015	Sunfish Lake Park - tree removal		-			No	0000
404-480-8000-44030	Repairs/Maint Imp Not Bldgs										
	Total:	8,000.00									
	KAMCO Total:	8,000.00									
kathfuel Kath Fuel Oil Service Co											
512860	06/02/2015	1,066.22	0.00	07/07/2015	Fuel		-			No	0000
101-430-3100-42120	Fuel, Oil and Fluids										
	512860 Total:	1,066.22									
	kathfuel Total:	1,066.22									
KEUHN Keuhn Michelle											
	06/24/2015	49.00	0.00	07/07/2015	Overpayment 05-00028780-00-9		-			No	0000
603-000-0000-37100	Surface Water Utility Sales										
	Total:	49.00									
	KEUHN Total:	49.00									
KEYSWELL Keys Well Drilling Company											
Pay No 9	06/30/2015	4,047.00	0.00	07/07/2015	2013.125 Production Well No 4		-			No	0000
601-494-9400-43030	Engineering Services										
	Pay No 9 Total:	4,047.00									
	KEYSWELL Total:	4,047.00									
KINGK King Kassidy											
Cable Oper	06/22/2015	55.00	0.00	07/07/2015	PC 6/22/15		-			No	0000
101-410-1450-43620	Cable Operations										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	Cable Oper Total:	55.00									
	KINGK Total:	55.00									
LARSON Larson Diesel Service, Corp											
150527002	05/27/2015	31.50	0.00	07/07/2015	Oil sample kits		-			No	0000
101-430-3120-42240	Street Maintenance Materials										
	150527002 Total:	31.50									
	LARSON Total:	31.50									
Library1 Library Ideas											
45230	03/31/2015	8.50	0.00	07/07/2015	freading as you go		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	45230 Total:	8.50									
46149	05/31/2015	0.50	0.00	07/07/2015	freading as you go		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	46149 Total:	0.50									
	Library1 Total:	9.00									
Lillie Newspapers Inc. Lillie Suburban											
	06/15/2015	244.00	0.00	07/07/2015	Help wanted ads		-			No	0000
101-430-3100-44300	Miscellaneous										
	06/15/2015	244.00	0.00	07/07/2015	Help wanted ads		-			No	0000
101-450-5200-44300	Miscellaneous										
	Total:	488.00									
	Lillie Total:	488.00									
LTG PWR L.T.G. Power Equipment											
191272	06/19/2015	120.83	0.00	07/07/2015	Parts - 2 Master		-			No	0000
101-450-5200-42210	Equipment Parts										
	191272 Total:	120.83									
	LTG PWR Total:	120.83									
MANUFACT Manufactured Housing Special.											
2015-221	06/08/2015	250.00	0.00	07/07/2015	Escrow Release 255 Cimarron		-			No	0000
803-000-0000-22900	Deposits Payable										
	2015-221 Total:	250.00									
2015-223	06/08/2015	250.00	0.00	07/07/2015	Escrow Release 416 Cimarron		-			No	0000
803-000-0000-22900	Deposits Payable										
	2015-223 Total:	250.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	MANUFACT Total:	500.00									
MARIECL Marie Claire											
	06/17/2015	12.00	0.00	07/07/2015	Subscription		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	Total:	12.00									
	MARIECL Total:	12.00									
MARONEYS Maroney's Sanitation, Inc											
579907	06/05/2015	112.94	0.00	07/07/2015	City Hall - Trash		-			No	0000
101-410-1940-43840	Refuse										
579907	06/05/2015	49.71	0.00	07/07/2015	Fire -		-			No	0000
101-420-2220-43840	Refuse										
579907	06/05/2015	216.67	0.00	07/07/2015	PW		-			No	0000
101-430-3100-43840	Refuse										
579907	06/05/2015	216.67	0.00	07/07/2015	Fire		-			No	0000
101-420-2220-43840	Refuse										
579907	06/05/2015	49.89	0.00	07/07/2015	Library		-			No	0000
206-450-5300-43840	Refuse										
	579907 Total:	645.88									
	MARONEYS Total:	645.88									
MENARDSO Menards - Oakdale											
78112	06/01/2015	27.58	0.00	07/07/2015	Shop supplies		-			No	0000
101-430-3100-42150	Shop Materials										
	78112 Total:	27.58									
78113	06/01/2015	36.97	0.00	07/07/2015	Shop supplies		-			No	0000
101-430-3100-42150	Shop Materials										
	78113 Total:	36.97									
78728	06/08/2015	19.00	0.00	07/07/2015	Landscape		-			No	0000
101-450-5200-42250	Landscaping Materials										
	78728 Total:	19.00									
79166	06/12/2015	35.32	0.00	07/07/2015	Landscape		-			No	0000
101-450-5200-42250	Landscaping Materials										
	79166 Total:	35.32									
79557	06/17/2015	52.71	0.00	07/07/2015	Equipment for new ladder truck		-			No	0000
410-480-8000-45500	Vehicles										
	79557 Total:	52.71									
79648	06/01/2015	43.75	0.00	07/07/2015	Landscape materials		-			No	0000
101-450-5200-42250	Landscaping Materials										
	79648 Total:	43.75									
79690	06/18/2015	42.93	0.00	07/07/2015	Shop supplies		-			No	0000
101-430-3100-42150	Shop Materials										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	79690 Total:	42.93									
	MENARDSO Total:	258.26									
MES Municipal Emergency Svs. Inc.											
00638107SNV	06/04/2015	340.88	0.00	07/07/2015	2 single gas monitors		-			No	0000
101-420-2220-42400	Small Tools & Equipment										
	00638107SNV Total:	340.88									
00643442SNV	06/22/2015	125.35	0.00	07/07/2015	Flashlight for Tahoe		-			No	0000
101-420-2220-42400	Small Tools & Equipment										
	00643442SNV Total:	125.35									
	MES Total:	466.23									
MIDLIVIN Midwest Living											
	06/17/2015	11.98	0.00	07/07/2015	Subscription		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	Total:	11.98									
	MIDLIVIN Total:	11.98									
MNPUMP Minnesota Pump Works											
7238	06/19/2015	3,803.00	0.00	07/07/2015	Line Locator		-			No	0000
601-494-9400-42400	Small Tools & Minor Equipment										
	7238 Total:	3,803.00									
	MNPUMP Total:	3,803.00									
NIEBUR Niebur Tractor & Equipment											
01-43890	06/04/2015	16.03	0.00	07/07/2015	Parts - Kubota		-			No	0000
101-450-5200-42210	Equipment Parts										
	01-43890 Total:	16.03									
	NIEBUR Total:	16.03									
NYTIMES THE NEW YORK TIMES											
890168271	05/17/2015	213.60	0.00	07/07/2015	Subscription		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	890168271 Total:	213.60									
	NYTIMES Total:	213.60									
PERFORPO Performance Pools & Spa, Inc											
2014-332	06/23/2015	500.00	0.00	07/07/2015	Escrow Release 11679 58th Street		-			No	0000
803-000-0000-22900	Deposits Payable										
	2014-332 Total:	500.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	PERFORPO Total:	500.00									
PINKY Pinky's Sewer Service, Inc.											
72197	06/01/2015	100.00	0.00	07/07/2015	Pumped 2 tanks	-				No	0000
206-450-5300-44010	Repairs/Maint Bldg										
	72197 Total:	100.00									
73731	06/15/2015	100.00	0.00	07/07/2015	Pumped 2 tanks	-				No	0000
206-450-5300-44010	Repairs/Maint Bldg										
	73731 Total:	100.00									
	PINKY Total:	200.00									
PIONEERP Pioneer Press											
515520397	06/08/2015	344.10	0.00	07/07/2015	Public Hearing Noitce 5/16	-				No	0000
101-410-1450-43510	Public Notices										
515520397	06/08/2015	851.70	0.00	07/07/2015	City Notice 5/20	-				No	0000
101-410-1320-43510	Legal Publishing										
515520397	06/08/2015	565.00	0.00	07/07/2015	City Notice 5/20	-				No	0000
101-410-1320-43510	Legal Publishing										
	515520397 Total:	1,760.80									
	PIONEERP Total:	1,760.80									
RCM RCM Specialties, Inc											
4929	06/02/2015	307.50	0.00	07/07/2015	Emulsion	-				No	0000
101-430-3120-42240	Street Maintenance Materials										
	4929 Total:	307.50									
4948	06/12/2015	274.50	0.00	07/07/2015	Emulsion	-				No	0000
101-430-3120-42240	Street Maintenance Materials										
	4948 Total:	274.50									
4951	06/15/2015	319.25	0.00	07/07/2015	Emulsion	-				No	0000
101-430-3120-42240	Street Maintenance Materials										
	4951 Total:	319.25									
4965	06/23/2015	296.50	0.00	07/07/2015	Emulsion	-				No	0000
101-430-3120-42240	Street Maintenance Materials										
	4965 Total:	296.50									
	RCM Total:	1,197.75									
READYWAT Ready Watt Electric											
99318	06/25/2015	3,745.00	0.00	07/07/2015	Warning siren repair, annual maintenance	-				No	0000
101-420-2500-43150	Contract Services										
	99318 Total:	3,745.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	READYWAT Total:	3,745.00									
SAFEFAST Safe-Fast, Inc.											
154264	06/10/2015	278.82	0.00	07/07/2015	Safety vests		-			No	0000
101-430-3100-44170	Uniforms										
154264	06/10/2015	-16.88	0.00	07/07/2015	Apply credit memo		-			No	0000
101-430-3100-44170	Uniforms										
	154264 Total:	261.94									
	SAFEFAST Total:	261.94									
SENSUS SENSUS USA											
ZA15001463	05/21/2015	1,570.34	0.00	07/07/2015	System Support Renewal 7/10/15-7/10/16		-			No	0000
601-494-9400-42300	Water Meters & Supplies										
	ZA15001463 Total:	1,570.34									
	SENSUS Total:	1,570.34									
SPRINT Sprint											
761950227-147	06/19/2015	66.54	0.00	07/07/2015	Cell phones - admin		-			No	0000
101-410-1940-43210	Telephone										
761950227-147	06/19/2015	228.84	0.00	07/07/2015	Cell phones - fire		-			No	0000
101-420-2220-43210	Telephone										
761950227-147	06/19/2015	48.66	0.00	07/07/2015	Cell phones - building		-			No	0000
101-420-2400-43210	Telephone										
761950227-147	06/19/2015	88.25	0.00	07/07/2015	Cell phones - PW		-			No	0000
101-430-3100-43210	Telephone										
761950227-147	06/19/2015	91.65	0.00	07/07/2015	Cell phones - Parks		-			No	0000
101-450-5200-43210	Telephone										
761950227-147	06/19/2015	55.82	0.00	07/07/2015	Cell phones - Taxpayer Services		-			No	0000
101-410-1450-43210	Telephone										
761950227-147	06/19/2015	17.58	0.00	07/07/2015	Cell phones - PLanning		-			No	0000
101-410-1910-43210	Telephone										
	761950227-147 Total:	597.34									
	SPRINT Total:	597.34									
STARTRIB Star Tribune											
11239973	05/10/2015	184.86	0.00	07/07/2015	Subscription		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	11239973 Total:	184.86									
	STARTRIB Total:	184.86									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
STLIBRAR Stillwater Public Library											
	06/02/2015	960.00	0.00	07/07/2015	Library Card Reimbursement		-			No	0000
206-450-5300-44300 Miscellaneous											
	Total:	960.00									
	STLIBRAR Total:	960.00									
SWENSON Swenson Julene											
	06/17/2015	52.34	0.00	07/07/2015	Program supplies		-			No	0000
206-450-5300-44300 Miscellaneous											
	Total:	52.34									
	SWENSON Total:	52.34									
TASCH T.A. Schifsky & Sons Inc											
58102	06/09/2015	169.63	0.00	07/07/2015	Asphalt		-			No	0000
101-430-3120-42240 Street Maintenance Materials											
	58102 Total:	169.63									
58195	06/25/2015	144.90	0.00	07/07/2015	Asphalt		-			No	0000
101-430-3120-42240 Street Maintenance Materials											
	58195 Total:	144.90									
	TASCH Total:	314.53									
TENNISRO Tennis Roll Off, LLC											
1407903	06/13/2015	5,035.82	0.00	07/07/2015	Clean up day		-			No	0000
101-430-3100-44380 Clean-up Days											
	1407903 Total:	5,035.82									
	TENNISRO Total:	5,035.82									
TESSMAN Tessman Company Corp											
Credit	06/11/2015	-54.00	0.00	07/07/2015	Credit memo		-			No	0000
101-450-5200-42160 Chemicals											
	Credit Total:	-54.00									
S216462-IN	06/11/2015	433.18	0.00	07/07/2015	Chemicals		-			No	0000
101-450-5200-42160 Chemicals											
	S216462-IN Total:	433.18									
	TESSMAN Total:	379.18									
TKDA TKDA, Inc.											
002015001649	06/10/2015	359.10	0.00	07/07/2015	Records & Data		-			No	0000
101-410-1930-43030 Engineering Services											
	002015001649 Total:	359.10									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
002015001712	06/15/2015	21,708.11	0.00	07/07/2015	2015.120 Eagle Point Blvd		-			No	0000
602-495-9450-43030	Engineering Services										
	002015001712 Total:	21,708.11									
	TKDA Total:	22,067.21									
TOOLGUY The Tool Guy, LLC											
5503	06/16/2015	328.95	0.00	07/07/2015	Power Probe		-			No	0000
101-430-3100-42400	Small Tools & Minor Equipment										
	5503 Total:	328.95									
	TOOLGUY Total:	328.95									
TOTALMEC Total Mechanical Services, Inc											
Pay Req 8	05/28/2015	38,252.06	0.00	07/07/2015	2013.132 Pumphouse 4		-			No	0000
601-494-9400-43030	Engineering Services										
	Pay Req 8 Total:	38,252.06									
	TOTALMEC Total:	38,252.06									
WASH-REC Washington County											
4026427	06/04/2015	46.00	0.00	07/07/2015	Agreement Recording Doc		-			No	0000
101-410-1320-42030	Printed Forms										
	4026427 Total:	46.00									
	WASH-REC Total:	46.00									
WASHLIB Washington County Library											
	06/08/2015	1,245.00	0.00	07/07/2015	Library Card Reimbursements		-			No	0000
206-450-5300-44300	Miscellaneous										
	Total:	1,245.00									
	WASHLIB Total:	1,245.00									
Whiteani White Anita											
Cable oper	06/17/2015	55.00	0.00	07/07/2015	CCM 6/16/15		-			No	0000
101-410-1450-43620	Cable Operations										
	Cable oper Total:	55.00									
	Whiteani Total:	55.00									
	Report Total:	180,358.94									

Accounts Payable
To Be Paid Proof List

User: PattyB
Printed: 07/01/2015 - 8:27 AM
Batch: 001-07-2015

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
CTYOAKDA City of Oakdale											
May -15	06/30/2015	8,000.00	0.00	06/30/2015	New Water Connections - May 2015		-			No	0000
601-000-0000-20803	WAC due Oakdale										
	May -15 Total:	8,000.00									
	CTYOAKDA Total:	8,000.00									
	Report Total:	8,000.00									

THE CITY OF LAKE ELMO

MAYOR & COUNCIL COMMUNICATION

DATE: **July 7, 2015**
CONSENT ITEM **#3**
MOTION

AGENDA ITEM: May 2015 Financial Reporting

SUBMITTED BY: Cathy Bendel, Finance Director

THROUGH: Cathy Bendel, Finance Director

REVIEWED BY: Finance Committee

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: NA

SUMMARY AND ACTION REQUESTED: As part of its Consent Agenda, the City Council is asked to accept the May 2015 Financial Reporting Packet. No specific motion is needed as this is recommended to be part of the overall approval of the *Consent Agenda*.

BACKGROUND INFORMATION: The City of Lake Elmo has fiduciary authority and responsibility to conduct normal business operations and report the financial (unaudited) statement to the City Council. City guidelines suggest the Council be updated on a regular basis.

STAFF REPORT: Attached please find the comparative financial statements for the month of May 2015 reflecting the monthly and year to date detail, comparing the actual results to the 2015 Budget.

GENERAL FUND:

Revenues:

Total revenue for the month was 47% above budget for the month bringing the year to date total revenue to 2.5% below budget. The most significant budget to actual revenue variances are as follows:

- Building Permit revenue was 16.6% above budget for the month and 35.9% below budget on a year to date basis. The budget was compiled for the full year only and the amount shown for the month of June is 1/12th of the total budgeted for the year. This represents 18 new home starts in May compared to the budgeted 11 new home starts per month. The year to date new home starts is at 38, of which 5 were open space new homes. The 2015 budget did not include any open space new homes.
- Sewer Permit revenue for the month was 100% below budget due to there being no new sewer permits in the month of May.
- Utility Permit revenue for the month was 113% above budget due to the new development activity generating more permit revenue than budgeted.
- Cable Franchise revenue for the month was 51% above budget due to the Cable Commission refunding Lake Elmo's proportionate share of the excess fees collected.
- Zoning and permit revenue was far above budget May due to only minimal zoning permit revenue having been budgeted for 2015.

Expenses:

Total expenses for the month were 6.3% more than budgeted bringing the year to date expenses to 4.1% less than budget. All departments continue to manage to the bottom line.

The following summarizes variances of note:

General:

- Mayor and Council – As mentioned previously, the year to date amount in Dues and Subscriptions represents the 2015 portion of the League of MN Cities annual dues as well as the annual contribution of $5,000 made to the Youth Services Bureau in January for 2015. These amounts were spread out in the budget so the expense will catch up during the year.
- Prosecution legal expenses are 7% higher than budget for the month and the majority of the cost increase is covered by fine revenue.
- Building Inspection – The building inspection expenses are 43.5% below budget for the month due to the building permit volume being below the level anticipated in the plan.

As a result, the contracted inspector continues to be utilized until the permit volume ramp up to a level justifying a staff addition.

In summary, as discussed during the 2015 budget process, expenses are being closely monitored until the development ramps up to cover growth driven expenses. Year to date actual expenses continue to be less than budgeted and the net income through May is 5% better than budget due to everyone managing to the bottom line.

LIBRARY FUND:

Revenues: Revenues for the month and year to date are right at budget.

Expenses: Expenses for the month of May were 24.5% less than budget primarily due to not spending as much on library collection maintenance as budgeted. On a year to date basis, expenses were 19.8% less than budget.

On a net income basis, the May results are 26.9% better than budgeted and on a year to date basis are 21% better than budgeted.

The ending May cash balance in the library fund is $146.4k.

RECOMMENDATION: Based on the aforementioned, the staff recommends the City Council accept the attached May Financial Report.

ATTACHMENT:

1. May Financial Reports

City of Lake Elmo
2015 By Month
Budget to Actual Comparative
For the month ending May 31, 2015
101-General Fund Summary
By Department

7/7/2015

	Full Year BUDGET 2015	% to date	MONTH BUDGET Month	MONTH ACTUAL Month	MONTH Variance ($) Month	MONTH Variance (%) Month	YTD BUDGET YTD	YTD ACTUAL YTD	YTD Variance ($) YTD	YTD Variance (%) YTD
DEPT 410 - GEN'L GOV'T										
REVENUE										
Total Revenue	3,798,334.00	11.63%	115,482.25	170,242.81	54,760.56	47.42%	452,903.25	441,732.31	(11,170.94)	-2.47%
EXPENSE										
Total Mayor & Council	40,955.00	32.25%	1,000.00	711.92	288.08	28.81%	5,375.00	13,206.19	(7,831.19)	-145.70%
Total Administration	407,316.00	53.92%	28,837.37	53,066.87	(24,229.50)	-84.02%	191,118.13	219,611.04	(28,492.91)	-14.91%
Total Elections	1,050.00	57.14%	0.00	0.00	0.00	0.00%	975.00	600.00	375.00	38.46%
Total Communications	70,842.00	33.50%	4,787.77	2,101.77	2,686.00	56.10%	28,457.73	23,730.73	4,727.00	16.61%
Total Finance	134,647.00	39.41%	7,858.23	9,787.19	(1,928.96)	-24.55%	60,635.27	53,061.14	7,574.13	12.49%
Total Planning & Zoning	224,218.00	45.15%	16,555.63	17,892.87	(1,337.24)	-8.08%	93,013.38	101,232.77	(8,219.39)	-8.84%
Total Engineering Services	54,800.00	39.68%	4,600.00	2,627.95	1,972.05	42.87%	22,600.00	21,747.35	852.65	3.77%
Total City Hall	50,235.00	56.75%	4,161.00	4,492.75	(331.75)	-7.97%	21,133.00	28,507.69	(7,374.69)	-34.90%
Total General Government	984,063.00	46.92%	67,800.00	90,681.32	(22,881.32)	-33.75%	423,307.51	461,696.91	(38,389.40)	-9.07%
DEPT 420 - PUBLIC SAFETY										
Total Police	517,799.00	0.20%	0.00	0.00	0.00	0.00%	0.00	1,034.22	(1,034.22)	-100.00%
Total Prosecution	50,000.00	46.18%	4,200.00	4,512.50	(312.50)	-7.44%	20,900.00	23,087.50	(2,187.50)	-10.47%
Total Fire	385,312.00	36.87%	27,350.47	20,697.08	6,653.39	24.33%	168,563.53	142,081.19	26,482.34	15.71%
Total Fire Relief	37,323.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
Total Building Inspections	323,558.00	22.53%	22,549.08	12,282.07	10,267.01	45.53%	117,652.42	72,898.44	44,753.98	38.04%
Total Emergency Communications	7,000.00	0.00%	0.00	0.00	0.00	0.00%	1,750.00	0.00	1,750.00	100.00%
Total Animal Control	6,800.00	48.24%	565.00	575.00	(10.00)	-1.77%	2,825.00	3,280.00	(455.00)	-16.11%
Total Public Safety	1,327,792.00	18.25%	54,664.55	38,066.65	16,597.90	30.36%	311,690.95	242,381.35	69,309.60	22.24%

			MONTH				YTD			
DEPT 430 - PUBLIC WORKS			BUDGET Month	ACTUAL Month	Variance ($) Month	Variance (%) Month	BUDGET YTD	ACTUAL YTD	Variance ($) YTD	Variance (%) YTD
Total Public Works	380,195.00	40.44%	25,757.69	18,800.81	6,956.88	27.01%	172,799.81	153,752.62	19,047.19	11.02%
Total Streets	222,578.00	14.89%	4,760.00	30,078.92	(25,318.92)	-531.91%	12,300.00	33,149.12	(20,849.12)	-169.51%
Total Ice & Snow Removal	95,500.00	35.15%	1,350.00	214.00	1,136.00	84.15%	51,250.00	33,564.47	17,685.53	34.51%
Total Street Lighting	28,000.00	33.06%	2,350.00	1,078.59	1,271.41	54.10%	11,750.00	9,257.96	2,492.04	21.21%
Total Recycling	9,500.00	0.00%	500.00	0.00	500.00	100.00%	4,250.00	0.00	4,250.00	100.00%
Total Tree Program	6,000.00	0.00%	500.00	0.00	500.00	100.00%	2,500.00	0.00	2,500.00	100.00%
Total Public Works	741,773.00	30.97%	35,217.69	50,172.32	(14,954.63)	-42.46%	254,849.81	229,724.17	25,125.64	9.86%
DEPT 450 - CULTURE, RECREATION										
Total Parks & Recreation	153,028.00	63.70%	11,310.74	18,972.46	(7,661.72)	-67.74%	68,683.22	97,485.62	(28,802.40)	-41.94%
IT & Telephone	109,560.00	28.76%	22,388.00	5,616.84	16,771.16	74.91%	49,890.00	31,512.38	18,377.62	36.84%
GRAND TOTAL ALL EXPENSES	3,316,216.00	32.05%	191,380.98	203,509.59	(12,128.61)	-6.34%	1,108,421.49	1,062,800.43	45,621.06	4.12%
SUB TOTAL NET INC OVER EXP	482,118.00	-128.82%	(75,898.73)	(33,266.78)	42,631.95	56.17%	(655,518.24)	(621,068.12)	34,450.12	5.26%
DEPT 460 - COMP ADJ	35,000.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
DEPT 490 - CONTINGENCY FUND	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
Debt Service increase	247,118.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
DEPT 493 - OTH FINANCING	200,000.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
GRAND TOTAL ALL DEPTS	3,798,334.00	27.98%	191,380.98	203,509.59	(12,128.61)	-6.34%	1,108,421.49	1,062,800.43	45,621.06	4.12%
Net Income over Expenses	0.00	0.00%	(75,898.73)	(33,266.78)	42,631.95	56.17%	(655,518.24)	(621,068.12)	34,450.12	5.26%

City of Lake Elmo
2015 By Month
Budget to Actual Comparative
For the month ending May 31, 2015
101-General Fund Detail
By Department

7/7/2015

DEPT 410 - GEN'L GOV'T	Full Year BUDGET 2015	% to date	MONTH BUDGET Month	MONTH ACTUAL Month	MONTH Variance ($) Month	MONTH Variance (%) Month	YTD BUDGET YTD	YTD ACTUAL YTD	YTD Variance ($) YTD	YTD Variance (%) YTD	YTD variance notes
REVENUE											
Current Ad Valorem Taxes	**2,531,080.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Delinquent Ad Valorem Taxes	**15,000.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Mobile Home Tax	**11,400.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Fiscal Disparities	**160,000.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Penalty & Interest on Taxes	**700.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Liquor License	**8,350.00**	**97.60%**	0.00	0.00	0.00	0.00%	5,350.00	8,150.00	2,800.00	52.34%	
Wastehauler License	**1,680.00**	**28.57%**	0.00	0.00	0.00	0.00%	840.00	480.00	(360.00)	-42.86%	
General Contractor License	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Heating Contractor License	**2,500.00**	**70.00%**	200.00	250.00	50.00	25.00%	1,100.00	1,750.00	650.00	59.09%	
Blacktopping Contractor License	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Building Permits	**517,600.00**	**26.70%**	43,130.00	50,277.15	7,147.15	16.57%	215,650.00	138,201.05	(77,448.95)	-35.91%	18 new home permits in May
Building Re-inspect Fees	**1,000.00**	**0.00%**	100.00	0.00	(100.00)	-100.00%	400.00	0.00	(400.00)	-100.00%	
Heating Permits	**29,040.00**	**41.28%**	2,420.00	2,475.60	55.60	2.30%	12,100.00	11,987.25	(112.75)	-0.93%	
Plumbing Permits	**29,040.00**	**40.92%**	2,420.00	3,422.00	1,002.00	41.40%	12,100.00	11,882.00	(218.00)	-1.80%	
Sewer Permits	**10,560.00**	**0.00%**	880.00	0.00	(880.00)	-100.00%	4,400.00	0.00	(4,400.00)	-100.00%	
Animal License	**2,500.00**	**73.84%**	40.00	145.00	105.00	262.50%	2,220.00	1,846.00	(374.00)	-16.85%	
Utility Permits (ROW)	**5,000.00**	**330.85%**	500.00	1,066.80	566.80	113.36%	1,000.00	16,542.40	15,542.40	1554.24%	
Burning Permit	**2,250.00**	**46.89%**	0.00	135.00	135.00	100.00%	0.00	1,055.00	1,055.00	100.00%	
Massage Therapy Licenses	**150.00**	**16.67%**	0.00	0.00	0.00	0.00%	0.00	25.00	25.00	100.00%	
Electrical Permit	**6,051.00**	**44.43%**	500.00	611.80	111.80	22.36%	2,500.00	2,688.37	188.37	7.53%	
Homestead Credit Aid	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
MSA-Maintenance	**101,696.00**	**58.74%**	0.00	0.00	0.00	0.00%	50,848.00	59,732.00	8,884.00	17.47%	MSA funding increase for 2015
State Fire Aid	**41,500.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
PERA Aid	**2,749.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Gravel Tax	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Recycling Grant	**15,500.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Misc State Grant/Surcharge Rev	**500.00**	**60.89%**	0.00	84.47	84.47	100.00%	125.00	304.44	179.44	143.55%	
Cable Franchise Revenue	**45,000.00**	**151.40%**	45,000.00	68,129.10	23,129.10	51.40%	45,000.00	68,129.10	23,129.10	51.40%	
Zoning & Subdivision Fees	**7,500.00**	**201.20%**	750.00	5,500.00	4,750.00	633.33%	750.00	15,090.00	14,340.00	1912.00%	Very few zoning permits budgeted in 2015
Plan Check Fees	**181,923.00**	**43.70%**	15,160.25	30,772.32	15,612.07	102.98%	75,801.25	79,500.57	3,699.32	4.88%	
Sale of Copies, Books, Maps	**175.00**	**19.71%**	15.00	6.00	(9.00)	-60.00%	35.00	34.50	(0.50)	-1.43%	
Assessment Searches	**750.00**	**98.00%**	45.00	150.00	105.00	233.33%	165.00	735.00	570.00	345.45%	
Clean Up Days	**2,000.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Cable Operation Reimbursement	**2,500.00**	**0.00%**	0.00	0.00	0.00	0.00%	625.00	0.00	(625.00)	-100.00%	
Fines	**48,000.00**	**36.53%**	4,000.00	3,687.67	(312.33)	-7.81%	20,000.00	17,532.91	(2,467.09)	-12.34%	Fines below average but typically increase in the spring/summer
Miscellaneous Permits	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Fire Billable Revenue	**500.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	500.00	500.00	100.00%	
Miscellaneous Revenue	**3,500.00**	**148.02%**	300.00	3,505.90	3,205.90	1068.63%	1,400.00	5,180.72	3,780.72	270.05%	
Internal Charges	**640.00**	**60.31%**	22.00	24.00	2.00	9.09%	494.00	386.00	(108.00)	-21.86%	
Interest Earnings	**10,000.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Donations	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Total Revenue	**3,798,334.00**	**11.63%**	**115,482.25**	**170,242.81**	**54,760.56**	**47.42%**	**452,903.25**	**441,732.31**	**(11,170.94)**	**-2.47%**	

EXPENSE	Full Year BUDGET 2015	% to date	MONTH BUDGET Month	MONTH ACTUAL Month	MONTH Variance ($) Month	MONTH Variance (%) Month	YTD BUDGET YTD	YTD ACTUAL YTD	YTD Variance ($) YTD	YTD Variance (%) YTD	
1110 - Mayor & Council											
PT Salaries	**25,690.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
FICA Contributions	**1,593.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Medicare Contributions	**372.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Workers Compensation	**300.00**	**26.71%**	0.00	0.00	0.00	0.00%	0.00	80.12	(80.12)	-100.00%	
Mileage	**500.00**	**28.31%**	0.00	0.00	0.00	0.00%	125.00	141.56	(16.56)	-13.25%	
Miscellaneous	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	161.91	(161.91)	-100.00%	
Dues & Subscriptions	**11,500.00**	**102.81%**	1,000.00	711.92	288.08	28.81%	5,000.00	11,822.60	(6,822.60)	-136.45%	2015 share of LMC annual Pmt made in Sept 2014 plus
Conferences & Training	**1,000.00**	**100.00%**	0.00	0.00	0.00	0.00%	250.00	1,000.00	(750.00)	-300.00%	annual YSB payment
Total Mayor & Council	**40,955.00**	**32.25%**	**1,000.00**	**711.92**	**288.08**	**28.81%**	**5,375.00**	**13,206.19**	**(7,831.19)**	**-145.70%**	
1320 - Administration											
FT Salaries	**198,125.00**	**43.06%**	15,240.38	15,836.63	(596.25)	-3.91%	83,822.12	85,322.27	(1,500.15)	-1.79%	
PERA Contributions	**14,364.00**	**44.31%**	1,104.92	1,187.74	(82.82)	-7.50%	6,077.08	6,365.07	(287.99)	-4.74%	
ICMA Contributions	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
FICA Contributions	**12,284.00**	**41.00%**	944.92	934.63	10.29	1.09%	5,197.08	5,037.05	160.03	3.08%	
Medicare Contributions	**2,873.00**	**41.00%**	221.00	218.60	2.40	1.09%	1,215.50	1,178.06	37.44	3.08%	
Health/Dental Insurance	**44,865.00**	**44.38%**	3,451.15	3,620.00	(168.85)	-4.89%	18,981.35	19,910.00	(928.65)	-4.89%	
Unemployment Benefits	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Workers Compensation	**1,000.00**	**83.79%**	0.00	0.00	0.00	0.00%	1,000.00	837.94	162.06	16.21%	
Office Supplies	**5,500.00**	**51.21%**	450.00	459.08	(9.08)	-2.02%	2,250.00	2,816.70	(566.70)	-25.19%	
Printed Forms	**0.00**	**0.00%**	0.00	516.00	(516.00)	-100.00%	0.00	516.00	(516.00)	-100.00%	
Legal Services	**45,000.00**	**89.01%**	3,750.00	15,557.00	(11,807.00)	-314.85%	18,750.00	40,055.34	(21,305.34)	-113.63%	
Newsletter/Website	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Assessing Services	**32,000.00**	**57.78%**	2,500.00	8,490.88	(5,990.88)	-239.64%	12,500.00	18,490.88	(5,990.88)	-47.93%	May expense includes WA assessor fees budgeted later in the year
Contract Services	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Postage	**2,000.00**	**103.88%**	0.00	500.00	(500.00)	-100.00%	500.00	2,077.60	(1,577.60)	-315.52%	Timing issue
Mileage	**500.00**	**14.10%**	50.00	0.00	50.00	100.00%	200.00	70.49	129.51	64.76%	
Legal Publishing	**5,000.00**	**37.25%**	400.00	283.31	116.69	29.17%	2,000.00	1,862.37	137.63	6.88%	
Insurance	**35,000.00**	**93.10%**	0.00	5,463.00	(5,463.00)	-100.00%	35,000.00	32,586.00	2,414.00	6.90%	
Cable Operation Expense	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Miscellaneous	**600.00**	**39.55%**	50.00	0.00	50.00	100.00%	250.00	237.31	12.69	5.08%	
Dues & Subscriptions	**2,105.00**	**51.87%**	175.00	0.00	175.00	100.00%	875.00	1,091.96	(216.96)	-24.80%	
Books	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Conferences & Training	**6,100.00**	**18.95%**	500.00	0.00	500.00	100.00%	2,500.00	1,156.00	1,344.00	53.76%	
Staff Development	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Total Administration	**407,316.00**	**53.92%**	**28,837.37**	**53,066.87**	**(24,229.50)**	**-84.02%**	**191,118.13**	**219,611.04**	**(28,492.91)**	**-14.91%**	
1410 - Elections											
PT Salaries	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Office Supplies	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Legal Publications/Notification	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Equipment Repair	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
County Election Fees	**950.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	600.00	(600.00)	-100.00%	
Printed Forms	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	950.00	0.00	950.00	100.00%	
Miscellaneous	**100.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Total Elections	**1,050.00**	**57.14%**	**0.00**	**0.00**	**0.00**	**0.00%**	25.00	0.00	25.00	100.00%	
							975.00	**600.00**	**375.00**	**38.46%**	

	Full Year BUDGET 2015	% to date	MONTH BUDGET Month	MONTH ACTUAL Month	MONTH Variance ($) Month	MONTH Variance (%) Month	YTD BUDGET YTD	YTD ACTUAL YTD	YTD Variance ($) YTD	YTD Variance (%) YTD	
1450 - Communications											
FT Salaries	**35,876.00**	**32.72%**	2,759.69	1,606.59	1,153.10	41.78%	15,178.31	11,739.09	3,439.22	22.66%	
PERA Contributions	**2,601.00**	**27.11%**	200.08	0.00	200.08	100.00%	1,100.42	705.10	395.32	35.92%	
FICA Contributions	**2,224.00**	**32.07%**	171.08	99.62	71.46	41.77%	940.92	713.13	227.79	24.21%	
Medicare Contributions	**520.00**	**32.08%**	40.00	23.30	16.70	41.75%	220.00	166.80	53.20	24.18%	
Health/Dental Insurance	**9,970.00**	**36.83%**	766.92	0.00	766.92	100.00%	4,218.08	3,672.00	546.08	12.95%	
Workers Compensation	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	151.63	(151.63)	-100.00%	
Newsletter	**8,000.00**	**42.95%**	0.00	0.00	0.00	0.00%	2,000.00	3,435.95	(1,435.95)	-71.80%	
Office Supplies	**561.00**	**8.65%**	50.00	0.00	50.00	100.00%	250.00	48.50	201.50	80.60%	
Mileage	**100.00**	**0.00%**	0.00	0.00	0.00	0.00%	25.00	57.27	(32.27)	-129.08%	
Public Notices	**5,040.00**	**24.66%**	400.00	132.26	267.74	66.94%	1,950.00	1,242.74	707.26	36.27%	
Cable Operations	**4,800.00**	**29.97%**	400.00	240.00	160.00	40.00%	2,000.00	1,438.52	561.48	28.07%	
Conferences	**700.00**	**51.43%**	0.00	0.00	0.00	0.00%	350.00	360.00	(10.00)	-2.86%	
Repair/Maint Equipment	**450.00**	**0.00%**	0.00	0.00	0.00	0.00%	225.00	0.00	225.00	100.00%	
Total Communications	**70,842.00**	**33.50%**	**4,787.77**	**2,101.77**	**2,686.00**	**56.10%**	**28,457.73**	**23,730.73**	**4,727.00**	**16.61%**	
1520 - Finance											
FT Salaries	**66,863.00**	**38.72%**	5,143.31	4,632.32	510.99	9.94%	28,288.19	25,888.22	2,399.97	8.48%	
PT Salaries	**3,600.00**	**0.00%**	276.92	0.00	276.92	100.00%	1,523.08	0.00	1,523.08	100.00%	
PERA Contributions	**4,848.00**	**40.05%**	372.92	347.43	25.49	6.84%	2,051.08	1,941.65	109.43	5.34%	
FICA Contributions	**4,369.00**	**34.62%**	336.08	272.09	63.99	19.04%	1,848.42	1,512.52	335.90	18.17%	
Medicare Contributions	**1,022.00**	**34.61%**	78.62	63.62	15.00	19.08%	432.38	353.67	78.71	18.20%	
Health/Dental Insurance	**14,955.00**	**32.01%**	1,150.38	870.40	279.98	24.34%	6,327.12	4,787.20	1,539.92	24.34%	
Unemployment Benefits	**3,000.00**	**0.00%**	0.00	0.00	0.00	0.00%	2,000.00	0.00	2,000.00	100.00%	
Workers Compensation	**500.00**	**56.55%**	0.00	0.00	0.00	0.00%	125.00	282.76	(157.76)	-126.21%	
Office Supplies	**500.00**	**21.21%**	0.00	0.00	0.00	0.00%	125.00	106.07	18.93	15.14%	
Printed Forms	**500.00**	**0.00%**	0.00	0.00	0.00	0.00%	125.00	0.00	125.00	100.00%	
Audit Services	**27,000.00**	**55.74%**	0.00	2,825.00	(2,825.00)	-100.00%	15,000.00	15,050.00	(50.00)	-0.33%	Fieldwork completed and billed earlier than anticipated in budget
Contract Services	**6,000.00**	**46.22%**	500.00	606.33	(106.33)	-21.27%	2,500.00	2,772.91	(272.91)	-10.92%	Will decrease now that audit substantially completed
Mileage	**50.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Miscellaneous	**200.00**	**98.07%**	0.00	0.00	0.00	0.00%	50.00	196.14	(146.14)	-292.28%	
Dues & Subscriptions	**740.00**	**0.00%**	0.00	170.00	(170.00)	-100.00%	240.00	170.00	70.00	29.17%	
Conferences & Training	**500.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Total Finance	**134,647.00**	**39.41%**	**7,858.23**	**9,787.19**	**(1,928.96)**	**-24.55%**	**60,635.27**	**53,061.14**	**7,574.13**	**12.49%**	

	Full Year BUDGET 2015	% to date	MONTH BUDGET Month	MONTH ACTUAL Month	MONTH Variance ($) Month	MONTH Variance (%) Month	YTD BUDGET YTD	YTD ACTUAL YTD	YTD Variance ($) YTD	YTD Variance (%) YTD	YTD variance notes
1910 - Planning & Zoning											
FT Salaries	152,354.00	47.87%	11,825.31	13,660.92	(1,835.61)	-15.52%	64,351.69	72,930.99	(8,579.30)	-13.33%	
PT Salaries	3,600.00	0.00%	276.92	0.00	276.92	100.00%	1,523.08	0.00	1,523.08	100.00%	
PERA Contributions	9,849.00	53.23%	757.62	1,021.10	(263.48)	-34.78%	4,166.88	5,242.30	(1,075.42)	-25.81%	
FICA Contributions	8,646.00	49.48%	665.09	802.62	(137.53)	-20.68%	3,657.92	4,277.83	(619.91)	-16.95%	
Medicare Contributions	2,022.00	48.49%	155.54	167.62	(12.08)	-7.77%	855.46	980.39	(124.93)	-14.60%	
Health/Dental Insurance	32,047.00	45.96%	2,465.15	2,678.00	(212.85)	-8.63%	13,558.35	14,729.00	(1,170.65)	-8.63%	
Workers Compensation	800.00	71.82%	0.00	0.00	0.00	0.00%	800.00	574.57	225.43	28.18%	
Developer escrow offset cost recovery	(16,500.00)	53.43%	(1,375.00)	(1,592.63)	217.63	-15.83%	(6,875.00)	(8,815.59)	1,940.59	-28.23%	
Office Supplies	1,800.00	31.24%	150.00	478.61	(328.61)	-219.07%	750.00	562.40	187.60	25.01%	
Printed Forms	750.00	122.67%	0.00	0.00	0.00	0.00%	250.00	920.00	(670.00)	-268.00%	
Engineering Services	20,000.00	47.89%	1,500.00	649.00	851.00	56.73%	7,500.00	9,578.25	(2,078.25)	-27.71%	
Contract Services	5,000.00	0.00%	0.00	0.00	0.00	0.00%	1,250.00	0.00	1,250.00	100.00%	
Postage	200.00	3.35%	0.00	6.70	(6.70)	0.00%	50.00	6.70	43.30	86.60%	
Mileage	250.00	8.37%	20.00	20.93	(0.93)	-4.65%	100.00	20.93	79.07	79.07%	
Miscellaneous	500.00	0.00%	40.00	0.00	40.00	100.00%	200.00	0.00	200.00	100.00%	
Dues & Subscriptions	600.00	0.00%	50.00	0.00	50.00	100.00%	250.00	0.00	250.00	100.00%	
Books	300.00	0.00%	25.00	0.00	25.00	100.00%	125.00	0.00	125.00	100.00%	
Conferences & Training	2,000.00	11.25%	0.00	0.00	0.00	0.00%	500.00	225.00	275.00	55.00%	
Total Planning & Zoning	224,218.00	45.15%	16,555.63	17,892.87	(1,337.24)	-8.08%	93,013.38	101,232.77	(8,219.39)	-8.84%	
1930 - Engineering Services											
Engineering Services	54,800.00	39.68%	4,600.00	2,627.95	1,972.05	42.87%	22,600.00	21,747.35	852.65	3.77%	
Total Engineering Services	54,800.00	39.68%	4,600.00	2,627.95	1,972.05	42.87%	22,600.00	21,747.35	852.65	3.77%	
1940 - City Hall											
Cleaning Supplies	50.00	0.00%	0.00	0.00	0.00	0.00%	25.00	0.00	25.00	100.00%	
Building Repair Supplies	300.00	0.00%	25.00	0.00	25.00	100.00%	125.00	0.00	125.00	100.00%	
Utilities	6,000.00	77.23%	500.00	270.65	229.35	45.87%	2,500.00	4,633.98	(2,133.98)	-85.36%	Budget assumed annex sale in 2014
Refuse	353.00	166.16%	0.00	112.94	(112.94)	-100.00%	353.00	586.54	(233.54)	-66.16%	
Repairs/Maint Contractual Bldg	6,000.00	86.89%	500.00	326.00	174.00	34.80%	2,500.00	5,213.13	(2,713.13)	-108.53%	YTD: Electrical wiring needed in new rental office space ($2.7k)
Repairs/Maint Contractual Equip	7,700.00	68.28%	650.00	1,173.66	(523.66)	-80.56%	3,200.00	5,257.36	(2,057.36)	-64.29%	New copier lease and usage overage fees
Facility Lease	29,532.00	41.67%	2,461.00	2,461.00	0.00	0.00%	12,305.00	12,305.00	0.00	0.00%	
Miscellaneous	300.00	170.56%	25.00	148.50	(123.50)	-494.00%	125.00	511.68	(386.68)	-309.34%	
Total City Hall	50,235.00	56.75%	4,161.00	4,492.75	(331.75)	-7.97%	21,133.00	28,507.69	(7,374.69)	-34.90%	
Total General Government	984,063.00	46.92%	67,800.00	90,681.32	(22,881.32)	-33.75%	423,307.51	461,696.91	(38,389.40)	-9.07%	

