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 18, 2017 7:00 P.M.
City of Lake Elmo | 3800 Laverne Avenue North
Agenda

A. Call to Order/Pledge of Allegiance
B. Approval of Agenda
C. Approval of Minutes
1. July 5, 2017
D. Public Comments/Inquiries
E. Presentations
Presentation from the Cimarron Rowing Club
F. Consent Agenda
2. Approve Payment of Disbursements
3. Accept June 2017 Assessor's Report
4. Accept June 2017 Building Department Report
5. Accept June 2017 Fire Department Report
6. Accept June 2017 Public Works Department Report
7. Approve Water Meter Replacements
8. Inwood Water Tower (No. 4) – Approve Pay Request No. 11
9. Old Village Phase 3 Street & Utility Improvements – Approve Pay Request No. 1
10. 2017 Street Improvements – Approve Pay Request No. 1
11. 2017 Mill and Overlay – Accept Quotes and Award Contract
12. CSAH 13 (Ideal Avenue/Olson Lake Trail) – Approve Cooperative Agreement Payment No. 1
13. Wellhead Protection Plan Phase 2 –Award Engineering Services Task Order
14. Approve Building and Planning Regulations Permit Fee Schedule –*Ordinance 08-182; Resolution 2017-079*
15. Approve Revision of Contractor Licensing – *Ordinance 08-183*
16. Approve Adoption of the 2017 Lake Elmo Property Maintenance Code – *Ordinance 08-181*
17. Approve Public Safety Committee Appointments
18. Approve Amendments to Chapter 72: Parking Regulations & Chapter 73: Parking Schedules of the City Code- *Ordinance 08-171; Resolution 2017-077*

G. Regular Agenda
19. Fire Department Staffing
20. Easton Village 3rd Addition Final Plat – *Resolution 2017-076*
21. Easton Village 3rd Addition Developers Agreement – *Resolution 2017-081*
22. Library Parking Lot Paving Project
23. Bee Safe Resolution Amendment and IPM

H. Council Reports
I. Staff Reports and Announcements
J. Adjourn

CITY OF LAKE ELMO
CITY COUNCIL MINUTES
JULY 5, 2017

CALL TO ORDER/PLEDGE OF ALLEGIANCE

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

PRESENT: Mayor Mike Pearson and Councilmembers Justin Bloyer, Julie Fliflet, Jill Lundgren and Christine Nelson

Staff present: Administrator Handt, City Attorney Sonsalla, City Engineer Griffin, Planning Director Wensman, Sergeant Osterman, and City Clerk Johnson.

APPROVAL OF AGENDA

Item 5, "Tax Abatement Payment for Valley Cartage" was moved to the end of the Regular Agenda.

Councilmember Fliflet, seconded by Councilmember Lundgren moved TO APPROVE THE AGENDA AS AMENDED. **Motion passed 5 – 0.**

ACCEPT MINUTES

Minutes of the May 16, 2017 and June 20, 2017 Regular Meetings were accepted as presented.

PUBLIC COMMENTS/INQUIRIES

Virginia Pleban, 8245 59th Street N., spoke about volunteering and maintenance issues at Kleis Park.

PRESENTATIONS

None

CONSENT AGENDA

2. Approve Payment of Disbursements
3. Old Village Ph3 Street & Utility Improvements – Approve Change Order No. 1
4. Royal Golf Zoning Map Amendment – Rezoning Property from PF – Public and Quasi-Public Open Space to Golf Course Community

Councilmember Bloyer, seconded by Councilmember Lundgren, moved TO APPROVE THE CONSENT AGENDA AS PRESENTED. **Motion passed 5 - 0.**

ITEM 6: Lake Elmo Jaycees Special Event Permit for Huff n Puff Days

City Clerk Johnson reviewed the application from the Lake Elmo Jaycees for a special event permit for Huff N Puff days with a request for the City to waive the fees for the permit and ball field lighting.