DEPT 420 - PUBLIC SAFETY	Full Year BUDGET 2015	% to date	MONTH BUDGET Month	MONTH ACTUAL Month	MONTH Variance ($) Month	MONTH Variance (%) Month	YTD BUDGET YTD	YTD ACTUAL YTD	YTD Variance ($) YTD	YTD Variance (%) YTD	
2100 - Police											
Law Enforcement Contract	**517,799.00**	**0.20%**	0.00	0.00	0.00	0.00%	0.00	1,034.22	(1,034.22)	-100.00%	
Total Police	**517,799.00**	**0.20%**	**0.00**	**0.00**	**0.00**	**0.00%**	**0.00**	**1,034.22**	**(1,034.22)**	**-100.00%**	
2150 - Prosecution											
Attorney Criminal	**50,000.00**	**46.18%**	4,200.00	4,512.50	(312.50)	-7.44%	20,900.00	23,087.50	(2,187.50)	-10.47%	
Total Prosecution	**50,000.00**	**46.18%**	**4,200.00**	**4,512.50**	**(312.50)**	**-7.44%**	**20,900.00**	**23,087.50**	**(2,187.50)**	**-10.47%**	
2220 - Fire											
FT Salaries	**68,614.00**	**43.29%**	5,278.00	5,409.60	(131.60)	-2.49%	29,029.00	29,700.91	(671.91)	-2.31%	
PT Salaries	**123,121.00**	**30.47%**	9,470.85	8,104.88	1,365.97	14.42%	52,089.65	37,520.16	14,569.49	27.97%	YTD correction for accrual back to 2014 for POC FF
PERA Contributions	**12,116.00**	**48.91%**	932.00	1,088.90	(156.90)	-16.83%	5,126.00	5,925.58	(799.58)	-15.60%	
FICA Contributions	**7,633.00**	**32.84%**	587.15	421.15	166.00	28.27%	3,229.35	2,506.53	722.82	22.38%	
Medicare Contributions	**2,780.00**	**38.91%**	213.85	189.33	24.52	11.47%	1,176.15	1,081.79	94.36	8.02%	
Health/Dental Insurance	**14,243.00**	**44.10%**	1,095.62	1,142.00	(46.38)	-4.23%	6,025.88	6,281.00	(255.12)	-4.23%	
Unemployment Benefits	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Workers Compensation	**9,000.00**	**163.77%**	0.00	0.00	0.00	0.00%	9,000.00	14,739.09	(5,739.09)	-63.77%	Due to 18% rate increase
Office Supplies	**850.00**	**34.73%**	70.00	41.91	28.09	40.13%	350.00	295.19	54.81	15.66%	
EMS Supplies	**3,400.00**	**3.81%**	280.00	0.00	280.00	100.00%	1,400.00	129.69	1,270.31	90.74%	
Fire Prevention	**3,000.00**	**0.00%**	250.00	0.00	250.00	100.00%	1,250.00	0.00	1,250.00	100.00%	
Fuel, Oil & Fluids	**13,000.00**	**23.69%**	1,075.00	389.82	685.18	63.74%	5,375.00	3,079.24	2,295.76	42.71%	
Small Tools & Equip	**20,892.00**	**6.34%**	1,750.00	255.00	1,495.00	85.43%	8,750.00	1,324.08	7,425.92	84.87%	
Physicals	**3,181.00**	**8.33%**	265.00	0.00	265.00	100.00%	1,325.00	265.00	1,060.00	80.00%	
Radio	**21,562.00**	**23.58%**	0.00	625.00	(625.00)	-100.00%	5,390.50	5,085.28	305.22	5.66%	
Mileage	**250.00**	**161.92%**	20.00	404.80	(384.80)	-1924.00%	110.00	404.80	(294.80)	-268.00%	
Insurance	**8,307.00**	**87.02%**	0.00	0.00	0.00	0.00%	8,307.00	7,229.00	1,078.00	12.98%	Annual premiums billed April
Electric Utility	**17,000.00**	**47.12%**	1,400.00	678.94	721.06	51.50%	7,200.00	8,009.82	(809.82)	-11.25%	
Refuse	**1,000.00**	**132.45%**	85.00	266.38	(181.38)	-213.39%	425.00	1,324.45	(899.45)	-211.64%	
Repair/Maint Bldg	**2,000.00**	**226.89%**	165.00	94.63	70.37	42.65%	825.00	4,537.89	(3,712.89)	-450.05%	
Repair/Maint Equip	**33,260.00**	**16.43%**	2,770.00	665.39	2,104.61	75.98%	13,850.00	5,465.34	8,384.66	60.54%	
Uniforms	**2,500.00**	**22.39%**	208.00	86.45	121.55	58.44%	1,040.00	559.75	480.25	46.18%	
Miscellaneous	**1,500.00**	**65.99%**	125.00	7.90	117.10	93.68%	625.00	989.91	(364.91)	-58.39%	
Dues & Subscriptions	**3,508.00**	**66.14%**	290.00	0.00	290.00	100.00%	1,450.00	2,320.04	(870.04)	-60.00%	
Books	**220.00**	**0.00%**	20.00	0.00	20.00	100.00%	90.00	0.00	90.00	100.00%	
Conferences & Training	**12,375.00**	**26.72%**	1,000.00	825.00	175.00	17.50%	5,125.00	3,306.65	1,818.35	35.48%	
Conferences & Training (Reimb)	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Total Fire	**385,312.00**	**36.87%**	**27,350.47**	**20,697.08**	**6,653.39**	**24.33%**	**168,563.53**	**142,081.19**	**26,482.34**	**15.71%**	
2250 - Fire Relief											
Fire State Aid	**37,323.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Total Fire Relief	**37,323.00**	**0.00%**	**0.00**	**0.00**	**0.00**	**0.00%**	**0.00**	**0.00**	**0.00**	**0.00%**	

	Full Year		MONTH				YTD			
2400 - Building Inspection	BUDGET 2015	% to date	BUDGET Month	ACTUAL Month	Variance ($) Month	Variance (%) Month	BUDGET YTD	ACTUAL YTD	Variance ($) YTD	Variance (%) YTD	
FT Salaries	**149,606.00**	**25.61%**	11,508.15	6,333.56	5,174.59	44.96%	63,294.85	38,313.63	24,981.22	39.47%	
PERA Contributions	**10,846.00**	**26.49%**	834.31	475.02	359.29	43.06%	4,588.69	2,873.50	1,715.19	37.38%	
FICA Contributions	**9,276.00**	**24.12%**	713.54	367.55	345.99	48.49%	3,924.46	2,237.68	1,686.78	42.98%	
Medicare Contributions	**2,169.00**	**24.13%**	166.85	85.96	80.89	48.48%	917.65	523.33	394.32	42.97%	
Health/Dental Insurance	**28,486.00**	**27.30%**	2,191.23	1,414.00	777.23	35.47%	12,051.77	7,777.00	4,274.77	35.47%	
Unemployment Benefits	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Workers Compensation	**1,000.00**	**220.14%**	0.00	0.00	0.00	0.00%	1,000.00	2,201.38	(1,201.38)	-120.14%	
Office Supplies	**2,100.00**	**6.81%**	175.00	40.76	134.24	76.71%	875.00	142.95	732.05	83.66%	
Printed Forms	**700.00**	**16.58%**	0.00	0.00	0.00	0.00%	175.00	116.09	58.91	33.66%	
Fuel, Oil & Fluids	**5,500.00**	**4.47%**	450.00	0.00	450.00	100.00%	2,250.00	246.07	2,003.93	89.06%	
Engineering	**9,000.00**	**31.95%**	750.00	745.75	4.25	0.57%	3,750.00	2,875.70	874.30	23.31%	
Inspector Contract Services	**67,200.00**	**18.00%**	5,000.00	2,434.00	2,566.00	51.32%	19,000.00	12,094.24	6,905.76	36.35%	
Mileage	**3,500.00**	**37.51%**	300.00	360.47	(60.47)	-20.16%	900.00	1,312.96	(412.96)	-45.88%	
Insurance	**900.00**	**20.00%**	75.00	0.00	75.00	100.00%	375.00	180.00	195.00	52.00%	Annual premiums billed April
Repairs/Maint Equip	**2,300.00**	**9.94%**	200.00	0.00	200.00	100.00%	925.00	228.68	696.32	75.28%	
Uniforms	**850.00**	**0.00%**	70.00	0.00	70.00	100.00%	350.00	89.98	260.02	74.29%	
Miscellaneous	**650.00**	**18.73%**	55.00	25.00	30.00	54.55%	275.00	121.76	153.24	55.72%	
Dues & Subscriptions	**700.00**	**0.00%**	60.00	0.00	60.00	100.00%	300.00	385.00	(85.00)	-28.33%	
Books	**3,000.00**	**23.95%**	0.00	0.00	0.00	0.00%	2,000.00	718.49	1,281.51	64.08%	
New Truck	**23,000.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Conferences & Training	**2,775.00**	**16.58%**	0.00	0.00	0.00	0.00%	700.00	460.00	240.00	34.29%	
Total Building Inspections	**323,558.00**	**22.53%**	**22,549.08**	**12,282.07**	**10,267.01**	**45.53%**	**117,652.42**	**72,898.44**	**44,753.98**	**38.04%**	
2500 - Emergency Communications											
Contract Services	**7,000.00**	**0.00%**	0.00	0.00	0.00	0.00%	1,750.00	0.00	1,750.00	100.00%	
Total Emergency Communications	**7,000.00**	**0.00%**	**0.00**	**0.00**	**0.00**	**0.00%**	**1,750.00**	**0.00**	**1,750.00**	**100.00%**	
2700 - Animal Control											
Printed Forms	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Contract Services	**6,000.00**	**45.42%**	500.00	500.00	0.00	0.00%	2,500.00	2,725.00	(225.00)	-9.00%	
Miscellaneous (Impounding)	**800.00**	**69.38%**	65.00	75.00	(10.00)	-15.38%	325.00	555.00	(230.00)	-70.77%	
Total Animal Control	**6,800.00**	**48.24%**	**565.00**	**575.00**	**(10.00)**	**-1.77%**	**2,825.00**	**3,280.00**	**(455.00)**	**-16.11%**	
Total Public Safety	**1,327,792.00**	**18.25%**	**54,664.55**	**38,066.65**	**16,597.90**	**30.36%**	**311,690.95**	**242,381.35**	**69,309.60**	**22.24%**	

DEPT 430 - PUBLIC WORKS	Full Year BUDGET 2015	% to date	MONTH BUDGET Month	MONTH ACTUAL Month	MONTH Variance ($) Month	MONTH Variance (%) Month	YTD BUDGET YTD	YTD ACTUAL YTD	YTD Variance ($) YTD	YTD Variance (%) YTD	
3100 - Public Works											
FT Salaries	**153,314.00**	**37.64%**	11,793.38	9,360.91	2,432.47	20.63%	64,863.62	57,709.74	7,153.88	11.03%	Use of more FT vs PT; overall cost very close to budget
PT Salaries	**23,460.00**	**2.63%**	1,804.62	0.00	1,804.62	100.00%	9,925.38	618.00	9,307.38	93.77%	
PERA Contributions	**11,115.00**	**38.94%**	855.00	702.08	152.92	17.89%	4,702.50	4,328.27	374.23	7.96%	
FICA Contributions	**10,960.00**	**31.21%**	843.08	551.35	291.73	34.60%	4,636.92	3,420.93	1,215.99	26.22%	
Medicare Contributions	**2,563.00**	**31.22%**	197.15	128.97	68.18	34.58%	1,084.35	800.08	284.27	26.22%	
Health/Dental Insurance	**34,183.00**	**46.64%**	2,629.46	2,899.00	(269.54)	-10.25%	14,462.04	15,944.50	(1,482.46)	-10.25%	
Unemployment Benefits	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Workers Compensation	**6,000.00**	**228.79%**	500.00	0.00	500.00	100.00%	2,500.00	13,727.33	(11,227.33)	-449.09%	Expense spread out in the budget; 18% rate increase in 2015
Office Supplies	**2,000.00**	**0.00%**	165.00	0.00	165.00	100.00%	825.00	0.00	825.00	100.00%	
Shop Materials	**1,500.00**	**52.48%**	125.00	0.00	125.00	100.00%	625.00	787.18	(162.18)	-25.95%	
Building Repair Supplies	**500.00**	**17.35%**	40.00	0.00	40.00	100.00%	200.00	86.75	113.25	56.63%	
Small Tools and Minor Equip	**1,200.00**	**69.13%**	100.00	10.00	90.00	90.00%	500.00	829.57	(329.57)	-65.91%	
Engineering Services	**9,000.00**	**76.44%**	750.00	509.50	240.50	32.07%	3,750.00	6,879.75	(3,129.75)	-83.46%	
Contract Services	**4,000.00**	**19.19%**	0.00	262.45	(262.45)	-100.00%	2,000.00	767.78	1,232.22	61.61%	
Radio	**1,300.00**	**23.77%**	0.00	0.00	0.00	0.00%	325.00	309.06	15.94	4.90%	
Mileage	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Insurance	**20,000.00**	**78.74%**	0.00	0.00	0.00	0.00%	20,000.00	15,748.00	4,252.00	21.26%	
Electric Utility	**28,000.00**	**50.35%**	1,500.00	1,534.62	(34.62)	-2.31%	13,000.00	14,097.04	(1,097.04)	-8.44%	
Refuse	**2,400.00**	**44.89%**	200.00	216.67	(16.67)	-8.33%	1,000.00	1,077.31	(77.31)	-7.73%	
Fuel, Oil, Fluids (ALL depts)	**42,000.00**	**24.97%**	2,500.00	2,294.99	205.01	8.20%	20,000.00	10,488.70	9,511.30	47.56%	
Repair/Maint Bldg	**3,500.00**	**77.54%**	300.00	139.90	160.10	53.37%	1,400.00	2,713.74	(1,313.74)	-93.84%	
Repair/Maint NOT Bldg	**500.00**	**0.00%**	40.00	0.00	40.00	100.00%	200.00	0.00	200.00	100.00%	
Repair/Maint Equip (out)	**5,000.00**	**5.15%**	400.00	0.00	400.00	100.00%	2,000.00	257.50	1,742.50	87.13%	
Equipment Parts	**7,500.00**	**0.00%**	625.00	0.00	625.00	100.00%	3,125.00	2,255.09	869.91	27.84%	
Uniforms	**2,000.00**	**38.65%**	165.00	190.37	(25.37)	-15.38%	825.00	772.97	52.03	6.31%	
Miscellaneous	**1,000.00**	**13.33%**	100.00	0.00	100.00	100.00%	300.00	133.33	166.67	55.56%	
Landscaping Material	**500.00**	**0.00%**	125.00	0.00	125.00	100.00%	125.00	0.00	125.00	100.00%	
Dues & Subscriptions	**200.00**	**0.00%**	0.00	0.00	0.00	0.00%	50.00	0.00	50.00	100.00%	
Conferences & Training	**1,500.00**	**0.00%**	0.00	0.00	0.00	0.00%	375.00	0.00	375.00	100.00%	
Clean up Days	**5,000.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Total Public Works	**380,195.00**	**40.44%**	**25,757.69**	**18,800.81**	**6,956.88**	**27.01%**	**172,799.81**	**153,752.62**	**19,047.19**	**11.02%**	
3120 - Streets											
Equipment Parts	**3,000.00**	**34.18%**	250.00	1,025.38	(775.38)	-310.15%	1,250.00	1,025.38	224.62	17.97%	
Street Maintenance Materials	**20,000.00**	**13.41%**	2,000.00	325.45	1,674.55	83.73%	7,000.00	2,682.11	4,317.89	61.68%	
Seal Coating/Crack Filling	**186,578.00**	**15.19%**	0.00	28,350.00	(28,350.00)	-100.00%	0.00	28,350.00	(28,350.00)	-100.00%	Entire project budgeted in June
Sign Repair Materials	**2,500.00**	**0.00%**	300.00	378.09	(78.09)	-26.03%	1,000.00	378.09	621.91	62.19%	
Contract Services	**8,000.00**	**8.92%**	2,000.00	0.00	2,000.00	100.00%	2,000.00	713.54	1,286.46	64.32%	
Repairs/Maint Equipment	**2,500.00**	**0.00%**	210.00	0.00	210.00	100.00%	1,050.00	0.00	1,050.00	100.00%	
Total Streets	**222,578.00**	**14.89%**	**4,760.00**	**30,078.92**	**(25,318.92)**	**-531.91%**	**12,300.00**	**33,149.12**	**(20,849.12)**	**-169.51%**	

3125 - Ice & Snow Removal	Full Year BUDGET 2015	% to date	MONTH BUDGET Month	MONTH ACTUAL Month	MONTH Variance ($) Month	MONTH Variance (%) Month	YTD BUDGET YTD	YTD ACTUAL YTD	YTD Variance ($) YTD	YTD Variance (%) YTD	
Landscaping Material	0.00	100.00%	0.00	214.00	(214.00)	-100.00%	0.00	794.14	(794.14)	-100.00%	
Sand/Salt	80,000.00	29.66%	0.00	0.00	0.00	0.00%	45,000.00	23,724.41	21,275.59	47.28%	
Contract Services	6,000.00	0.00%	500.00	0.00	500.00	100.00%	2,500.00	0.00	2,500.00	100.00%	
Repairs/Maint Equipment	9,500.00	95.22%	850.00	0.00	850.00	100.00%	3,750.00	9,045.92	(5,295.92)	-141.22%	Includes $7,200 for snow plow blades
Total Ice & Snow Removal	**95,500.00**	**35.15%**	**1,350.00**	**214.00**	**1,136.00**	**84.15%**	**51,250.00**	**33,564.47**	**17,685.53**	**34.51%**	
3160 - Street Lighting											
Street Lighting	28,000.00	33.06%	2,350.00	1,078.59	1,271.41	54.10%	11,750.00	9,257.96	2,492.04	21.21%	
Total Street Lighting	**28,000.00**	**33.06%**	**2,350.00**	**1,078.59**	**1,271.41**	**54.10%**	**11,750.00**	**9,257.96**	**2,492.04**	**21.21%**	
3200 - Recycling											
Recycling Supplies	3,500.00	0.00%	0.00	0.00	0.00	0.00%	1,750.00	0.00	1,750.00	100.00%	
Miscellaneous	6,000.00	0.00%	500.00	0.00	500.00	100.00%	2,500.00	0.00	2,500.00	100.00%	
Total Recycling	**9,500.00**	**0.00%**	**500.00**	**0.00**	**500.00**	**100.00%**	**4,250.00**	**0.00**	**4,250.00**	**100.00%**	
3250 - Tree Program											
Contract Services	6,000.00	0.00%	500.00	0.00	500.00	100.00%	2,500.00	0.00	2,500.00	100.00%	
Total Tree Program	**6,000.00**	**0.00%**	**500.00**	**0.00**	**500.00**	**100.00%**	**2,500.00**	**0.00**	**2,500.00**	**100.00%**	
Total Public Works	**741,773.00**	**30.97%**	**35,217.69**	**50,172.32**	**(14,954.63)**	**-42.46%**	**254,849.81**	**229,724.17**	**25,125.64**	**9.86%**	

DEPT 450 - CULTURE, RECREATIO	Full Year BUDGET		MONTH				YTD				
5200 - Parks & Recreation	2015	% to date	BUDGET Month	ACTUAL Month	Variance ($) Month	Variance (%) Month	BUDGET YTD	ACTUAL YTD	Variance ($) YTD	Variance (%) YTD	
FT Salaries	77,847.00	74.08%	5,988.23	11,054.85	(5,066.62)	-84.61%	32,935.27	57,666.36	(24,731.09)	-75.09%	Position switch from new employee at lower rate to long term ee
PT Salaries	6,820.00	55.65%	524.62	756.00	(231.38)	-44.10%	2,885.38	3,795.50	(910.12)	-31.54%	
PERA Contributions	5,644.00	75.30%	434.15	777.44	(343.29)	-79.07%	2,387.85	4,249.75	(1,861.90)	-77.97%	
FICA Contributions	5,249.00	69.59%	403.77	698.89	(295.12)	-73.09%	2,220.73	3,652.85	(1,432.12)	-64.49%	
Medicare Contributions	1,228.00	69.56%	94.46	163.44	(68.98)	-73.03%	519.54	854.24	(334.70)	-64.42%	
Health/Dental Insurance	19,940.00	40.01%	1,533.85	1,450.80	83.05	5.41%	8,436.15	7,978.60	457.55	5.42%	
Unemployment Benefits	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Workers Compensation	4,000.00	89.62%	0.00	0.00	0.00	0.00%	4,000.00	3,584.75	415.25	10.38%	
Shop Materials	500.00	130.16%	40.00	476.97	(436.97)	-1092.43%	200.00	650.81	(450.81)	-225.41%	
Chemicals	750.00	0.00%	62.50	0.00	62.50	100.00%	312.50	0.00	312.50	100.00%	
Equipment Parts	2,000.00	58.69%	165.00	249.89	(84.89)	-51.45%	825.00	1,173.85	(348.85)	-42.28%	
Building Repair Supplies	500.00	15.26%	40.00	0.00	40.00	100.00%	200.00	76.32	123.68	61.84%	
Landscaping Materials	3,000.00	31.62%	250.00	665.45	(415.45)	-166.18%	1,250.00	948.54	301.46	24.12%	
Small Tools and Minor Equip	1,000.00	127.08%	85.00	607.97	(522.97)	-615.26%	420.00	1,270.82	(850.82)	-202.58%	
Mileage	0.00	0.00%	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Insurance	3,200.00	95.03%	0.00	0.00	0.00	0.00%	3,200.00	3,041.00	159.00	4.97%	
Electric Utility	8,500.00	54.25%	600.00	516.15	83.85	13.98%	3,550.00	4,611.55	(1,061.55)	-29.90%	
Refuse	2,500.00	0.00%	208.33	0.00	208.33	100.00%	1,041.65	0.00	1,041.65	100.00%	
Repair/Maint Bldg	1,000.00	128.41%	85.00	0.00	85.00	100.00%	420.00	1,284.07	(864.07)	-205.73%	
Repair/Maint NOT Bldg	2,500.00	44.47%	225.00	402.83	(177.83)	-79.04%	1,025.00	1,111.83	(86.83)	-8.47%	
Repair/Maint Equip	1,500.00	0.00%	125.00	0.00	125.00	100.00%	625.00	0.00	625.00	100.00%	
Rental Buildings	4,600.00	29.34%	383.33	1,151.78	(768.45)	-200.47%	1,916.65	1,349.78	566.87	29.58%	
Miscellaneous	750.00	24.67%	62.50	0.00	62.50	100.00%	312.50	185.00	127.50	40.80%	
Total Parks & Recreation	**153,028.00**	**63.70%**	**11,310.74**	**18,972.46**	**(7,661.72)**	**-67.74%**	**68,683.22**	**97,485.62**	**(28,802.40)**	**-41.94%**	
IT & Telephone											
IT-Hardware	9,100.00	55.53%	0.00	1,169.01	(1,169.01)	-100.00%	0.00	5,052.98	(5,052.98)	-100.00%	
IT-Software	16,000.00	26.29%	1,333.00	0.00	1,333.00	100.00%	6,665.00	4,207.00	2,458.00	36.88%	
IT-Support Services	36,000.00	40.99%	3,000.00	2,951.42	48.58	1.62%	15,000.00	14,757.10	242.90	1.62%	
IT-Networking	7,800.00	0.00%	0.00	0.00	0.00	0.00%	1,950.00	0.00	1,950.00	100.00%	
INET Contingency	16,000.00	0.00%	16,000.00	0.00	16,000.00	100.00%	16,000.00	0.00	16,000.00	100.00%	
Telephone	24,660.00	30.39%	2,055.00	1,496.41	558.59	27.18%	10,275.00	7,495.30	2,779.70	27.05%	
Total IT & Telephone	**109,560.00**	**28.76%**	**22,388.00**	**5,616.84**	**16,771.16**	**74.91%**	**49,890.00**	**31,512.38**	**18,377.62**	**36.84%**	
Grand Total all Expenses	**3,316,216.00**	**32.05%**	**191,380.98**	**203,509.59**	**(12,128.61)**	**-6.34%**	**1,108,421.49**	**1,062,800.43**	**45,621.06**	**4.12%**	
Subtotal Net Income over Expenses	**482,118.00**	**-128.82%**	**(75,898.73)**	**(33,266.78)**	**42,631.95**	**56.17%**	**(655,518.24)**	**(621,068.12)**	**34,450.12**	**5.26%**	
DEPT 460 - COMP ADJ	**35,000.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Debt Service increase	**247,118.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
Transfer to City Projects (Streets)	**0.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
DEPT 493 - OTH FINANCING	**200,000.00**	**0.00%**	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%	
GRAND TOTAL EXP ALL DEPTS	**3,798,334.00**	**27.98%**	**191,380.98**	**203,509.59**	**(12,128.61)**	**-6.34%**	**1,108,421.49**	**1,062,800.43**	**45,621.06**	**4.12%**	
Net Income over Expenses	**0.00**	**0.00%**	**(75,898.73)**	**(33,266.78)**	**42,631.95**	**56.17%**	**(655,518.24)**	**(621,068.12)**	**34,450.12**	**5.26%**	

THE CITY OF LAKE ELMO

MAYOR & COUNCIL COMMUNICATION

DATE: July 7, 2015
CONSENT ITEM 4

AGENDA ITEM: New Single Family Home Permit Report

SUBMITTED BY: Rick Chase, Building Official

THROUGH: Rick Chase, Building Official

REVIEWED BY: Kyle Klatt, Planning Director

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

SUMMARY AND ACTION REQUESTED: As part of its Consent Agenda, the City Council is asked to accept the monthly new single family home permit report through May, 2015. No specific motion is needed as this is recommended as part of the *Consent Agenda*.

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

	2015	2014	2013
New Homes	39	9	12
Total valuation	$13,383,505	$5,507,800	$5, 121, 742
Average home value	343,166	611,000	426,811
Total Valuation YTD	16,987,858	7,467,233	6,981,719

- One new home rebuilt in 2015 due to fire.

RECOMMENDATION: Based on the aforementioned, the staff recommends the City Council accept the May, 2015 monthly new home building permit report.

THE CITY OF LAKE ELMO

MAYOR & COUNCIL COMMUNICATION

DATE: **July 7, 2015**
CONSENT ITEM # **5**

AGENDA ITEM: Section 34 Pressure Reducing Valve Stations – Compensating Change Order No. 1

SUBMITTED BY: Chad Isakson, 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: Decrease of $2,500.00 to the final construction contract amount.

This change order reconciles the estimated and actual quantities installed on the project and decreases the contract by $2,500.00. With this change order the final contract amount is $91,100.00.

SUMMARY AND ACTION REQUESTED:

The City Council is respectfully requested to consider approving, *as part of the consent agenda*, Compensating Change Order No. 1 for the Section 34 Pressure Reducing Valve Stations 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. 1 for the Section 34 Pressure Reducing Valve Stations thereby decreasing the final contract amount by $2,500.00."

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

Geislinger and Sons, Inc. was awarded a construction contract on October 21, 2014 to complete the Section 34 Pressure Reducing Valve Stations. The contractor has completed the work in accordance with the contract, plans and specifications; and with approval of this change order the contract amount will be adjusted to reflect quantities actually installed as part of the project. The overall decrease in the contract amount for this change order is $2,500.00 as detailed on the attached itemization. The Contractor was able to complete the improvements without the installation of the temporary bypass system resulting in a reduction in the final project cost.

The final construction contract amount is $91,100.00, or 2.7% under the original construction contract award.

RECOMMENDATION:

Staff is recommending that the City Council consider, *as part of the Consent Agenda*, approving Compensating Change Order No. 1 for the Section 34 Pressure Reducing Valve Stations thereby decreasing the final contract amount by $2,500.00. If removed from the consent agenda, the recommended motion for this action is as follows:

"Move to approve Compensating Change Order No. 1 for the Section 34 Pressure Reducing Valve Stations thereby decreasing the final contract amount by $2,500.00."

ATTACHMENT(S):

1. Compensating Change Order No. 1

CONTRACT CHANGE ORDER FORM

CITY OF LAKE ELMO, MINNESOTA
SECTION 34 PRESSURE REDUCING VALVE STATIONS
PROJECT NO. 2013.126

FOCUS ENGINEERING, inc.

COMPENSATING CHANGE ORDER NO. 1 **DATE:** June 22, 2015

TO: GEISLINGER AND SONS, INC. 511 CENTRAL AVE S P.O. BOX 437 WATKINS, MN 55389

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 $2,500. The Contractor was able to complete the improvements without the installation of the temporary bypass system resulting a reduction in the final project cost.

Attachments (list documents supporting change): Itemization

ITEM	DESCRIPTION OF PAY ITEM	UNIT	QTY	UNITE PRICE	INCREASE/(DECREASE)
	**See attached itemization for Change Order Items				($2,500.00)
				NET CONTRACT CHANGE	**($2,500.00)**

Amount of Original Contract	$	93,600.00
Sum of Additions/Deductions approved to date (CO)	$	0.00
Contract Amount to date	$	93,600.00
Amount of this Change Order (~~ADD~~) (DEDUCT) (~~NO CHANGE~~)	$	(2,500.00)
Revised Contract Amount	$	91,100.00

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

APPROVED BY ENGINEER: FOCUS Engineering, inc.

ENGINEER

06/22/2015
DATE

APPROVED BY CONTRACTOR

BY

6-22-15
DATE

APPROVED BY OWNER: CITY OF LAKE ELMO, MINNESOTA

BY

DATE

BY

DATE

COMPENSATING CHANGE ORDER NO 1

SECTION 34 PRESSURE REDUCING VALVE STATIONS
CITY OF LAKE ELMO, MINNESOTA
PROJECT NO. 2013.126

FOCUS ENGINEERING, inc.

ITEM	DESCRIPTION OF PAY ITEM	UNIT	CONTRACT			TOTAL TO DATE		COMPENSATING CHANGE ORDER NO. 1	
			QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	NET CHANGE	AMOUNT
	BASE BID - HUDSON BOULEVARD PRV STATION								
1	HUDSON BLVD PRV STATION	LS	1	$91,100.00	$91,100.00	1.00	$91,100.00	-	$0.00
2	WATERMAIN BYPASS - HUDSON BLVD PRV STATION	LS	1	$2,500.00	$2,500.00	0.00	$0.00	-1.0	-$2,500.00
	SUBTOTAL - BASE BID				$93,600.00		$91,100.00		-$2,500.00
TOTALS - BASE CONTRACT					**$93,600.00**		**$91,100.00**		**-$2,500.00**
TOTALS - DIFFERENCE IN CONTRACT AND ACTUAL WORK COMPLETE					**$93,600.00**		**$91,100.00**		**-$2,500.00**

THE CITY OF LAKE ELMO

MAYOR & COUNCIL COMMUNICATION

DATE: **July 7, 2015**
CONSENT ITEM # **6**

AGENDA ITEM: Section 34 Pressure Reducing Valve Stations – Pay Request No. 3 (Final)

SUBMITTED BY: Chad Isakson, 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: None.

Partial payment is proposed in accordance with the Contract for the project. Payment remains within the authorized scope and budget.

SUMMARY AND ACTION REQUESTED:

The City Council is respectfully requested to consider approving Pay Request No. 3 (Final) for the Section 34 Pressure Reducing Valve Stations project. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to accept the improvements for the Section 34 Pressure Reducing Valve Stations and Pay Request No. 3 (Final) to Geislinger & Sons Inc. in the amount of $4,555.00."

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

Geislinger & Sons Inc., the Contractor for the project, has completed the Section 34 Pressure Reducing Valve Stations in accordance with the construction contract awarded by the council on October 21, 2014 The Project Engineer has prepared a Certificate of Completion indicating that all work is completed including punchlist items and is recommending the acceptance of the improvements and release of final retainage. Project acceptance will initiate on July 7, 2015 and will extend through July 7, 2016.

The final total construction costs for the project is $91,100.00 which is 2.7% under the original contract amount of $93,600.00. The reduced costs were related to allowing the water system to be shut down in lieu of requiring a temporary water by-pass. Total project costs also came in under budget at $112,000 versus an authorized budget of $122,600.

The project was financed through the Section 34 Water & Sewer Utility Extension project fund which has been fully assessed against the benefitting properties.

RECOMMENDATION:

Staff is recommending that the City Council consider approving, *as part of the Consent Agenda,* Pay Request No. 3 (Final) for the Section 34 Pressure Reducing Valve Stations project. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to accept the improvements for the Section 34 Pressure Reducing Valve Stations and approve Pay Request #3 (Final) to Geislinger & Sons Inc. in the amount of $4,555.00."

ATTACHMENT(S):

1. Certificate of Completion
2. Partial Pay Estimate No. 3 (Final)

CERTIFICATE OF COMPLETION

DATE OF ISSUANCE: July 7, 2015

OWNER:	CITY OF LAKE ELMO, MN
CONTRACTOR:	GEISLINGER AND SONS, INC.
PROJECT NAME:	SECTION 34 PRESSURE REDUCTION VALVE STATION
PROJECT NO.:	2013.126

☒ 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 October 28, 2014. The above-mentioned improvement is hereby declared to be complete and acceptance of this work is recommended.

DATE OF COMPLETION: July 7, 2015

Chad Isakson Reg. No. 49028

FOCUS Engineering, Inc.

THE WARRANTY PERIOD BEGINS July 7, 2015 AND ENDS July 7, 2016

PROJECT PAY FORM

PARTIAL PAY ESTIMATE NO. **3 (FINAL)**

FOCUS ENGINEERING, inc.

SECTION 34 PRESSURE REDUCING VALVE STATIONS
PROJECT NO. 2013.126

PERIOD OF ESTIMATE
FROM **6/1/2015** TO **6/30/2015**

PROJECT OWNER:
CITY OF LAKE ELMO
3800 LAVERNE AVENUE NORTH
LAKE ELMO, MN 55042
ATTN: JACK GRIFFIN, P.E., CITY ENGINEER

CONTRACTOR:
GEISLINGER AND SONS, INC.
511 CENTRAL AVE S P.O. BOX 437
WATKINS, MN 55389
ATTN: JEFF GEISLINGER, PRESIDENT

CONTRACT CHANGE ORDER SUMMARY

No.	Approval Date	Amount Additions	Amount Deductions
1	7/7/2015		$2,500.00
TOTALS		$0.00	$2,500.00
NET CHANGE		($2,500.00)	

PAY ESTIMATE SUMMARY

1. Original Contract Amount	$93,600.00
2. Net Change Order Sum	-$2,500.00
3. Revised Contract (1+2)	$91,100.00
4. *Work Completed	$91,100.00
5. *Stored Materials	$0.00
6. Subtotal (4+5)	$91,100.00
7. Retainage* 0.0%	$0.00
8. Previous Payments	$86,545.00
9. Amount Due (6-7-8)	**$4,555.00**

**Detailed Breakdown Attached*

CONTRACT TIME

START DATE:	11/24/2014	ORIGINAL DAYS	179	ON SCHEDULE	
SUBSTANTIAL COMPLETION:	12/19/2014	REVISED DAYS	0	YES	☐
FINAL COMPLETION:	5/22/2015	REMAINING	-39	NO	X

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.
Chl dh
ENGINEER
06/22/2015
DATE

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
6-22-15
DATE

APPROVED BY OWNER: **CITY OF LAKE ELMO, MINNESOTA**

BY
DATE

BY
DATE

PARTIAL PAY ESTIMATE NO. 3 (FINAL)

SECTION 34 PRESSURE REDUCING VALVE STATIONS
CITY OF LAKE ELMO, MINNESOTA
PROJECT NO. 2013.126

FOCUS ENGINEERING, inc.

ITEM	DESCRIPTION OF PAY ITEM	UNIT	CONTRACT			THIS PERIOD		TOTAL TO DATE	
			QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
	BASE BID - HUDSON BOULEVARD PRV STATION								
1	HUDSON BLVD PRV STATION	LS	1	$91,100.00	$91,100.00	0.03	$2,733.00	1.00	$91,100.00
2	WATERMAIN BYPASS - HUDSON BLVD PRV STATION	LS	1	$2,500.00	$2,500.00	0.00	$0.00	0.00	$0.00
	SUBTOTAL - BASE BID				$93,600.00		$2,733.00		$91,100.00
	TOTALS - BASE CONTRACT				**$93,600.00**		**$2,733.00**		**$91,100.00**
	COMPENSATING CHANGE ORDER NO. 1								
CO1-1	COMPENSATING CHANGE ORDER	LS	1	-$2,500.00	-$2,500.00	-	$0.00	-	$0.00
	TOTALS-COMPENSATING CHANGE ORDER NO. 1				**-$2,500.00**		**$0.00**		**$0.00**
	TOTALS-REVISED CONTRACT				**$91,100.00**		**$2,733.00**		**$91,100.00**

THE CITY OF LAKE ELMO

MAYOR & COUNCIL COMMUNICATION

DATE: July 7, 2015
CONSENT ITEM # 7

AGENDA ITEM: Production Well No. 4 – Pay Request No. 9

SUBMITTED BY: Chad Isakson, 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:

None. Partial 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 approving Pay Request No. 9 for the Production Well No. 4 Improvements. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve Pay Request No. 9 to Keys Well Drilling Company in the amount of $4,047.00 for the Production Well No. 4 Improvements."

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

Keys Well Drilling Co., the Contractor for the project, has submitted Partial Pay Estimate No.9 in the amount of $4,047.00. The request has been reviewed and payment is recommended in the amount requested. In accordance with the contract documents, the City has retained 5% of the total work completed. The amount retained is $15,367.38.

RECOMMENDATION:

Staff is recommending that the City Council consider approving, *as part of the Consent Agenda,* Pay Request No. 9 in the amount of $4,047.00. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve Pay Request No. 9 to Keys Well Drilling Company in the amount of $4,047.00 for the Production Well No. 4 Improvements."

ATTACHMENT(S):

1. Partial Pay Estimate No. 9.

PROJECT PAY FORM

PARTIAL PAY ESTIMATE NO. 9	FOCUS ENGINEERING, inc.
PRODUCTION WELL NO. 4 **PROJECT NO. 2013.125**	PERIOD OF ESTIMATE FROM **8/29/2014** TO **6/29/2015**
PROJECT OWNER: **CITY OF LAKE ELMO** **3800 LAVERNE AVENUE NORTH** **LAKE ELMO, MN 55042** **ATTN: JACK GRIFFIN, P.E., CITY ENGINEER**	CONTRACTOR: **KEYS WELL DRILLING CO.** **1156 HOMER ST** **ST. PAUL, MN 55116** **ATTN: JEFFREY KEYS**

CONTRACT CHANGE ORDER SUMMARY

No.	Approval Date	Amount	
		Additions	Deductions
1	11/19/2013	na	na
TOTALS		$0.00	$0.00
NET CHANGE		$0.00	

PAY ESTIMATE SUMMARY

1. Original Contract Amount	$304,800.00
2. Net Change Order Sum	$0.00
3. Revised Contract (1+2)	$304,800.00
4. *Work Completed	$307,347.50
5. *Stored Materials	$0.00
6. Subtotal (4+5)	$307,347.50
7. Retainage* 5.0%	$15,367.38
8. Previous Payments	$287,933.13
9. Amount Due (10)	**$4,047.00**

**Detailed Breakdown Attached*

CONTRACT TIME

START DATE:	**7/8/2013**	ORIGINAL DAYS	158	ON SCHEDULE	
SUBSTANTIAL COMPLETION:	**11/29/2013**	REVISED DAYS	0	YES	☐
FINAL COMPLETION:	**12/13/2013**	REMAINING	-563	NO	X

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

6/29/2015

DATE

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

6/30/15

DATE

APPROVED BY OWNER: **CITY OF LAKE ELMO, MINNESOTA**

BY

DATE

BY

DATE

PARTIAL PAY ESTIMATE NO. 9

PRODUCTION WELL NO. 4
CITY OF LAKE ELMO, MINNESOTA
PROJECT NO. 2013.125

FOCUS ENGINEERING, inc.

ITEM	DESCRIPTION OF PAY ITEM	UNIT	CONTRACT			THIS PERIOD		TOTAL TO DATE	
			QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
1	MOBILIZATION / SITE WORK	LS	1	$26,000.00	$26,000.00	-	$0.00	1.00	$26,000.00
2	SILT FENCE	LF	550	$5.00	$2,750.00	-	$0.00	275.00	$1,375.00
3	24-INCH STEEL CASING	LF	95	$200.00	$19,000.00	-	$0.00	89.00	$17,800.00
4	24-INCH OPEN HOLE	LF	110	$125.00	$13,750.00	-	$0.00	122.00	$15,250.00
5	18-INCH STEEL CASING	LF	210	$80.00	$16,800.00	-	$0.00	211.00	$16,880.00
6	18-INCH OPEN HOLE	LF	85	$60.00	$5,100.00	-	$0.00	81.00	$4,860.00
7	GROUT	CY	50	$410.00	$20,500.00	-	$0.00	29.00	$11,890.00
8	EXPLOSIVES	LB	400	$28.00	$11,200.00	-	$0.00	410.00	$11,480.00
9	REMOVAL OF ROCK	CY	750	$70.00	$52,500.00	-	$0.00	1071.00	$74,970.00
10	AIR SURGING MOBILIZATION	LS	1	$4,500.00	$4,500.00	-	$0.00	2.00	$9,000.00
11	AIR SURGING DEVELOPMENT	HRS	125	$210.00	$26,250.00	-	$0.00	121.50	$25,515.00
12	TELEVISION SURVEY	LS	1	$1,400.00	$1,400.00	-	$0.00	1.00	$1,400.00
13	TEST PUMP MOBILIZATION & INSTALL.	LS	1	$5,000.00	$5,000.00	-	$0.00	2.00	$10,000.00
14	TEST PUMPING	HRS	80	$140.00	$11,200.00	-	$0.00	63.50	$8,890.00
15	TEST PUMPING DISCHARGE PIPE	LF	2,500	$5.50	$13,750.00	-	$0.00	2425.00	$13,337.50
16	SAND CONTENT TESTS	EA	5	$50.00	$250.00	-	$0.00	3.00	$150.00
17	CHEM. ANALYSIS & BACT. TEST	LS	1	$4,500.00	$4,500.00	-	$0.00	1.00	$4,500.00
18	SOUNDS BARRIER CONSTRUCTION	SF	1,600	$8.00	$12,800.00	-	$0.00	-	$0.00
19	GAMMA LOG	EA	1	$800.00	$800.00	-	$0.00	1.00	$800.00
20	RESTORATION	LS	1	$3,500.00	$3,500.00	-	$0.00	-	$0.00
21	WELL PUMP	LS	1	$53,250.00	$53,250.00	0.08	$4,260.00	1.00	$53,250.00
TOTALS - BASE CONTRACT					**$304,800.00**		**$4,260.00**		**$307,347.50**

CHANGE ORDER NO. 1

CO1-1	REVISE COMPLETION DATE	LS	1.0	$0.00	$0.00	1.0	$0.00	0.0	$0.00
TOTALS - CHANGE ORDER NO. 1					**$0.00**		**$0.00**		**$0.00**
TOTALS - REVISED CONTRACT					**$304,800.00**		**$4,260.00**		**$307,347.50**

THE CITY OF LAKE ELMO

MAYOR & COUNCIL COMMUNICATION

DATE: **July 7, 2015**
CONSENT ITEM # **8**

AGENDA ITEM: Pumphouse No. 4 – Pay Request No. 8 (Final)

SUBMITTED BY: Chad Isakson, 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:

None. 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,* accepting the improvements and approving Pay Request No. 8 (Final) for the Pumphouse No. 4 Improvements. The work has been reviewed by the Engineer and is fully completed in accordance with the Contract, Plans and Specifications and Change Orders. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to accept the improvements for the Pumphouse No. 4 Improvements and approve Pay Request No. 8 (Final) to Total Mechanical Services, Inc. in the amount of $38,252.06."

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

Total Mechanical Services, Inc., the Contractor for the project, has completed the Pumphouse No. 4 Improvements in accordance with the construction contract awarded by the council on February 18, 2014. The Project Engineer has prepared a Certification of Completion indicating that all work is completed including all punchlist items and is recommending the acceptance of the improvements and release of the final retainage. Project acceptance will initiate the one-year warranty period for the improvements. The one-year warranty will begin on July 7, 2015 and will extend through July 7, 2016.

The final total construction costs for the project is $765,041.25 which is 2.2% over the original contract amount of $748,640.00. However total project costs remained on budget at $977,400. Added construction costs were due primarily to the increased quantities for topsoil borrow and select granular borrow required for site work and site restoration. Topsoil was imported to the site due to the lack of existing topsoil that could be salvaged on site. Additional select granular borrow material was imported to make soil corrections under the footing of the building. Soil corrections were needed to replace unforeseen poor soils. The project is being partially funded through the MN-DEED water system grant. A breakdown of the project costs compared with the previously approved budget is shown below.

	Post Construction Costs	**Authorized Project Budget Costs**
Total Project Costs:	$977,400	$977,400
Funding Source:		
DEED Water Agreement Funds:	$263,516	$260,000
Water Enterprise Funds:	$713,884	$717,400

Release of final payment is contingent upon the Contractor submitting final lien waivers.

RECOMMENDATION:

Staff is recommending that the City Council consider, *as part of the Consent Agenda,* accepting the improvements for the Pumphouse No. 4 Improvements and approving Pay Request No. 8 (Final) in the amount of $38,252.06. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to accept the improvements for the Pumphouse No. 4 Improvements and approve Pay Request No. 8 (Final) to Total Mechanical Services, Inc. in the amount of $38,252.06."

ATTACHMENT(S):

1. Certificate of Completion.
2. Partial Pay Estimate No. 8 (Final).

CERTIFICATE OF COMPLETION

DATE OF ISSUANCE: **JULY 7, 2015**

OWNER:	CITY OF LAKE ELMO, MN
CONTRACTOR:	TOTAL MECHANICAL SERVICES, INC.
PROJECT NAME:	PUMPHOUSE NO. 4 IMPROVEMENTS
PROJECT NO.:	2013.132

☒ 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 **FEBRUARY 18, 2014**. The above-mentioned improvement is hereby declared to be complete and acceptance of this work is recommended.

DATE OF COMPLETION: **JULY 7, 2015**

Chad Isakson Reg. No. 49028

FOCUS Engineering, Inc.

THE WARRANTY PERIOD BEGINS **JULY 7, 2015** AND ENDS **JULY 7, 2016**

PROJECT PAY FORM

PARTIAL PAY ESTIMATE NO. **8 (Final)**

FOCUS ENGINEERING, inc.

PUMPHOUSE NO. 4
PROJECT NO. 2013.132

PERIOD OF ESTIMATE
FROM **1/23/2015** TO **5/27/2015**

PROJECT OWNER:
CITY OF LAKE ELMO
3800 LAVERNE AVENUE NORTH
LAKE ELMO, MN 55042
ATTN: JACK GRIFFIN, P.E., CITY ENGINEER

CONTRACTOR:
TOTAL MECHANICAL SERVICES, INC.
420 BROADWAY AVE
ST. PAUL PARK, MN 55071
ATTN: MARK DIESSNER

CONTRACT CHANGE ORDER SUMMARY

No.	Approval Date	Amount Additions	Amount Deductions
1	11/18/2014	$9,604.75	
2	2/3/2015	$6,796.50	
TOTALS		$16,401.25	$0.00
NET CHANGE		$16,401.25	

PAY ESTIMATE SUMMARY

1. Original Contract Amount	$748,640.00
2. Net Change Order Sum	$16,401.25
3. Revised Contract (1+2)	$765,041.25
4. *Work Completed	$765,041.25
5. *Stored Materials	$0.00
6. Subtotal (4+5)	$765,041.25
7. Retainage* **0.0%**	$0.00
8. Previous Payments	$726,789.19
9. Amount Due (6-7-8)	**$38,252.06**

**Detailed Breakdown Attached*

CONTRACT TIME

START DATE: **5/19/2014**
SUBSTANTIAL COMPLETION: **11/28/2014**
FINAL COMPLETION: **12/19/2014**

ORIGINAL DAYS 214
REVISED DAYS 0
REMAINING -159

ON SCHEDULE
YES [ ]
NO [X]

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
5/28/2015
DATE

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

APPROVED BY OWNER: **CITY OF LAKE ELMO, MINNESOTA**

BY
DATE

BY
DATE

PARTIAL PAY ESTIMATE NO. 8 (FINAL)

PUMPHOUSE NO. 4
CITY OF LAKE ELMO, MINNESOTA
PROJECT NO. 2013.132

FOCUS ENGINEERING, inc.

ITEM	DESCRIPTION OF PAY ITEM	UNIT	CONTRACT			THIS PERIOD		TOTAL TO DATE	
			QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
1	DIV 1 - GENERAL CONDITIONS	LS	1	$60,000.00	$60,000.00	-	$0.00	1.00	$60,000.00
2	DIV 1 - MOBILIZATION	LS	1	$10,000.00	$10,000.00	-	$0.00	1.00	$10,000.00
3	DIV 2 - SITE WORK	LS	1	$45,000.00	$45,000.00	-	$0.00	1.00	$45,000.00
4	DIV 3 - CONCRETE	LS	1	$30,000.00	$30,000.00	-	$0.00	1.00	$30,000.00
5	DIV 4 - MASONRY	LS	1	$59,000.00	$59,000.00	-	$0.00	1.00	$59,000.00
6	DIV 5 - METALS	LS	1	$3,000.00	$3,000.00	-	$0.00	1.00	$3,000.00
7	DIV 6 - CARPENTRY	LS	1	$19,000.00	$19,000.00	-	$0.00	1.00	$19,000.00
8	DIV 7 - THERMAL PROTECTION	LS	1	$13,000.00	$13,000.00	-	$0.00	1.00	$13,000.00
9	DIV 8 - DOORS AND WINDOWS	LS	1	$12,000.00	$12,000.00	-	$0.00	1.00	$12,000.00
10	DIV 9 - FINISHES	LS	1	$10,000.00	$10,000.00	-	$0.00	1.00	$10,000.00
11	DIV 10 - SAFETY AND SIGNS	LS	1	$5,000.00	$5,000.00	-	$0.00	1.00	$5,000.00
12	DIV 11 - PROCESS EQUIPMENT	LS	1	$60,000.00	$60,000.00	-	$0.00	1.00	$60,000.00
13	DIV 15 - MECHANICAL	LS	1	$137,900.00	$137,900.00	-	$0.00	1.00	$137,900.00
14	DIV 16 - ELECTRICAL	LS	1	$243,000.00	$243,000.00	-	$0.00	1.00	$243,000.00
15	COMMON EXCAVATION (P)	CY	350	$11.00	$3,850.00	-	$0.00	350.00	$3,850.00
16	TYPE SP. 12.5 BITUMINOUS WEARING COURSE MIXTURE (2,B)	TN	130	$108.00	$14,040.00	-	$0.00	114.0	$12,312.00
17	BITUMINOUS MATERIAL FOR TACK COAT	GAL	35	$6.00	$210.00	-	$0.00	35.0	$210.00
18	AGGREGATE BASE CLASS 5, 100% CRUSHED	TN	190	$20.00	$3,800.00	-	$0.00	237.0	$4,740.00
19	SELECT GRANULAR BORROW (MODIFIED)	TN	380	$13.50	$5,130.00	-	$0.00	637.0	$8,599.50
20	5" CONCRETE SIDEWALK	SF	235	$5.00	$1,175.00	-	$0.00	235.0	$1,175.00
21	TRUNCATED DOME PANELS	SF	8	$40.00	$320.00	-	$0.00	8.0	$320.00
22	TOPSOIL BORROW (CV)	CY	15	$65.00	$975.00	-	$0.00	226.0	$14,690.00
23	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	1	$1,000.00	$1,000.00	-	$0.00	1.0	$1,000.00
24	SILT FENCE, MACHINE SLICED	LF	400	$3.00	$1,200.00	-	$0.00	400.0	$1,200.00
25	STREET SWEEPER	HR	4	$110.00	$440.00	-	$0.00	4.0	$440.00
26	SOD	SY	2,400	$4.00	$9,600.00	-	$0.00	-	$0.00
TOTALS - BASE CONTRACT					**$748,640.00**		**$0.00**		**$755,436.50**
CHANGE ORDER NO. 1									
CO1-1	HYDROSEEDING	SY	2,945	$1.90	$5,595.50	-	$0.00	2945.00	$5,595.50
CO1-2	GRADING FOR SOIL CORRECTION	HR	14.5	$276.50	$4,009.25	-	$0.00	14.50	$4,009.25
TOTALS-CHANGE ORDER NO. 1					**$9,604.75**		**$0.00**		**$9,604.75**
COMPENSATING CHANGE ORDER NO. 2									
CO2-1	COMPENSATING CHANGE ORDER	LS	1	$6,796.50	$6,796.50	-	$0.00	-	$0.00
TOTALS-COMPENSATING CHANGE ORDER NO. 2					**$6,796.50**		**$0.00**		**$0.00**
TOTALS-REVISED CONTRACT					**$765,041.25**		**$0.00**		**$765,041.25**

THE CITY OF LAKE ELMO

MAYOR & COUNCIL COMMUNICATION

DATE: July 7, 2015
CONSENT ITEM # 10

AGENDA ITEM: Ownership & Maintenance Agreement – 11732 58th 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 Ownership & Maintenance agreement for Andrew & Autumn Schinka at 11732 58th Street 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 Ownership & Maintenance agreement. The City has received a request to install a Private Drain Tile System within a drainage and utility easement area at 11732 58th Street from Andrew & Autumn Schinka. Approval of the requested improvement within the City's drainage and utility easements, along with the Ownership and Maintenance agreement 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 Ownership and Maintenance 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 Ownership & Maintenance agreement for Andrew & Autumn Schinka, 11732 58th Street N to install a Private Drain Tile System 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, approval will be given and an Ownership and Maintenance Agreement is needed before the work may commence.

The Ownership and Maintenance Agreement that has been submitted for Council consideration is for a Private Drain Tile System and has been reviewed by planning & Engineering staff. The proposed Private Drain Tile System meets all city code requirements and Staff would have otherwise authorized construction of the Private Drain Tile System if it did not encroach into a drainage and utility easement.

BACKGROUND INFORMATION (SWOT):

Strengths: The Ownership and Maintenance 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 Ownership & Maintenance agreement for Andrew & Autumn Schinka to install a Private Drain Tile System within the City's drainage and utility easement."

THE CITY OF LAKE ELMO

MAYOR & COUNCIL COMMUNICATION

DATE: **July 7, 2015**
CONSENT ITEM # **11**

AGENDA ITEM: Easement Encroachment Agreement – 528 Juniper Court 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 Paul & Katie Ristvedt at 528 Juniper Court 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 fence within a drainage and utility easement area at 528 Juniper Court N from Paul & Katie Ristvedt. 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 Paul & Katie Ristvedt, 528 Juniper Court 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 fence 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 Paul & Katie Ristvedt to install a fence within the City's drainage and utility easement."

THE CITY OF LAKE ELMO

MAYOR & COUNCIL COMMUNICATION

DATE: July 7, 2015
REGULAR
ITEM # 12

AGENDA ITEM: Eagle Point Boulevard Street and Utility Improvements – Accept Bids and Award Contract

SUBMITTED BY: Ryan Stempski, 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:

- 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: $1,249,494.09.

Approval of this resolution commits the council to entering into a construction contract for the project with a construction contract amount of $1,249,494.09. In accordance with the City's Special Assessment Policy this improvement will be 100% assessed by the abutting commercial properties. However, the post bid project costs now exceed the preliminary assessment amounts by $61,600.

SUMMARY AND ACTION REQUESTED:

The City Council is respectfully requested to consider accepting contractor bids as presented and award a contract for the Eagle Point Boulevard Street and Utility Improvements. The recommended motion for this action is as follows:

"Move to approve Resolution No. 2015-55, Accepting Bids and Awarding a Contract to Miller Excavating, Inc. in the amount of $1,249,494.09 for the Eagle Point Boulevard Street and Utility Improvements."

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

Bids were received, publicly opened, and read aloud on Tuesday, June 30, 2015. The City's design consultant has prepared and attached the Tabulation of Bids and a letter of recommendation for the award of the contract. The City received seven bids for this project, with Miller Excavating, Inc. providing the lowest bid in the amount of $1,249,494.09. The feasibility report construction cost estimate was $938,000 for the street and storm sewer and $79,000 for the sanitary sewer construction for a total construction estimate of $1,017,000. The watermain construction costs were not included in the feasibility report, but would be paid from the water enterprise fund to extend trunk watermain to the north side of Eagle Point Boulevard as part of this project.

After deducting the watermain project costs (enterprise fund), deducting the sanitary sewer project costs (to be paid in full by the Inwood development), reducing the project contingency from 10% to 2.5%, and applying the job to date engineering cost savings, the project job to completion overage is estimated at $61,600. Because the street and storm sewer costs were 100% assessed and the preliminary assessment amounts have been determined, the overage amount of $61,600 will need to be funded by the City for the project to move forward.

The City Engineer will present the cost details at the council meeting and will identify potential value engineering opportunities that may be pursued should the project be approved for construction.

The City Council approved the Plans and Specifications for the Eagle Point Boulevard Street and Utility Improvements on June 2, 2015, and authorized staff to advertise the Project for bids. 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 Eagle Point Boulevard from CSAH 13 to Hudson Boulevard.
- Placement of granular drainage subbase with draintile to address frost heaving actions from underlying soils.
- Extension storm sewer system and additional catch basins to improve surface drainage.
- Extension of sanitary sewer to provide service to the Inwood Development.
- Extension of watermain to provide a connection point for future trunk watermain along Inwood Avenue.

RECOMMENDATION:

Staff is recommending that the City Council approve Resolution No. 2015-55, thereby accepting bids and awarding a contract to Miller Excavating, Inc., in the amount of $1,249,494.09, for the Eagle Point Boulevard Street and Utility Improvements. The recommended motion for this action is as follows:

"Move to approve Resolution No. 2015-55, Accepting Bids and Awarding a Contract to Miller Excavating, Inc. in the amount of $1,249,494.09 for the Eagle Point Boulevard Street and Utility Improvements."

ATTACHMENT(S):

1. Resolution No. 2015-55 Accepting Bids and Awarding a Contract.
2. Tabulation of Bids and Engineer's Letter of Award Recommendation.
3. Project Schedule.

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2015-55

A RESOLUTION ACCEPTING BIDS AND AWARDING A CONTRACT FOR THE EAGLE POINT BOULEVARD STREET AND UTILITY IMPROVEMENTS

WHEREAS, pursuant to an advertisement for bids for the Eagle Point Boulevard Street and Utility Improvements, bids were received, opened, and tabulated according to law, and bids were received complying with the advertisement; 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 to the lowest responsible bidder, Miller Excavating, Inc., in the amount of $1,249,494.09.

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 Adjusted Total Base Bid, and according to the plans and specifications thereof approved by the City Council.

2. The Finance Director 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 SEVENTH DAY OF JULY, 2015.

CITY OF LAKE ELMO

By: _____
Mike Pearson
Mayor

(Seal)

ATTEST:

_____
Beckie Gumatz
Deputy Clerk

444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com

TKDA

July 1, 2015

Ryan Stempski
Focus Engineering for
City of Lake Elmo

Re: Eagle Point Boulevard Street and Utility Improvements
Lake Elmo, Minnesota
TKDA Project No. 15815.000

Dear Mr Stempski:

On June 30, 2015, bids were received for the above referenced project. We have tabulated the bids with the following results:

BIDDER	TOTAL BID AMOUNT
Miller Excavation	$1,249,494.09
A-1 Excavating	$1,355,027.30
Ryan Contracting	$1,414,076.75
Minger Construction	$1,481,053.40
Dresel Contracting	$1,491,792.04
Northdale Construction	$1,733,869.99
Park Construction	$1,889,083.70
Engineers Estimate	$1,105,862.55

RECOMMENDATION

We recommend that you award the Contract to the lowest bidder, Miller Excavating. A complete tabulation of all bids is attached.

Please do not hesitate to call me with any questions or comments you may have.

Sincerely,

Eric E Klingbeil, PE
for
Ron Quanbeck, PE
Enclosure

An employee owned company promoting affirmative action and equal opportunity

TABULATION OF BIDS

EAGLE POINT BLVD STREET AND UTILITY IMPROVEMENTS
CITY OF LAKE ELMO, MINNESOTA
TKDA PROJECT NO. 15815.000

BIDS OPENED: JUNE 30, 2015, AT 2:00 PM

***DENOTES ERROR IN BIDDERS CALCULATION**

TKDA
444 Cedar Street, Suite 1500
Saint Paul, MN 55101
651.292.4400
tkda.com

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	ENGINEER'S ESTIMATE UNIT PRICE	ENGINEER'S ESTIMATE TOTAL AMOUNT	MILLER UNIT PRICE	MILLER TOTAL AMOUNT		A-1 EXCAVATING UNIT PRICE	A-1 EXCAVATING TOTAL AMOUNT
	GENERAL									
1	MOBILIZATION	1	LS	$ 60,000.00	$ 60,000.00	$ 29,900.00	$ 29,900.00		$ 48,750.00	$ 48,750.00
2	TRAFFIC CONTROL	1	LS	$ 12,500.00	$ 12,500.00	$ 6,850.00	$ 6,850.00		$ 5,800.00	$ 5,800.00
3	SILT FENCE	3100	LF	$ 2.50	$ 7,750.00	$ 2.00	$ 6,200.00		$ 1.90	$ 5,890.00
4	INLET PROTECTION	17	EA	$ 160.00	$ 2,720.00	$ 200.00	$ 3,400.00		$ 120.00	$ 2,040.00
5	TEMPORARY ROCK CONSTRUCTION ENTRANCE	2	EA	$ 1,000.00	$ 2,000.00	$ 1,000.00	$ 2,000.00		$ 450.00	$ 900.00
6	STREET SWEEPING	20	HR	$ 75.00	$ 1,500.00	$ 100.00	$ 2,000.00		$ 160.00	$ 3,200.00
7	6" TOPSOIL AND SOD	5145	SY	$ 4.50	$ 23,152.50	$ 10.50	$ 54,022.50		$ 6.60	$ 33,957.00
8	HYDRAULIC MULCH (TEMPORARY)	2575	SY	$ 0.95	$ 2,446.25	$ 1.15	$ 2,961.25	*	$ 0.80	$ 2,060.00
	SUBTOTAL DIVISION 1						$ 107,333.75	*		$ 102,597.00
	SANITARY SEWER									
1	CONNECT TO EXISTING SANITARY SEWER MANHOLE	2	EA	$ 2,500.00	$ 5,000.00	$ 2,800.00	$ 5,600.00		$ 1,300.00	$ 2,600.00
2	SANITARY SEWER PIPE - 8"	764	LF	$ 32.00	$ 24,448.00	$ 33.60	$ 25,670.40		$ 43.00	$ 32,852.00
3	SANITARY SEWER MANHOLE - TYPE 301	3	EA	$ 5,000.00	$ 15,000.00	$ 3,400.00	$ 10,200.00		$ 3,278.00	$ 9,834.00
4	EXCESS MANHOLE DEPTH	12	LF	$ 500.00	$ 6,000.00	$ 240.00	$ 2,880.00		$ 150.00	$ 1,800.00
5	REMOVAL OF UNSTABLE FOUNDATION MATERIAL	42.00	CY	$ 12.50	$ 525.00	$ 52.00	$ 2,184.00		$ 15.00	$ 630.00
6	STABILIZING AGGREGATE BORROW	42.00	CY	$ 25.00	$ 1,050.00	$ 68.00	$ 2,856.00		$ 39.00	$ 1,638.00
7	TELEVISING	764	LF	$ 3.00	$ 2,292.00	$ 3.50	$ 2,674.00		$ 1.50	$ 1,146.00
	SUBTOTAL DIVISION 2						$ 52,064.40			$ 50,500.00
	WATERMAIN									
1	CONNECT TO EXISTING WATERMAIN	1	EA	$ 1,250.00	$ 1,250.00	$ 2,650.00	$ 2,650.00		$ 2,382.00	$ 2,382.00
2	6" GATE VALVE & BOX	1	EA	$ 1,750.00	$ 1,750.00	$ 1,990.00	$ 1,990.00		$ 1,370.00	$ 1,370.00
3	12" GATE VALVE	2	EA	$ 3,000.00	$ 6,000.00	$ 4,770.00	$ 9,540.00		$ 3,096.00	$ 6,192.00
4	16" BUTTERFLY VALVE & BOX	1	EA	$ 3,500.00	$ 3,500.00	$ 4,990.00	$ 4,990.00		$ 2,858.00	$ 2,858.00
5	HYDRANT	1	EA	$ 3,250.00	$ 3,250.00	$ 4,560.00	$ 4,560.00		$ 4,434.00	$ 4,434.00
6	16" DIP CL. 52 WATERMAIN	209	LF	$ 87.50	$ 18,287.50	$ 108.00	$ 22,572.00		$ 89.00	$ 18,601.00
7	REMOVE AND REPLACE VALVE BOX	2	EA	$ 1,500.00	$ 3,000.00	$ 985.00	$ 1,970.00		$ 665.00	$ 1,330.00
8	16"X45° BEND MJ DUCTILE IRON COMPACT FITTING	1	EA	$ 1,550.00	$ 1,550.00	$ 1,560.00	$ 1,560.00		$ 1,241.00	$ 1,241.00
9	16"x16" TEE MJ DUCTILE IRON COMPACT FITTING	1	EA	$ 2,750.00	$ 2,750.00	$ 2,190.00	$ 2,190.00		$ 1,883.00	$ 1,883.00
10	16"X12" REDUCER MJ DUCTILE IRON COMPACT FITTING	2	EA	$ 750.00	$ 1,500.00	$ 1,380.00	$ 2,760.00		$ 935.00	$ 1,870.00
11	16"X6" REDUCER MJ DUCTILE IRON COMPACT FITTING	1	EA	$ 850.00	$ 850.00	$ 1,270.00	$ 1,270.00		$ 902.00	$ 902.00
12	4" POLYSTYRENE INSULATION	32	SF	$ 6.00	$ 192.00	$ 10.00	$ 320.00		$ 6.00	$ 192.00
	SUBTOTAL DIVISION 3						$ 56,372.00			$ 43,255.00
	STORM SEWER									
30	REMOVE EXISTING STORM SEWER STRUCTURE	2	EA	$ 1,000.00	$ 2,000.00	$ 400.00	$ 800.00		$ 400.00	$ 800.00
31	REMOVE EXISTING STORM SEWER (ALL TYPES AND SIZES)	65	LF	$ 15.00	$ 975.00	$ 15.00	$ 975.00		$ 25.00	$ 1,625.00
32	CONNECT TO EXISTING STORM SEWER STRUCTURE	2	EA	$ 1,500.00	$ 3,000.00	$ 890.00	$ 1,780.00		$ 800.00	$ 1,600.00
33	STORM SEWER PIPE - 12" RCP	117	LF	$ 25.00	$ 2,925.00	$ 33.00	$ 3,861.00		$ 36.00	$ 4,212.00
34	STORM SEWER PIPE - 15" RCP	971	LF	$ 29.50	$ 28,644.50	$ 34.50	$ 33,499.50		$ 41.00	$ 39,811.00
35	CATCH BASIN - TYPE 404	3	EA	$ 1,500.00	$ 4,500.00	$ 1,695.00	$ 5,085.00		$ 2,160.00	$ 6,480.00
36	CATCH BASIN/MANHOLE - TYPE 406	7.00	EA	$ 2,100.00	$ 14,700.00	$ 2,665.00	$ 18,655.00		$ 2,950.00	$ 20,650.00
37	RESET EXISTING CATCH BASIN CASTING	2.00	EA	$ 450.00	$ 900.00	$ 475.00	$ 950.00		$ 200.00	$ 400.00
38	REPAIR EXISTING CATCH BASIN CONCRETE	27.00	SF	$ 26.00	$ 702.00	$ 36.00	$ 972.00		$ 30.00	$ 810.00
	SUBTOTAL DIVISION 4						$ 66,577.50			$ 76,388.00
	STREET CONSTRUCTION									
39	SALVAGE POST AND SIGN	11.00	EA	$ 250.00	$ 2,750.00	$ 60.00	$ 660.00		$ 220.00	$ 2,420.00
40	REMOVE POST AND SIGN	1.00	EA	$ 100.00	$ 100.00	$ 60.00	$ 60.00		$ 50.00	$ 50.00
41	SAWCUT BITUMINOUS OR CONCRETE	553.00	LF	$ 2.50	$ 1,382.50	$ 3.00	$ 1,659.00		$ 3.00	$ 1,659.00
42	REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEME	266.00	SY	$ 5.50	$ 1,463.00	$ 5.00	$ 1,330.00		$ 2.00	$ 532.00
43	REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMEN	380.00	SY	$ 8.50	$ 3,230.00	$ 6.00	$ 2,280.00		$ 4.00	$ 1,520.00
44	REMOVE AND DISPOSE OF EXISTING CONCRETE CURB	7,036.00	LF	$ 3.00	$ 21,108.00	$ 2.00	$ 14,072.00		$ 2.50	$ 17,590.00
45	COMMON EXCAVATION	1.00	LS	$ 125,000.00	$ 125,000.00	$ 214,450.00	$ 214,450.00		$ 198,000.00	$ 198,000.00
46	SELECT GRANULAR BORROW (CV) (P)	12,000.00	CY	$ 11.00	$ 132,000.00	$ 11.95	$ 143,400.00		$ 19.50	$ 234,000.00
47	SUBGRADE CORRECTION	2,700.00	SY	$ 5.00	$ 13,500.00	$ 9.00	$ 24,300.00		$ 3.00	$ 8,100.00
48	SUBGRADE PREPARATION	34.00	RS	$ 225.00	$ 7,650.00	$ 150.00	$ 5,100.00		$ 300.00	$ 10,200.00
49	CLASS 6 AGGREGATE BASE	9,850.00	TN	$ 14.00	$ 137,900.00	$ 12.65	$ 124,602.50		$ 14.00	$ 137,900.00
50	AGGREGATE TRAIL RESTORATION	9.00	TN	$ 40.00	$ 360.00	$ 80.00	$ 720.00		$ 35.00	$ 315.00
51	BITUMINOUS NON-WEAR COURSE	1,825.00	TN	$ 62.00	$ 113,150.00	$ 62.00	$ 113,150.00		$ 71.00	$ 129,575.00
52	BITUMINOUS WEAR COURSE	1,825.00	TN	$ 67.00	$ 122,275.00	$ 62.00	$ 113,150.00		$ 69.00	$ 125,925.00
53	BITUMINOUS MATERIAL FOR TACK COAT	842.00	GA	$ 3.10	$ 2,610.20	$ 3.00	$ 2,526.00		$ 2.50	$ 2,105.00
54	CONCRETE CURB AND GUTTER	6,596.00	LF	$ 12.50	$ 82,450.00	$ 12.00	$ 79,152.00		$ 12.00	$ 79,152.00
55	DRIVEWAY VALLEY GUTTER	4.00	EA	$ 850.00	$ 3,400.00	$ 2,970.00	$ 11,880.00		$ 600.00	$ 2,400.00
56	6" CONCRETE DRIVEWAY PAVEMENT	40.00	SY	$ 52.50	$ 2,100.00	$ 55.00	$ 2,200.00		$ 110.00	$ 4,400.00
57	BITUMINOUS DRIVEWAY PAVEMENT	295.00	SY	$ 26.00	$ 7,670.00	$ 27.00	$ 7,965.00		$ 35.00	$ 10,325.00
58	PERFORATED PVC EDGE DRAIN	6,660.00	LF	$ 4.00	$ 26,640.00	$ 9.00	$ 59,940.00		$ 9.00	$ 59,940.00
59	DRAINTILE CLEANOUT	50.00	EA	$ 100.00	$ 5,000.00	$ 150.00	$ 7,500.00		$ 590.00	$ 29,500.00
60	DRAINTILE CONNECTION INTO CATCH BASIN	8.00	EA	$ 425.00	$ 3,400.00	$ 400.00	$ 3,200.00		$ 550.00	$ 4,400.00
61	PRECAST CONCRETE HEADWALL FOR DRAINTILE	6.00	EA	$ 195.00	$ 1,170.00	$ 515.00	$ 3,090.00		$ 310.00	$ 1,860.00
62	ADJUST MANHOLE CASTING	4.00	EA	$ 450.00	$ 1,800.00	$ 600.00	$ 2,400.00		$ 235.00	$ 940.00
63	ADJUST GATE VALVE BOX	18.00	EA	$ 150.00	$ 2,700.00	$ 350.00	$ 6,300.00		$ 165.00	$ 2,970.00
64	FURNISH SIGN PANEL	15.00	SF	$ 45.00	$ 675.00	$ 45.00	$ 675.00		$ 30.00	$ 450.00
65	INSTALL SIGN PANELS	2.00	EA	$ 115.00	$ 230.00	$ 200.00	$ 400.00		$ 170.00	$ 340.00
66	4" SOLID LINE WHITE EPOXY	7,116.00	LF	$ 0.45	$ 3,202.20	$ 0.53	$ 3,771.48		$ 0.35	$ 2,490.60
67	4" SOLID LINE YELLOW EPOXY	1,524.00	LF	$ 0.45	$ 685.80	$ 0.53	$ 807.72		$ 0.35	$ 533.40
68	4" BROKEN LINE YELLOW EPOXY	2,558.00	LF	$ 0.45	$ 1,151.10	$ 0.53	$ 1,355.74	*	$ 0.35	$ 895.30
69	STOP BAR - POLY PREFORMED	2.00	EA	$ 500.00	$ 1,000.00	$ 1,200.00	$ 2,400.00		$ 1,000.00	$ 2,000.00
70	TEMPORARY PAVEMENT STRIPING	1.00	LS	$ 2,750.00	$ 2,750.00	$ 4,500.00	$ 4,500.00		$ 3,800.00	$ 3,800.00
71	PAVEMENT MARKINGS - POLY PREFORMED	10.00	EA	$ 675.00	$ 6,750.00	$ 815.00	$ 8,150.00		$ 600.00	$ 6,000.00
	SUBTOTAL DIVISION 5						$ 967,146.44			$ 1,082,287.30
	TOTAL				$ 1,105,862.55		$ 1,249,494.09	*		$ 1,355,027.30

TABULATION OF BIDS

EAGLE POINT BLVD STREET AND UTILITY IMPROVEMENTS
CITY OF LAKE ELMO, MINNESOTA
TKDA PROJECT NO. 15815.000

TKDA

BIDS OPENED: JUNE 30, 2015, AT 2:00 PM

*DENOTES ERROR IN BIDDERS CALCULATION

*DENOTES ERROR IN BIDDERS CALCULATION

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	RYAN CONTRACTING UNIT PRICE	RYAN CONTRACTING TOTAL AMOUNT	MINGER CONSTRUCTION UNIT PRICE	MINGER CONSTRUCTION TOTAL AMOUNT	DRESEL CONTRACTING UNIT PRICE	DRESEL CONTRACTING TOTAL AMOUNT
	GENERAL								
1	MOBILIZATION	1	LS	$ 65,000.00	$ 65,000.00	$ 45,950.00	$ 45,950.00	$ 123,812.50	$ 123,812.50
2	TRAFFIC CONTROL	1	LS	$ 6,000.00	$ 6,000.00	$ 6,400.00	$ 6,400.00	$ 6,600.00	$ 6,600.00
3	SILT FENCE	3100	LF	$ 1.50	$ 4,650.00	$ 2.20	$ 6,820.00	$ 3.60	$ 11,160.00
4	INLET PROTECTION	17	EA	$ 200.00	$ 3,400.00	$ 115.00	$ 1,955.00	$ 198.00	$ 3,366.00
5	TEMPORARY ROCK CONSTRUCTION ENTRANCE	2	EA	$ 500.00	$ 1,000.00	$ 1,110.00	$ 2,220.00	$ 2,220.00	$ 4,440.00
6	STREET SWEEPING	20	HR	$ 150.00	$ 3,000.00	$ 165.00	$ 3,300.00	$ 198.00	$ 3,960.00
7	6" TOPSOIL AND SOD	5145	SY	$ 7.10	$ 36,529.50	$ 5.95	$ 30,612.75	$ 7.20	$ 37,044.00
8	HYDRAULIC MULCH (TEMPORARY)	2575	SY	$ 0.50	$ 1,287.50	$ 1.10	$ 2,832.50	$ 2.40	$ 6,180.00
	SUBTOTAL DIVISION 1				$ 120,867.00		$ 100,090.25		$ 196,562.50
	SANITARY SEWER								
1	CONNECT TO EXISTING SANITARY SEWER MANHOLE	2	EA	$ 2,500.00	$ 5,000.00	$ 3,285.00	$ 6,570.00	$ 810.00	$ 1,620.00
2	SANITARY SEWER PIPE - 8"	764	LF	$ 40.00	$ 30,560.00	$ 62.30	$ 47,597.20	$ 51.83	$ 39,598.12
3	SANITARY SEWER MANHOLE - TYPE 301	3	EA	$ 3,000.00	$ 9,000.00	$ 2,420.00	$ 7,260.00	$ 2,820.00	$ 8,460.00
4	EXCESS MANHOLE DEPTH	12	LF	$ 175.00	$ 2,100.00	$ 88.00	$ 1,056.00	$ 525.00	$ 6,300.00
5	REMOVAL OF UNSTABLE FOUNDATION MATERIAL	42.00	CY	$ 5.00	$ 210.00	$ 15.60	$ 655.20	$ 33.14	$ 1,391.88
6	STABILIZING AGGREGATE BORROW	42.00	CY	$ 50.00	$ 2,100.00	$ 49.60	$ 2,083.20	$ 74.86	$ 3,144.12
7	TELEVISING	764	LF	$ 2.00	$ 1,528.00	$ 3.50	$ 2,674.00	$ 2.40	$ 1,833.60
	SUBTOTAL DIVISION 2				$ 50,498.00		$ 67,895.60		$ 62,347.72
	WATERMAIN								
1	CONNECT TO EXISTING WATERMAIN	1	EA	$ 2,500.00	$ 2,500.00	$ 7,665.00	$ 7,665.00	$ 1,531.40	$ 1,531.40
2	6" GATE VALVE & BOX	1	EA	$ 1,800.00	$ 1,800.00	$ 1,385.00	$ 1,385.00	$ 2,015.00	$ 2,015.00
3	12" GATE VALVE	2	EA	$ 3,500.00	$ 7,000.00	$ 3,880.00	$ 7,760.00	$ 3,627.00	$ 7,254.00
4	16" BUTTERFLY VALVE & BOX	1	EA	$ 3,500.00	$ 3,500.00	$ 3,445.00	$ 3,445.00	$ 4,154.00	$ 4,154.00
5	HYDRANT	1	EA	$ 5,000.00	$ 5,000.00	$ 4,645.00	$ 4,645.00	$ 6,103.90	$ 6,103.90
6	16" DIP CL. 52 WATERMAIN	209	LF	$ 90.00	$ 18,810.00	$ 119.00	$ 24,871.00	$ 105.82	$ 22,116.38
7	REMOVE AND REPLACE VALVE BOX	2	EA	$ 500.00	$ 1,000.00	$ 990.00	$ 1,980.00	$ 1,209.00	$ 2,418.00
8	16"X45° BEND MJ DUCTILE IRON COMPACT FITTING	1	EA	$ 1,000.00	$ 1,000.00	$ 1,445.00	$ 1,445.00	$ 1,869.30	$ 1,869.30
9	16"x16" TEE MJ DUCTILE IRON COMPACT FITTING	1	EA	$ 2,000.00	$ 2,000.00	$ 1,840.00	$ 1,840.00	$ 2,588.50	$ 2,588.50
10	16"X12" REDUCER MJ DUCTILE IRON COMPACT FITTING	2	EA	$ 800.00	$ 1,600.00	$ 990.00	$ 1,980.00	$ 2,278.50	$ 4,557.00
11	16"X6" REDUCER MJ DUCTILE IRON COMPACT FITTING	1	EA	$ 750.00	$ 750.00	$ 760.00	$ 760.00	$ 1,692.60	$ 1,692.60
12	4" POLYSTYRENE INSULATION	32	SF	$ 5.00	$ 160.00	$ 4.45	$ 142.40	$ 39.23	$ 1,255.36
	SUBTOTAL DIVISION 3				$ 45,120.00		$ 57,918.40		$ 57,555.44
	STORM SEWER								
30	REMOVE EXISTING STORM SEWER STRUCTURE	2	EA	$ 1,000.00	$ 2,000.00	$ 380.00	$ 760.00	$ 603.00	$ 1,206.00
31	REMOVE EXISTING STORM SEWER (ALL TYPES AND SIZES)	65	LF	$ 12.00	$ 780.00	$ 11.55	$ 750.75	$ 21.42	$ 1,392.30
32	CONNECT TO EXISTING STORM SEWER STRUCTURE	2	EA	$ 1,500.00	$ 3,000.00	$ 850.00	$ 1,700.00	$ 943.50	$ 1,887.00
33	STORM SEWER PIPE - 12" RCP	117	LF	$ 45.00	$ 5,265.00	$ 41.00	$ 4,797.00	$ 41.95	$ 4,908.15
34	STORM SEWER PIPE - 15" RCP	971	LF	$ 48.00	$ 46,608.00	$ 37.55	$ 36,461.05	$ 60.15	$ 58,405.65
35	CATCH BASIN - TYPE 404	3	EA	$ 2,500.00	$ 7,500.00	$ 1,980.00	$ 5,940.00	$ 1,265.00	$ 3,795.00
36	CATCH BASIN/MANHOLE - TYPE 406	7.00	EA	$ 2,600.00	$ 18,200.00	$ 2,485.00	$ 17,395.00	$ 1,888.29	$ 13,218.03
37	RESET EXISTING CATCH BASIN CASTING	2.00	EA	$ 1,000.00	$ 2,000.00	$ 565.00	$ 1,130.00	$ 510.00	$ 1,020.00
38	REPAIR EXISTING CATCH BASIN CONCRETE	27.00	SF	$ 30.00	$ 810.00	$ 65.00	$ 1,755.00	$ 75.56	$ 2,040.12
	SUBTOTAL DIVISION 4				$ 86,163.00		$ 70,688.80		$ 87,872.25
	STREET CONSTRUCTION								
39	SALVAGE POST AND SIGN	11.00	EA	$ 40.00	$ 440.00	$ 46.50	$ 511.50	$ 48.00	$ 528.00
40	REMOVE POST AND SIGN	1.00	EA	$ 40.00	$ 40.00	$ 75.00	$ 75.00	$ 48.00	$ 48.00
41	SAWCUT BITUMINOUS OR CONCRETE	553.00	LF	$ 6.00	$ 3,318.00	$ 4.00	$ 2,212.00	$ 4.04	$ 2,234.12
42	REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEME	266.00	SY	$ 10.00	$ 2,660.00	$ 5.70	$ 1,516.20	$ 4.17	$ 1,109.22
43	REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMEN	380.00	SY	$ 12.00	$ 4,560.00	$ 6.45	$ 2,451.00	$ 3.65	$ 1,387.00
44	REMOVE AND DISPOSE OF EXISTING CONCRETE CURB	7,036.00	LF	$ 4.00	$ 28,144.00	$ 3.40	$ 23,922.40	$ 3.41	$ 23,992.76
45	COMMON EXCAVATION	1.00	LS	$ 200,000.00	$ 200,000.00	$ 312,000.00	$ 312,000.00	$ 283,650.00	$ 283,650.00
46	SELECT GRANULAR BORROW (CV) (P)	12,000.00	CY	$ 20.00	$ 240,000.00	$ 14.80	$ 177,600.00	$ 14.35	$ 172,200.00
47	SUBGRADE CORRECTION	2,700.00	SY	$ 10.00	$ 27,000.00	$ 12.55	$ 33,885.00	$ 15.50	$ 41,850.00
48	SUBGRADE PREPARATION	34.00	RS	$ 400.00	$ 13,600.00	$ 205.00	$ 6,970.00	$ 273.53	$ 9,300.02
49	CLASS 6 AGGREGATE BASE	9,850.00	TN	$ 15.00	$ 147,750.00	$ 16.80	$ 165,480.00	$ 13.97	$ 137,604.50
50	AGGREGATE TRAIL RESTORATION	9.00	TN	$ 50.00	$ 450.00	$ 42.00	$ 378.00	$ 206.67	$ 1,860.03
51	BITUMINOUS NON-WEAR COURSE	1,825.00	TN	$ 62.20	$ 113,515.00	$ 72.30	$ 131,947.50	$ 67.18	$ 122,603.50
52	BITUMINOUS WEAR COURSE	1,825.00	TN	$ 65.65	$ 119,811.25	$ 76.35	$ 139,338.75	$ 72.22	$ 131,801.50
53	BITUMINOUS MATERIAL FOR TACK COAT	842.00	GA	$ 2.00	$ 1,684.00	$ 2.35	$ 1,978.70	$ 2.40	$ 2,020.80
54	CONCRETE CURB AND GUTTER	6,596.00	LF	$ 13.00	$ 85,748.00	$ 13.00	$ 85,748.00	$ 13.42	$ 88,518.32
55	DRIVEWAY VALLEY GUTTER	4.00	EA	$ 1,500.00	$ 6,000.00	$ 585.00	$ 2,340.00	$ 600.65	$ 2,402.60
56	6" CONCRETE DRIVEWAY PAVEMENT	40.00	SY	$ 8.00	$ 320.00	$ 105.00	$ 4,200.00	$ 107.69	$ 4,307.60
57	BITUMINOUS DRIVEWAY PAVEMENT	295.00	SY	$ 35.00	$ 10,325.00	$ 29.00	$ 8,555.00	$ 30.00	$ 8,850.00
58	PERFORATED PVC EDGE DRAIN	6,660.00	LF	$ 10.00	$ 66,600.00	$ 7.20	$ 47,952.00	$ 1.80	$ 11,988.00
59	DRAINTILE CLEANOUT	50.00	EA	$ 250.00	$ 12,500.00	$ 120.00	$ 6,000.00	$ 182.40	$ 9,120.00
60	DRAINTILE CONNECTION INTO CATCH BASIN	8.00	EA	$ 250.00	$ 2,000.00	$ 290.00	$ 2,320.00	$ 255.00	$ 2,040.00
61	PRECAST CONCRETE HEADWALL FOR DRAINTILE	6.00	EA	$ 150.00	$ 900.00	$ 530.00	$ 3,180.00	$ 390.00	$ 2,340.00
62	ADJUST MANHOLE CASTING	4.00	EA	$ 500.00	$ 2,000.00	$ 730.00	$ 2,920.00	$ 279.00	$ 1,116.00
63	ADJUST GATE VALVE BOX	18.00	EA	$ 400.00	$ 7,200.00	$ 220.00	$ 3,960.00	$ 361.67	$ 6,510.06
64	FURNISH SIGN PANEL	15.00	SF	$ 30.00	$ 450.00	$ 35.00	$ 525.00	$ 36.00	$ 540.00
65	INSTALL SIGN PANELS	2.00	EA	$ 150.00	$ 300.00	$ 175.00	$ 350.00	$ 180.00	$ 360.00
66	4" SOLID LINE WHITE EPOXY	7,116.00	LF	$ 0.30	$ 2,134.80	$ 0.35	$ 2,490.60	$ 0.36	$ 2,561.76
67	4" SOLID LINE YELLOW EPOXY	1,524.00	LF	$ 0.35	$ 533.40	$ 0.35	$ 533.40	$ 0.37	$ 563.88
68	4" BROKEN LINE YELLOW EPOXY	2,558.00	LF	$ 0.35	$ 895.30	$ 0.35	$ 895.30	$ 0.37	$ 946.46
69	STOP BAR - POLY PREFORMED	2.00	EA	$ 875.00	$ 1,750.00	$ 1,020.00	$ 2,040.00	$ 1,050.00	$ 2,100.00
70	TEMPORARY PAVEMENT STRIPING	1.00	LS	$ 3,300.00	$ 3,300.00	$ 3,785.00	$ 3,785.00	$ 4,400.00	$ 4,400.00
71	PAVEMENT MARKINGS - POLY PREFORMED	10.00	EA	$ 550.00	$ 5,500.00	$ 640.00	$ 6,400.00	$ 660.00	$ 6,600.00
	SUBTOTAL DIVISION 5				$ 1,111,428.75		$ 1,184,460.35		$ 1,087,454.13
	TOTAL				$ 1,414,076.75		$ 1,481,053.40		$ 1,491,792.04