Councilmember Fliflet, seconded by Councilmember Lundgren, moved TO APPROVE THE SPECIAL EVENT PERMIT AND TEMPORARY ON-SALE LIQUOR LICENSE ISSUED TO THE LAKE ELMO JAYCEES FOR THEIR HUFF N PUFF DAYS EVENT HELD AUGUST 10 THROUGH 13, 2017, SUBJECT TO APPROVAL OF THE DIRECTOR OF MN ALCOHOL AND GAMBLING ENFORCEMENT DIVISION, AND WAIVE THE LIQUOR LICENSE FEE, SPECIAL EVENT PERMIT FEE AND THE FEE FOR LIONS PARK BALL FIELD LIGHTING AS WELL THE CITY PROVIDING SHERIFF DEPUTIES FOR THE EVENT AT NO COST TO THE JAYCEES. **Motion passed 5 – 0.**

ITEM 7: Donation from Lake Elmo Jaycees

Lake Elmo Jaycees President Mike Slobodnik presented the City with a donation of $11,400 and announced that the Jaycees are seeking new members.

Councilmember Bloyer, seconded by Councilmember Lundgren, moved TO APPROVE RESOLUTION 2017-074 ACCEPTING DONATED FUNDS FROM THE LAKE ELMO JAYCEES. **Motion passed 5 – 0.**

ITEM 8: Southwind Easement Vacation

City Planner Wensman reviewed the history of the property and proposed easement vacation. Wensman also reviewed draft findings and conditions of approval recommended by the Planning Commission.

Councilmember Bloyer, seconded by Councilmember Nelson, moved TO ADOPT RESOLUTION 2017-069 APPROVING VACATION OF THE EASEMENT AS RECORDED BY WASHINGTON COUNTY ON NOVEMBER 4, 2013 AS DOCUMENT NUMBER 39701798. **Motion passed 3 – 1 – 1. (Lundgren – nay; Fliflet – present/not voting)**

Councilmember Fliflet stated she did not support the preliminary plat approval and therefore did not vote on this item.

ITEM 9: Southwind Final Plat

Planning Director Wensman reviewed the request for final plat approval for the proposed Southwind Development.

Councilmember Bloyer, seconded by Mayor Pearson, moved TO ADOPT RESOLUTION 2017-070 APPROVING THE SOUTHWIND FINAL PLAT WITH THE RECOMMENDED 16 CONDITIONS OF APPROVAL MINUS CONDITION 12. **Motion passed 3 – 1 – 1. (Lundgren – nay; Fliflet – present/not voting)**

ITEM 10: Southwind Developer Agreement

Planning Director Wensman noted two minor corrections to be made to the Developer Agreement related to the grading security deposit.

Councilmember Bloyer, seconded by Councilmember Nelson, moved TO ADOPT RESOLUTION 2017-072 APPROVING THE DEVELOPERS AGREEMENT FOR SOUTHWIND OF LAKE ELMO. MOTION PASSED 3 – 2. (Fliflet, Lundgren – present/not voting)

ITEM 11: Hidden Meadows 2nd Addition Final Plat

Planning Director Wensman provided a review of the project history and reviewed the proposed plat and outlots, buffer requirement, and street layout.

Councilmember Bloyer, seconded by Councilmember Nelson, moved TO POSTPONE ITEM 11 TO A WORKSHOP. **Motion failed 1 – 4. (Pearson, Fliflet, Lundgren, Nelson – nay)**

Parkland dedication, street lights and trails were discussed. Wensman reported on Planning Commission review of the application and recommended conditions for approval.
Councilmember Bloyer, seconded by Councilmember Fliflet, moved TO SUSPEND THE RULES REGARDING DISCUSSION. **Motion passed 5 – 0.**

Discussion was held concerning buffers and a neighboring property owner's request for a berm to be installed along their property line.

Mark Gunter spoke on behalf of the applicant, RM Investments, providing comments on the berm/buffers, septic system design and street lighting.