TABULATION OF BIDS

EAGLE POINT BLVD STREET AND UTILITY IMPROVEMENTS
CITY OF LAKE ELMO, MINNESOTA
TKDA PROJECT NO. 15815.000

TKDA

BIDS OPENED: JUNE 30, 2015, AT 2:00 PM

*DENOTES ERROR IN BIDDERS CALCULATION

*DENOTES ERROR IN BIDDERS CALCULATION

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	NORTHDALE CONSTRUCTION UNIT PRICE	NORTHDALE CONSTRUCTION TOTAL AMOUNT		PARK CONSTRUCTION UNIT PRICE	PARK CONSTRUCTION TOTAL AMOUNT
	GENERAL							
1	MOBILIZATION	1	LS	$ 143,209.58	$ 143,209.58		$ 90,000.00	$ 90,000.00
2	TRAFFIC CONTROL	1	LS	$ 6,406.00	$ 6,406.00		$ 5,610.00	$ 5,610.00
3	SILT FENCE	3100	LF	$ 2.37	$ 7,347.00		$ 1.95	$ 6,045.00
4	INLET PROTECTION	17	EA	$ 250.00	$ 4,250.00		$ 389.00	$ 6,613.00
5	TEMPORARY ROCK CONSTRUCTION ENTRANCE	2	EA	$ 2,750.00	$ 5,500.00		$ 1,940.00	$ 3,880.00
6	STREET SWEEPING	20	HR	$ 135.00	$ 2,700.00		$ 128.00	$ 2,560.00
7	6" TOPSOIL AND SOD	5145	SY	$ 7.94	$ 40,851.30		$ 13.30	$ 68,428.50
8	HYDRAULIC MULCH (TEMPORARY)	2575	SY	$ 1.06	$ 2,729.50		$ 0.97	$ 2,497.75
	SUBTOTAL DIVISION 1				$ 212,993.38	*		$ 185,634.25
	SANITARY SEWER							
1	CONNECT TO EXISTING SANITARY SEWER MANHOLE	2	EA	$ 1,850.00	$ 3,700.00		$ 1,502.00	$ 3,004.00
2	SANITARY SEWER PIPE - 8"	764	LF	$ 48.57	$ 37,107.48		$ 37.30	$ 28,497.20
3	SANITARY SEWER MANHOLE - TYPE 301	3	EA	$ 2,536.58	$ 7,609.74		$ 2,355.50	$ 7,066.50
4	EXCESS MANHOLE DEPTH	12	LF	$ 156.07	$ 1,872.84		$ 154.00	$ 1,848.00
5	REMOVAL OF UNSTABLE FOUNDATION MATERIAL	42.00	CY	$ 18.50	$ 777.00		$ 17.00	$ 714.00
6	STABILIZING AGGREGATE BORROW	42.00	CY	$ 32.50	$ 1,365.00		$ 49.00	$ 2,058.00
7	TELEVISING	764	LF	$ 2.79	$ 2,131.56		$ 1.93	$ 1,474.52
	SUBTOTAL DIVISION 2				$ 54,563.62			$ 44,662.22
	WATERMAIN							
1	CONNECT TO EXISTING WATERMAIN	1	EA	$ 3,625.29	$ 3,625.29		$ 2,058.00	$ 2,058.00
2	6" GATE VALVE & BOX	1	EA	$ 1,215.29	$ 1,215.29		$ 1,500.00	$ 1,500.00
3	12" GATE VALVE	2	EA	$ 2,957.39	$ 5,914.78		$ 3,596.00	$ 7,192.00
4	16" BUTTERFLY VALVE & BOX	1	EA	$ 2,853.13	$ 2,853.13		$ 3,330.00	$ 3,330.00
5	HYDRANT	1	EA	$ 4,505.16	$ 4,505.16		$ 5,017.00	$ 5,017.00
6	16" DIP CL. 52 WATERMAIN	209	LF	$ 136.98	$ 28,628.82		$ 88.10	$ 18,412.90
7	REMOVE AND REPLACE VALVE BOX	2	EA	$ 678.86	$ 1,357.72		$ 432.00	$ 864.00
8	16"X45° BEND MJ DUCTILE IRON COMPACT FITTING	1	EA	$ 1,403.38	$ 1,403.38		$ 1,570.00	$ 1,570.00
9	16"x16" TEE MJ DUCTILE IRON COMPACT FITTING	1	EA	$ 2,453.08	$ 2,453.08		$ 2,312.00	$ 2,312.00
10	16"X12" REDUCER MJ DUCTILE IRON COMPACT FITTING	2	EA	$ 992.49	$ 1,984.98		$ 1,194.00	$ 2,388.00
11	16"X6" REDUCER MJ DUCTILE IRON COMPACT FITTING	1	EA	$ 817.89	$ 817.89		$ 1,005.00	$ 1,005.00
12	4" POLYSTYRENE INSULATION	32	SF	$ 6.08	$ 194.56		$ 9.80	$ 313.60
	SUBTOTAL DIVISION 3				$ 54,954.08			$ 45,962.50
	STORM SEWER							
30	REMOVE EXISTING STORM SEWER STRUCTURE	2	EA	$ 525.00	$ 1,050.00		$ 522.00	$ 1,044.00
31	REMOVE EXISTING STORM SEWER (ALL TYPES AND SIZES)	65	LF	$ 13.50	$ 877.50		$ 19.00	$ 1,235.00
32	CONNECT TO EXISTING STORM SEWER STRUCTURE	2	EA	$ 1,650.00	$ 3,300.00		$ 923.00	$ 1,846.00
33	STORM SEWER PIPE - 12" RCP	117	LF	$ 53.09	$ 6,211.53		$ 31.90	$ 3,732.30
34	STORM SEWER PIPE - 15" RCP	971	LF	$ 50.89	$ 49,414.19		$ 28.20	$ 27,382.20
35	CATCH BASIN - TYPE 404	3	EA	$ 1,769.00	$ 5,307.00		$ 1,932.00	$ 5,796.00
36	CATCH BASIN/MANHOLE - TYPE 406	7.00	EA	$ 2,133.00	$ 14,931.00		$ 2,558.00	$ 17,906.00
37	RESET EXISTING CATCH BASIN CASTING	2.00	EA	$ 450.00	$ 900.00		$ 749.00	$ 1,498.00
38	REPAIR EXISTING CATCH BASIN CONCRETE	27.00	SF	$ 25.00	$ 675.00		$ 90.75	$ 2,450.25
	SUBTOTAL DIVISION 4				$ 82,666.22			$ 62,889.75
	STREET CONSTRUCTION							
39	SALVAGE POST AND SIGN	11.00	EA	$ 223.00	$ 2,453.00		$ 40.80	$ 448.80
40	REMOVE POST AND SIGN	1.00	EA	$ 39.03	$ 39.03		$ 40.80	$ 40.80
41	SAWCUT BITUMINOUS OR CONCRETE	553.00	LF	$ 5.75	$ 3,179.75		$ 4.35	$ 2,405.55
42	REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEME	266.00	SY	$ 6.50	$ 1,729.00		$ 13.75	$ 3,657.50
43	REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMEN	380.00	SY	$ 7.50	$ 2,850.00		$ 13.75	$ 5,225.00
44	REMOVE AND DISPOSE OF EXISTING CONCRETE CURB	7,036.00	LF	$ 2.45	$ 17,238.20		$ 5.10	$ 35,883.60
45	COMMON EXCAVATION	1.00	LS	$ 372,000.00	$ 372,000.00		$ 506,500.00	$ 506,500.00
46	SELECT GRANULAR BORROW (CV) (P)	12,000.00	CY	$ 21.55	$ 258,600.00		$ 22.00	$ 264,000.00
47	SUBGRADE CORRECTION	2,700.00	SY	$ 15.75	$ 42,525.00		$ 3.25	$ 8,775.00
48	SUBGRADE PREPARATION	34.00	RS	$ 275.00	$ 9,350.00		$ 395.00	$ 13,430.00
49	CLASS 6 AGGREGATE BASE	9,850.00	TN	$ 15.95	$ 157,107.50		$ 17.75	$ 174,837.50
50	AGGREGATE TRAIL RESTORATION	9.00	TN	$ 278.75	$ 2,508.75		$ 65.00	$ 585.00
51	BITUMINOUS NON-WEAR COURSE	1,825.00	TN	$ 61.33	$ 111,927.25		$ 80.00	$ 146,000.00
52	BITUMINOUS WEAR COURSE	1,825.00	TN	$ 61.33	$ 111,927.25		$ 76.75	$ 140,068.75
53	BITUMINOUS MATERIAL FOR TACK COAT	842.00	GA	$ 2.23	$ 1,877.66		$ 3.00	$ 2,526.00
54	CONCRETE CURB AND GUTTER	6,596.00	LF	$ 13.16	$ 86,803.36		$ 15.30	$ 100,918.80
55	DRIVEWAY VALLEY GUTTER	4.00	EA	$ 2,899.00	$ 11,596.00		$ 4,680.00	$ 18,720.00
56	6" CONCRETE DRIVEWAY PAVEMENT	40.00	SY	$ 70.06	$ 2,802.40		$ 72.90	$ 2,916.00
57	BITUMINOUS DRIVEWAY PAVEMENT	295.00	SY	$ 37.16	$ 10,962.20		$ 67.00	$ 19,765.00
58	PERFORATED PVC EDGE DRAIN	6,660.00	LF	$ 13.25	$ 88,245.00		$ 7.25	$ 48,285.00
59	DRAINTILE CLEANOUT	50.00	EA	$ 167.27	$ 8,363.50		$ 479.00	$ 23,950.00
60	DRAINTILE CONNECTION INTO CATCH BASIN	8.00	EA	$ 225.00	$ 1,800.00		$ 193.00	$ 1,544.00
61	PRECAST CONCRETE HEADWALL FOR DRAINTILE	6.00	EA	$ 275.00	$ 1,650.00		$ 182.00	$ 1,092.00
62	ADJUST MANHOLE CASTING	4.00	EA	$ 350.00	$ 1,400.00		$ 625.00	$ 2,500.00
63	ADJUST GATE VALVE BOX	18.00	EA	$ 275.00	$ 4,950.00		$ 419.25	$ 7,546.50
64	FURNISH SIGN PANEL	15.00	SF	$ 27.88	$ 418.20		$ 30.60	$ 459.00
65	INSTALL SIGN PANELS	2.00	EA	$ 167.25	$ 334.50		$ 153.00	$ 306.00
66	4" SOLID LINE WHITE EPOXY	7,116.00	LF	$ 0.36	$ 2,561.76		$ 0.49	$ 3,486.84
67	4" SOLID LINE YELLOW EPOXY	1,524.00	LF	$ 0.36	$ 548.64		$ 0.49	$ 746.76
68	4" BROKEN LINE YELLOW EPOXY	2,558.00	LF	$ 0.36	$ 920.88		$ 0.01	$ 25.58
69	STOP BAR - POLY PREFORMED	2.00	EA	$ 652.28	$ 1,304.56		$ 1,110.00	$ 2,220.00
70	TEMPORARY PAVEMENT STRIPING	1.00	LS	$ 2,118.50	$ 2,118.50		$ 3,570.00	$ 3,570.00
71	PAVEMENT MARKINGS - POLY PREFORMED	10.00	EA	$ 660.08	$ 6,600.80		$ 750.00	$ 7,500.00
	SUBTOTAL DIVISION 5				$ 1,328,692.69			$ 1,549,934.98
	TOTAL				$ 1,733,869.99			$ 1,889,083.70

PROJECT SCHEDULE
CITY OF LAKE ELMO

EAGLE POINT BLVD STREET AND
UTILITY IMPROVEMENTS
PROJECT NO. 2015.120

MAY 2015

FOCUS ENGINEERING, inc.

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

January 20, 2015	Council authorizes Feasibility Report.
February 19, 2015	Property owner meeting. Present scope of impovements and discuss alternative assessment methodologies.
March 3, 2015	Presentation of Feasibility Report. Council accepts Report and Calls Hearing.
April 7, 2015	Public Improvement Hearing. Council orders Preparation of plans and specifications.
June 2, 2015	Council approves Plans and Specifications; Orders Advertisement for Bids.
June 30, 2015	Receive Contractor Bids.
July 7, 2015	Council accepts bids and awards Contract.
July 28, 2015	Conduct Pre-construction Meeting and Issue Notice to Proceed.
October 16, 2015	Substantial completion.
June 15, 2016	Final completion.

THE CITY OF LAKE ELMO

MAYOR & COUNCIL COMMUNICATION

DATE: July 7, 2015
REGULAR
ITEM # 13

AGENDA ITEM: Inwood Water Booster Station – Approve Land Purchase Agreement

SUBMITTED BY: Jack Griffin, City Engineer

THROUGH: Dean A. Zuleger, City Administrator

REVIEWED BY: Dave Snyder, City Attorney
Cathy Bendel, Finance Director

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: $27,000 or $37,800.

The purchase price is $27,000 or $37,800, depending upon council and property owner direction, to acquire fee title to a parcel of land for locating the Inwood Water Booster Station along Inwood Avenue just south of the Lake Elmo Heights neighborhood. The Land Purchase Agreement further outlines additional obligations for each party relating to the site acquisition, including the City waiving a $5,800 lateral benefit assessment to the property located at 2298 Inwood Avenue.

The land acquisition cost will be funded by the Water Enterprise Fund, unless the cost is determined to be eligible for reimbursement through the $3.5 million MN-DEED Grant.

SUMMARY AND ACTION REQUESTED:

The City Council is respectfully requested to consider approving the Inwood Water Booster Station Land Purchase Agreement and directing the purchase of a 90 ft. by 75 ft. parcel (or 105 ft. by 90 ft.). The recommended motion for this action is as follows:

"Move to approve the Inwood Water Booster Station Land Purchase Agreement to purchase a 90 ft. by 75 ft. parcel (or 105 ft. by 90 ft.) with the Caroline Mary Eberhard Living Trust."

LEGISLATIVE HISTORY/BACKGROUND INFORMATION:

The Inwood Booster Station and Trunk Watermain Improvement project is a $3.1 million water system infrastructure project that is needed to deliver City water service to support the growth and development in the I94 corridor, residing in the high water pressure zone. More specifically this project serves the corridor area between Inwood Avenue and Keats Avenue (Sections 33 and 34) that will include the Savona development, Boulder Ponds, Hammes Estates, Alan Dale properties, Azur properties, MFC & CM properties, and the existing properties within the Eagle Point Business Park.

This project is programmed for construction in the 2015 Capital Improvement Plan. The proposed improvements include the extension of trunk watermain facilities along Inwood Avenue from 26th Street North to Eagle Point Boulevard. A water booster station has been identified as part of this improvement to increase water pressures in the southern part of the City due to higher topography. A feasibility report was authorized by the City council on August 6, 2013 in order to ready this project for 2015 construction. The feasibility report identified the need to acquire property in the vicinity of 26th Street North and Inwood Avenue to accommodate the water booster station facility.

Staff has been working with the property owner to negotiate the purchase of the proposed water booster station site (75 ft. by 75 ft.) and had a previous agreement outlining the site acquisition terms per a letter dated July 10, 2014 and as approved by the City council on October 21, 2014. Recently the property owner has requested to eliminate the part of the sale relating to the County's acquisition of 15 feet along the eastern property line. To accommodate this request the City must acquire additional area consisting of 15 ft. by 75 ft. to close the gap between the proposed booster station site and the existing County right-of-way. In addition the City must now officially lead the acquisition process.

Furthermore, at the request of the property owner the City has identified a minimal footprint for property acquisition to adequately site the booster station. The minimum footprint of 75 ft. by 75 ft. was determined on the assumption that the property owner would grant temporary grading and construction easements necessary to redirect drainage around the booster station site and to match grades back to the adjacent property lines. The property owner has also submitted renderings demonstrating a preferred landscaping plan to provide screening for the new facility, including landscape improvements not located on the proposed City acquisition parcel. Therefore when considering the approval of the Land Purchase Agreement, the Council, along with property owner input, will be asked to consider two options for the proposed acquisition. Option 1 consisting of a smaller parcel (90 ft. by 75 ft.) with the property owner granting temporary construction and grading easements, or Option 2 consisting of a larger parcel (105 ft. by 90 ft.) to better accommodate construction and grading and to ensure some landscape screening.

The general terms of the agreement options are summarized as follows:

OPTION 1:

1. The City will pay the landowner $27,000 to acquire a site 90 ft. by 75 ft. (6,750 sq.ft.) to be located in the northeast corner of the property (Parcel ID 2102921310001) and abutting the CSAH 13 road R/W.
2. The site will be used by the City to construct and operate a water booster station. The first 15 feet from the County R/W is to be reserved for future County R/W dedication. The booster station will be constructed on the remaining 90 feet by 75 feet.

3. The City will waive one $5,800 lateral benefit assessment associated with the Inwood Trunk Watermain Improvements passing the existing property at 2298 Inwood Avenue North.
4. The property owner will provide, at no cost, temporary grading and construction easements immediately adjacent to the 75 foot by 75 foot parcel for a distance up to 15 feet to the west of the parcel and 15 feet to the south of the parcel.
5. The City will pay all costs for survey, legal descriptions and transaction costs associated with the purchase and property description changes including recording documents at the County.
6. The property owner will review and sign the closing documents. However, the City will not reimburse the property owner for costs incurred for legal or other representation.
7. The City will review draft site plans with the property owner and consider input while developing the site plan, however the plan will not be subject to property owner's direction or approvals.
8. The City <u>may</u> provide landscaping of the site after the booster station is operational (upon completion of the project), to be completed under a separate contract at the City's discretion. Landscaping may not fit on the City parcel and the City is under no obligation to install landscaping beyond the City owned property.

OPTION 2:

1. The City will pay the landowner $37,800 to acquire a site 105 ft. by 90 ft. (9,450 sq.ft.) to be located in the northeast corner of the property (Parcel ID 2102921310001) and abutting the CSAH 13 road R/W.
2. The site will be used by the City to construct and operate a water booster station. The first 15 feet from the County R/W is to be reserved for future County R/W dedication. The booster station will be constructed on a 75 ft. by 75 ft. area with the remaining 15 feet to the south and 15 feet to the west being used for drainage, grading and landscaping.
3. The City will waive one $5,800 lateral benefit assessment associated with the Inwood Trunk Watermain Improvements passing the existing property at 2298 Inwood Avenue North.
4. The City will pay all costs for survey, legal descriptions and transaction costs associated with the purchase and property description changes including recording documents at the County.
5. The property owner will review and sign the closing documents. However, the City will not reimburse the property owner for costs incurred for legal or other representation.
6. The City will review draft site plans with the property owner and consider input while developing the site plan, however the plan will not be subject to property owner's direction or approvals.
7. The City <u>will</u> provide landscaping of the site after the booster station is operational (upon completion of the project), to be completed under a separate contract at the City's discretion.

<u>RECOMMENDATION</u>:

Staff is recommending that the City Council approve the Inwood Water Booster Station Land Purchase Agreement and directing the purchase of a 90 ft. by 75 ft. parcel (or 105 ft. by 90 ft.). The recommended motion for this action is as follows:

"Move to approve the Inwood Water Booster Station Land Purchase Agreement to purchase a 90 ft. by 75 ft. parcel (or 105 ft. by 90 ft.) with the Caroline Mary Eberhard Living Trust."

<u>ATTACHMENT(S)</u>:

1. Inwood Water Booster Station Land Purchase Agreement.
2. Site Location Map.

VACANT LAND PURCHASE AGREEMENT

THIS AGREEMENT is made as of _____, 2015, between Allan J. Eberhard, Trustee of the Caroline Mary Eberhard Living Trust, dated May 29, 1998 ("Seller"), and The City of Lake Elmo, a Minnesota municipal corporation ("Buyer").

In consideration of this Agreement, Seller and Buyer agree as follows:

1. Sale of Property. Seller agrees to sell to Buyer, and Buyer agrees to buy from Seller, the following property ("Property"):

   1.1 Real Property. The real property known as the Inwood Water Booster Station, located in the City of Lake Elmo, Washington County, Minnesota, (Parcel ID No. 2102921310001), as further shown on the map attached hereto as **Exhibit A** and as further legally described on the attached **Exhibit B**, together with all easements and rights benefiting or appurtenant to said real property.

   1.2 City of Lake Elmo, intends to purchase a 90 foot by 75 foot (6750 square feet) parcel to be used by the City to construct and operate a water booster station.

2. Purchase Price and Manner of Payment. The total purchase price ("Purchase Price") to be paid for the Property is $27,000.00. The Purchase Price shall be payable as follows:

   2.1 $_____ as earnest money ("Earnest Money"); and

   2.2 The balance by certified check or wire transfer of funds on the Closing Date.

3. Contingencies. The obligations of Buyer under this Agreement are contingent upon each of the following:

   3.1 Representations and Warranties. The representations and warranties of Seller contained in this Agreement must be true now and on the Closing Date as if made on the Closing Date.

   3.2 Title. Title shall have been found acceptable, or been made acceptable, in accordance with the requirements and terms of the Title Examination Section below.

   3.3 Access and Inspection. Seller shall allow Buyer, and Buyer's agents, access to the Property without charge and at all reasonable times for the purpose of Buyer's investigation and testing the same, including, without limitation,

topographic surveys and soil tests to determine the adequacy of the soil for Buyer's intended use of the Property. Within ten (10) days of the acceptance of this Agreement, Seller shall provide Buyer with copies of all blueprints, plans, specifications, soil tests and surveys of the Property which are presently in Seller's possession. Seller shall make available to Buyer and Buyer's agents, without charge, all plans and specifications, records, inventories, permits and correspondence.

3.4 Improvements. The City agrees to waive the proposed $5,800 water lateral benefit assessment associated with the Inwood Trunk Watermain Improvements, passing the existing property located at 2298 Inwood Avenue North.

The Buyer will review draft site plans with the Seller and consider input from the Seller while developing the booster station site plan. However, the site plan will not be subject to the Seller's direction or approval.

The first 15 feet from the County Right-of-Way shall be reserved for future County Right-of-Way dedication. The booster station shall be constructed on the remaining 75 x 75 foot parcel.

The Buyer shall provide landscaping on the site after the booster station is operational and upon completion of the project. Said landscaping shall be completed under a separate contract at the Buyer's discretion. If landscaping does not fit on the said parcel, it shall be planted within the first 15 feet to the south and west of the parcel, upon permission for right of entry by Seller.

3.5 Easements. The Seller shall provide, at no cost to Buyer, a temporary grading and construction easement, immediately adjacent to the 75 foot by 75 foot parcel, for a distance up to 15 feet to the west of the parcel and 15 feet to the south of the parcel.

If any contingency has not been satisfied on or before the date set forth above for satisfaction of that contingency, then this Agreement may be terminated by written notice from Buyer to Seller, which notice must be given no later than five (5) days after the applicable satisfaction date. If no such notice is given with respect to any contingency, such contingency shall be deemed waived. Closing shall be deemed a waiver of all of the above contingencies. Upon termination, the Earnest Money, and any interest accrued thereon, shall be released to Buyer, the parties shall sign a cancellation of this Agreement, and neither party will have any further rights or obligations to the other regarding this Agreement or the Property. All the contingencies are specifically for the benefit of the Buyer, and the Buyer shall have the right to waive any contingency by written notice to Seller.

4. Closing. The closing of the purchase and sale contemplated by this Agreement (the "Closing") shall occur on or before July 15, 2015 ("Closing Date at the office of Johnson/Turner Legal). Seller agrees to deliver possession of the Property to Buyer immediately after Closing.

4.1 Seller's Closing Documents. On the Closing Date, Seller shall execute and deliver to Buyer the following (collectively, "Seller's Closing Documents"), all in form and content reasonably satisfactory to Buyer:

4.1.1 Deed. A Warranty Deed conveying the Property to Buyer, free and clear of all encumbrances, except the Permitted Encumbrances hereafter defined.

4.1.2 FIRPTA Affidavit. A non-foreign affidavit, properly executed, containing such information as is required by IRC Section 1445(b)(2) and its regulations.

4.1.3 IRS Forms. A Designation Agreement designating the "reporting person" for purposes of completing Internal Revenue Form 1099 and, if applicable, Internal Revenue Form 8594.

4.1.4 Well Certificate. A completed Minnesota Well Disclosure Certificate or a statement on the Warranty Deed that "The Seller certifies that the Seller does not know of any wells on the described real property."

4.1.5 Storage Tanks. If the Property contains or contained a storage tank, an affidavit with respect thereto, as required by Minn. Stat. § 116.48.

4.1.6 Seller's Affidavit. An affidavit in the form required by Title evidencing the absence of bankruptcies, judgments or tax liens involving Seller or parties with the same or similar names as Seller, and evidencing the absence of mechanic's lien rights affecting the Property, unrecorded interests affecting the Property, persons in possession of the Property, and known encroachments or boundary line questions affecting the Property.

4.1.7 Other Documents. All other documents reasonably determined by Buyer or Title to be necessary to transfer the Property to Buyer free and clear of all encumbrances.

4.2 Buyer's Closing Documents. On the Closing Date, Buyer will execute and deliver to Seller the following (collectively, "Buyer's Closing Documents"):

4.2.1 Purchase Price. Funds representing the Purchase Price and execution and delivery of any required financing documents.

4.2.2 IRS Form. A Designation Agreement designating the "reporting person" for purposes of completing Internal Revenue Form 1099 and, if applicable, Internal Revenue Form 8594.

5. Prorations. Seller and Buyer agree to the following prorations and allocation of costs regarding this Agreement:

5.1 Title Insurance and Closing Fee. Buyer will pay all costs of the Title Evidence, the cost of having a commitment for an ALTA Owner's Policy of Title Insurance for the Property (the "Title Policy") (in the amount of the Purchase Price) and the fees charged by the Title Company for any escrow required regarding Buyer's Objections. Buyer will pay the premium required for the issuance of the Title Policy Buyer will pay all costs for survey, legal description and recording fees charged by Title (as defined below) to conduct the Closing. Seller shall pay for any costs associated with representation to review documents.

5.2 Deed Tax. Seller shall pay all State Deed Tax payable in connection with this transaction.

5.3 Real Estate Taxes and Special Assessments. Real Estate Taxes payable in the year in which Closing occurs shall be pro-rated based upon a calendar year with Seller paying through the Date of Closing. Seller shall pay any installments of special assessments payable with said real estate taxes. Seller shall pay all other levied special assessments in full as of the Date of Closing, and shall pay all special assessments which are pending as of the Date of Closing. Seller's provision for payment of a pending assessment shall be made by payment into escrow with Title of one and one-half times the estimated amount of the assessment, with the right to a refund of any excess of the escrow.

5.4 Other Costs. All other operating costs of the Property shall be allocated between Seller and Buyer as of the Closing Date, so that Seller pays that part of operating costs payable through the Closing Date, and Buyer pays that part of operating costs payable after the Closing Date.

5.5 Attorney's Fees. Each of the parties will pay its own attorney's fees, except that a party defaulting under this Agreement or any Closing Documents will pay the reasonable attorneys' fees and court costs incurred by the non-defaulting party in enforcing its rights hereunder.

6. Title Examination. Title Examination will be conducted as follows:

6.1 Seller's Title Evidence. Seller shall, within twenty (20) days after the date of this Agreement, furnish the following (collectively, "Title Evidence") to Buyer: (a) a commitment ("Title Commitment") for an ALTA Owner's Policy of Title Insurance insuring title to the Property, deleting standard exceptions and including affirmative assurance regarding zoning, contiguity, appurtenant easements and such other matters as may be identified by Buyer, in the amount of the Purchase Price, issued by Johnson/Turner Legal, ("Title"); (b) a survey, paid for by Buyer, certified by a registered land surveyor and certified to Buyer, Title and such other parties as Buyer may designate, and showing the Property and location of all improvements and easements thereon and otherwise complying with the requirements set forth in the "Minimum Standard Requirements for ALTA/ACSM Land Title Surveys" jointly established by ALTA and ACSM in 1992, and containing such other information as Buyer or Buyer's lender shall reasonably request.

6.2 Buyer's Objections. Within twenty (20) days after receiving the last of the Title Evidence, Buyer will make written objections ("Objections") to the form and/or contents of the Title Evidence. Buyer's failure to make Objections within such time period will constitute waiver of Objections. Any matter shown on such Title Evidence and not objected to by Buyer shall be a "Permitted Encumbrance" hereunder. Seller will have thirty (30) days after receipt of the Objections to cure the Objections, during which period the Closing will be postponed, if necessary. Seller shall use its best efforts to cure any Objections. To the extent an Objection can be satisfied by the payment of money, Buyer shall have the right to apply a portion of the cash payable to Seller at the Closing to satisfaction of such Objection, and the amount so applied shall reduce the amount of cash payable to Seller at the Closing. If the Objections are not cured within such 30-day period, Buyer will have the option to do any of the following:

6.2.1 Extend the time period for Seller to cure the Objections by up to sixty (60) days, at the end of which time Buyer may exercise any of the remaining options set forth below.

6.2.2 Terminate this Agreement and receive a refund of the Earnest Money and the interest accrued thereon, if any.

6.2.3 Withhold from the Purchase Price an amount which, in the reasonable judgment of Title, is sufficient to assure cure of the Objections. Any amount so withheld will be placed in escrow with Title, pending such cure. If Seller does not cure such Objections within sixty (60) days after such escrow is established, Buyer may then

cure such Objections and charge the costs of cure against the escrowed amount. The parties agree to execute and deliver such documents as may be reasonably required by Title, and Seller agrees to pay the charges of Title, to create and administer the escrow.

6.2.4 Waive the Objections and proceed to close.

7. Subordination. This Purchase Agreement, and the rights of the Buyer in and to the real property which is the subject hereof, is specifically made subject and subordinate to the lien of any mortgage(s) or other encumbrance(s) ("Liens") made or given by Seller, whether prior to or after the date of this Purchase Agreement, and shall, prior to Closing and payment by Buyer of the Purchase Price, remain subordinate and junior to all such Liens as if the same had been duly executed and acknowledged by the Seller, and recorded, prior to the date of this Purchase Agreement. At Closing, Seller will be responsible, at its sole expense, for obtaining any release necessary to convey fee title to the Property to Buyer free and clear of any such Liens.

8. Operation Prior to Closing. During the period from the date of Seller's acceptance of this Agreement to the Closing Date (the "Executory Period"), Seller shall operate and maintain the Property in the ordinary course of business in accordance with prudent, reasonable business standards, including the maintenance of adequate liability insurance and insurance against loss by fire, windstorm and other hazards, casualties and contingencies, including vandalism and malicious mischief. Seller shall execute no contracts, leases or other agreements regarding the Property during the Executory Period that are not terminable on or before the Closing Date, without the prior written consent of Buyer, which consent may be withheld by Buyer at its sole discretion.

9. Representations and Warranties by Seller. Seller represents and warrants to Buyer as follows:

9.1 Existence; Authority. If Seller is a corporation, limited liability company or partnership, Seller is duly organized, qualified and in good standing, and has the requisite power and authority to enter into and perform this Agreement and the Seller's Closing Documents; such documents have been duly authorized by all necessary action; such documents are valid and binding obligations of Seller, and are enforceable in accordance with their terms.

9.2 Environmental Laws. No toxic or hazardous substances or wastes, pollutants or contaminants (including, without limitation, asbestos, urea formaldehyde, the group of organic compounds known as polychlorinated biphenyls, petroleum products including gasoline, fuel oil, crude oil and

various constituents of such products, and any hazardous substance as defined in any state, local or federal law, regulation, rule, policy or order relating to the protection of the environment) (collectively, "Hazardous Substance") have been generated, treated, stored, transferred from, released or disposed of, or otherwise placed, deposited in or located on the Property, nor has any activity been undertaken on the Property that would cause or contribute to the Property becoming a treatment, storage or disposal facility within the meaning of, or otherwise bring the Property within the ambit of, any state, local or federal law, regulation, rule, policy or order relating to the protection of the environment. There has been no discharge, release or threatened release of Hazardous Substances from the Property. There are no Hazardous Substances or conditions in or on the Property that may support a claim or cause of action under any state, local or federal law, regulation, rule, policy or order relating to the protection of the environment. The Property is not now, and to the best knowledge of Seller never has been, listed on any list of sites contaminated with Hazardous Substances, nor used as landfill, dump, disposal or storage site for Hazardous Substances.

9.3 FIRPTA. Seller is not a "foreign person," "foreign partnership," "foreign trust" or "foreign estate" as those terms are defined in Section 1445 of the Internal Revenue Code.

9.4 Proceedings. There is no action, litigation, investigation, condemnation or proceeding of any kind pending or threatened against Seller or any portion of the Property.

9.5 Wells and Individual Sewage Treatment Systems. Seller does not know of any "Wells" on the Property within the meaning of Minn. Stat. § 103I or "Individual Sewage Treatment Systems" on the Property within the meaning of Minn. Stat. § 115.55. This representation is intended to satisfy the requirements of those statutes.

9.6 Storage Tanks. No above ground or underground tanks are located on or about the Property, or have been located on or about the Property and have subsequently been removed or filled.

9.7 Reports. Seller has no environmental reports or studies relating to the Property, except those which have been or will be delivered to Buyer as required under this Agreement.

Seller will indemnify Buyer, its successors and assigns, against, and will hold Buyer, its successors and assigns, harmless from, any expenses or damages, including reasonable attorneys' fees, which Buyer incurs because of the breach of any of the

above representations or warranties, whether such breach is discovered before or after Closing. Consummation of this Agreement by Buyer with knowledge of any such breach by Seller will not constitute a waiver or release by Buyer of any claims due to such breach.

10. Assignment. Either party may assign its rights under this Agreement with the prior written consent of the other party, before or after the Closing. Any such assignment will not relieve such assigning party of its obligations under this Agreement.

11. Survival. All of the terms of this Agreement and warranties and representations herein contained shall survive and be enforceable after the Closing.

12. Notice. Any notice to be given by a party hereto shall be personally delivered, sent by certified mail, or sent via a nationally recognized courier service that issues a receipt, to the other party at the address set forth for that party below (or to such other address as may be designated by notice to the other party), and shall be deemed given upon the earlier of personal delivery, two days after the date postmarked, two (2) days after depositing with such courier for delivery or upon the refusal to accept such service.

Address for Notice to Seller: _____

_____

With a Copy to: _____

_____

Address for Notice to Buyer: City of Lake Elmo
Attn: Dean Zuleger
City Administrator
3800 Laverne Avenue North
Lake Elmo, MN 55042

With a Copy to: David K. Snyder
Michele R. Loughrey
Johnson/Turner Legal
56 E. Broadway Avenue, Suite 206
Forest Lake, MN 55025

13. Miscellaneous. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement. This Agreement constitutes the complete agreement between the parties and supersedes any prior

oral or written agreements between the parties regarding the Property. There are no verbal agreements that change this Agreement, and no waiver of any of its terms will be effective unless in a writing executed by the parties. This Agreement binds and benefits the parties and their successors and assigns, and has been made under the laws of the State of Minnesota and such laws will control its interpretation.

14. Remedies. The following shall be the exclusive remedies available to the parties under this agreement:

14.1 If Buyer defaults under this Agreement due to no fault of Seller, then Seller may terminate this Agreement by providing at least thirty days' prior written notice to Buyer. If Buyer fails to cure Buyer's default within such thirty-day period, then at Seller's election (i) this Agreement shall thereupon be terminated, and Seller shall retain the Earnest Money as liquidated damages; or (ii) Seller may seek specific performance of this Agreement by Buyer.

14.2 If Seller defaults under this Agreement due to no fault of Buyer, then Buyer may terminate this Agreement by providing at least thirty (30) days' prior written notice to Seller. If Seller fails to cure Seller's default within such thirty-day period, then at Buyer's election (i) this Agreement shall thereupon be terminated, and Buyer shall be entitled to a refund of all Earnest Money, together with accrued interest thereon, if any; or (ii) Buyer may pursue such other actions or remedies as are available to it, including its right to damages against Seller for its failure to perform, or for misrepresentation or for specific performance of this Agreement by Seller.

14.3 Any suit by a party hereto which is described above and is based upon the other party's default must be commenced no later than one hundred twenty (120) days after the date of the occurrence of the default. The said 120-day limitation shall not apply to claims for indemnification otherwise provided for in this agreement.

15. Severability. In case any one or more of the provisions of this Agreement shall be held to be invalid, illegal or unenforceable, such holding shall not affect the other provisions of this Agreement, and this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.

16. Business Days. In the event any deadline or performance date set forth in this Agreement falls on a Saturday, Sunday or legal holiday in the State of Minnesota, such deadline or performance date shall be deemed to be postponed to the next business day thereafter.

Seller and Buyer have executed this Agreement as of the date first written above.

SELLER:

Allan J. Eberhard, Trustee
Of the Caroline Mary Eberhard
Living Trust, dated May 29, 1998

By:_____

Its:_____

BUYER:

THE CITY OF LAKE ELMO

By:_____

It:_____

EXHIBIT A

Map of Property



EXHIBIT B

Legal Description

All that part of the North 75.00 feet of the East 150.00 feet of the North ½ of the SW ¼ of Section 21, Township 29 North, Range 21 West, Washington County, Minnesota, which lies westerly of the west line of Parcel 3 of the WASHINGTON COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 98 – C.S.A.H. 13, according to the recorded plat thereof.

Washington County

Property Viewer

Sign in



MOODY'S
INVESTORS SERVICE

New Issue: Moody's assigns Aa2 to Lake Elmo, MN's $2.8M GO Bonds, Ser. 2015A

Global Credit Research - 29 Jun 2015

Aa2 rating applies to $22.8 million of post-sale GOULT debt

LAKE ELMO (CITY OF) MN
Cities (including Towns, Villages and Townships)
MN

Moody's Rating

ISSUE	RATING
General Obligation Bonds, Series 2015A	Aa2
Sale Amount $2,815,000	
Expected Sale Date 07/07/15	
Rating Description General Obligation	

Moody's Outlook NOO

NEW YORK, June 29, 2015 --Moody's Investors Service has assigned an Aa2 rating to the City of Lake Elmo's (MN) $2.8 million General Obligation (GO) Bonds, Series 2015A. Concurrently, Moody's maintains the Aa2 rating on city's outstanding GO debt. Post-sale, the city will have $22.8 million of GO debt outstanding.

SUMMARY RATING RATIONALE

The Aa2 rating reflects the city's modestly-sized and affluent tax base experiencing growth, located in the Twin Cities metro region; strong finances supported by conservative budgeting and healthy unassigned fund balance; moderate direct debt burden; and modest exposure to unfunded pension liabilities.

OUTLOOK

Outlooks are usually not assigned to local government credits with this amount of debt outstanding.

WHAT COULD MAKE THE RATING GO UP

-Growth in the city's tax base to levels consistent with higher-rated entities

WHAT COULD MOVE THE RATING DOWN

-Deterioration of the tax base or weakening of the demographic profile

-Material declines in the city's financial reserves

-Significant increase in debt levels

STRENGTHS

-Affluent tax base favorably located in Twin Cities metropolitan area

-Strong financial operations and healthy financial reserves and liquidity

CHALLENGES

-Small tax base size relative to others in the rating category

-Above average fixed costs

RECENT DEVELOPMENTS

Recent developments are incorporated in the Detailed Rating Rationale.

DETAILED RATING RATIONALE

ECONOMY AND TAX BASE: MODESTLY-SIZED AFFLUENT TAX BASE NEAR THE TWIN CITIES EXPERIENCING GROWTH

The city's tax base is expected to grow in the medium term due to its favorable location within the Twin Cities metropolitan area and large amount of land available for development. Located in Washington County (Aaa stable), the city lies along the eastern edge of the metropolitan region. The city's full value of $1.3 billion experienced two years of significant growth, following declines in previous years, due to new residential development. In 2014 economic market value increased by 6.8% and in 2015 it increased by a sizeable 12.7%. City officials report that the increases are due to approximately 45% of the city's land being available for development and 60% of that land being developed within the next 5 to 10 years. Major development areas include a mixed use development along I-94, the "Old Village" section of the city, and the northern edge of the city along Highway 36. Recent estimates show approximately 1,900 new homes being built in city in the next 10 years. Given the planned development for the area, it is expected that the tax base will experience significant growth in the medium term. The city is in the process of constructing substantial water and sewer improvements throughout the city in order to accommodate the planned development. The city has an Infrastructure Debt Participation Policy in place that requires infrastructure for private development to be funded by the developer or benefiting parties. The city collects fees and special assessments at preliminary plat mitigating the risk of non-payment.

Lake Elmo is primarily a bedroom community with the majority of residents commuting to employment opportunities throughout the Twin Cities area. Based upon net tax capacity, the city is 77% residential and 15% commercial and industrial. The largest employer of city residents is 3M Company (Aa3 negative), which is headquartered in nearby Maplewood (Aa1) and employs approximately 9,100. Management reports that the city's other major employers and taxpayers remain stable.

The city has experienced ongoing population growth in recent decades, including 17.6% growth between 2000 and 2010, and the Metropolitan Council (Minn-St. Paul Area) (Aaa stable) estimates that the city's 2010 population of 8,069 could grow to 20,500 by 2040. Washington County's unemployment rate of 3.7% in March of 2015 remained below the national (5.6%) and state (4.5%) levels for same period. Lake Elmo's resident income levels significantly exceed those of the nation, with median family income equivalent to 194.1% and of the nation.

FINANCIAL OPERATIONS AND RESERVES: STABLE FINANCIAL OPERATIONS SUPPORTED BY HEALTHY RESERVES

The city's financial operations are expected to remain stable given its history of sound financial management and maintenance of healthy General Fund liquidity and reserves. The city has demonstrated conservative financial management, having closed five out of the past six fiscal years with modest operating surpluses. Management attributes the surpluses to conservative budgeting of both revenues and expenditures. The city closed fiscal 2014 with a $4,000 operating surplus and a General Fund balance of $3.2 million, or a substantial 93.5% of revenues. Approximately $600,000 of the city's fund balance is reserved for an advance to the city's Old Village Fund. The entire balance is expected to be paid in full by 2016. The city's fiscal 2014 unassigned fund balance of $2.5 million, which is equivalent to 74.7% of revenues, remains healthy and above the city's policy of maintaining unassigned fund balance of 35% to 50% of budgeted operating revenues. For fiscal 2015, the city presented a balanced budget, and year to date estimates indicate that the city is on target and may expect a modest operating surplus of approximately $50,000 due to favorable budget fluctuations.

Property taxes comprise 72.3% of Lake Elmo's General Fund revenues, and the city's collection rate is high with few appeals. The city does not receive any local government aid from the state; therefore, it is subject to minimal risk associated with budgetary pressures at the state. The state implemented property tax limits for 2014 only, but the cap did not impact Lake Elmo as the city had planned to keep its levy flat.

The city was party to a lawsuit along with the State of Minnesota seeking damages from 3M for allowing perfluorochemicals (PFCs) to leach into groundwater in Washington County over several decades. The city entered a tolling agreement through October 2015, which allowed the city to negotiate with 3M and put on hold the statute of limitations should the city have decided to return to litigation. Conservatively, the city did not include any

potential settlement money in its budget projections, and will use any such funds for one time expenditures or to pay debt service.

Liquidity

In 2014, the city's unrestricted net operating cash position across major operating funds (General Fund and Debt Service Fund) was $3.5 million or a very healthy 86.9% of revenues.

DEBT AND PENSIONS: MODERATE DEBT BURDEN WITH MODEST ADDITIONAL BORROWING PLANNED

The city's direct debt burden is a moderate 1.7% of full value, and though some additional borrowing is planned, the debt burden is expected to remain manageable given the city's expected growth. The city's direct debt of $23 million includes $13 million of GO debt that is expected to be repaid by the city's self-supporting water enterprise. The city's fixed costs related to debt service, inclusive of the GO debt supported by the water enterprise, were above average at 17.6% of operating expenditures in 2014. The city expects to issue an additional $2 million to $3 million of GO debt annually for water and sewer and road improvements over the next few years.

Debt Structure

All of the district's direct debt is fixed rate and amortizes over the long term. Principal amortization is below average with 66.3% of all debt retired in ten years.

Debt-Related Derivatives

The district has no derivative agreements.

Pensions and OPEB

Moody's three year average adjusted net pension liability (ANPL), through fiscal 2014 is $3.3 million, equivalent to 0.3% of full value, and 0.8 times operating revenue. The ANPL is based upon our allocation of the reported unfunded liabilities of two multi-employer cost-sharing pension plans, the General Employees Retirement Fund (GERF) and the Public Employees Police and Fire Fund (PEPFF), and one single employer pension plan the Lake Elmo Firefighter's Relief Association plan. Moody's ANPL reflects certain adjustments we make to improve comparability of reported pension liabilities. The adjustments are not intended to replace the city's reported liability information, but to improve comparability with other rated entities. The actuarial valuation dates for the cost sharing plans are June 30, 2013. The city's total fiscal 2014 contribution to the plans, was $86,000 or 2.1% of operating expenditures.

MANAGEMENT AND GOVERNANCE: STRONG INSTITUTIONAL FRAMEWORK; SIZABLE RESERVES PROVIDE CUSHION

Minnesota cities have an institutional framework score of "Aa" or strong. Cities rely on property taxes to fund the majority of operations followed by state aid. State Local Government Aid (LGA) typically comprise the second largest source and ranges approximately from 0% to 80%, or on average 25% of GF revenues. The State increased aid for next biennium, after years of state aid cuts and stagnant aid. Cities typically have above average debt related expenditures. Notably, overall expenditures are predictable and cities have the ability to reduce expenditures if necessary, and benefit from unlimited operating levy authority.

We believe management will continue to maintain positive to balanced operations based on the city's trend of growing reserves.

KEY STATISTICS

-2014 Full value: $1.3 Billion

-2014 Estimated full value per capita: $164,000

-2008-2012 Median family income (as a % of US): 194.1%

-Fiscal 2014 Available Operating Fund Balance: 79.5%

-Fiscal 2009 to Fiscal 2014 Change in Available Operating Fund Balance as a % of revenues: 10.0%

-Fiscal 2014 Operating Fund Cash Balance: 86.9%

-Fiscal 2009 to Fiscal 2014 Change in Operating Fund Cash Balance as a % of revenues: 10.5%

-Fiscal 2009 to Fiscal 2014 Average Operating Revenues / Operating Expenditures: 0.98x

-Institutional Framework: Aa

-Net Direct Debt / Full Value: 1.7%

-Net Direct Debt / Operating Revenues: 5.6 times

-3-year average of Moody's ANPL / Full Value: 0.3%

-3-year average of Moody's ANPL / Operating Revenues: 0.8 times

OBLIGOR PROFILE

Located in Washington County (Aaa stable), the city lies along the eastern edge of the Twin Cities metropolitan region. The 2010 population was 8,069 according to census estimates.

LEGAL SECURITY

The bonds are secured by the city's general obligation unlimited tax (GOULT) pledge to levy a dedicated debt service tax that is not limited by rate or amount.

USE OF PROCEEDS

Proceeds of the bonds will be used to finance street improvement and utility projects.

PRINCIPAL METHODOLOGY

The principal methodology used in this rating was US Local Government General Obligation Debt published in January 2014. Please see the Credit Policy page on www.moodys.com for a copy of this methodology.

REGULATORY DISCLOSURES

For ratings issued on a program, series or category/class of debt, this announcement provides certain regulatory disclosures in relation to each rating of a subsequently issued bond or note of the same series or category/class of debt or pursuant to a program for which the ratings are derived exclusively from existing ratings in accordance with Moody's rating practices. For ratings issued on a support provider, this announcement provides certain regulatory disclosures in relation to the rating action on the support provider and in relation to each particular rating action for securities that derive their credit ratings from the support provider's credit rating. For provisional ratings, this announcement provides certain regulatory disclosures in relation to the provisional rating assigned, and in relation to a definitive rating that may be assigned subsequent to the final issuance of the debt, in each case where the transaction structure and terms have not changed prior to the assignment of the definitive rating in a manner that would have affected the rating. For further information please see the ratings tab on the issuer/entity page for the respective issuer on www.moodys.com.

The following information supplements Disclosure 10 ("Information Relating to Conflicts of Interest as required by Paragraph (a)(1)(ii)(J) of SEC Rule 17g-7") in the regulatory disclosures made at the ratings tab on the issuer/entity page on www.moodys.com for each credit rating:

Moody's was not paid for services other than determining a credit rating in the most recently ended fiscal year by the person that paid Moody's to determine this credit rating.

Regulatory disclosures contained in this press release apply to the credit rating and, if applicable, the related rating outlook or rating review.

Please see www.moodys.com for any updates on changes to the lead rating analyst and to the Moody's legal entity that has issued the rating.

Please see the ratings tab on the issuer/entity page on www.moodys.com for additional regulatory disclosures for each credit rating.

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THE CITY OF LAKE ELMO

MAYOR & COUNCIL COMMUNICATION

DATE: July 7, 2015
REGULAR
ITEM # 15

AGENDA ITEM: Diedrich Property Townhouses (Lennar) – Preliminary Plat

SUBMITTED BY: Kyle Klatt, Community Development Director

THROUGH: Dean Zuleger, City Administrator

REVIEWED BY: Planning Commission
Nick Johnson, City Planner
Jack Griffin, City Engineer

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: The Planning Commission is recommending approval of a preliminary plat for a new subdivision as requested by Lennar Corporation. The Subdivision Ordinance requires that the City Council review and approval a preliminary plat before an applicant may proceed with the preparation and recording of a final plat. The subdivision request is being made by Lennar for property presently owned by Tammy Diedrich and Gerhard Rieder within the I-94 Corridor planning area.

FISCAL IMPACT: TBD – The City will require that the applicant enter into a developer's agreement with the City to specify the financial responsibilities for various aspects of the subdivision and related public improvements. The developer is expected to pay the Water Availability Charge for the entire development at the time a final plat is approved (currently $3,000 per unit) similar to other developments that are connecting to the Lake Elmo Avenue water main.

SUMMARY AND ACTION REQUESTED: The City Council is being asked to consider a request for approval of a Preliminary Plat from Lennar Corporation for a 46-unit singled family attached (townhouse) development to be located on slightly over 15 acres of land immediately east of Lake Elmo Avenue and north of the Hunters Crossing development. The proposed development site is located within the City's I-94 corridor planning area, and is in an area guided for public sewer and water services. The preliminary plat has been prepared in response to the City's Comprehensive Plan for the corridor, which guides this site for medium density urban residential development. The Staff report to the Planning Commission

concerning this request is attached to this memorandum, and includes a detailed summary of the request in addition to the detailed Staff review and recommendation.

The Planning Commission is recommending approval of the preliminary plat with several conditions of approval. The suggested motion to adopt the Planning Commission recommendation is as follows:

"Move to adopt Resolution No. 2015-56 approving the Lennar Diedrich Townhouses preliminary plat with 16 conditions of approval."

LEGISLATIVE HISTORY/PLANNING COMMISSION REPORT: The attached staff report to the Planning Commission provides an overview of the request and a list of comments and recommendations from Staff. In order to address the initial set of comments from the City, the developer prepared an updated site plan prior to the Planning Commission meeting that reduced the overall number of units by two and that changed the originally planned private street to a public street meeting City specifications. Although the construction plans have not yet been updated, the Planning Commission's review focused on the updated site plan. The City will still need to review updated construction plans, and all previous review comments from the City Engineer and County Engineer will need to be addressed by the applicant. Since the Planning Commission meeting the developer has updated the landscape plan to provide a better overview of how the site will look when completed.

The Planning Commission considered the preliminary plat at its June 22, 2015 meeting and conducted a public hearing on the applicant's request at this time. No one spoke at the public hearing.

The Planning Commission discussed the request and specifically issues associated with the timing of improvements to 5th Street, the updated site plan, and potential issues associated with the new configuration of lots. The Commission also noted that the developer would need to address an ownership issue in the extreme southwestern portion of the plat. Specifically, Ryland Homes owns a small remnant of land that is sandwiched between 5th Street and the Lennar property. This property is shown as part of the Lennar plat, but it may be excluded from the subdivision based on the developers' comments at the meeting. If this is the case, four of the lots need be adjusted in order to provide adequate rear yard setbacks. This is not a major plat concern, but will need to be addressed as part of a final plat submission. The Commission adopted a finding of fact to document their concerns over this issue.
The Commission further discussed the status of parks in this area and the developer's request to pay a fee in lieu of land dedication. Commissioners adopted a motion to include a finding that there are no City parks within ½ mile of the subdivision site. The Commission also requested one additional condition of approval to clarify that the developer must secure a written agreement from Xcel Energy to perform the planned grading work within the existing power line easement. The conditions of approval as amended by the Planning Commission are incorporated into the draft resolution.

The Planning Commission adopted a motion to recommend approval of the Preliminary Plat with the findings and conditions as noted in the attached Resolution 2015-56. The motion passed unanimously (7-0).

BACKGROUND INFORMATION (SWOT):

Strengths

- The preliminary plat is consistent with the Comprehensive Plan and specifically the Urban Medium Density Residential land use classification.
- The project will connect to the Cottage Grove sewer interceptor via a connection to the gravity line constructed across the project site late last year.
- The project will connect to the Lake Elmo Avenue water main

recently installed in this area.

Weaknesses

- The two developers adjacent to 5th Street have not yet agreed to build this road as a joint project.

Opportunities

- The development will include 46 REC units and will pay connection fees for sewer and water service. The developer has committed to paying the water availably charge for the entire development ($138,000 based on the current fee schedule) with the first phase of the final plat.
- The project will include the construction of the initial segment of 5th Street to the east of Lake Elmo (which must either be constructed as a public project or privately by the developer).

Threats

- None identified.

RECOMMENDATION: Based upon the above background information, Staff report and Planning Commission recommendation, it is recommended that the City Council approve the Lennar Diedrich Townhouses preliminary plat with the 16 conditions of approval as documented in the resolution of approval by taking the following action / with the following motion:

"Move to adopt Resolution No. 2015-56 approving the Lennar Diedrich Townhouses preliminary plat with 16 conditions of approval."

ATTACHMENTS:

1. Resolution No. 2015-56
2. Planning Commission Report (6/22/15)
3. Application Forms
4. Application Narrative and Information
5. Location Map
6. Tree Inventory
7. Review Comments:
    a. City Engineer
    b. Washington County
8. Preliminary Plat and Plans (20 sheets)
    a. Revised Site Plan (Dated 6/19/15)
    b. Revised Landscape Plan (Dated 6/25/15)
    c. Cover Sheet
    d. Legend Sheet
    e. Existing Conditions
    f. Preliminary Plat
    g. Preliminary Site Plan
    h. Preliminary Utility Plan
    i. Preliminary Grading Plan
    j. Erosion Control Plan
    k. Preliminary Seeding Plan
    l. Preliminary Street Profiles
    m. Details
    n. Landscape Plan
    o. Tree Preservation Plan

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2015-56

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR THE LENNAR DIEDRICH TOWNHOUSES

WHEREAS, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, Lennar Corporation, 16305 36th Avenue North, Plymouth, MN (Applicant) has submitted an application to the City of Lake Elmo (City) for a Preliminary Plat for the Lennar Diedrich Townhouses subdivision, a copy of which is on file in the City of Lake Elmo Community Development Department; and

WHEREAS, the Lake Elmo Planning Commission held public hearing on June 22, 2015 to consider the Preliminary Plat request; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Preliminary Plat as part of a memorandum to the City Council from Community Development Director Kyle Klatt for the July 7, 2015 Council Meeting; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Preliminary Plat; and

WHEREAS, the City Council reviewed the Preliminary Plat at its meeting held on July 7, 2014 and made the following findings of fact:

1) That the preliminary plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

2) That the preliminary plat complies with the City's Urban Medium Density Residential zoning district regulations.

3) That the preliminary plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances with the plan revisions as requested by City Staff and consultants.

4) That the preliminary plat complies with the City's subdivision ordinance.

5) That the preliminary plat is consistent with the City's engineering standards provided the plans are updated to address the City Engineer's comments documented in a letter dated June 17, 2014.

6) That there are no City parks located within ½ mile of the proposed subdivision.

7) That the updated development plans indicate that proposed structures on Lots 29-32 are located too close to the property line and that the development plans must be updated to move these structures to the required setbacks prior to the submission of a final plat.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the preliminary plat for the Lennar Diedrich Townhouses subdivision subject to the following conditions:

1) The landscape plan and tree preservation plan shall be reviewed and approved by an independent forester or landscape architect in advance of the approval of a final plat and final construction plans.

2) The final landscape plan shall incorporate additional plantings where feasible adjacent to the shared property lines with parcel at 11490 Hudson Boulevard.

3) The applicant shall be responsible for updating the final construction plans to include the construction of all improvements within the Lake Elmo Avenue (CSAH 17) right-of-way as required by Washington County and further described in the review letter received from the County dated March 3, 2015. The required improvements shall include, but not be limited to the construction of a northbound right turn lane and southbound center turn lane.

4) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the Valley Branch Watershed District prior to the commencement of any grading or development activity on the site.

5) The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.

6) The developer shall be required to pay a fee in lieu of park land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance. A cash payment in lieu of land dedication shall be paid by the applicant prior to the release of the final plat for recording.

7) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.

8) All required modifications to the plans as requested by the City Engineer in a review letter dated June 17, 2015 shall be incorporated into the plans prior to consideration of a final plat.

9) The applicant shall update all of the landscaping and construction plans to reflect the updated site plan that includes a public right-of-way within the project area. These updated plan shall be subject to review and approval by the City Engineer.

10) Although the updated site plan does not incorporate a private street, any request for flexibility from City regulations and standards must be considered and addressed as part of the final plat submission.

11) The final construction plans for the Diedrich Townhouses subdivision shall include, at a minimum, the northern portion of 5th Street if a joint construction project between the applicant and Ryland Homes does not proceed in advance of a final plat submission for the applicant's site.

12) The architectural covenants for the homeowner's association shall include provisions that discourage blank garage doors. All garage doors shall incorporate windows or decorative trim to minimize the visual impact of the garage-forward home design.

13) Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements.

14) The site plan and construction plans shall be revised to include a sidewalk along at least one side of all streets within the subdivision.

15) The applicant shall pay a Water Availability Charge consistent with the Lake Elmo Fee Schedule for the entire development prior to the release of the final plat for recording, regardless of project phasing.

16) The developer shall secure a written grading agreement from Excel Energy concerning the proposed grading activity underneath an existing power line easement across the property prior to submission of a final plat.

Passed and duly adopted this 7th day of July 2015 by the City Council of the City of Lake Elmo, Minnesota.

_____
Mike Pearson, Mayor

ATTEST:

_____
Buckie Gumatz, Deputy City Clerk

PLANNING COMMISSION
DATE: 6/22/15
AGENDA ITEM: 4A – PUBLIC HEARING
CASE # 2015-19

ITEM: Diedrich Property Townhouses (Lennar) – Preliminary Plat and Conditional Use Permit

SUBMITTED BY: Kyle Klatt, Planning Director

REVIEWED BY: Nick Johnson, City Planner
Jack Griffin, City Engineer

SUMMARY AND ACTION REQUESTED:

The Planning Commission is being asked to consider a Preliminary Plat request from Lennar Corporation for a 46-unit single-family attached (townhouse) development to be located on slightly over 15 acres of land immediately east of Lake Elmo Avenue and north of the Hunters Crossing development. The site is located within the I-94 Corridor Planning Area and is therefore on property that has been guided for public sewer and water services. The application as originally submitted included a request for a Conditional Use Permit to allow the use of a private street to serve the individual townhouse units. The applicant has since updated the proposed site plan and plat to incorporate a public street within the development, which will eliminate the need for a conditional use permit. Staff is recommending approval of the request with conditions as listed in the below report.

GENERAL INFORMATION

Applicant: Lennar Corporation (Paul Tabone); 16305 36th Avenue North, Suite 600, Plymouth MN 55446

Property Owner: Tammy Diedrich and Gerhard Rieder, 7401 Wyndham Way, Woodbury, MN 55125

Location: Part of Section 36 in Lake Elmo, north of I-94, east of Lake Elmo Avenue, and south of the Cimarron Golf Course property. Immediately north of 404 Lake Elmo Avenue North. PID: 36.029.21.32.0002

Request: Application for a preliminary plat related to a 46-unit townhouse subdivision. A request for a conditional use permit is no longer need based on the submission of an updated site plan with a public street.

Existing Land Use and Zoning: Vacant with fairly heavy tree cover. Current Zoning: RT – Rural Transitional; Proposed Zoning: MDR – Medium Density Residential

Surrounding Land Use: North – Cimarron Manufactured Home Park and golf course; East – Trans-City industrial building; West – Rural Residential property and The Forest residential subdivision; South –

	Hunters Crossing single family residential development; also one existing home site adjacent to Lake Elmo Avenue.
Surrounding Zoning:	MDR – Medium Density Residential, RT – Rural Development Transitional; LDR – Low Density Residential
Comprehensive Plan:	Urban Medium Density Residential (4 – 7.5 units per acre)
History:	No history on file with the City. Site has been vacant or used for agricultural purposes for a long period of time. The sketch plan was reviewed by the City in February and March of 2015. Staff did not find any information in the City's land use files for the site that would impact the proposed subdivision.
Deadline for Action:	Application Complete – 6/3/15 60 Day Deadline – 8/2/15 Extension Letter Mailed – No 120 Day Deadline – 10/1/15
Applicable Regulations:	Chapter 153 – Subdivision Regulations Article 10 – Urban Residential Districts (MDR) §150.270 Storm Water, Erosion, and Sediment Control

REQUEST DETAILS

The City of Lake Elmo has received a request from Lennar Corporation for a preliminary plat for a 46 unit townhouse development tentatively called the Diedrich Property Preliminary Plat. Please note that the original application and all of the construction plans as submitted were for a 48-unit project utilizing a private street. Due to several issues concerning the original configuration of lots and in order to address City, County, and watershed district comments and concerns, the applicant has submitted a revised site plan that now includes a public street and a reduced number of lots. The applicant may still be seeking some variation from City standards in order to plat a public street, and Staff is suggesting that any variations from the City's zoning and subdivision regulations be addressed at the final plat stage.

The City previously reviewed a sketch plan for the property earlier in the spring of this year, and the current application has been preceded by a Comprehensive Plan amendment that changed the future land use designation of this parcel from HDR – High Density Residential to MDR – Medium Density Residential.

The site under consideration is situated between the Cimarron Golf Course and the Hunters Crossing development north of the planned 5th Street corridor and west of Lake Elmo Avenue. The property is currently vacant, and there is no record of any buildings or structures being constructed on the site. When the City was initially planning the trunk sewer line project to serve the Village Area, the original alignment of the trunk sewer through this property followed the northern and eastern property boundaries. After subsequent discussions with the property owners, this alignment was changed to the southern boundary of the site, within what eventually become the planned right-of-way for 5th Street. The City has acquired easements for both 5th Street and the sewer and water main serving this area that cross the southern property boundary of the applicant's property. These easements may eventually be vacated since the preliminary plat will formally dedicate the required right-of-way for the road, sewer, water, and other utilities as 5th Street. A similar dedication of the road and utility right-of-way was provided with Hunters Crossing to the South.

The proposed access into the development is now proposed to occur via a new public road immediately across from the entrance to Hunters Crossing (Lavern Avenue North). The City has previously approved the use of private roads to serve the townhouse units with Lennar's Savona subdivision, and the plan as originally drawn out called for a private road to be used to access the proposed townhouses. The road as originally planned would have been located within a 30-foot wide Outlot, however, the City Engineer expressed concern that this outlot was not wide enough to accommodate all necessary infrastructure (both private and public) to serve the development. In order to address these (and other) concerns, the applicant has propose a modified plan that accommodates a public street meeting all City standards. This updated plan has been submitted as a supplement to the original application materials that still include a 30-foot outlot with a private street. Any future plan submissions and reviews will need to address revised review comments from Staff, and specifically, the City Engineer, prior to approval of a final plat.

The overall site plan is generally consistent with sketch plan submitted earlier this year. The two notable exceptions are that the (now revised) preliminary plat reduced the overall number of units from 50 to 46. The developer is proposing to construct a sidewalk along the main entrance into the development in addition to a sidewalk connecting the western cul-de-sac with the planned 5th Street trail. There are no interior sidewalks depicted on the preliminary development plans, and the applicant has stated that they believe that interior sidewalks will not be necessary given the low traffic volumes expected on the interior streets. Staff is recommending that if the project does includes a public street and right-of-way meeting City standards that a sidewalk on one side of all street be included in the final development plans.

One of the reasons that the applicant originally requested the use of a private street is that it would allow them to slightly vary the setbacks of the townhouse units in order to help minimize the visual impact of a row of townhouses all at the same setback. The developer is still looking for ways to add some variation to the setbacks, and will be seeking some minor modifications as part of the final plat submission in order to address this issue.

Consistent with the City's specifications for the 5th Street roadway segment, the applicant has provided for a 100-foot wide right-of-way, which will provide sufficient room for the construction of a parkway with turning lanes, 10-foot bituminous trail, sidewalk, trees, lighting, and other design elements as planned by the City. In this case, the applicant is retaining the existing easement width of 110 feet at the intersection of 5th Street and Lake Elmo Avenue and narrowing the right-of-way down to match the 100 foot right-of-way platting within Hunters Crossing. Both Ryland Homes and Lennar are still working towards a joint project to build 5th Street at one time verses splitting the construction up into northern and southern segments.

The preliminary plat has been developed in response to the City's recently adopted Comprehensive Plan, which identifies all of the applicant's property for urban medium density residential development. The plat incorporates 46 single family attached lots, most of which are designed with widths around 40 feet each. Given the limited access to the site and relatively small nature of the property, the applicant has worked to incorporate some variety into the arrangement of lots as is possible given these restrictions.

Public sanitary sewer service is presently available on the site, which was constructed as part of the Village trunk line project completed late last year. Water was extended to the site as part of the 2014 Lake Elmo Avenue water main project. Like other developments along this line, the developer will be expected to pay the full water availability charges for each planned lot ($3,000) at the time of the final plat, even if the project is broken up into different stages.

PLANNING AND ZONING ISSUES

The Diedrich Townhouse site is guided for urban medium density development in the City's Comprehensive Plan, and the appropriate zoning for the site will be MDR – Medium Density Residential. The actual rezoning of the property is a necessary step prior to development of this site that will need to be completed prior to approval of the final plat. The overall subdivision plan has therefore been prepared in order to comply with the district standards for the MDR districts in terms of lot size, lot widths, building setbacks, and other design criteria. Within the MDR district, townhouses are allowed that do not meet minimum frontage requirements or that are located along a private street as a conditional use permit.

The planned road serving the townhouse lots extends due north from 5th Street and then splits east and west through the middle of the property to provide access to the townhouses. There are no planned connections to the east, west, or north of the property because these sites have previously been developed or will connect into 5th Street once on either side of the site under consideration. Given the site characteristics and the immediately adjacent land uses (which are all different than single family), the applicant has had to design the site as an isolated island that is impractical to connect to adjacent properties. The streets as originally planned and later updated will meet the City's minimum standards for construction.

The sidewalks within the subdivision are limited to those mentioned in the previous section of this report, and there are no sidewalks planned along the east/west private road. Please note that the plat as originally submitted did not dedicate the amount of right-of-way that has been requested by Washington County. The County has previously requested that the developer dedicate an additional 42 feet of right-of-way along Lake Elmo Avenue, and that this right-of-way width be incorporated into the final plat. The additional right-of-way does impact the location of the planned storm water pond over Outlot A, and this pond and associated grading work will need to be adjusted in order to account for the expanded right-of-way. Updated plans must be reviewed and approved by the City, County, and Watershed District prior to the City's approval of a final plat for this subdivision.

As noted in the preceding section, the developer has submitted an updated site plan that retains the same general layout, and configuration of lots, but changes the proposed private street outlot of 30 feet to a public right-of-way 60 feet in width. The additional right-of-way has been requested by the City Engineer to help ensure that there is adequate room for future maintenance and upkeep of public utilities (sewer, water, and other private utilities) within this subdivision. All final construction plans will need to be updated to reflect the public right-of-way and reconfiguration of lots.

The preliminary site plan included as part of the application materials includes a description of the lot size, dimensions, and all required setbacks for the development. All of the lots meet the City's minimum area requirement of 4,000 for single-family attached lots in a MDR district, with the smallest lot proposed at 5,527 square feet. The site plans further illustrate that throughout the subdivision the lots will average 8,782 square feet, which exceeds the minimum requirements by a fairly wide margin.

The following is a general summary of the subdivision design elements that have proposed as part of the Diedrich Townhouses preliminary plat and plans:

Zoning and Site Information:

- Existing Zoning: RT – Rural Transitional

- Proposed Zoning: MDR – Medium Density Residential
- Total Site Area: 15.11 acres (includes Outlot D of Hunters Crossing)
- Total Residential Units: 48
- Proposed Density (Net): 4 units per acre
- REC Units from Comp Plan: 57 (based on a gross calculation)

Proposed Lot Dimensional Standards:

- Min. Lot Width: 40 ft.
- Lot Depth: 134 ft. (140 ft. typical)
- Lot Area: 4,000 sq. ft. (8,000 typical)
- Front Yard Setback: 25 ft.
- Side Yard Setback: 10 ft.
- Rear Yard Setback: 20 ft.

Proposed Street Standards:

- ROW Width – Local: 60 ft. (potentially could be reduced to 50 ft. for a limited access road)
- ROW Width – Minor Collector: 110-100 feet
- Street Widths – Local: 28 ft.(per City standard)
- Street Width – Minor Collector: Varies – parkway design proposed

The standards listed above are all in compliance with the applicable requirements from the City's zoning and subdivision regulations, including the revised public street and associated right-of-way. Based on Staff's review of the preliminary plat, the applicant has demonstrated compliance with all applicable code requirements at the level of detail that is required for a preliminary plat. The applicant will need to address the review comments from the City and County, and the final plat and final construction plans will specifically need to be updated to reflect the wider public street right-of-way and expanded Lake Elmo Avenue (CSAH 17) right-of-way. Any variations from setbacks and other standards because of the amended road section will need to be addressed with the final plat.

As with any new subdivision the City Code requires that a portion of the plat be set aside for public park use. In this case, the applicant is not proposing to dedicate any land specifically for a public park, and is instead asking to pay a fee in lieu of land dedication. This is not a site or general location that would suitable for a public park or any specific trail connections; therefore, Staff is supportive of the applicant's request to pay a fee instead of dedicating any public land with the subdivision. The required dedication for the 15.11 acre site would be 1.51 acres, or a cash payment of approximately $90,000 based on previous appraisals of land in this area.

REVIEW AND ANALYSIS

City Staff has reviewed the proposed preliminary plat, and has forwarded the plans to appropriate reviewing agencies in advance of the Planning Commission meeting. In general, the proposed plat will meet all applicable City requirements for approval, and any deficiencies or additional work that is needed is noted as part of the review record and can be imported in the final plat and final construction plans. The City has received a detailed list of comments from the City Engineer concerning the proposed subdivision; these comments are attached to this report for consideration by the Planning Commission.

In addition to the general comments that have been provided in the preceding sections of this report, Staff would like the Planning Commission to consider the issues and comments related to the following discussion areas as well:

- ***Comprehensive Plan***. The proposed subdivision is consistent with the Lake Elmo Comprehensive Plan for this area and with the densities that were approved as part of this plan (as recently amended). The net densities for the development fall within the low end of the range allowed for the urban medium density, and depending on the specific amount of land that will be dedicated for 5th Street and Lake Elmo Avenue, this density will be somewhere in the 3.8 to 4.0 units per acre range. Given the site constraints and need to accommodate additional right-of-way within the plat, Staff has found that the proposed density is in keeping the spirit and intent of the Comprehensive Plan for this area. Other aspects of the Comprehensive Plan relate to the Hunter's Crossing subdivision as follows:

    - ***Transportation***. The City's transportation plan calls for the construction of a minor collector road that will connect the eastern and western portions of the I-94 Corridor. Staff views this road as a critical piece of the transportation infrastructure that is needed to serve the densities that have been planned for this area. The City's previous acquisition of easements through this area anticipated the future alignment of 5th Street through the southern portion of the applicant's property and the proposed subdivision will officially plat this right-of-way with the final plat. Both Lennar and Ryland are still working towards a joint project to build all of 5th Street between their properties later this summer, and regardless of whether or not a joint project occurs, Lennar will need to build at least its half of 5th Street in order to provide access to the proposed townhouses. Staff will continue to work with both parties to work towards a joint project that addresses the needs of the private developers and the City for access.

    - ***Parks***. The City's park plan identifies proposed locations for neighborhood parks based on the anticipated population that should be served by each park. This subdivision is located at the periphery of a park search area for the area east of Lake Elmo Avenue. During its review of the sketch plan for this subdivision, the Park Commission did not recommend the dedication of land within the subdivision for a new park, and instead agreed with the developer's request to submit a cash payment in lieu of land dedication. Staff anticipates that a larger park that could be designed in conjunction with the School District near Oakland Junior High would better serve existing and future residents in this portion of the City.

    - ***Water***. Public water service has been extended to this area via the public improvement project that installed a new water main along Lake Elmo Avenue last year. The final construction plans will need to abide by any recommendations of the City Engineer concerning the extension of water service through this site to service other adjacent sites (which will likely not be required given the exiting development on either side of the applicant's site).

    - ***Sanitary Sewer***. The developer will be required to connect to the gravity sewer main that has been installed under the 5th Street right-of-way. The utility plans provided by the applicant document this connection.

- ***Phasing***. The Lennar townhouse subdivision is located within the Stage 2 phasing area for the I-94 Corridor. The City's Comprehensive Plan allows the City to consider accelerating development stages when adequate public services are available. In this case, the sewer and water projects already completed help this project meet this threshold. The developer will also be required to pay all water availability charges for the project at the time of platting regardless of project staging.

- ***Zoning***. The proposed zoning for the site is MDR – Low Density Residential and the subdivision has been designed to comply with all applicable requirements of this zoning district.

- ***Subdivision Requirements***. The City's Subdivision Ordinance includes a fairly lengthy list of standards that must be met by all new subdivisions, and include requirements for blocks, lots, easements, erosion and sediment control, drainage systems, monuments, sanitary sewer and water facilities, streets, and other aspects of the plans. The majority of these requirements have been addressed as part of the City Engineer's comments (which are detailed in the Engineer's comment letter) or have been reviewed as part of Staff's ongoing communications with the applicant regarding the project. The elimination of the private street will help the project comply with several of the concerns previously expressed by the City Engineer and other Staff.

- ***Infrastructure***. The developer will be required to construct all streets, sewer, water, storm water ponds, and other infrastructure necessary to serve the development.

- ***Landscaping***. The applicant has provided a landscape plan for the development that is intended to comply with the City's requirements for number, size and spacing of trees along the public streets. This plan should be reviewed by the City's consulting landscape architect prior to the submission of a final plat. The applicant has also submitted a tree inventory that documents the type and size of all trees on the property and all those that will be impacted by construction to determine compliance with the City's tree preservation and protection plan as described below.

- ***Tree Preservation and Protection***. The City recently adopted a tree preservation and protection ordinance, and the applicant has prepared a tree inventory and tree preservation plan for the site. Overall, there are 1,387 caliper inches of trees on the subject property, and all of these trees will be removed in order to build the subdivision as planned. This means the developer will need to mitigate for 485 caliper inches (the amount that exceeds the allowed 30% removal) in accordance with the ordinance replacement schedule. The species and mix of replacement plantings should be also be reviewed by the City's consulting landscape architect.

- ***Green Belt/Buffer/Screening***. There are no planned green belts or buffers on or around the site under consideration. The proposed landscape plan incorporates plantings along all edges of the property and within the internal outlots.

- ***Streets and Transportation***. The proposed street system, as revised, has been designed to comply with all applicable subdivision requirements and City engineering standards. The developer must also commit to the construction of at least the northern portion of 5th Street in

order for the project to move forward as a final plat. The timing of this road will be somewhat dependent on whether or not Ryland and Lennar are able to come to an agreement to build 5th Street as a joint project. The final construction plans should reflect how 5th Street will be built, and must include the northern portion if a join project does not move forward. The City has received and reviewed a complete set of construction plans for 5th Street as part of the Hunters Crossing development.

  - ***County Comments***. Comments received form Washington County during the concept plan review, which focus on needed improvements to Lake Elmo Avenue (CSAH 17) to serve the development, are included in an attached letter from the County's Senior Planner dated March 3, 2015. Staff is recommending that compliance with the County's comments be added as a condition of approval for the plat.

- ***Trails***. The Planning Commission comments during the sketch plan review encouraged the developer to incorporate a trail connection between 5th Street and the eastern cul-de-sac. The developer has indicated that given the tight constraints on the site (even with the elimination of four units) that there is not sufficient room to provide for this trail connection. Staff would also like to note that the overall distance from the cul-de-sac to 5th Street is not a large distance even without a direct trail connection.

- ***Street Names***. Staff has forwarded its recommendation for street names to Lennar, and these names should be included on the final plat documents.

- ***Adjacent Parcels***. The proposed landscape plan includes additional plantings between the proposed townhouses and the industrial facility to the east. The landscape plan will need to be updated to reflect the revised site plan, and in particular, the plan should continue to provide for screening between the eastern-most townhouses and the adjacent industrial land.

- ***City Engineer Review***. The City Engineer has provided the Planning Department with a detailed comment letter as a summary of his preliminary plat review. Staff has incorporated the more significant issues identified by the Engineer as part of the recommended conditions of approval, and has also included a general condition that all issues identified by the City Engineer must be addressed by the applicant prior to approval of a final plat for any portion of the Diedrich townhouses. With the general site plan revisions that have been proposed by the applicant, the construction plans will need to be updated to reflect this revisions. Any additional comments or concerns from the City Engineer that arise from the plan updates will need to be addressed as part of a final plat submission.

- ***Watershed District***. The project area lies within the Valley Branch Watershed District and the developer will need to secure permits from the watershed district in order to proceed with the development as planned. One of the recommended conditions of approval is that the applicant receive plan approval from the watershed district prior to submission of a final plat for the subdivision.

- ***Storm Water Management***. In order to accommodate the County's requirement for additional right-of-way along Lake Elmo Avenue, the developer has had to readjust the size and configuration of the planned storm water basin over Outlot A. The County will not allow any portion of the storm water facility to be located within its right-of-way; therefore, the

plans will need to be updated to reconfigure and adjust the location and size of this pond. These updated plans will be subject to review by the City Engineer and Valley Branch Watershed District. The developer is also requesting to use the proposed pond as part of a water re-use system through lawn irrigation. The City Engineer is seeking additional details concerning this system prior to making any recommendations concerning the viability of the system as proposed.

- ***Washington County Review***. County Staff has previously provided review comments to the City concerning the sketch plan for the Diedrich townhouses subdivision to the City in a letter dated March 5, 2015. The most significant of the County's concerns is that the applicant will need to make improvements to the County road system in order to provide the necessary access to the subdivision. As a condition of approval, Staff has noted that the applicant will be responsible for including all improvements to TH17 as required by the County as part of the construction plans for the development. In addition, the County has noted that the required right-of-way dedication for Lake Elmo Avenue should be 92 feet as opposed to the 90 feet shown. This request does impact the proposed storm water plan as noted above.

Based on the above Staff report and analysis, Staff is recommending approval of the preliminary plat with several conditions intended to address the outstanding issues noted above and to further clarify the City's expectations in order for the developer to move forward with a final plat. The recommended conditions are as follows:

Recommended Conditions of Approval:

1) The landscape plan and tree preservation plan shall be reviewed and approved by an independent forester or landscape architect in advance of the approval of a final plat and final construction plans.

2) The final landscape plan shall incorporate additional plantings where feasible adjacent to the shared property lines with parcel at 11490 Hudson Boulevard.

3) The applicant shall be responsible for updating the final construction plans to include the construction of all improvements within the Lake Elmo Avenue (CSAH 17) right-of-way as required by Washington County and further described in the review letter received from the County dated March 3, 2015. The required improvements shall include, but not be limited to the construction of a northbound right turn lane and southbound center turn lane.

4) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the Valley Branch Watershed District prior to the commencement of any grading or development activity on the site.

5) The applicant shall enter into a maintenance agreement with the City that clarifies the individuals or entities responsible for any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.

6) The developer shall be required to pay a fee in lieu of park land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in

the City's Subdivision Ordinance. A cash payment in lieu of land dedication shall be paid by the applicant prior to the release of the final plat for recording.

7) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site.

8) All required modifications to the plans as requested by the City Engineer in a review letter dated June 17, 2015 shall be incorporated into the plans prior to consideration of a final plat.

9) The applicant shall update all of the landscaping and construction plans to reflect the updated site plan that includes a public right-of-way within the project area. These updated plan shall be subject to review and approval by the City Engineer.

10) Although the updated site plan does not incorporate a private street, any request for flexibility from City regulations and standards must be considered and addressed as part of the final plat submission.

11) The final construction plans for the Diedrich Townhouses subdivision shall include, at a minimum, the northern portion of 5th Street if a joint construction project between the applicant and Ryland Homes does not proceed in advance of a final plat submission for the applicant's site.

12) The architectural covenants for the homeowner's association shall include provisions that discourage blank garage doors. All garage doors shall incorporate windows or decorative trim to minimize the visual impact of the garage-forward home design.

13) Prior to recording the Final Plat for any portion of the area shown in the Preliminary Plat, the Developer shall enter into a Developers Agreement acceptable to the City Attorney that delineates who is responsible for the design, construction, and payment of public improvements.

14) The site plan and construction plans shall be revised to include a sidewalk along at least one side of all streets within the subdivision.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Lennar/Diedrich Townhouses preliminary plat:

- That the preliminary plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

- That the preliminary plat complies with the City's Urban Medium Density Residential zoning district regulations.

- That the preliminary plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances with the plan revisions as requested by City Staff and consultants

- That the preliminary plat complies with the City's subdivision ordinance.

- That the preliminary plat is consistent with the City's engineering standards provided the plans are updated to address the City Engineer's comments documented in a letter dated June 17, 2014.

RECCOMENDATION:

Staff recommends that the Planning Commission recommend approval of the Lennar/Diedrich preliminary plat with the 14 conditions of approval as listed in the Staff report. Suggested motion:

"Move to recommend approval of the Lennar/Diedrich preliminary plat with the 14 conditions of approval as drafted by Staff"

ATTACHMENTS:

1. Application Forms
2. Application Narrative and Information
3. Location Map
4. Tree Inventory
5. Review Comments:
    a. City Engineer
    b. Washington County
6. Preliminary Plat and Plans (20 sheets)
    a. Revised Site Plan (Dated 6/19/15)
    b. Cover Sheet
    c. Legend Sheet
    d. Existing Conditions
    e. Preliminary Plat
    f. Preliminary Site Plan
    g. Preliminary Utility Plan
    h. Preliminary Grading Plan
    i. Erosion Control Plan
    j. Preliminary Seeding Plan
    k. Preliminary Street Profiles
    l. Details
    m. Landscape Plan
    n. Tree Preservation Plan

ORDER OF BUSINESS:

- Introduction .....Planning Staff

- Report by Staff ..... Planning Staff
- Questions from the Commission ..... Chair & Commission Members
- Open the Public Hearing ..... Chair
- Close the Public Hearing ..... Chair
- Discussion by the Commission ..... Chair & Commission Members
- Action by the Commission ..... Chair & Commission Members

Date Received: 4/29/15
Received By: D. Zimmerman
LU File #: 2015-19

THE CITY OF LAKE ELMO

651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

PRELIMINARY PLAT APPLICATION

Applicant: PAUL TABONE - LENNAR CORPORATION
Address: 16305 36th AVE NORTH, PLYMOUTH MN 55446
Phone #: 952-249-3086
Email Address: PAUL.TABONE@LENNAR.COM

Fee Owner: _____
Address: _____
Phone #: _____
Email Address: _____

Property Location (Address and Complete (long) Legal Description: LOCATED ALONG LAKE ELMO AVENUE - PIN # 36-029-21-32-0002 - REFER TO PRELIMINARY PLAT.

General information of proposed subdivision: 48 TWIN HOMES WITH ASSOCIATED IMPROVEMENTS - REFER TO PRE-PLAT PLANS & COVER LETTER.

Conducted pre-application meeting with Staff? ☑ Yes ☐ No

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning Ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant: Paul J. Tabone Date: 4/29/2015

Signature of Fee Owner _____ Date: 4/29/2015

Tammy Diedrich 4/29/2015

Date Received:_____
Received By:_____
Permit #:_____

THE CITY OF
LAKE ELMO

651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

LAND USE APPLICATION

☐ Comprehensive Plan ☐ Zoning District Amend ☐ Zoning Text Amend ☐ Variance*(see below) ☐ Zoning Appeal

☑ Conditional Use Permit (C.U.P.) ☐ Flood Plain C.U.P. ☐ Interim Use Permit (I.U.P.) ☐ Excavating/Grading

☐ Lot Line Adjustment ☐ Minor Subdivision ☐ Residential Subdivision Sketch/Concept Plan

☐ PUD Concept Plan ☐ PUD Preliminary Plan ☐ PUD Final Plan

Applicant: SAME - PAUL TABONE - LENNAR CORPORATION
Address:_____
Phone #_____
Email Address:_____

Fee Owner:_____
Address:_____
Phone #_____
Email Address:_____

Property Location (Address and Complete (long) Legal Description: SAME

Detailed Reason for Request: REFER TO ATTACHED COVER MEMO - CUP FOR PRIVATE STREETS FOR TWIN HOME COMMUNITY

*Variance Requests: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the applicant must demonstrate practical difficulties before a variance can be granted. The practical difficulties related to this application are as follows:

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning ordinance and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Signature of applicant: Paul J. Tabone Date: 4/29/2015

Signature of fee owner: Tammy Diedrich Date: 4/29/2015
Tammy Diedrich 4/29/2015

THE CITY OF
LAKE ELMO

Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that **I am the fee title owner** of the below described property or that I have written authorization from the owner to pursue the described action.

Name of applicant Gerhard Rieder - Tammy Diedrich
(Please Print)

Street address/legal description of subject property _____

_____

_____

_____

_____

_____ 4/29/15
Signature Date

Tammy Diedrich 4/29/15

If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.

If a corporation is fee title holder, attach a copy of the resolution of the Board of Directors authorizing this action.

If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

THE CITY OF
LAKE ELMO

Lake Elmo City Hall
651-747-3900
3800 Laverne Avenue North
Lake Elmo, MN 55042

ACKNOWLEDGEMENT OF RESPONSIBILITY

This is to certify that I am making application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am the party whom the City should contact regarding any matter pertaining to this application.

I have read and understand the instructions supplied for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I will keep myself informed of the deadlines for submission of material and of the progress of this application.

I understand that this application may be reviewed by City staff and consultants. I further understand that additional information, including, but not limited to, traffic analysis and expert testimony may be required for review of this application. I agree to pay to the City upon demand, expenses, determined by the City, that the City incurs in reviewing this application and shall provide an escrow deposit to the City in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, engineering, legal expenses and other consultant expenses.

I agree to allow access by City personnel to the property for purposes of review of my application.

Signature of applicant PAUL J. TABONE Date 4/29/2015

Name of applicant Paul J. Tabone Phone 952-249-3086
(Please Print)

Name and address of Contact (if other than applicant)_____

LENNAR

Mr. Kyle Klatt
Community Development Director
City of Lake Elmo, MN

Dear Kyle:

Lennar Corporation is pleased to submit the preliminary plat application for a twin home community located on the Diedrich property (PIN 36.029.21.32.0002) along Lake Elmo Avenue. The proposed preliminary plat is in substantial conformance with the sketch plat for the property that was reviewed by the City during February. There are some modifications we wish to acknowledge with this submittal.

In finalizing the design and layout, it was determined that homes were too close when private walks were added; private sidewalks were overlapping each other, especially when homes were located around the curves of both cul-de-sacs that were shown in the sketch plat. The wider public rights of way were overdesigned, and also resulted in tight spacing around each cul-de-sac. Additionally, units 38-23 all had fronts located along the same setback line, resulting in a stretch of homes that had no variation in placement. To remedy these issues and open up the design a bit more, 2 units were eliminated to allow more space between the twin homes, resulting in a total of 48 units. The easterly cul-de-sac has also been modified into a loop road with an outlot in a center island. This allowed us to space out the layout of the homes while providing an open space area for residents. Side setbacks have also been modified to a minimum of 7.5 feet.

Because the entire interior street system is now set up as a private street, and side setbacks have been slightly modified to achieve a better fit between units, we are requesting that a CUP be processed as a master plan of development for this site primarily for the private roads, as was done in the townhome area for Savona. It should be noted that the width of the paved area is still 28' back to back; only the right of way has been reduced. The remainder of the site meets the minimum design requirements for the MDR District, with the exception of the modified setback, which can be governed by a CUP. The transition of the interior streets from public to private roads results in the opportunity for a HOA to maintain the streets, and the MDR District Density of 4 to 7 dwelling units per acre can still be achieved when right of way and pond areas are excluded.

16305 36th Avenue N, Suite 600 • Plymouth, MN 55446
LENNAR.COM

Enclosed you will find the following project documents:

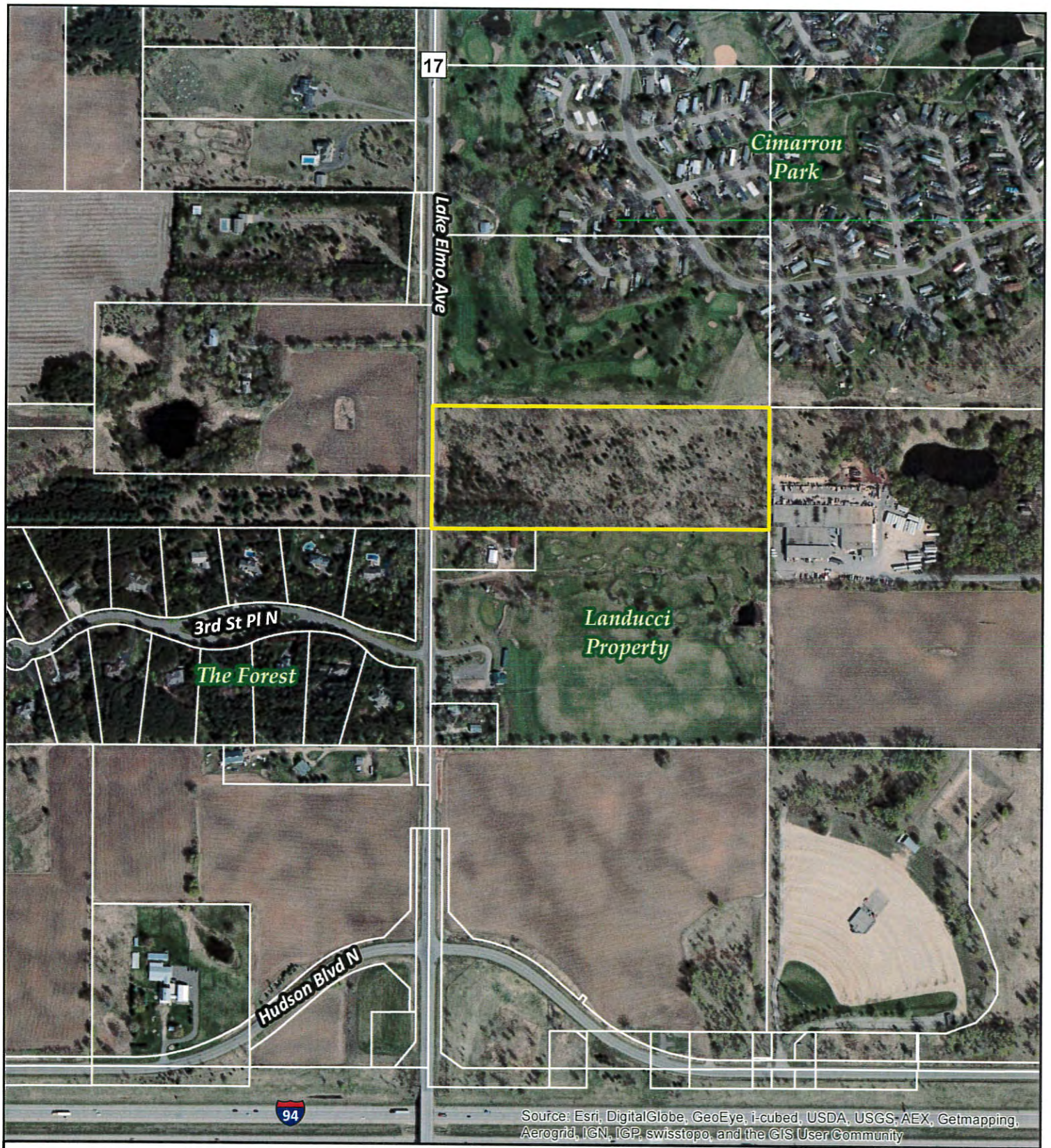
- 5 sets of full-size plans, 1 digital set, 10 reductions size 11x17
- Signed and dated application & escrow deposit check
- Current title commitment
- Mailing labels – 750' radius
- Vacation Exhibit for a portion of 5th Street

We are confident that this layout enhances the site design from what was initially presented in the sketch plat, and are excited about a new prospective community in the City of Lake Elmo.

Please contact me with any questions, and I look forward to working with you.

Sincerely,

Paul J. Tabone
Land Entitlement Mgr
Lennar Minnesota



Location Map: Diedrich Property (PIN: 36.029.21.32.0002)

THE CITY OF LAKE ELMO

Data Scource: Washington County, MN
10-22-2013

Diedrich Property

0 250 500 1,000 Feet

1"=500'

N

Diedrich Property Tree Inventory

Lake Elmo, Minnesota

April 29, 2015

LENNAR®

Tree Inventory by:

Ken Arndt
Forest Ecologist/Wetland Specialist
Midwest Natural Resources, Inc.
1032 West Seventh St. #150
St. Paul, MN 55102
(651)-788-0641

Tree Preservation Plans provided by:

PIONEER*engineering*
2422 Enterprise Drive
Mendota Heights, MN 55120
651-681-1914

#	Tree Tag #	Size (DBH ")	Common Name	Scientific Name	Notes	Total Remove	Conifer Remove	Common Remove
1	1701	12/10	Siberian Elm	*Ulmus pumila*	offsite			
2	1702	15	Honey Locust	*Gleditsia triacanthos*	offsite			
3	1703	15	Siberian Elm	*Ulmus pumila*	offsite			
4	1704	16/10	Siberian Elm	*Ulmus pumila*	offsite			
5	1705	8	Jack Pine	*Pinus banksiana*		8	8	
6	1706	8	Jack Pine	*Pinus banksiana*		8	8	
7	1707	9	Red Pine	*Pinus resinosa*		9	9	
8	1708	8	Jack Pine	*Pinus banksiana*		8	8	
9	1709	8	Jack Pine	*Pinus banksiana*		8	8	
10	1710	8	Jack Pine	*Pinus banksiana*		8	8	
11	1711	8	Jack Pine	*Pinus banksiana*		8	8	
12	1712	8	Jack Pine	*Pinus banksiana*		8	8	
13	1713	10	Jack Pine	*Pinus banksiana*		10	10	
14	1714	8	Jack Pine	*Pinus banksiana*		8	8	
15	1715	9	Jack Pine	*Pinus banksiana*		9	9	
16	1716	8	Jack Pine	*Pinus banksiana*		8	8	
17	1717	8	Jack Pine	*Pinus banksiana*		8	8	
18	1718	8	Jack Pine	*Pinus banksiana*		8	8	
19	1719	8	Jack Pine	*Pinus banksiana*		8	8	
20	1720	8	Jack Pine	*Pinus banksiana*		8	8	
21	1721	10	Jack Pine	*Pinus banksiana*		10	10	
22	1722	8	Jack Pine	*Pinus banksiana*		8	8	
23	1723	8	Jack Pine	*Pinus banksiana*		8	8	
24	1724	8	Red Pine	*Pinus resinosa*		8	8	
25	1725	8	Red Pine	*Pinus resinosa*		8	8	
26	1726	12	Quaking Aspen	*Populus tremuloides*		12		12
27	1727	8	Jack Pine	*Pinus banksiana*		8	8	
28	1728	9	Jack Pine	*Pinus banksiana*		9	9	
29	1729	12	Scotch Pine	*Pinus sylvestris*	heavy sapsucker damage along trunk			
30	1730	8	Jack Pine	*Pinus banksiana*		8	8	
31	1731	11	Scotch Pine	*Pinus sylvestris*	heavy sapsucker damage along trunk			
32	1732	10	Jack Pine	*Pinus banksiana*		10	10	
33	1733	8	Jack Pine	*Pinus banksiana*		8	8	
34	1734	8	Jack Pine	*Pinus banksiana*		8	8	
35	1735	9	Jack Pine	*Pinus banksiana*		9	9	
36	1736	10	Jack Pine	*Pinus banksiana*		10	10	
37	1737	9	Red Pine	*Pinus resinosa*		9	9	
38	1738	9	Red Pine	*Pinus resinosa*		9	9	
39	1739	10	Jack Pine	*Pinus banksiana*		10	10	
40	1740	8	Jack Pine	*Pinus banksiana*		8	8	
41	1741	8	Jack Pine	*Pinus banksiana*		8	8	
42	1742	10	Scotch Pine	*Pinus sylvestris*		10	10	
43	1743	9	Jack Pine	*Pinus banksiana*		9	9	
44	1744	8	Jack Pine	*Pinus banksiana*		8	8	
45	1745	9	Scotch Pine	*Pinus sylvestris*	heavy sapsucker damage along trunk			
46	1746	8	Jack Pine	*Pinus banksiana*		8	8	
47	1747	8	Jack Pine	*Pinus banksiana*		8	8	
48	1748	8	Jack Pine	*Pinus banksiana*		8	8	
49	1749	8	Red Pine	*Pinus resinosa*		8	8	
50	1750	9	Jack Pine	*Pinus banksiana*		9	9	
51	1751	9	Jack Pine	*Pinus banksiana*		9	9	
52	1752	8	Red Pine	*Pinus resinosa*		8	8	
53	1753	8	Red Pine	*Pinus resinosa*		8	8	
54	1754	10	Red Pine	*Pinus resinosa*		10	10	
55	1755	10	Red Pine	*Pinus resinosa*		10	10	
56	1756	8	Red Pine	*Pinus resinosa*		8	8	

#	Tree Tag #	Size (DBH ")	Common Name	Scientific Name	Notes	Total Remove	Conifer Remove	Common Remove
57	1757	8	Red Pine	*Pinus resinosa*		8	8	
58	1758	13	Scotch Pine	*Pinus sylvestris*	heavy sapsucker damage along trunk			
59	1759	8/6	Red Pine	*Pinus resinosa*		14	14	
60	1760	10	Red Pine	*Pinus resinosa*		10	10	
61	1761	10	Jack Pine	*Pinus banksiana*		10	10	
62	1762	8	Jack Pine	*Pinus banksiana*		8	8	
63	1763	10	Red Pine	*Pinus resinosa*		10	10	
64	1764	8	Scotch Pine	*Pinus sylvestris*		8	8	
65	1765	8	Jack Pine	*Pinus banksiana*		8	8	
66	1766	8	Jack Pine	*Pinus banksiana*		8	8	
67	1767	9	Red Pine	*Pinus resinosa*		9	9	
68	1768	8	Jack Pine	*Pinus banksiana*		8	8	
69	1769	9	Jack Pine	*Pinus banksiana*		9	9	
70	1770	9	Jack Pine	*Pinus banksiana*		9	9	
71	1771	10	Scotch Pine	*Pinus sylvestris*		10	10	
72	1772	8	Red Pine	*Pinus resinosa*		8	8	
73	1773	9	Red Pine	*Pinus resinosa*		9	9	
74	1774	8	Red Pine	*Pinus resinosa*		8	8	
75	1775	8	Red Pine	*Pinus resinosa*		8	8	
76	1776	8/6/6	Red Pine	*Pinus resinosa*		20	20	
77	1777	8	Red Pine	*Pinus resinosa*		8	8	
78	1778	8	Red Pine	*Pinus resinosa*		8	8	
79	1779	8	Red Pine	*Pinus resinosa*		8	8	
80	1780	8	Red Pine	*Pinus resinosa*		8	8	
81	1781	9	Red Pine	*Pinus resinosa*		9	9	
82	1782	9	Red Pine	*Pinus resinosa*		9	9	
83	1783	8	Red Pine	*Pinus resinosa*		8	8	
84	1784	9	Red Pine	*Pinus resinosa*		9	9	
85	1785	8/7	Red Pine	*Pinus resinosa*		15	15	
86	1786	12	Scotch Pine	*Pinus sylvestris*	toppled but alive			
87	1787	9	Red Pine	*Pinus resinosa*		9	9	
88	1788	8	Red Pine	*Pinus resinosa*		8	8	
89	1789	8	Red Pine	*Pinus resinosa*		8	8	
90	1790	9	Red Pine	*Pinus resinosa*		9	9	
91	1791	8	Red Pine	*Pinus resinosa*		8	8	
92	1792	8	Red Pine	*Pinus resinosa*		8	8	
93	1793	8	Red Pine	*Pinus resinosa*		8	8	
94	1794	8	Red Pine	*Pinus resinosa*		8	8	
95	1795	9	Jack Pine	*Pinus banksiana*		9	9	
96	1796	9/8	Scotch Pine	*Pinus sylvestris*		17	17	
97	1797	8	Scotch Pine	*Pinus sylvestris*		8	8	
98	1798	12	Cottonwood	*Populus deltoides*		12		12
99	1799	8	Red Pine	*Pinus resinosa*		8	8	
100	1800	8	Red Pine	*Pinus resinosa*		8	8	
101	1801	9	Red Pine	*Pinus resinosa*		9	9	
102	1802	9	Red Pine	*Pinus resinosa*		9	9	
103	1803	8/7	Red Pine	*Pinus resinosa*		15	15	
104	1804	9	Red Pine	*Pinus resinosa*		9	9	
105	1805	9/7	Red Pine	*Pinus resinosa*		16	16	
106	1806	12	Siberian Elm	*Ulmus pumila*		12		12
107	1807	13	Box Elder	*Acer negundo*		13		13
108	1808	8	Red Pine	*Pinus resinosa*		8	8	
109	1809	9	Red Pine	*Pinus resinosa*		9	9	
110	1810	8	Red Pine	*Pinus resinosa*		8	8	
111	1811	9	Red Pine	*Pinus resinosa*		9	9	
112	1812	8	Red Pine	*Pinus resinosa*		8	8	

#	Tree Tag #	Size (DBH ")	Common Name	Scientific Name	Notes	Total Remove	Conifer Remove	Common Remove
113	1813	8	Red Pine	*Pinus resinosa*		8	8	
114	1814	8	Red Pine	*Pinus resinosa*		8	8	
115	1815	8	Red Pine	*Pinus resinosa*		8	8	
116	1816	8	Red Pine	*Pinus resinosa*		8	8	
117	1817	9	Red Pine	*Pinus resinosa*		9	9	
118	1818	15	Siberian Elm	*Ulmus pumila*		15		15
119	1819	20	Siberian Elm	*Ulmus pumila*		20		20
120	1820	12	Siberian Elm	*Ulmus pumila*		12		12
121	1821	14	Siberian Elm	*Ulmus pumila*		14		14
122	1822	12	Siberian Elm	*Ulmus pumila*	offsite			
123	1823	13	Siberian Elm	*Ulmus pumila*	offsite			
124	1824	8	Red Pine	*Pinus resinosa*		8	8	
125	1825	8	Red Pine	*Pinus resinosa*		8	8	
126	1826	8	Red Pine	*Pinus resinosa*		8	8	
127	1827	8/8	Red Pine	*Pinus resinosa*		16	16	
128	1828	8/6	Red Pine	*Pinus resinosa*		14	14	
129	1829	8	Red Pine	*Pinus resinosa*		8	8	
130	1830	9	Jack Pine	*Pinus banksiana*		9	9	
131	1831	8	Red Pine	*Pinus resinosa*		8	8	
132	1832	9	Red Pine	*Pinus resinosa*		9	9	
133	1833	10	Red Pine	*Pinus resinosa*		10	10	
134	1834	8	Scotch Pine	*Pinus sylvestris*		8	8	
135	1835	9	Red Pine	*Pinus resinosa*		9	9	
136	1836	8	Red Pine	*Pinus resinosa*		8	8	
137	1837	8	Scotch Pine	*Pinus sylvestris*		8	8	
138	1838	8/8/8	Scotch Pine	*Pinus sylvestris*		24	24	
139	1839	8/8	Red Pine	*Pinus resinosa*		16	16	
140	1840	9/9	Scotch Pine	*Pinus sylvestris*		18	18	
141	1841	8	Red Pine	*Pinus resinosa*		8	8	
142	1842	8	Red Pine	*Pinus resinosa*		8	8	
143	1843	9	Scotch Pine	*Pinus sylvestris*		9	9	
144	1844	8	Red Pine	*Pinus resinosa*		8	8	
145	1845	9/8	Red Pine	*Pinus resinosa*		17	17	
146	1846	9	Red Pine	*Pinus resinosa*		9	9	
147	1847	8	Red Pine	*Pinus resinosa*		8	8	
148	1848	8	Red Pine	*Pinus resinosa*		8	8	
149	1849	14	Siberian Elm	*Ulmus pumila*		14		14
150	1850	8/6	Red Pine	*Pinus resinosa*		14	14	
151	1851	8/6	Red Pine	*Pinus resinosa*		14	14	
152	1852	9	Jack Pine	*Pinus banksiana*		9	9	
153	1853	8	Red Pine	*Pinus resinosa*		8	8	
154	1854	8	Scotch Pine	*Pinus sylvestris*		8	8	
155	1855	8	White Spruce	*Picea alba*		8	8	
156	1856	8	White Spruce	*Picea alba*		8	8	
					Totals:	1387	1263	124

Trees that are toppled or have heavy sapsucker damage are not included in totals

Total Inches:	1387
Allowable removal: 30%	416.1
Total Removal:	1387
Removal over threshold:	970.9
Mitigation for conifers: 50%	485.45
486" required mitigation	

MEMORANDUM

FOCUS ENGINEERING, inc.

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**

Date: June 17, 2015

To: Kyle Klatt, Planning Director
From: Jack Griffin, P.E., City Engineer

Re: Diedrich Property – Preliminary Plan Review

An engineering review has been completed for the Preliminary Plat submittal for the Diedrich Property. The submittal consisted of the following documentation prepared by Pioneer Engineering:

- Diedrich Property Preliminary Plan Set, Sheets 1-14, L1 and T1, dated June 17, 2015.
- Stormwater Management Plan dated June 3, 2015.

STATUS/FINDINGS: Engineering has prepared the following review comments:

PRELIMINARY PLAT

- Outlot A is proposed as City owned to accommodate the storm water pond with an HOA owned and operated water re-use irrigation system. See comments below under Stormwater Management.
- Outlot B is proposed as HOA owned to accommodate a "Private Street". See comments below under residential streets.
- The applicant must submit to the City written correspondence from the County indicating that adequate CSAH 17 R/W is being dedicated as part of this Plat. If additional R/W is required by the County the Plat must be revised and resubmitted.
- The plat must be revised to include the Xcel Energy Transmission Easement along the north property line.
- Permanent grading and drainage easements are required to implement the improvements as proposed. These easements must be obtained prior to grading activities and prior to the City accepting an application for final plat.

All public improvements constructed to support the development must be designed and constructed in accordance with the City Engineering Design Standards Manual available on the City website and dated February 2015.

GRADING PLAN, STORMWATER MANAGEMENT AND STORM SEWER SYSTEM

- The site plan is subject to a storm water management plan meeting State, VBWD and City rules and regulations. Storm water facilities proposed as part of the site plan to meet State and VBWD permitting requirements must be constructed in accordance with the City Engineering Design Standards Manual available on the City website. A finalized storm water management plan must be approved by the City and the VBWD permit must be obtained prior to grading activities.
- The Stormwater Management Plan incorporates storm water re-use through lawn irrigation. The re-use system is necessary for the applicant's plan to meet State and Watershed permit requirements for water quality treatment (volume control). Outlot A is proposed as City owned to accommodate the storm water

pond. The water re-use irrigation system is proposed to be HOA operated and maintained on City property. Details of this plan are limited in the application. The following considerations should be noted.

- Stormwater re-use, when implemented correctly can be an effective method to reduce reliance of potable water use while reducing storm water discharges. It would help to reduce peak demands on the potable water system that typically occurs during the summer irrigation and landscape watering season. These benefits make storm water re-use worth consideration.
- However, the City has no design standards or guidelines for implementation and currently has no experience with storm water reuse operations.
- The two most notable concerns for storm water reuse includes the pollutants in the storm water (addressing treatment needs) and designing a system that provides a properly balanced hydraulic system (sizing the storage, and balancing the drawdown to the projected use in a variable climate).
- Pollutants in the storm water reuse system may be a concern for three basic reasons: 1) the health risks associated with human contact; 2) the impact on the environment given the various uses (i.e. bacteria or chlorides from salts); 3) issues for the system equipment and operational impacts.
- <u>Preliminary Plat should be conditioned upon the following</u>:
  - The developer must sign an operation and maintenance agreement for the storm water reuse system in a form acceptable to the City Attorney. The agreement must indemnify and hold harmless the City from any and all activities related to the developer and HOA's operation of this system.
  - The storm water pond must be designed with a hydraulic capacity acceptable to the City Engineer that ensures adequate flood protection without accounting for any water reuse from the system.
  - The storm water pond must be designed and constructed in accordance with the City Engineering Design Standards.
  - A detailed design of the irrigation system together with a detailed operations and maintenance plan must be submitted prior to any grading or construction activity on the site.

- Per City requirements, all storm water facilities, including infiltration basins, must be placed in Outlots deeded to the City for maintenance purposes. The Stormwater Facility Outlots must fully incorporate the 100-year HWL, 10 foot maintenance bench and all maintenance access roads.
  - The pond grading must be revised to add a 10-foot maintenance bench around the entire pond, per the standard pond detail.
  - The maintenance access road must be revised to access the pond from 5th Street North, not CSAH 17.
- Overland emergency overflows or outlets will be required as part of the site plan and must be located within drainage easements, must be in Bold Type on the plans, and must provide 1 foot of vertical separation to the low opening of any building structure. Lot information details must include the lowest opening in addition to the lowest floor elevation.
- The ultimate discharge rate and location is an important consideration to avoid negative impacts to downstream properties. The storm water management plan indicates the pond outfall pipe to discharge to the northerly property. The plan as proposed cannot be implemented without permanent drainage and utility easements from the adjacent property. Permission should be provided to the City prior to accepting a final plat application or allowing grading activities.
- Significant grading is proposed along the northerly property to accommodate many of the proposed building pads. Without written permission to permanently alter grades on the adjacent property, the site would require a redesign. Property owner permission or easements should be provided to the City prior to accepting a final plat application or allowing grading activities.
- The storm sewer system shall be designed to maintain the City standard **minimum** pipe cover of 3.0 feet.
- Per City requirements all storm sewer pipe easements must be a minimum 30-feet in width.
- The maximum allowable curb run along streets without catch basins is 350 feet. Catch basins should be added along Street B, easterly cul-de-sac to maintain maximum curb run of 350 ft.
- Sump manholes are required prior to all discharge points, located at the last manhole or catch basin prior to leaving a paved area. All sump manholes must be 4-foot deep.

MUNICIPAL SANITARY SEWER

- Municipal sanitary sewer service is readily available within the 5th Street R/W located adjacent to the plat.
- The applicant is responsible to extend the municipal sanitary sewer to the development to serve the proposed properties.
- No trunk sewer oversizing is anticipated. The area can be served without a lift station.
- Sanitary sewer must be realigned to better maintain street centerline alignment.
- The sanitary sewer is proposed to be placed within Oulot B to be HOA owned and maintained as a private street. The Outlot width must be a minimum of 40 feet with a 5 foot drainage and utility easement along each side of the street for the corridor to be acceptable for the placement of publicly owned and maintained utilities.

MUNICIPAL WATER SUPPLY

- Municipal water service is readily available within the 5th Street R/W located adjacent to the plat.
- The applicant is responsible to extend municipal water into the development to serve the proposed properties.
- Two connection points to the existing City system should be required.
- No trunk watermain oversizing is anticipated for this development.
- Additional hydrants and system valves will be required as part of the final design.
- Watermain must be realigned to maintain 10-foot separation from the sanitary sewer once the sanitary sewer is realigned as previously noted.
- The watermain is proposed to be placed within Oulot B to be HOA owned and maintained as a private street. The Outlot width must be a minimum of 40 feet with a 5 foot drainage and utility easement along each side of the street for the corridor to be acceptable for the placement of publicly owned and maintained utilities.

TRANSPORTATION IMPROVEMENTS

- Access to the development must be from 5th Street as shown, directly across from the Hunters Crossing access roadway.
- The applicant will be responsible to construct the north half of 5th Street from CSAH 17 to the east plat edge of the Hunters Crossing development. This improvement must be completed at the developer's cost.
- The plat must dedicate the existing 5th Street roadway easement as City R/W. The plan indicates the minimum 100 foot R/W as required. A ten (10) foot utility easement must be provided along the north side of the 5th Street R/W.
- The proposed 2-lane collector parkway street (5th Street) design and geometrics must meet all Municipal State Aid design standards for urban streets (8820.9936) for ADT > 10,000; 40 mph design speed; and must be consistent with the detailed parkway cross section installed throughout the remaining corridor segments and as outlined in the 5th Street Collector Design Guidelines as prepared by City staff.
- Right and left turn lanes must be incorporated along 5th Street North per the City design standards to maintain mobility along the Parkway since there is only one travel lane in each direction.
- Additional streetscape amenities are required along 5th Street consistent with the remaining corridor segments. 5th Street Amenities include a north side off-road bituminous trail, minimum 10 foot width with 5 foot clear zone; a south side concrete sidewalk, minimum 6 foot width with 2 foot clear zone; landscaping elements including a center landscape median; and street lighting.
- The applicant will also be partially responsible for the improvements required by Washington County at the intersection of 5th Street and CSAH 17.

RESIDENTIAL STREETS

- Street A must include a 50 foot tangent per City standards at the intersection with 5th Street before initiating the proposed horizontal curve.
- Street B, east cul-de-sac geometrics must be revised to eliminate turns greater than 90-degrees.

- It is preferable that Public Streets be constructed to serve this development and designed to meet the City's Engineering Design Standards including R/W width, street width and cul-de-sac radii.
- If the streets remain HOA Privately owned, the following recommendations apply:
  - The street/boulevard section must be widened to allow for adequate ownership and maintenance by the City for the public utilities (watermain, sanitary sewer and storm sewer).
  - The street Outlot should be a minimum width of 40 feet (14 feet pavement + 6 foot boulevard) with 5-foot minimum utility easement on each side. This will enable any future construction activity to remain 100% within the Street Outlot plus the utility easement. No additional encroachment on the properties/sidewalks should be necessary during future construction.
  - The typical section should be updated to include storm sewer and should show the small utilities, demonstrating the 3-foot separation between gas and joint trench.
- Street A vertical alignment should be revised to provide a K = 37 minimum at STA 0+71.00.

Washington County

Public Works Department

Donald J. Theisen, P.E.
Director

Wayne H. Sandberg, P.E.
Deputy Director/County Engineer

March 3, 2015

Kyle Klatt
Community Development Director
City of Lake Elmo
3600 Laverne Avenue North
Lake Elmo, MN 55042

RE: Washington County comments on the concept plan for the Diedrich property by Lennar Homes, City of Lake Elmo

Dear Mr. Klatt:

Thank you for providing the county with the concept plan for the Lennar subdivision on the Diedrich property, in Section 36 ,Township 29N , Range 21W along County Road (CR) 17B/Lake Elmo Avenue in the City of Lake Elmo. The project consists of 50 attached single family residential dwelling units on 12 acres of land. Based on the plan provided, we have the following comments:

- There is currently 50 feet of right-of-way from the center line of County Road (CR) 17B therefore, an additional 42 feet should be dedicated on the plat which should include the existing home site south of 5th Street.

- According to the *Trip Generation Manual, 7th Addition ITE, 2003,* this development will generate 478 Average Vehicle Trips (AVT) per day.

- In the future, there will be a traffic signal at the intersection of CR 17B and 5th Street and since 5th Street will be a collector roadway, a center left turn lane should be provided on 5th Street for access to the development.

- Access control must be dedicated to Washington County along the CSAH 17/Lake Elmo Avenue frontage. This should be denoted on the final plat.

- Improvements to County Road (CR) 17B will be completed at the new 5th Street section. Washington County is working with the City of Lake Elmo on the planned improvements. The cost of these improvements will be the responsibility of the city.

- The developer or the city must submit the drainage report and calculations to our office for review of any downstream impacts to the county drainage system. Along with the drainage calculations, we will request written conclusions that the volume and rate of stormwater run-off into the county right-of way will not increase as part of the project.

March 3, 2015
Diedrich Property
Concept Plan

- All stormwater ponds should be located outside the county right-of-way.
- Washington County's policy is to assist local governments in promoting compatibility between land use and highways. Residential uses located adjacent to highways often result in complaints about traffic noise. Traffic noise from this highway could exceed noise standards established by the Minnesota Pollution Control Agency (MPCA), the U.S. Department of Housing and Urban Development, and the U.S. Department of Transportation. Minnesota Rule 7030.0030 states that municipalities are responsible for taking all reasonable measures to prevent land use activities listed in the MPCA's Noise Area Classification (NAC) where the establishment of the land use would result in violations of established noise standards. Minnesota Statute 116.07, Subpart 2a exempts County Roads and County State Aid Highways from noise thresholds. County policy regarding development adjacent to existing highways prohibits the expenditure of highway funds for noise mitigation measures in such areas. The developer should assess the noise situation and take any action outside of County right of way deemed necessary to minimize the impact of any highway noise.
- Any grading within County right of way will require a Washington County Right of Way Permit.
- All utility connections for the development require Washington County Right of Way permits. Typically, these are the responsibility of the utility companies.

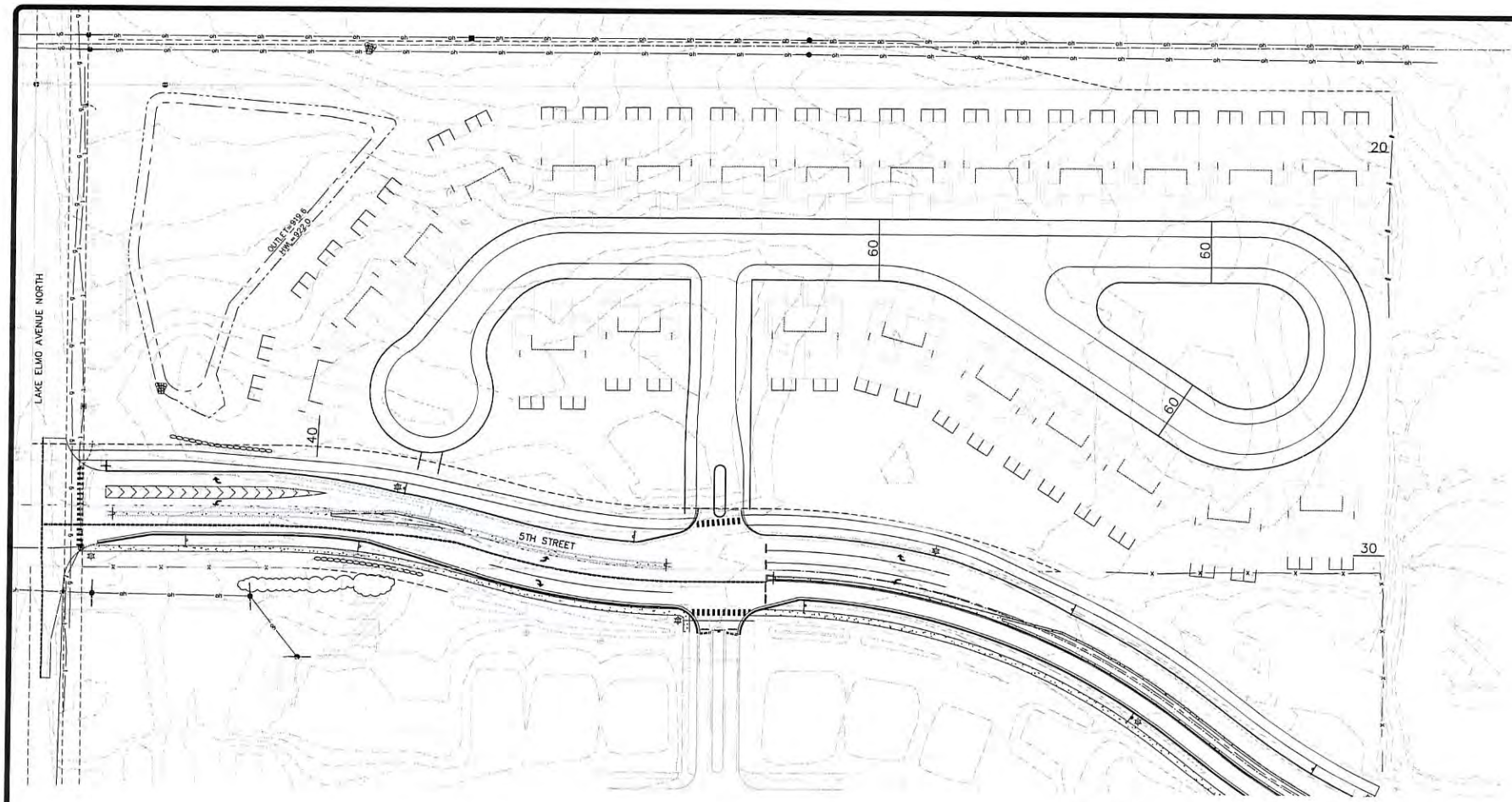
Thank you for the opportunity to comment on this concept plan. If you have any questions, please contact me at 651-430-4362 or ann.pung-terwedo@co.washington.mn.us

Regards,

Ann Pung-Terwedo
Senior Planner

Cc: Carol Hanson, Office Specialist

R/Plat Reviews/City of lake Elmo/Diedrich property



SITE DATA

PROJECT AREA: ±12 ACRES (EXCLUDING 5TH STREET AND 17 ROW)

GUIDE PLAN: URBAN MEDIUM DENSITY (4.7–7 UNITS/ACRE NET)

BULK STANDARDS

REAR SETBACK: 25'
FRONT SETBACK: 25'
SIDE SETBACK: 15' BETWEEN BUILDINGS, 15' SIDE CORNER
SETBACK ALONG 5TH STREET: 50'

PROPOSED UNITS: 46

N

0 25 50 100

GRAPHIC SCALE IN FEET

PIONEER engineering
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota

Name: Jennifer L. Thompson
Reg. No. _____ Date _____

Revisions:

Date 1-29-15
Designed JLT
Drawn JLT

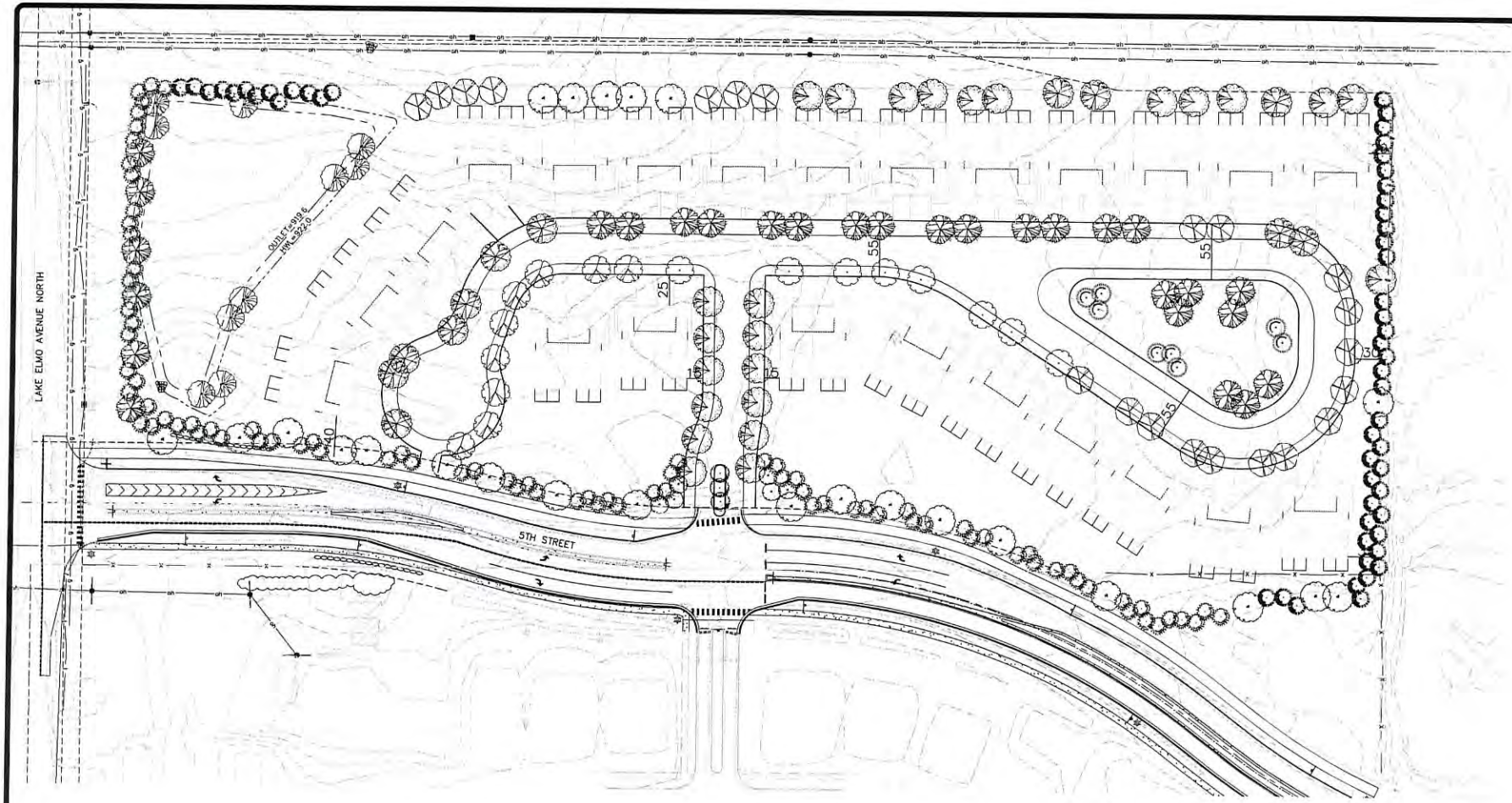
SITE PLAN 4

LENNAR
16305 36TH AVENUE N, SUITE 600
PLYMOUTH, MINNESOTA 55446

DIEDRICH PROPERTY
LAKE ELMO, MINNESOTA

L1 OF 1

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SITE DATA
PROJECT AREA: ±12 ACRES (EXCLUDING 5TH STREET AND 17 ROW)

GUIDE PLAN: URBAN MEDIUM DENSITY (4.7–7 UNITS/ACRE NET)

BULK STANDARDS
REAR SETBACK: 25'
FRONT SETBACK: 25'
SIDE SETBACK: 19' BETWEEN BUILDINGS, 15' SIDE CORNER
SETBACK ALONG 5TH STREET: 40'

PROPOSED UNITS: 46

N

0 25 50 100
GRAPHIC SCALE IN FEET

PIONEER engineering
CIVIL ENGINEERS LAND PLANNERS LAND SURVEYORS LANDSCAPE ARCHITECTS
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota
Name: Jennifer L. Thompson
Reg. No. _____ Date: _____

Revisions

Date 6-25-13
Designed JLT
Drawn JLT

SITE PLAN 5

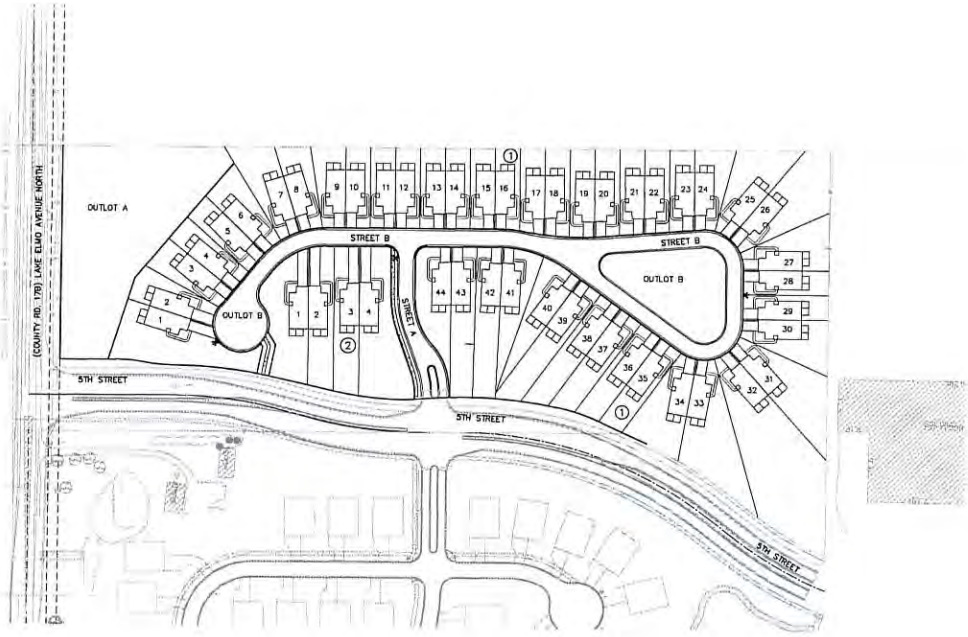
LENNAR
16305 36TH AVENUE N. SUITE 600
PLYMOUTH, MINNESOTA 55446

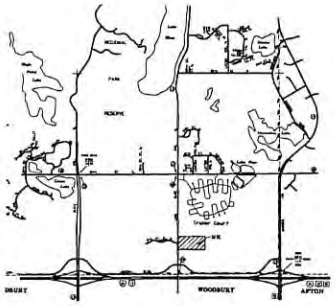
DIEDRICH PROPERTY
LAKE ELMO, MINNESOTA

L1 OF 1

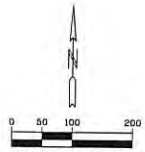
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DIEDRICH PROPERTY
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA





LOCATION MAP



GRAPHIC SCALE IN FEET

SHEET INDEX

1. COVER SHEET
2. LEGEND SHEET
3. EXISTING CONDITIONS
4. PRELIMINARY PLAT
5. PRELIMINARY SITE PLAN
6-7. PRELIMINARY UTILITY PLAN
8. PRELIMINARY GRADING PLAN
9. EROSION CONTROL PLAN
10. PRELIMINARY SEEDING PLAN
11. PRELIMINARY STREET PROFILES
12-14. DETAILS

L1. LANDSCAPE PLAN
T1. TREE PRESERVATION PLAN

BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1983 datum)

90-ENG-11940-SHEET-COVR

PIONEER engineering
2422 Enterprise Drive
Mendota Heights, MN 55120
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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.
Name: Paul J. Theisen
Reg. No. 19840 Date 04-30-2015

Revisions
1 04-30-2015 CITY COMMENTS

Date 04-30-2015
Designed PJC/BHM
Drawn JDH

COVER SHEET

LENNAR
10305 35TH AVENUE N, SUITE 600
PLYMOUTH, MINNESOTA 55446

DIEDRICH PROPERTY
LAKE ELMO, MINNESOTA

1 OF 14

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LEGEND

UTILITY LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SANITARY MANHOLE
			SANITARY SEWER (SANITARY & WATERMAIN PLANS)
			SANITARY SEWER (STORM SEWER PLANS)
			FORCE MAIN
			HYDRANT
			GATE VALVE
			REDUCER
			CURB STOP
			WATERMAIN (SANITARY & WATERMAIN PLANS)
			WATERMAIN (STORM SEWER PLANS)
			CATCH BASIN
			BEEHIVE
			STORM MANHOLE
			FLARED END SECTION
			CONTROL STRUCTURE
			STORM SEWER (SANITARY & WATERMAIN PLANS)
			STORM SEWER (STORM SEWER PLANS)
			CULVERT
PERF	PERF	PERF	PERFORATED DRAINTILE
DT	DT	DT	SOLID DRAINTILE SERVICE
			CASING
E	E	E	UNDERGROUND ELECTRIC LINE
fo	fo	fo	UNDERGROUND FIBER OPTIC LINE
g	g	g	UNDERGROUND GAS PIPELINE
petro	petro	petro	UNDERGROUND PETROLEUM PIPELINE
t	t	t	UNDERGROUND TELEPHONE LINES
tv	tv	tv	UNDERGROUND TELEVISION LINE
oh	oh	oh	OVERHEAD UTILITY LINES

SITE LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			SURMOUNTABLE CURB & GUTTER
			B-STYLE CURB & GUTTER
			RIBBON CURB & GUTTER
			EDGE OF BITUMINOUS
			YELLOW PAVEMENT STRIPING (SINGLE/DOUBLE)
			WHITE PAVEMENT STRIPING (SINGLE/DOUBLE)
			PHASE LINE
			CENTERLINE
			2' CONTOUR LINE
			10' CONTOUR LINE
	OUTLET=987.0		BASIN OUTLET LINE
	HWL=988.2		BASIN HIGH WATER LINE
	84.3		PROPOSED SPOT ELEVATION
			EMERGENCY OVERFLOW
			DRAINAGE FLOW ARROW
			DELINEATED / PROPOSED WETLAND LINE
BUFFER	BUFFER	BUFFER	WETLAND BUFFER
			TREE LINE
FEMA	FEMA	FEMA	FEMA FLOODPLAIN BOUNDARY
			RETAINING WALL
X	X	X	FENCE (BARBED WIRE)
/	/	/	FENCE (CHAIN LINK)
[]	[]	[]	FENCE (WOOD)
	C		CONSERVATION AREA SIGN
	W		WETLAND BUFFER SIGN
			TYPE III BARRICADE
			LIGHT POLE
			STREET SIGNS
			PEDESTRIAN RAMP

SURVEY LINES

EXISTING	PROPOSED	FUTURE	DESCRIPTION
			BOUNDARY
			RIGHT OF WAY
			LOT LINE
			EASEMENT
			SET BACK LINE
			SECTION LINE
			RESTRICTED ACCESS

HATCH PATTERNS

	GRAVEL SURFACE		WETLAND
	BITUMINOUS SURFACE		WETLAND UPLAND BUFFER
	CONCRETE SURFACE		WETLAND MITIGATION
	RIP RAP		PERMANENT TURF RESTORATION
	SELECT BACKFILL MATERIAL		PERMANENT WET BASIN SEEDING
	EROSION CONTROL BLANKET MNDOT CATEGORY PER PLAN		UPLAND/NATURAL AREA SEEDING

TOPOGRAPHIC SYMBOLS

- CATCH BASIN
- CATCH BASIN BEEHIVE
- FLARED END SECTION
- GATE VALVE
- HYDRANT
- WATER SERVICE
- WATER WELL
- MONITORING WELL
- CLEANOUT
- HAND HOLE
- MANHOLE OTHER THAN SANITARY OR STORM
- SANITARY OR STORM MANHOLE
- LAWN SPRINKLER VALVE
- LAWN SPRINKLER HEAD
- UTILITY POLE
- TRANSFORMER BOX
- FIBER OPTIC BOX
- ELECTRIC BOX
- NATURAL GAS METER
- LIGHT POLE
- SEMAPHORE
- TELEPHONE BOX
- CABLE BOX
- CAST IRON MONUMENT
- FOUND IRON PIPE
- JUDICIAL LAND MARK
- PK NAIL
- CONTROL POINT
- SPIKE
- FLAG POLE
- TEST HOLE
- MAILBOX
- SIGN
- BOLLARD
- CONSERVATION POST
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB / BUSH

EROSION & SEDIMENT CONTROL

- STANDARD EROSION CONTROL
- HEAVY-DUTY EROSION CONTROL
- SECONDARY EROSION CONTROL FENCE
- EROSION CONTROL AT BACK OF CURB
- TREE FENCE
- TEMPORARY DIVERSION DITCH
- CATCH BASIN INLET PROTECTION
- STRAW BIO ROLLS
- ROCK BERM
- SUMPED RIP RAP PERMANENT ENERGY DISSIPATER
- DISCHARGE LOCATION
- GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY OUTLET FLOATING SKIMMER
- BASIN ACCESS 8% SLOPE MAX.
- STABILIZED EMERGENCY OVERFLOW
- STEEP SLOPE 3:1 (H:V) (33.3%) OR STEEPER GRADE

CURB LEGEND

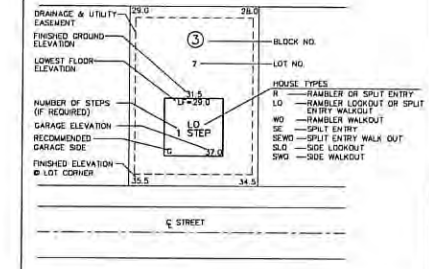
- (08.15) 4+46.57 = TOP OF CURB ELEVATION FOR SURMOUNTABLE CURB
- (08.15)T.O. 4+46.57 = TOP OF CURB ELEVATION FOR SURMOUNTABLE CURB (TIP OUT GUTTER)
- 08.32 4+46.57 = TOP OF CURB ELEVATION FOR B618 CURB
- 08.32T.O. 4+46.57 = TOP OF CURB ELEVATION FOR B618 CURB (TIP OUT GUTTER)
- 07.82 4+46.57 = BITUMINOUS ELEVATION

ABBREVIATIONS

A	ALGEBRAIC DIFFERENCE
B-B	BACK TO BACK
BV	BUTTERFLY VALVE
BOC	BACK OF CURB
BMP	BEST MANAGEMENT PRACTICE
℄	CENTER LINE
CB	CATCHBASIN
CBMH	CATCHBASIN MANHOLE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CS	CURB STOP
DIP	DUCTILE IRON PIPE
DT	DRAINTILE
EL/ELEV	ELEVATION
EX	EXISTING
FES	FLARED END SECTION
F-F	FACE TO FACE
FM	FORCEMAIN
GB	GRADE BREAK
GND	GROUND
GV	GATE VALVE
HP	HIGH POINT
HYD	HYDRANT
HWL	HIGH WATER LEVEL
INV	INVERT
K	CURVE COEFFICIENT
L	LENGTH
LF	LOWEST FLOOR
LO	LOOKOUT
LO	LOWEST OPENING
LP	LIQUID PETROLEUM
LP	LOW POINT
MH	MANHOLE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
P℄	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVT	POINT OF TANGENCY
PVC	POINT OF VERTICAL CURVATURE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
R	RADIUS
R	RAMBLER
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SSWR	SANITARY SEWER
STA	STATION
STRM	STORM SEWER
SWPPP	STORM WATER POLLUTION PROTECTION PLAN
THH	TOP NUT HYDRANT
TYP	TYPICAL
WM	WATER MAIN
WO	WALKOUT

LOT INFORMATION

(TYPICAL SECTION NOT TO SCALE)



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I hereby certify that this plan 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.
Name: Paul J. Christ
Reg. No. 19861 Date: 04-30-2015

Revisions
1 09-03-2015 CITY COMMENTS

Date 04-30-2015
Designed PJC/BHM
Drawn TDH

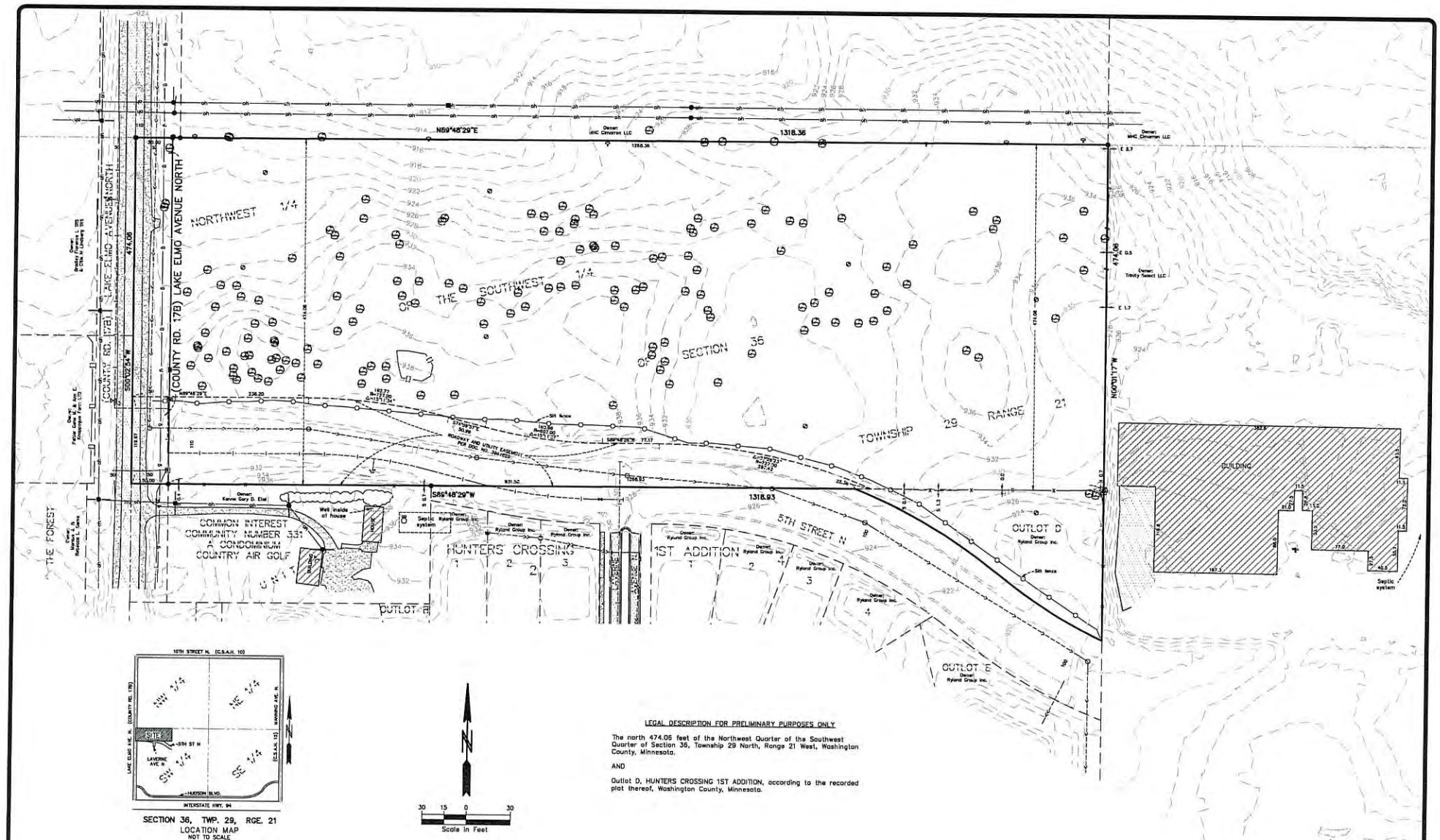
LEGEND SHEET

LENNAR
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PLYMOUTH, MINNESOTA 55446

DIEDRICH PROPERTY
LAKE ELMO, MINNESOTA

2 OF 14

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SECTION 36, TWP. 29, RGE. 21
LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION FOR PRELIMINARY PURPOSES ONLY

The north 474.06 feet of the Northwest Quarter of the Southwest Quarter of Section 36, Township 29 North, Range 21 West, Washington County, Minnesota.

AND

Outlot D, HUNTERS CROSSING 1ST ADDITION, according to the recorded plat thereof, Washington County, Minnesota.

PIONEER engineering
CIVIL ENGINEERS LAND LEADERS LAND SURVEYORS LANDSCAPE ARCHITECTS

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Name: Peter F. Hawkinson
Reg. No. 42299 Date: 04-30-2015

Revisions:
1. 06-03-2015 CITY COMMENTS

Date: 04-30-2015
Designed: PJC/BNM
Drawn: mdp

EXISTING CONDITIONS

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PLYMOUTH, MINNESOTA 55446

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3 OF 14

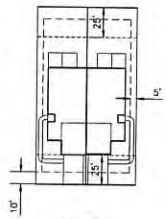
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1318
(COUNTY RD. 17B) LAKE ELMO AVENUE NORTH
(COUNTYRD. 17B) LAKE ELMO AVENUE NORTH
PUBLIC
OUTLOT A
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT A
PRIVATE
OUTLOT B
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT B
PRIVATE
OUTLOT B
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT A
5TH STREET N
94109sf
2.1605ac
932
982
679
474
COMMON INTEREST
COMMUNITY NUMBER 331
A CONDOMINIUM
COUNTRY AIR GOLF
UNIT 2
HUNTERS CROSSING
1ST ADDITION
LAVERNE AVENUE N.
5TH STREET N
OUTLOT D
OUTLOT E
THE FOREST
DRAINAGE AND UTILITY EASEMENT
DRAINAGE AND UTILITY EASEMENT
DRAINAGE AND UTILITY EASEMENT

CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	PC	PT
C1	33°28'26"	87.63	150.00	45.11	0+62.15	1+49.78
C2	33°28'26"	87.05	149.00	44.81	1+49.78	2+36.83
C3	34°36'44"	58.88	97.46	30.37	−3+32.81	−2+73.94
C4	51°08'27"	112.46	126.00	60.29	−2+46.39	−1+33.93
C5	36°00'10"	134.47	214.00	69.54	1+51.65	2+86.12
C6	125°49'56"	107.51	49.00	95.82	5+17.88	6+25.49
C7	94°28'17"	80.79	49.00	52.98	7+15.29	7+96.08
C8	15°09'08"	132.23	500.00	66.50	9+63.32	10+95.55

SETBACK REQUIREMENTS

RESIDENTIAL STANDARDS:	CUP:	MDR:
FRONT SETBACK:	25'	25'
REAR YARD SETBACK:	20'	20'
HOUSE SIDE SETBACK:	7.5'	10'
GARAGE SIDE SETBACK:	NA	5'
CORNER SIDE SETBACK:	15'	15'
MINIMUM LOT WIDTH:	39'	30'
MINIMUM LOT AREA:	5527 SF	4000 SF
MAXIMUM BUILDING COVERAGE:	50%	50%



LOT DETAIL



OWNERSHIP AND MAINTANANCE

SANITARY SEWER:	PUBLIC
WATERMAIN:	PUBLIC
STORM SEWER:	PUBLIC
STREETS & SIDEWALK:	PRIVATE
STORMWATER REUSE & RETENTION POND:	PUBLIC
IRRIGATION SYSTEM:	PRIVATE

N

0 25 50 100
GRAPHIC SCALE IN FEET

BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1983 datum)

004280-119042-SHEET-SITE

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I hereby certify that this plan 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. Name: Paul T Sterner. Reg. No. 19866. Date 04-30-2015.

Revisions
1. 06-01-2015 CITY COMMENTS

Date 04-30-2015
Designed PS/SBM
Drawn BJM

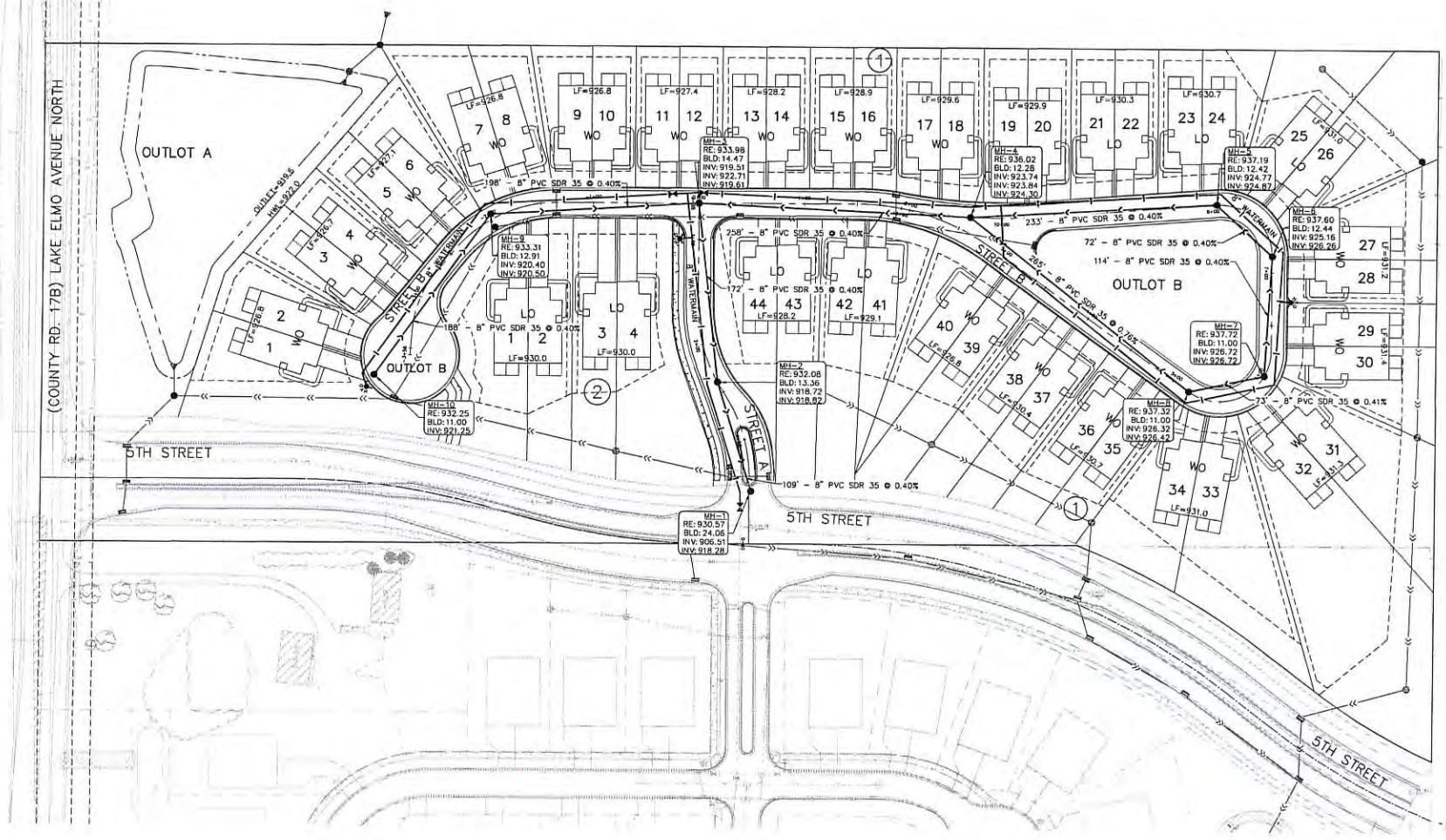
SITE PLAN

LENNAR
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PLYMOUTH, MINNESOTA 55446

DIEDRICH PROPERTY
LAKE ELMO, MINNESOTA

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0 25 50 100

GRAPHIC SCALE IN FEET

BENCH MARK
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ELEV=943.87 (1983 datum)

00-ENG-15043-SHEET-55WR

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Name: Paul J. Christ
Reg. No. 19060 Date: 04/30/2015

Revisions
1 09-03-2015 CITY COMMENTS

Date: 04-30-2015
Designed: PJC/BBM
Drawn: BJH

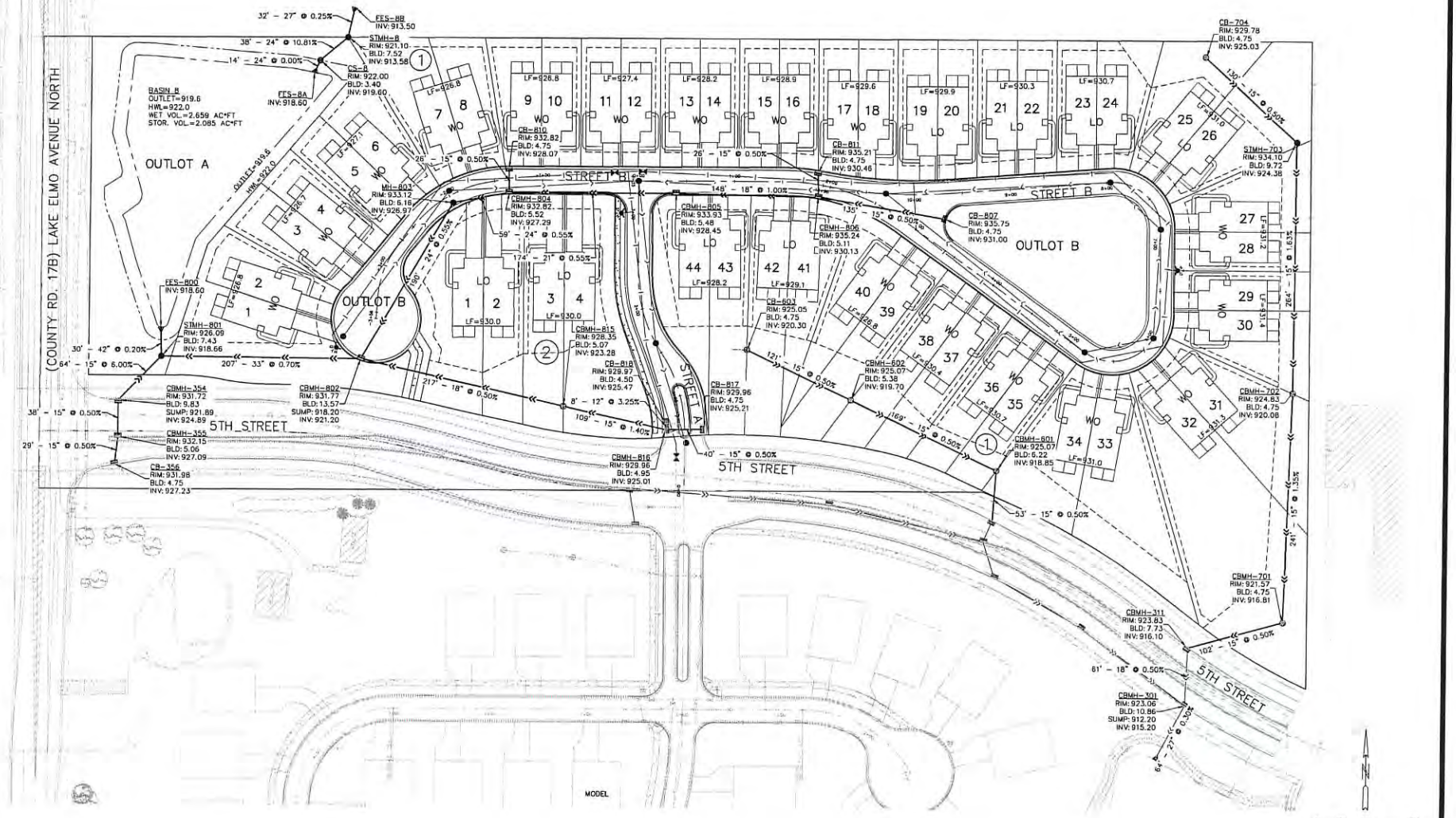
SANITARY SEWER & WATERMAIN

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BENCH MARK
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Name: Paul J. Christo
Reg. No. 19865 Date: 04-30-2015

Revisions
1 05-05-2015 CITY COMMENTS

Date	04-30-2015
Designed	PJC/BNH
Drawn	JHM

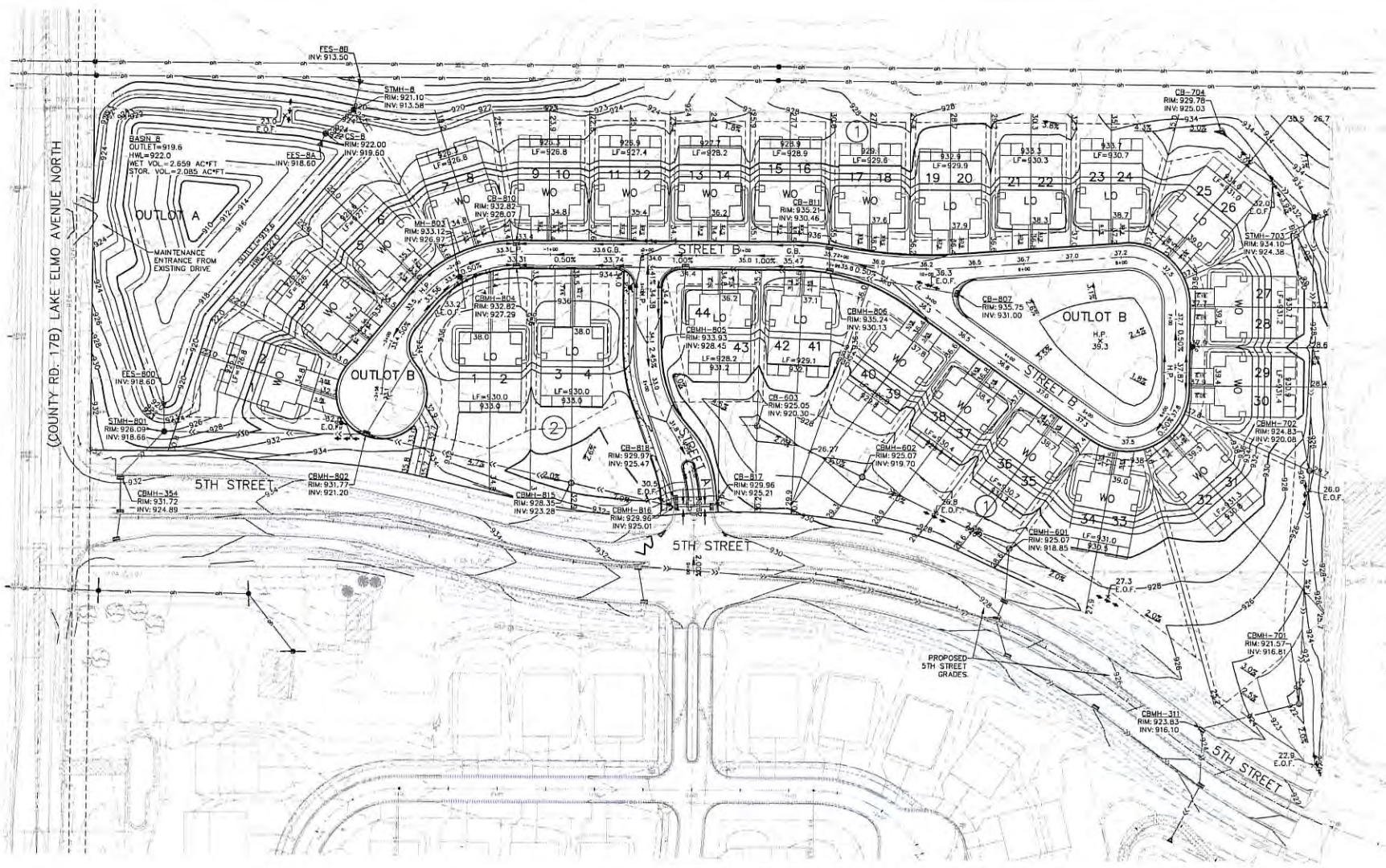
STORM SEWER

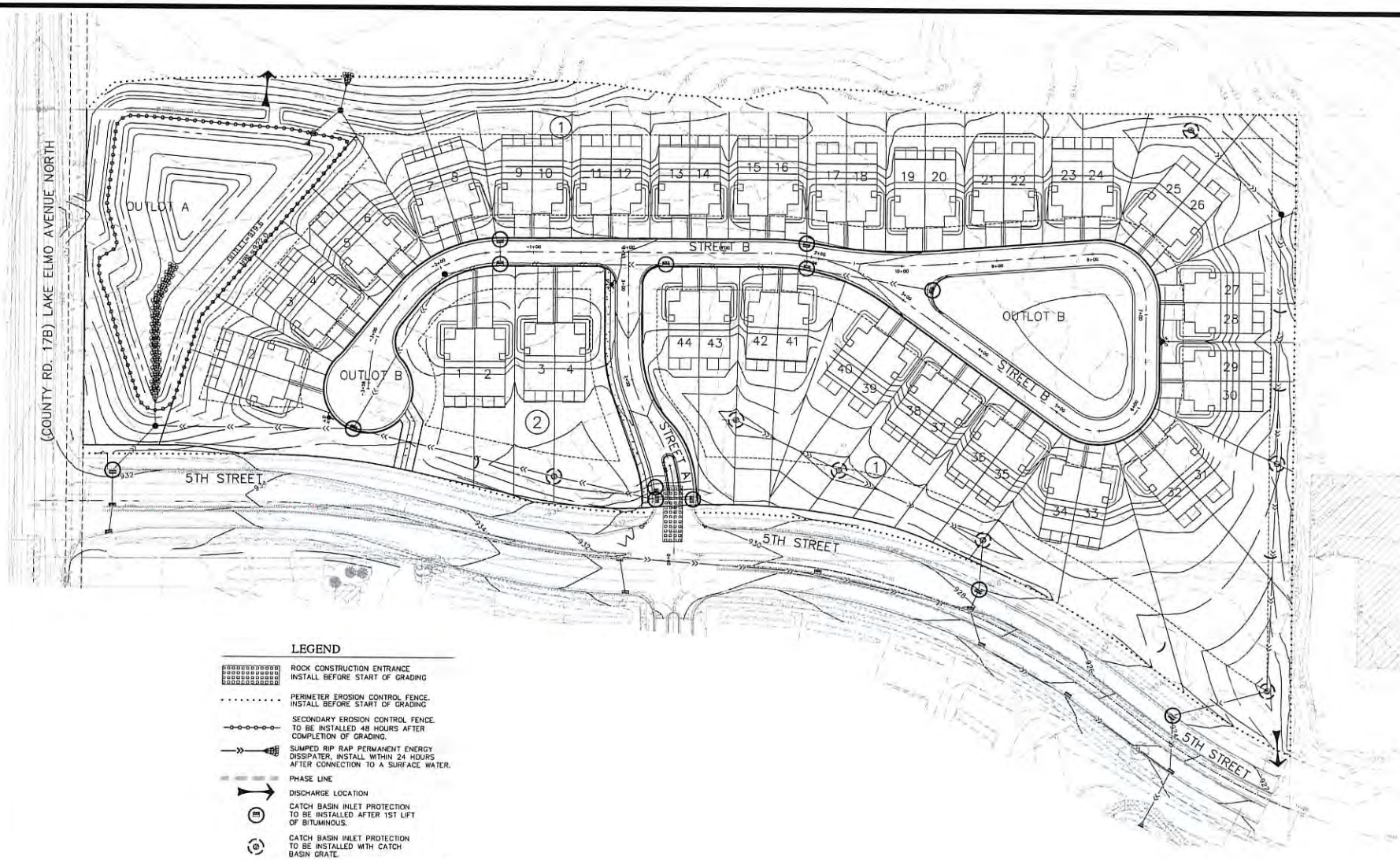
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LAKE ELMO, MINNESOTA

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(COUNTY RD. 17B) LAKE ELMO AVENUE NORTH
OUTLOT A
MAINTENANCE ENTRANCE FROM EXISTING DRIVE
BASIN B
OUTLET=919.6
HWL=922.0
WET VOL.=2.659 AC*FT
STOR. VOL.=2.085 AC*FT
OUTLOT B
OUTLOT B
STREET B
STREET A
5TH STREET
5TH STREET
5TH STREET
FES-8B INV: 913.50
STMH-8 RIM: 921.10 INV: 913.58
CS-8 RIM: 922.00 INV: 919.60
FES-8A INV: 918.60
FES-800 INV: 918.60
STMH-801 RIM: 926.09 INV: 918.68
CBMH-354 RIM: 931.72 INV: 924.89
CBMH-802 RIM: 931.77 INV: 921.20
CBMH-815 RIM: 928.35 INV: 923.28
CB-818 RIM: 929.97 INV: 925.47
CBMH-816 RIM: 929.96 INV: 925.01
CB-817 RIM: 929.96 INV: 925.21
CBMH-804 RIM: 932.82 INV: 927.29
CBMH-805 RIM: 933.93 INV: 928.45
CB-603 RIM: 925.05 INV: 920.30
CBMH-806 RIM: 935.24 INV: 930.13
CBMH-602 RIM: 925.07 INV: 919.70
CB-807 RIM: 935.75 INV: 931.00
CBMH-601 RIM: 925.07 INV: 918.85
CB-704 RIM: 929.78 INV: 925.03
STMH-701 RIM: 934.10 INV: 924.38
CBMH-702 RIM: 924.83 INV: 920.08
CBMH-701 RIM: 921.57 INV: 916.81
CBMH-311 RIM: 923.83 INV: 916.10
CB-810 RIM: 932.82 INV: 928.07
CB-811 RIM: 935.21 INV: 930.46
MH-803 RIM: 933.12 INV: 926.97
PROPOSED 5TH STREET GRADES.
LD
WO
LF=926.8
LF=927.4
LF=928.2
LF=928.9
LF=929.8
LF=929.9
LF=930.3
LF=930.7
LF=930.0
LF=929.1
LF=931.0
LF=931.3
LF=931.7
LF=933.1
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LF=949.9
LF=950.5
LF=951.1
LF=951.7
LF=952.3
LF=952.9
LF=953.5
LF=954.1
LF=954.7
LF=955.3
LF=955.9
LF=956.5



LEGEND

- ROCK CONSTRUCTION ENTRANCE. INSTALL BEFORE START OF GRADING
- PERIMETER EROSION CONTROL FENCE. INSTALL BEFORE START OF GRADING
- SECONDARY EROSION CONTROL FENCE. TO BE INSTALLED 48 HOURS AFTER COMPLETION OF GRADING.
- SUMPED RIP RAP PERMANENT ENERGY DISSIPATER. INSTALL WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER.
- PHASE LINE
- DISCHARGE LOCATION
- CATCH BASIN INLET PROTECTION TO BE INSTALLED AFTER 1ST LIFT OF BITUMINOUS.
- CATCH BASIN INLET PROTECTION TO BE INSTALLED WITH CATCH BASIN GRATE.
- STRAW BIO ROLLS. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST
- ROCK BERM. INSTALL WITHIN 7 DAYS OF GRADING COMPLETION OR BEFORE 1ST RAINFALL EVENT WHICHEVER IS FIRST

0 25 50 100
GRAPHIC SCALE IN FEET

BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1983 datum)

99-BRG-11942-SHEET-ERUE

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Hereby certify that this plan 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.
Name: Paul J. Christ
Reg. No. 19861 Date 04-30-2015

Revisions
1 09-03-2015 CITY COMMENTS

Date 04-30-2015
Designed PJC/BRM
Drawn JDM

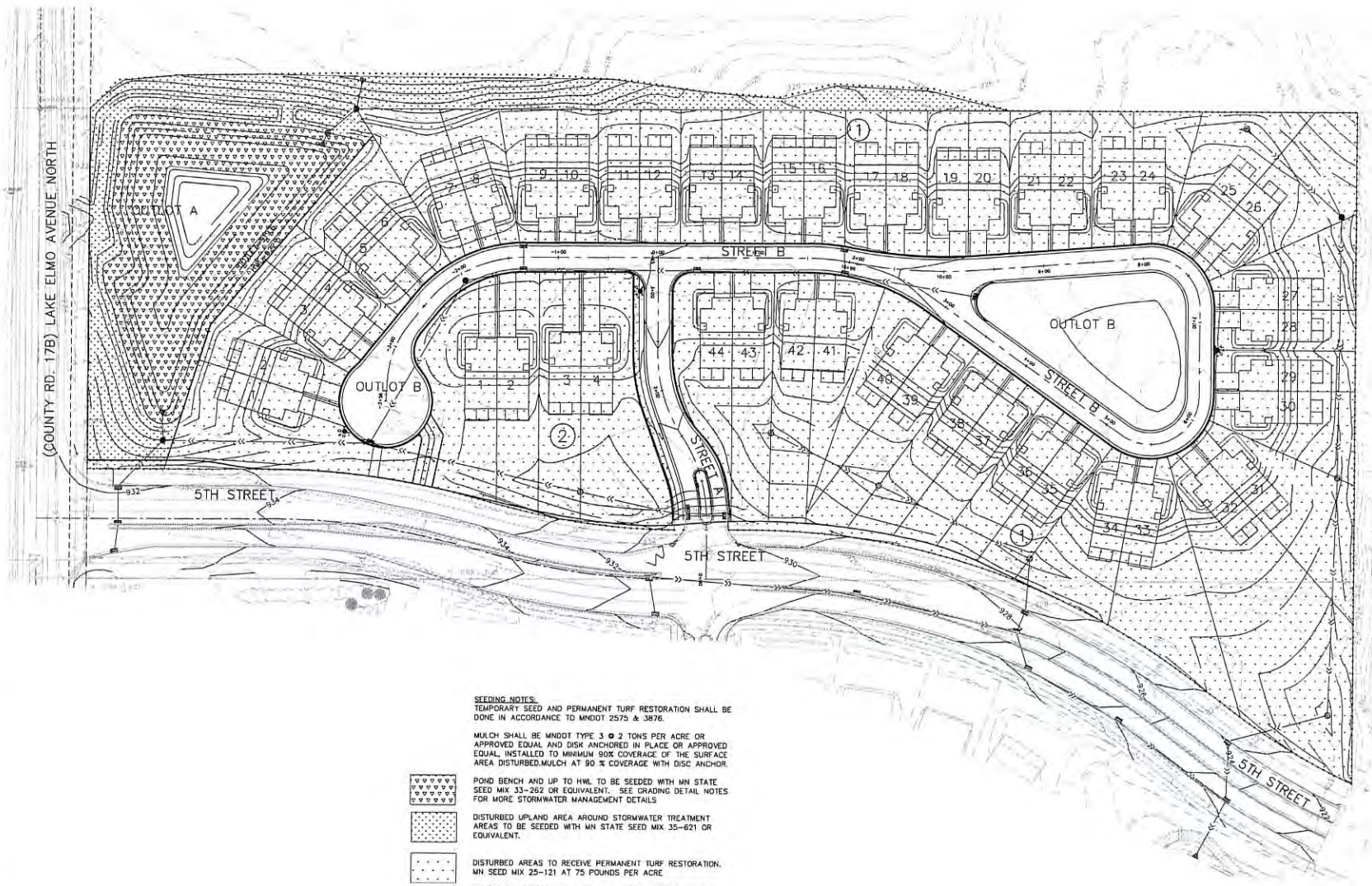
EROSION CONTROL PLAN

LENNAR
16305 36TH AVENUE N, SUITE 600
PLYMOUTH, MINNESOTA 55446

DIEDRICH PROPERTY
LAKE ELMO, MINNESOTA

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SEEDING NOTES:
TEMPORARY SEED AND PERMANENT TURF RESTORATION SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3876.

MULCH SHALL BE MNDOT TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.MULCH AT 90 % COVERAGE WITH DISC ANCHOR.

POND BENCH AND UP TO HWL TO BE SEEDED WITH MN STATE SEED MIX 33-262 OR EQUIVALENT. SEE GRADING DETAIL NOTES FOR MORE STORMWATER MANAGEMENT DETAILS

DISTURBED UPLAND AREA AROUND STORMWATER TREATMENT AREAS TO BE SEEDED WITH MN STATE SEED MIX 35-621 OR EQUIVALENT.

DISTURBED AREAS TO RECEIVE PERMANENT TURF RESTORATION. MN SEED MIX 25-121 AT 75 POUNDS PER ACRE

TEMPORARY SEED TO BE MN SEED MIX 22-111 OR APPROVED EQUAL @ 40 LBS. PER ACRE.

0 25 50 100
GRAPHIC SCALE IN FEET

BENCH MARK
MN/DOT 8282 AG
ELEV=943.87 (1983 datum)

09-ENG-11042-SHEET-SEED

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Name: Paul J. Christ
Reg. No. 19862 Date: 04-30-2015

Revisions
1 (06-01-2015 CITY COMMENTS

Date: 04-30-2015
Designed: PJC/BRM
Drawn: JDH

SEEDING PLAN

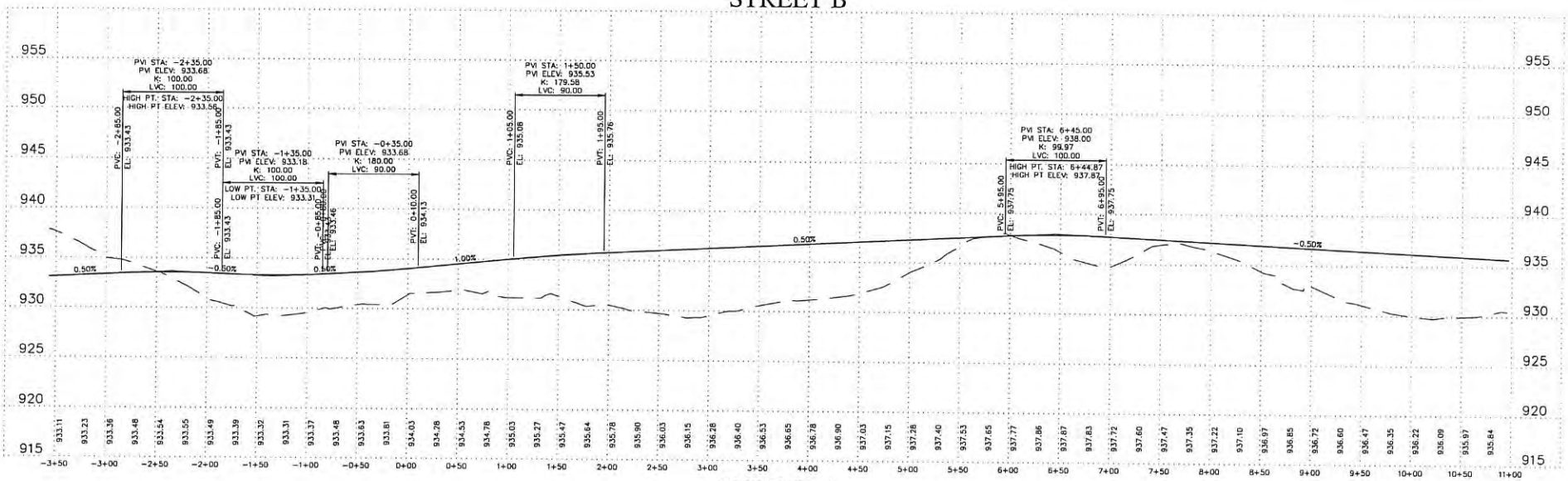
LENNAR
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PLYMOUTH, MINNESOTA 55446

DIEDRICH PROPERTY
LAKE ELMO, MINNESOTA

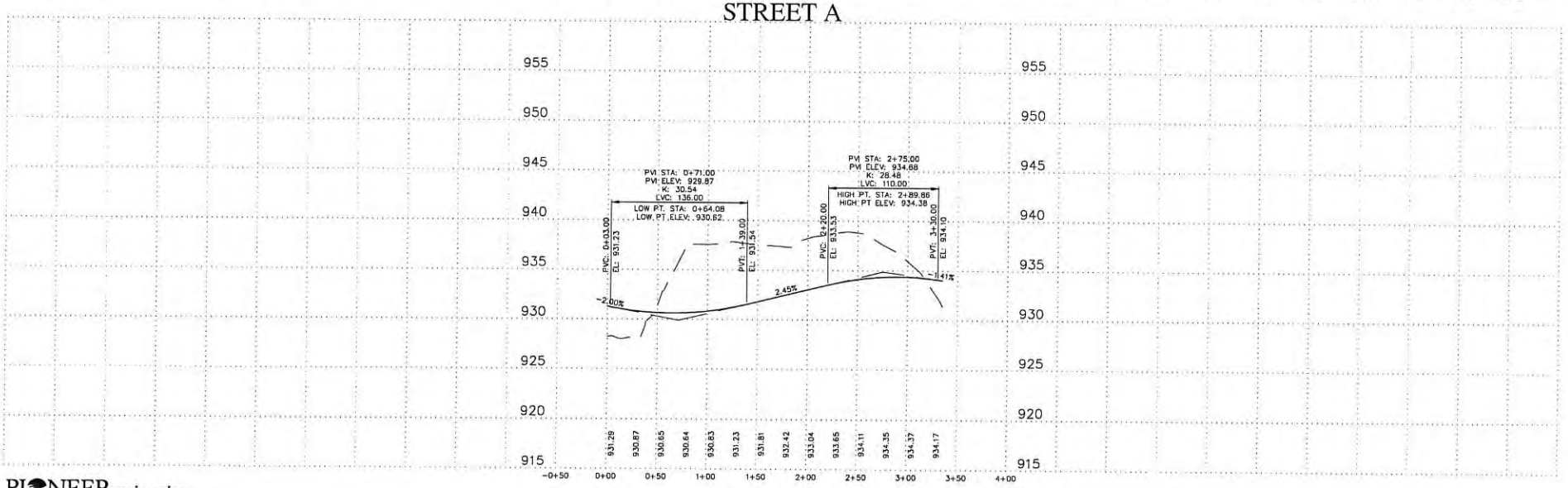
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STREET B



STREET A



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Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan 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. Name: Paul J. Cheno. Reg. No. 19860. Date: 04-30-2015

Revisions: 1. 05-13-2015 CITY COMMENTS

Date: 04-30-2015
Designed: PJC/BMM
Drawn: JDM

STREET PROFILES

LENNAR
16305 36TH AVENUE N, SUITE 650
PLYMOUTH, MINNESOTA 55446

DIEDRICH PROPERTY
LAKE ELMO, MINNESOTA

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GRADING SEQUENCE

1. INSTALL ROCK CONSTRUCTION ENTRANCE
2. INSTALL PERIMETER SEDIMENT CONTROL DEVICES (SILT FENCE).
3. STRIP TOPSOIL, STOCKPILE AND STABILIZE IN BERM FOR FUTURE SPREADING.
4. DIG TEMPORARY SEDIMENT BASIN, BASIN TO BE 1800 CF/ACRE OF AREA STRIPPED. CLEAN TEMP BASIN ONCE SOIL FULL
5. ALL SOILS WILL BE COMPACTED PER SPECIFICATIONS.
6. MAINTAIN DRAINAGE DURING GRADING OPERATION TO TEMPORARY SEDIMENT BASIN.
7. COMPLETE SITE GRADING PER PLAN.
8. RESPREAD TOPSOIL MAINTAIN A MINIMUM OF 4" DEPTH.
9. MAINTAIN DRAINAGE TO TEMP SEDIMENT BASIN UNTIL NEXT PHASE BEGINS.
10. STABILIZE DEMUDED AREAS AND STOCKPILES WITHIN TIME FRAME LISTED IN EROSION PREVENTION PRACTICES

GENERAL NOTES

1. THE STORM WATER POLLUTION PREVENTION MANAGER SHALL BE A PERSON TRAINED, KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMP'S WHO WILL OVER SEE THE IMPLEMENTATION OF THE SWPPP AND THE INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS BEFORE AND DURING CONSTRUCTION.
2. CONTRACTOR TO ADHERE TO ALL REQUIREMENTS OF THE MINNESOTA POLLUTION CONTROL AGENCY N.P.D.E.S. PERMIT, INCLUDING THE REQUIREMENT TO MINIMIZE THE AREA DISTURBED BY GRADING AT ANY GIVEN TIME AND TO COMPLETE TURF RESTORATION WITHIN THE TIME REQUIRED BY THE PERMIT AFTER TEMPORARY CEASING GRADING OR COMPLETION OF GRADING.
3. A COPY OF THESE PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
4. BMP'S REFER TO EROSION AND SEDIMENT CONTROL PRACTICES DEFINED IN THE MPCA PROTECTING WATER QUALITY IN URBAN AREAS AND THE MINNESOTA CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL PLANNING HANDBOOK.
5. ALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) SHALL BE INSTALLED AND IN OPERATION PRIOR TO LAND DISTURBANCE ACTIVITIES. SOME EROSION CONTROLS SUCH AS CHECK DAMS AND TEMPORARY SILT PONDS MAY BE INSTALLED AS GRADING OCCURS IN THE SPECIFIC AREA. THEY SHALL BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR EROSION HAS PASSED.
6. THE BMP'S SHOWN ON THE PLANS ARE THE MINIMUM REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE PERMITTEE SHALL ANTICIPATE THAT MORE BMP'S WILL BE NECESSARY TO ENSURE EROSION AND SEDIMENT CONTROL ON THE SITE DURING THE COURSE OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE PERMITTEE TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY CONSTRUCTION ACTIVITIES AND/OR CLIMATIC EVENTS AND TO PROVIDE ADDITIONAL BMP'S OVER AND ABOVE THE MINIMUM REQUIREMENTS SHOWN ON THE PLANS THAT MAY BE NEEDED TO PROVIDE EFFECTIVE PROTECTION OF WATER AND SOIL RESOURCES.
7. ALL TREES NOT LISTED FOR REMOVAL SHALL BE PROTECTED. DO NOT OPERATE EQUIPMENT WITHIN THE DRIP LINE, ROOT ZONES OR WITHIN TREE PROTECTION FENCE AREAS.
8. WHEREVER POSSIBLE, PRESERVE THE EXISTING TREES, GRASS AND OTHER VEGETATIVE COVER TO HELP FILTER RUNOFF.
9. OPERATE TRACK EQUIPMENT (DOZER) UP AND DOWN EXPOSED SOIL SLOPES ON FINAL PASS, LEAVING TRACK GROOVES PERPENDICULAR TO THE SLOPE. DO NOT BACK- BLADE. LEAVE A SURFACE ROUGH TO MINIMIZE EROSION.
10. TEMPORARY SEED SHALL BE DONE IN ACCORDANCE TO MNDOT 2575 & 3878. CONSISTING OF:
    - MN SEED MIX 22-111 @ 40 LBS. PER ACRE OR APPROVED EQUAL.
    - MULCH SHALL BE MNDOT TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.
    - TYPE 1 FERTILIZER, 10-10-20 @ 200 LBS. PER ACRE
11. PERMANENT TURF RESTORATION SHALL BE DONE IN ACCORDANCE WITH MNDOT 2575 & 3878. CONSISTING OF:
    - MN SEED MIX 25-121 AT 75 POUNDS PER ACRE.
    - MULCH SHALL BE MNDOT TYPE 3 @ 2 TONS PER ACRE OR APPROVED EQUAL AND DISK ANCHORED IN PLACE OR APPROVED EQUAL, INSTALLED TO MINIMUM 90% COVERAGE OF THE SURFACE AREA DISTURBED.MULCH AT 90 % COVERAGE WITH DISC ANCHOR.
    - TYPE 3 FERTILIZER, 22-5-10 60%N,S @ 350 LBS PER ACRE.
12. SLOPES AT 3:1 OR STEEPER, AND/OR WHERE INDICATED ON THE PLANS SHALL BE SEEDED AND HAVE AN EROSION CONTROL BLANKET TYPE 3 INSTALLED OR MAY BE HYDROSEEDED WITH TACKIFIER MULCH.
13. THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS.
14. IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.
15. WITHIN 7 DAYS OF COMPLETION OF THE SITE GRADING OPERATIONS THE ENTIRE SITE (EXCEPT ROADWAYS) SHALL HAVE BEEN SEEDED AND MULCHED AND SILT FENCE SHALL INSTALLED AROUND ALL PONDS.
16. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
17. THE MINIMIZATION OF SOIL COMPACTION MUST BE USED ON AREAS OUTSIDE OF SPECIFIC COMPACTION REQUIRED AREAS. THESE PRACTICES INCLUDE: PREVENTING HEAVY EQUIPMENT TRAFFIC AND CONSTRUCTION TRAFFIC FROM AREAS, USING PRACTICES TO PREVENT CONCENTRATED FLOW OCCURRING OVER THE SOIL, PROVIDE LIGHT TRACKED EQUIPMENT TO CONSTRUCT AREA TO FINAL GRADE. THE AREAS REQUIRING LOOSE SOIL INCLUDE ALL TOPSOIL PLACEMENT AND INFILTRATION/FILTRATION BASINS.

CONSTRUCTION ACTIVITY REQUIREMENTS

A. EROSION PREVENTION PRACTICES

1. THE CONTRACTOR SHALL IMPLEMENT CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES THAT MINIMIZE EROSION. THE LOCATION OF AREAS NOT TO BE DISTURBED MUST BE DELINEATED (E.G. WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) ON THE DEVELOPMENT SITE BEFORE WORK BEGINS.
2. TEMPORARY STABILIZATION MUST BE INITIATED IMMEDIATELY WHENEVER ANY CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION IF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 7 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 7 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.
3. ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF A SURFACE WATER OR ANY STORMWATER CONVEYANCE SYSTEM WHICH IS CONNECTED TO A SURFACE WATER MUST BE STABILIZED WITHIN 7 DAYS. THESE AREAS INCLUDE POND SIDE SLOPES, EXPOSED SOIL AREAS WITH A POSITIVE SLOPE TO A CURB AND GUTTER SYSTEM, STORM SEWER INLET, DRAINAGE DITCH, OR OTHER SYSTEM THAT DISCHARGES TO A SURFACE WATER.
4. THE NORMAL WETTED PERIMETER OF ANY DRAINAGE DITCH MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE TO ANY SURFACE WATER (WITHIN 24 HOURS OF CONNECTING TO A SURFACE WATER).
5. PIPE OUTLETS MUST BE PROVIDED WITH TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS OF CONNECTION TO A SURFACE WATER.

B. SEDIMENT CONTROL PRACTICES

1. SEDIMENT CONTROL PRACTICES MUST MINIMIZE SEDIMENT ENTERING SURFACE WATERS. DITCHES AND SEDIMENT BASINS REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS. IF DOWN GRADE SYSTEM IS OVERLOADED, ADDITIONAL UPGRADE PRACTICES MUST BE INSTALLED, AND THE SWPPP MUST BE AMENDED. THERE SHALL BE NO UNBROKEN SLOPE LENGTH OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER. SLOPES MAY BE BROKEN WITH SILT FENCE, ROCK CHECK DAMS, COMPOST SNAKES, OR OTHER APPROVED METHODS AND/OR AS SHOWN ON THE EROSION CONTROL PLAN.
2. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON DOWNGRADE PERIMETERS BEFORE UPGRADE LAND DISTURBING ACTIVITIES BEGIN.
3. THE TIMING OF SEDIMENT CONTROL PRACTICES MAY BE ADJUSTED TO ACCOMMODATE SHORT TERM ACTIVITIES. HOWEVER, THESE PRACTICES MUST BE INSTALLED BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE ACTIVITY IS NOT COMPLETE.
4. CONTRACTOR MUST PROTECT ALL STORM DRAIN INLETS BY APPROPRIATE BMP'S DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED.
5. TEMPORARY STOCKPILES MUST HAVE SILT FENCE AROUND THE PERIMETER OF THE BASE OF THE STOCKPILE AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORM WATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS OR DITCHES.
6. CONTRACTOR MUST INSTALL TEMPORARY (OR PERMANENT) SEDIMENTATION BASINS WHERE TEN OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION AND/OR AS SHOWN ON THE EROSION CONTROL PLAN.

C. DEWATERING AND SURFACE DRAINAGE

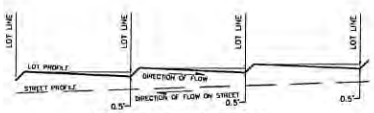
1. DEWATERING OR ANY TYPE OF SURFACE DRAINAGE THAT MAY HAVE TURBID OR SEDIMENT LADEN DISCHARGE WATER MUST BE DISCHARGED TO AN APPROVED SEDIMENT BASIN ON THE PROJECT SITE WHENEVER POSSIBLE. IF THE WATER CANNOT BE DISCHARGED TO A BASIN PRIOR TO ENTERING THE SURFACE WATER, IT MUST BE TREATED WITH THE APPROPRIATE BMP'S SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE RECEIVING WATER OR DOWNSTREAM LANDOWNERS. THE CONTRACTOR MUST ENSURE THAT DISCHARGE POINTS ARE ADEQUATELY PROTECTED FROM EROSION AND SCOUR. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIP RAP, SAND BAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES.
2. ALL WATER FROM DEWATERING MUST BE DISCHARGED IN A MANNER THAT DOES NOT CAUSE NUISANCE CONDITIONS, EROSION, OR INUNDATION OF WETLANDS CAUSING SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.

D. INSPECTIONS AND MAINTENANCE

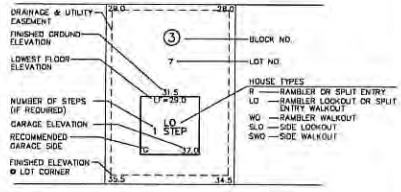
1. THE CONTRACTOR MUST APPOINT SOMEONE TO INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS MUST BE RECORDED IN WRITING AND RETAINED PER M.P.C.A. N.P.D.E.S. REQUIREMENTS. (NOTE: LOCAL JURISDICTION MAY REQUIRE A MORE FREQUENT INTERVAL OF INSPECTION.)
2. ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED OR SUPPLEMENTS WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED. (SEE MPCA NPDES PERMIT IV.E.5).

E. POLLUTION PREVENTION MANAGEMENT MEASURES

1. SOLID WASTE MUST BE DISPOSED OF PER M.P.C.A. REQUIREMENTS.
2. HAZARDOUS MATERIALS MUST BE STORED AND DISPOSED OF PER M.P.C.A. REGULATIONS.
3. EXTERNAL WASHING OF CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DECREASING IS ALLOWED ON SITE.

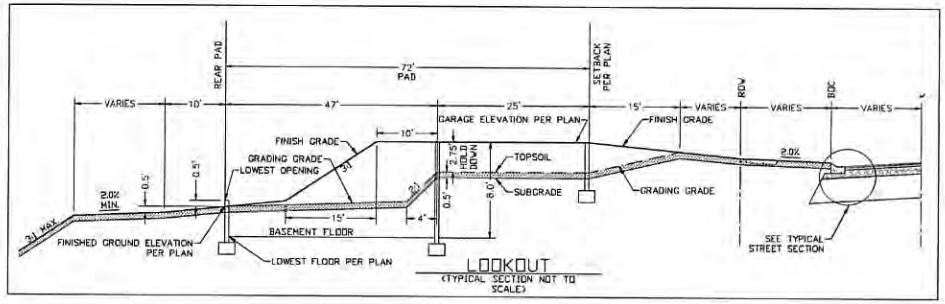


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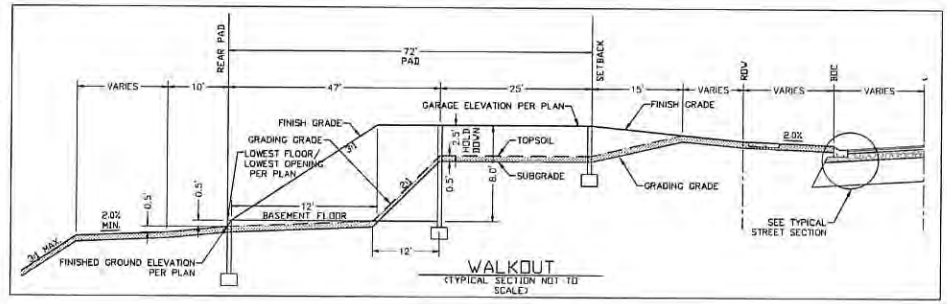


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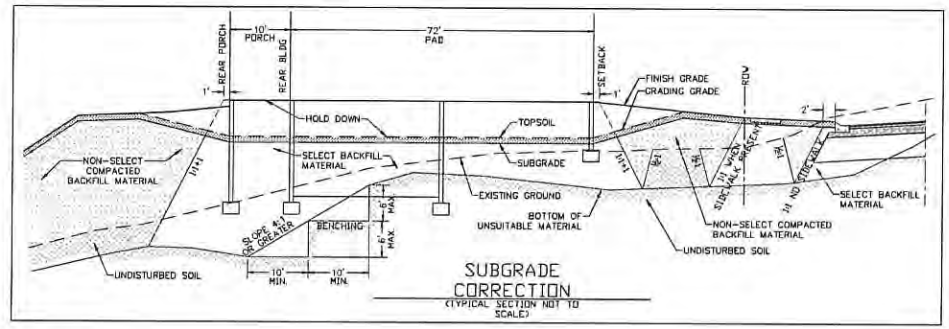
LOT INFORMATION
(TYPICAL SECTION NOT TO SCALE)



LOOKOUT
(TYPICAL SECTION NOT TO SCALE)



WALKOUT
(TYPICAL SECTION NOT TO SCALE)



SUBGRADE CORRECTION
(TYPICAL SECTION NOT TO SCALE)

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I hereby certify that this plan 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.

Name: Paul J. Carlson
Reg. No. 19860 Date: 04-30-2015

Revisions
1 (04-30-2015) CITY COMMENTS

Date: 04-30-2015
Designed: PJC/BRM
Drawn: TDH

GRADING DETAILS

LENNAR
10005 86TH AVENUE N., SUITE 600
PLYMOUTH, MINNESOTA 55445

DIEDRICH PROPERTY
LAKE ELMO, MINNESOTA

12 OF 14

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1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND IMPLEMENT MINNESOTA POLLUTION CONTROL AGENCY (MPCA) BEST MANAGEMENT PRACTICES (BMP) TO CONTROL SITE SILTATION AND EROSION INTO DRAINAGE WAYS. THE CONTRACTOR SHALL COMPLY WITH ALL CONDITIONS AND COMPLETION DATES RELATIVE TO ALL PERMITS ISSUED FOR THE WORK TO BE COMPLETED. THE ENGINEER MAY ISSUE A STOP WORK ORDER FOR ALL DEVELOPMENT WORK AND BUILDING CONSTRUCTION FOR NONCOMPLIANCE WITH THESE MEASURES.

2. SEQUENCING: ALL SILT FENCE AND OTHER EROSION CONTROL MEASURES SHALL BE IN PLACE AND APPROVED BY ENGINEER PRIOR TO ANY REMOVALS, EXCAVATION OR CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED AND APPROVED BY THE ENGINEER.

3. SILT FENCE: THE CONTRACTOR SHALL INSTALL SILT FENCE AT THE LOCATIONS SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE CITY STANDARD DETAILS. SILT FENCE DAMS AND INTERIM SUMPS SHALL BE PLACED TO INTERCEPT SILT FROM CONCENTRATED RUNOFF FROM OPEN GRADED AREAS. ADDITIONAL SILT FENCE SHALL BE REQUIRED AS DIRECTED BY THE ENGINEER.

4. STOCKPILES: ALL STOCKPILE AREAS SHALL HAVE SILT FENCE OR SEDIMENT TRAPPING SYSTEMS PLACED AROUND THE ENTIRE PERIMETER.

5. INLET PROTECTION: THE CONTRACTOR SHALL INSTALL INLET PROTECTION ON ALL EXISTING STORM SEWER INLETS IN ACCORDANCE WITH THE CITY STANDARD DETAILS. INLET PROTECTION SHALL ALSO BE PROVIDED ON ALL PROPOSED STORM SEWER INLETS IMMEDIATELY FOLLOWING CONSTRUCTION OF THE INLET. INLET PROTECTION MUST BE INSTALLED IN A MANNER THAT WILL NOT WITHSTAND WATER FOR EXTENDED PERIODS OF TIME OR IN A MANNER THAT PRESENTS A HAZARD TO VEHICULAR OR PEDESTRIAN TRAFFIC.

6. TEMPORARY SEDIMENT BASINS: THE CONTRACTOR SHALL INCORPORATE TEMPORARY SEDIMENT BASINS THROUGHOUT THE CONSTRUCTION SITE TO CAPTURE RUNOFF AND SLOW THE FLOW OF WATER AND ALLOW SEDIMENT TO SETTLE OUT. TEMPORARY SEDIMENT BASINS SHALL BE INSTALLED AS DIRECTED BY THE CITY ENGINEER.

7. ROCK CONSTRUCTION ENTRANCE: A ROCK ENTRANCE SHALL BE CONSTRUCTED AND MAINTAINED AS SHOWN ON THE PLAN TO REDUCE TRACKING OF SILT AND DIRT ONTO THE PUBLIC STREETS. A GEOTEXTILE FABRIC SHALL BE PLACED UNDERNEATH THE ROCK. THE ROCK SHALL BE PERIODICALLY REPLENISHED TO MAINTAIN THE INTENDED PERFORMANCE. MUD AND DEBRIS SHALL BE REMOVED OR SCRAPED FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.

8. STREET SWEEPING: ALL STREETS USED FOR ACCESS TO THE SITE AND HAUL ROUTES USED FOR CONSTRUCTION EQUIPMENT AND MATERIAL SUPPLIES SHALL BE CLEANED AT THE END OF EACH WORKING DAY. THE CITY OR ENGINEER MAY ORDER ADDITIONAL SWEEPING OF THE STREETS AS DEEMED REQUIRED AT DEVELOPER/CONTRACTOR EXPENSE.

STANDARD PLAN NOTES

GRADING AND EROSION CONTROL PLANS

FEBRUARY 2015

CITY OF LAKE ELMO | STANDARD DRAWING NO. 600A | LAKE ELMO

9. DEWATERING: EACH EXCAVATION SHALL BE KEPT DRY DURING THE COURSE OF ALL WORK HEREIN, INCLUDING SUBGRADE CORRECTION, PIPE INSTALLATION, STRUCTURE CONSTRUCTION AND BACKFILLING, TO THE EXTENT THAT NO DAMAGE FROM HYDROSTATIC PRESSURE, FLOTATION OR OTHER DAMAGE RESULTS. ALL EXCAVATIONS SHALL BE DEWATERED TO A DEPTH OF AT LEAST 3 INCHES BELOW THE BOTTOM OF THE CONCRETE SLAB OR PIPE TO BE INSTALLED THEREIN. THE CONTRACTOR MAY USE ANY METHOD OR COMBINATION OF METHODS FOR FOR DEWATERING HE CHOOSES; HOWEVER, ALL DEWATERING METHODS AND EQUIPMENT WHICH, IN THE OPINION OF THE ENGINEER, ARE INEFFECTIVE SHALL BE ABANDONED, IMPROVED, REPLACED OR OTHERWISE ALTERED TO OBTAIN EFFECTIVE DEWATERING. THE CONTRACTOR SHALL PROVIDE ALL PUMPS, TANKS, MATERIALS AND APPARATUS NECESSARY, AND SHALL BE RESPONSIBLE FOR DISPOSING OF THE WATER PUMPED FROM THE EXCAVATION IN A MANNER WHICH WILL NOT INTERFERE WITH OTHER WORK WITHIN THE AREA AND NOT TO DAMAGE PUBLIC OR PRIVATE PROPERTY. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE CONDITION OF ANY PIPE, CONDUIT, DITCH, CHANNEL OR NATURAL WATERCOURSE UTILIZED FOR DRAINAGE PURPOSES, AND ALL EROSION, SEDIMENT OR OTHER DAMAGE RESULTS OF THEIR USE SHALL BE REPAIRED.

10. POSITIVE DRAINAGE AND PROTECTION: THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE THROUGHOUT THE SITE AT ALL TIMES. LOW POINTS WITHIN AND ALONG ROADWAYS ARE EXPRESSLY PROHIBITED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS TO FACILITATE PROPER DRAINAGE DURING CONSTRUCTION. TO PROTECT PREVIOUSLY GRADED AREAS FROM EROSION, WOOD FIBER BLANKET SHALL BE PLACED IMMEDIATELY ON STEEP SLOPES (1:3 OR GREATER) AND ENVIRONMENTAL PERMANENT AND TEMPORARY PONDS, AND OUTLETS AND OVERFLOWS TO PROTECT THE COMPLETED GRADE AND MINIMIZE SILT IN THE RUNOFF.

11. DRAINAGE DITCHES: THE NORMAL WETTED PERIMETER OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER. STABILIZATION OF THE LAST 200 LINEAL FEET MUST BE COMPLETED WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER. STABILIZATION OF THE REMAINING PORTIONS OF ANY TEMPORARY OR PERMANENT DITCHES OR SWALES MUST BE COMPLETE WITHIN 14 DAYS AFTER CONNECTING TO A SURFACE WATER AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED RIDGE DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WHEN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM.

12. TURF ESTABLISHMENT: ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.

STANDARD PLAN NOTES

GRADING AND EROSION CONTOL PLANS

FEBRUARY 2015

CITY OF LAKE ELMO | STANDARD DRAWING NO. 600B | LAKE ELMO

13. MAINTENANCE AND INSPECTION: EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND UNTIL SATISFACTORY ESTABLISHMENT OF PERMANENT GROUND COVER IS OBTAINED. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, AND STORMWATER OUTFALLS MUST BE INSPECTED WEEKLY, AND WITHIN 24 HOURS OF THE SITE RECEIVING 0.5 INCHES OF RAIN. REPAIRS MUST BE MADE ON THE SAME DAY OR FOLLOWING DAY OF THE INSPECTION. UNSATISFACTORY CONDITIONS NOT REPAIRED OR CLEANED UP WITHIN 48-HOURS OF NOTIFICATION SHALL RESULT IN A STOP WORK ORDER, AND/OR SAID WORK SHALL BE COMPLETED AT CONTRACTOR'S EXPENSE.

14. REMOVAL: THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TEMPORARY EROSION CONTROL MEASURES, STRUCTURES AND DEVICES ONLY AFTER RECEIVING ENGINEER APPROVAL. ALL DEBRIS, STAKES, AND SILTS ALONG SILT FENCES SHALL BE REMOVED AND DISPOSED OFF SITE. THE CONTRACTOR SHALL HAND RAKE SILTED AREAS ALONG THE FENCE LOCATIONS TO PROVIDE A SMOOTH FINAL GRADE AND SHALL RESTORE THE GROUND SURFACE WITH SEED OR SOD, AS REQUIRED, TO MATCH THE FINISHED GRADE TO THE ADJACENT AREA.

15. FINAL STORM SEWER SYSTEM: AT THE COMPLETION OF THE WORK AND BEFORE THE FINAL WALK THROUGH, THE CONTRACTOR SHALL REMOVE STORM SEWER INLET PROTECTION MEASURES AND THOROUGHLY FLUSH THE STORM SEWER SYSTEM. SEDIMENT AND DEBRIS SHALL BE COMPLETELY REMOVED AND CLEANED AT THE INLETS, OUTLETS, AND DOWNSTREAM OF EACH OUTLET. RIPRAP AND GEOTEXTILE FABRIC MAY REQUIRE REPLACEMENT AS DIRECTED BY THE ENGINEER TO OBTAIN A LIKE NEW INSTALLATION ACCEPTABLE TO THE CITY.

16. DITCH CHECK (BIOROLL BLANKET SYSTEM): BIOROLL AND BLANKET SYSTEMS SHALL BE RE-INSTALLED AS DITCH CHECKS ONLY IN SPECIFIED LOCATIONS AS APPROVED BY THE CITY ENGINEER. BIOROLLS ARE NOT TO BE UTILIZED IN AREAS WHERE VEHICLE AND CONSTRUCTION TRAFFIC OCCUR.

17. FLOTATION SILT CURTAIN: FLOTATION SILT CURTAIN SHALL BE UTILIZED WHEN CONSTRUCTION ACTIVITIES OCCUR DIRECTLY ADJACENT TO LAKES, STREAMS OR WETLANDS IN ORDER TO CONTAIN SEDIMENTS WITHIN THE BOUNDS OF WORKING AREAS. THE INSTALLATION OF FLOTATION SILT CURTAINS WILL BE REQUIRED AS DIRECTED BY THE CITY ENGINEER.

18. CONCRETE WASHOUT ONSITE: ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPROVABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.

STANDARD PLAN NOTES

GRADING AND EROSION CONTOL PLANS

FEBRUARY 2015

CITY OF LAKE ELMO | STANDARD DRAWING NO. 600C | LAKE ELMO

1. RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF TOPSOIL CONFORMING TO MNDOT 3877.

2. PROTECT ALL STORM SEWER INLETS AS SPECIFIED HEREIN AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.

3. MAINTAIN ALL SILT FENCE AND REPAIR OR REPLACE AS NEEDED OR REQUIRED UNTIL TURF HAS BEEN ESTABLISHED.

4. RESTORATION WORK SHALL BEGIN WITHIN 7 DAYS OF FINAL GRADING.

5. A MINIMUM OF 2 ROWS OF SOD SHALL BE PLACED ADJACENT TO THE BACK OF CURBS ALONG ALL BOULEVARDS. SILT FENCE SHALL BE PLACED DIRECTLY BEHIND THE SOD IN ACCORDANCE WITH THE CITY STANDARD DETAILS.

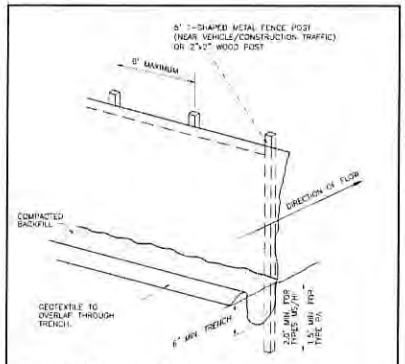
6. BOULEVARD AND DITCH RESTORATION INCLUDES FINE GRADING, WHICH INCLUDES THE REMOVAL OF ROCKS, DEBRIS AND SOIL CHUNKS, WHILE MAINTAINING POSITIVE DRAINAGE.

STANDARD PLAN NOTES

SITE RESTORATION PLANS

FEBRUARY 2015

CITY OF LAKE ELMO | STANDARD DRAWING NO. 600D | LAKE ELMO

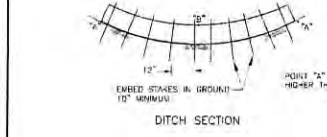


NOTE: SILT FENCE INSTALLATION SHALL CONFORM TO MNDOT 3151.3.3, TYPE MS/HI HEAVY VEHICLE/CONSTRUCTION TRAFFIC, TYPE PA AT ALL OTHER LOCATIONS. MATERIALS SHALL CONFORM TO MNDOT 3886.

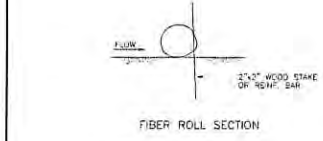
SILT FENCE

FEBRUARY 2015

CITY OF LAKE ELMO | STANDARD DRAWING NO. 601 | LAKE ELMO



DITCH SECTION



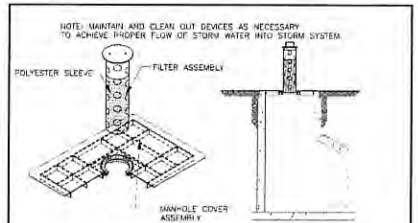
FIBER ROLL SECTION

NOTE: STAKE TO BE INSTALLED AT AN ANGLE OF APPROXIMATELY 45° ON THE DOWNSTREAM SIDE OF THE FIBER ROLL. ENSURE THAT STAKE DOES NOT PUSH DOWN THE FIBER ROLL FROM ITS FULL HEIGHT.

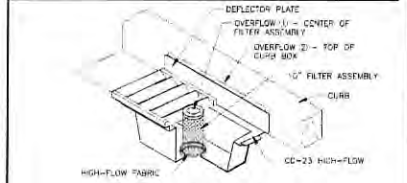
DITCH CHECK (FIBER ROLL)

FEBRUARY 2015

CITY OF LAKE ELMO | STANDARD DRAWING NO. 603 | LAKE ELMO



WIMCO RD-23 OR APPROVED EQUAL

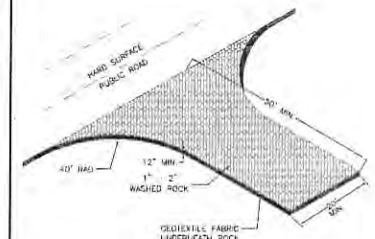


WIMCO CG-23 HIGH-FLOW OR APPROVED EQUAL

SEDIMENT CONTROL AROUND STORM SEWER INLET

FEBRUARY 2015

CITY OF LAKE ELMO | STANDARD DRAWING NO. 604 | LAKE ELMO



NOTES:

① MAXIMUM WIDTH OF CONSTRUCTION ENTRANCE IS 24 FEET.

② A MNDOT 3733 TYPE V GEOTEXTILE FABRIC SHALL BE USED UNDER THE ROCK TO PREVENT MIGRATION OF THE UNDERLYING SOIL INTO THE STONE.

③ CONSTRUCTION ENTRANCE IS REQUIRED FOR ALL NEW HOME CONSTRUCTION AND NEW STREET CONSTRUCTION.

④ CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD ONTO ROADWAYS THAT ADJOIN THE PROJECT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ROCK ENTRANCE.

⑤ REMOVE MUD AND DEBRIS FROM TIRES AND VEHICLE UNDERCARRIAGE PRIOR TO LEAVING THE SITE.

ROCK CONSTRUCTION ENTRANCE

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Name: Paul J. Christ
Reg. No. 19860 Date: 04-30-2015

Revisions: 1. 09-03-2015 CITY COMMENTS

Date: 04-30-2015
Designed: PJC/BMH
Drawn: JDH

GRADING DETAILS

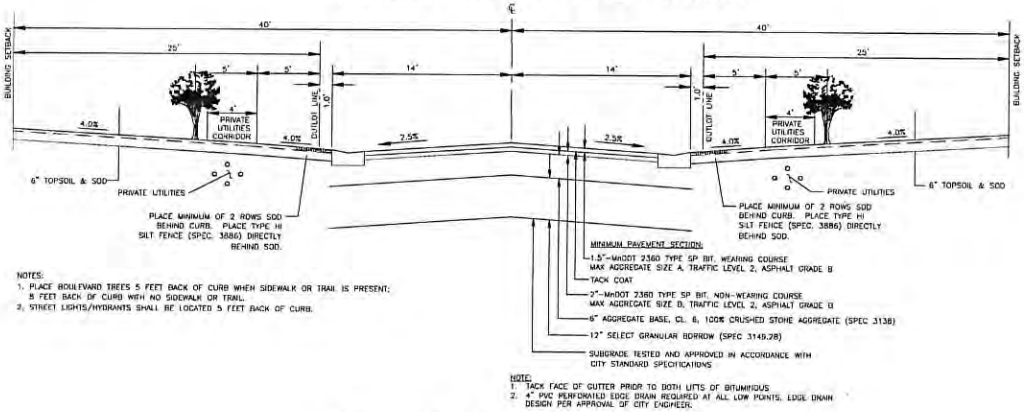
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DIEDRICH PROPERTY
LAKE ELMO, MINNESOTA

13 OF 14

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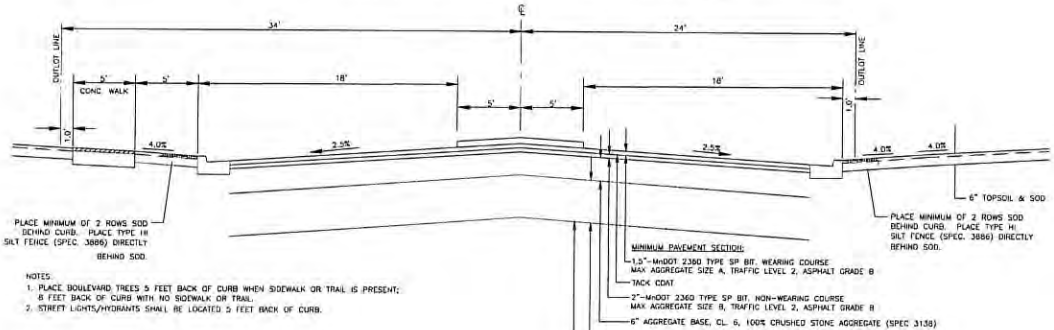
TYPICAL 28' PRIVATE STREET



NOTES:
1. PLACE BOULEVARD TREES 5 FEET BACK OF CURB WHEN SIDEWALK OR TRAIL IS PRESENT; 8 FEET BACK OF CURB WITH NO SIDEWALK OR TRAIL.
2. STREET LIGHTS/HYDRANTS SHALL BE LOCATED 5 FEET BACK OF CURB.

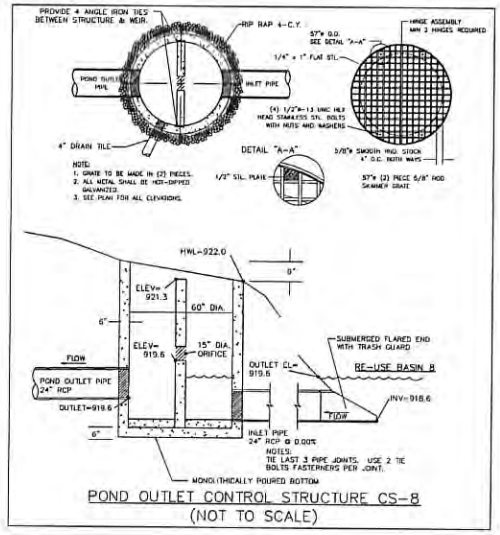
NOTE:
1. TACK FACE OF GUTTER PRIOR TO BOTH LIFTS OF BITUMINOUS.
2. 4" PVC PERFORATED EDGE DRAIN REQUIRED AT ALL LOW POINTS. EDGE DRAIN DESIGN PER APPROVAL OF CITY ENGINEER.

PRIVATE STREET ENTRANCE

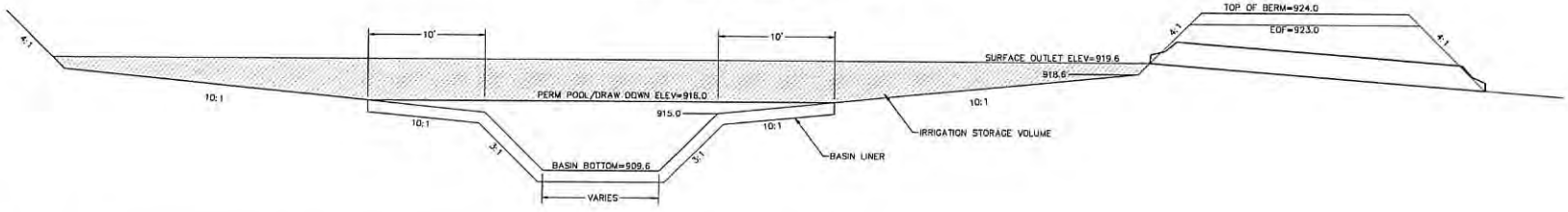


NOTES:
1. PLACE BOULEVARD TREES 5 FEET BACK OF CURB WHEN SIDEWALK OR TRAIL IS PRESENT; 8 FEET BACK OF CURB WITH NO SIDEWALK OR TRAIL.
2. STREET LIGHTS/HYDRANTS SHALL BE LOCATED 5 FEET BACK OF CURB.

NOTE:
1. TACK FACE OF GUTTER PRIOR TO BOTH LIFTS OF BITUMINOUS.
2. 4" PVC PERFORATED EDGE DRAIN REQUIRED AT ALL LOW POINTS. EDGE DRAIN DESIGN PER APPROVAL OF CITY ENGINEER.



POND OUTLET CONTROL STRUCTURE CS-8
(NOT TO SCALE)



STORMWATER RE-USE BASIN SECTION
N.T.S.

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Name: Paul J. Theisen
Reg. No. 19868 Date: 04-30-2015

Revisions:
1. 06-03-2015 CITY COMMENTS

Date: 04-30-2015
Designed: PJC/BRM
Drawn: JDM

GRADING DETAILS

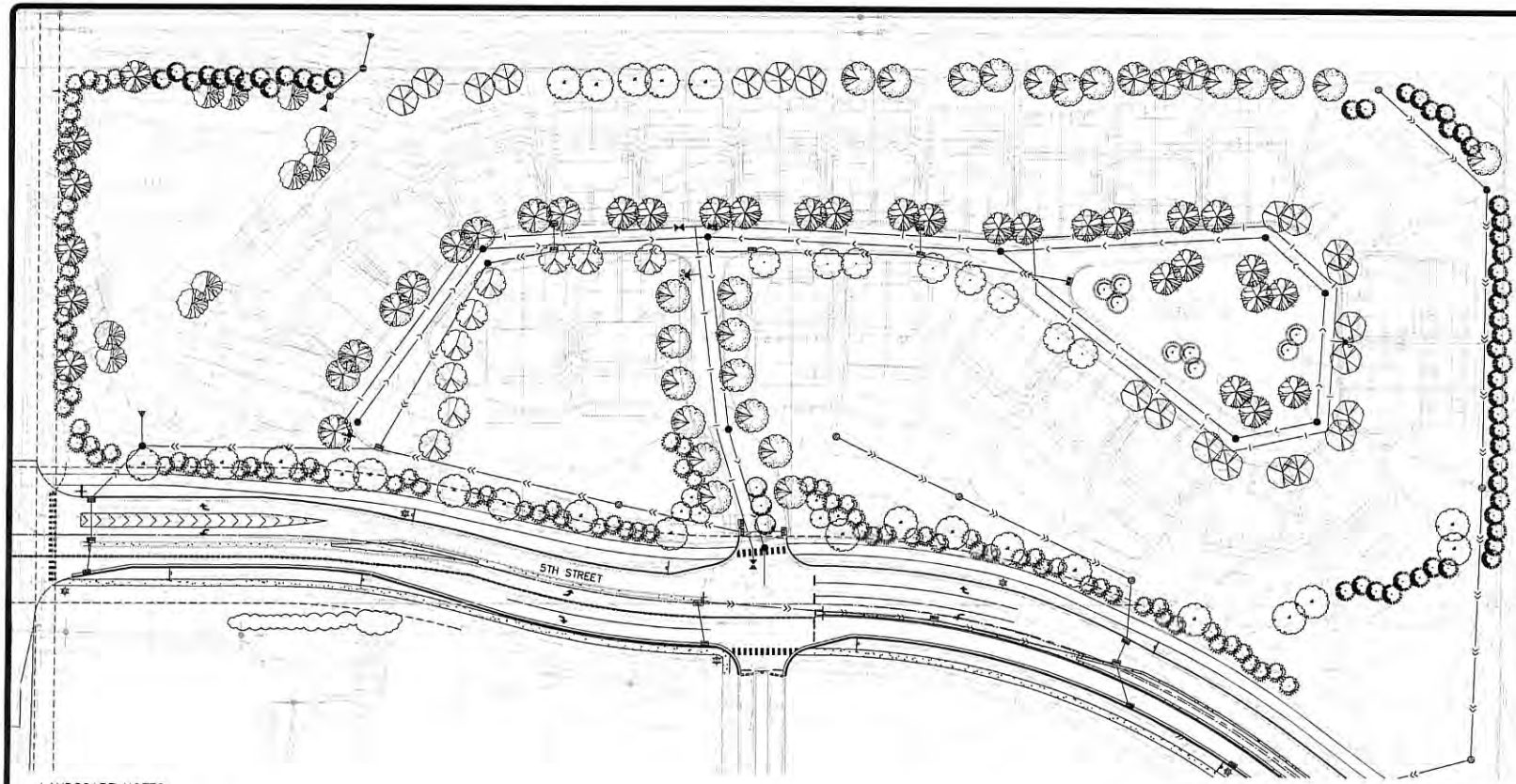
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DIEDRICH PROPERTY
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DRAWING (14 OF 14) SHEET (14 OF 14)

14 OF 14

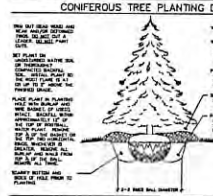
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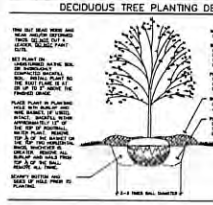
LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF PROPOSED PHYSICAL START DATE AT LEAST 7 DAYS IN ADVANCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIELD VERIFICATION OF ALL EXISTING UTILITY LOCATIONS ON THE PROJECT SITE WITH GOPHER STATE ONE CALL (1-800-252-1166) PRIOR TO COMMENCING WORK. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF EXISTING UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONFLICTS TO FACILITIES PRIOR RELOCATION.
- GRADING TO BE PERFORMED BY OTHERS.
- NO PLANT MATERIAL SHALL BE INSTALLED UNTIL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL PLANT MATERIAL SHALL MEET THE STANDARDS FOUND IN THE AMERICAN ASSOCIATION OF NURSERYMEN--AMERICAN STANDARD FOR NURSERY STOCK.
- ALL CONTAINER MATERIAL TO BE GROWN IN THE CONTAINER A MINIMUM OF SIX (6) MONTHS PRIOR TO PLANTING ON SITE.
- DECIDUOUS AND CONIFEROUS TREES SHALL NOT BE STAKED, BUT THE LANDSCAPE CONTRACTOR MUST GUARANTEE STABILITY TO A WIND SPEED OF 80 M.P.H.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM GUARANTEE OF TWO YEARS ON NEW PLANT MATERIALS.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING OR AFTER INSTALLATION.
- IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN WILL TAKE PRECEDENCE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MULCHED AND PLANTING BOIL QUANTITIES TO COMPLETE WORK SHOWN ON THE PLAN. THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THE PLANT SCHEDULE.
- COMMERCIAL GRADE POLY LAWN EDGING SHALL BE INSTALLED WHERE NOTED.
- THE LANDSCAPE CONTRACTOR SHALL REPAIR ALL DRAINAGE TO THE SITE CAUSED BY THE PLANTING OPERATION AT NO COST TO THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL KEEP PAVEMENTS CLEAN UNSTAINED. ALL PEDESTRIAN AND VEHICLE ACCESS TO BE MAINTAINED THROUGHOUT CONSTRUCTION PERIOD. ALL WASTES SHALL BE PROMPTLY REMOVED FROM THE SITE. NOT DRAINAGE TO EXISTING FACILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS AND PERMITS GOVERNING THE WORK.
- STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE ALLOWED.

CONIFEROUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL



LANDSCAPE NOTES:

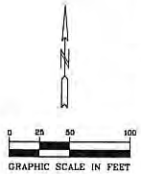
LANDSCAPE REQUIREMENTS:

1. 1 TREE PER 50 LINEAR FEET PROPOSED STREET FRONTAGE: 2687 LINEAR FEET/50=54 TREES
2. 5 TREES PER DEVELOPED ACRE: 13 DEVELOPED ACRES (EXCL 5TH STREET AND COUNTY ROAD 17)X5=65 TREES

TREE PRESERVATION REQUIREMENTS:
486" REQUIRED FOR MITIGATION (SEE TREE PRESERVATION PLAN FOR MORE DETAILS)

ROPOSED LANDSCAPING:
126 FRONTAGE AND DEVELOPED AREA TREES
489" MITIGATION TREES

ALL DISTURBED UPLAND AREAS TO BE SODDED AND IRRIGATED. IRRIGATION DESIGNED BY OTHERS.



PLANT SCHEDULE

KEY	COMMON NAME/Scentific name	ROOT	QUANTITY	INSTRUCTIONS
	OVERSTORY TREES			
	NORTHWOOD RED MAPLE/Acer rubrum 'Northwood'	2.5" B&B	24	
	AUTUMN BLAZE MAPLE/Acer x freemanii 'Jeffersred'	2.5" B&B	12	
	RIVER BIRCH/Betula nigra 'Heritage'	12' B&B	24	Multi-Stem
	COMMON HACKBERRY/Celtis occidentalis	2.5" B&B	8	
	HONEYLOCUST/Gleditsia triacanthos var. enermis	2.5" B&B	21	
	NORTHERN RED OAK/Quercus rubra	2.5" B&B	28	
	SENTRY LINDEN/Tilia americana 'Sentry'	2.5" B&B	9	
	NIOBE WEEPING WILLOW/Salix alba 'Tristis'	3" B&B	10	
	EVERGREEN TREES			
	BLACK HILLS SPRUCE/Picea glauca densata	6' B&B	86	
	EASTERN WHITE PINE/Pinus strobus	6' B&B	53	
	AUSTRIAN PINE/Pinus nigra	6' B&B	8	
	ORNAMENTAL TREES			
	SPRING SNOW CRAB/Malus 'Spring Snow'	2" B&B	9	

TREES BELOW HEAVY DASHED LINE COUNTED TOWARD THE MITIGATION REQUIREMENT. TREES ABOVE HEAVY DASHED LINE COUNTED TOWARD THE FRONTAGE AND DEVELOPED AREA REQUIREMENT

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www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota. Name: Jennifer L. Thompson Reg. No. 44764 Date: 04-30-2015

Revisions: 1 (06-02-2015) CITY COMMENTS

Date	04-30-2015
Designed	JLT
Drawn	JLT

LANDSCAPE PLAN

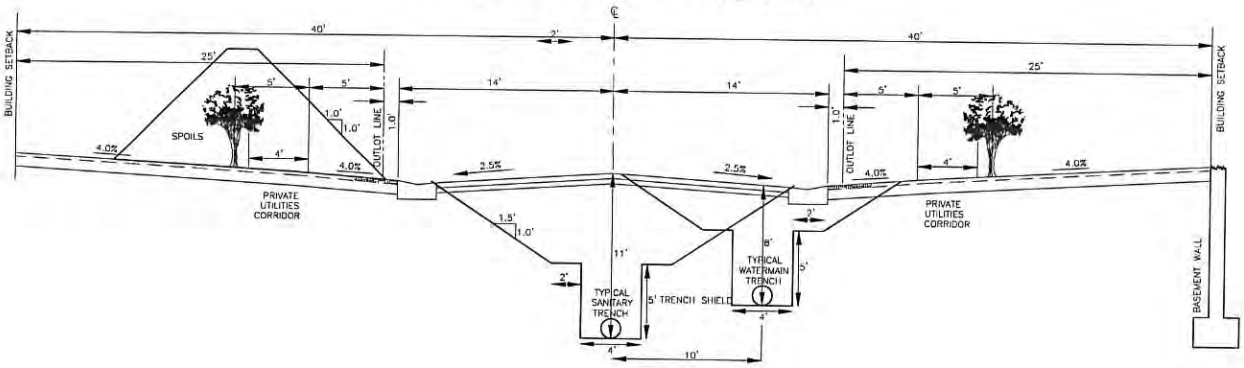
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PLYMOUTH, MINNESOTA 55446

DIEDRICH PROPERTY
LAKE ELMO, MINNESOTA

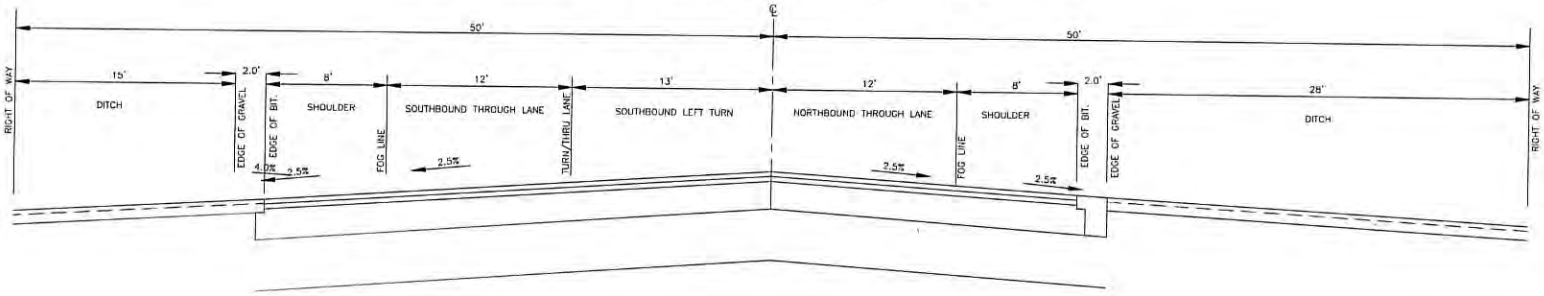
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TYPICAL UTILITY TRENCH



PROPOSED SECTION CSAH 17



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Name: Paul F. Clarse
Reg No. 19860 Date: 04/30/2015

Revisions
1 (04/30/2015 CITY COMMENTS

Date: 04/30/2015
Designed: PFC/BHM
Drawn: BJM

DETAIL EXHIBIT

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16705 36TH AVENUE N, SUITE 600
PLYMOUTH, MINNESOTA 55446

DIEDRICH PROPERTY
LAKE ELMO, MINNESOTA

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