Joan Ziertman, 5761 Keats Avenue North, commented on the buffers, request for a berm and the layout of the proposed development.

Steve Ziertman, 5761 Keats Avenue North, commented on the specific specifications requested regarding the berm.

Councilmember Bloyer, seconded by Mayor Pearson, moved TO DENY RESOLUTION 2017-073 APPROVING THE HIDDEN MEADOWS 2ND ADDITION FINAL PLAT WITH 22 CONDITIONS. **Motion failed 1 – 4. (Pearson, Fliflet, Lundgren, Nelson – nay)**

Councilmember Lundgren, seconded by Councilmember Fliflet, moved TO APPROVE ADOPT RESOLUTION 2017-073 APPROVING THE HIDDEN MEADOWS PLAT WITH 23 CONDITIONS INCLUDING THE ADDITION OF A CONDITION REQUIRING AN ENCROACHMENT AGREEMENT FOR THE RETAINING WALLS.

Councilmember Fliflet, seconded by Councilmember Lundgren, moved TO AMEND THE PRIMARY MOTION BY AMENDING THE CONDITIONS OF APPROVAL TO REPLACE "LOTS' WITH "25 LOTS". **Motion passed 5 – 0.**

Mayor Pearson, seconded by Councilmember Bloyer, moved TO AMEND THE PRIMARY MOTION TO ADD THAT LANDSCAPING AND A BERM BE PROVIDED TO THE PROPERTIES CONTIGUOUS TO THE WESTERN BORDER AS REASONABLY POSSIBLE AND APPROVED BY STAFF. **Motion passed 5 – 0.**

Councilmember Bloyer, seconded by Councilmember Nelson, moved TO AMEND THE PRIMARY MOTION TO STRIKE CONDITION 22. **Motion failed 1 – 4. (Pearson, Fliflet, Lundgren, Nelson – nay)**

Primary motion as amended passed 4 – 1. (Bloyer –nay)

ITEM 12: Lions Park Advertising Policy

City Administrator Handt reviewed the proposal for advertising signage at Lions Park.

Mayor Pearson, seconded by Councilmember Bloyer, moved TO ADOPT RESOLUTION 2017-071, APPROVING THE INITIAL COSTS OF THE SIGNS TO BE ASSIGNED TO THE LIONS PARK CAPITAL IMPROVEMENT FUND; AND APPROVING COST AND SALES PRICE FOR AND TYPE OF SIGNS TO BE ALLOWED WITHIN LIONS PARK. **Motion passed 5 – 0.**

ITEM 5: Tax Abatement Payment for Valley Cartage

Discussion held concerning the background and history of the tax abatement agreement for Valley Cartage.

Councilmember Nelson, seconded by Mayor Pearson, moved TO APPROVE A PAYMENT TO NORMAN JAMES LLC IN THE AMOUNT OF $3,599.15 WHICH REPRESENTS THE PROPERTY TAX ABATEMENT DUE FOR 2017. **Motion passed 5 – 0.**

COUNCIL REPORTS

Mayor Pearson: Attended LMC Board of Trustees meeting, reported on the 4th of July parade and thanked residents and businesses for their help and donations.

Councilmember Nelson: Commented on the 4th of July parade.

Councilmember Lundgren: Announced that the farmers market has a community board available for posting notices to the public.

Councilmember Bloyer: Commented on the 4th of July parade.

Councilmember Fliflet: Commented on the farmers market and 4th of July parade.

STAFF REPORTS AND ANNOUNCEMENTS

Administrator Handt: Working on the 2018 budget.

City Clerk Johnson: Announced construction project updates are available to the public on the City's website, Facebook page and in the weekly Fresh electronic newsletter.

City Attorney Sonsalla: Reported on the status of a hazardous building action and Wasatch Storage project.

Planning Director Wensman: Reported on upcoming construction in new developments.

City Engineer Griffin: Announced CSAH 17/Lake Elmo Avenue open house for property owners abutting the project and a second open house for the public. Currently drafting an RFP for a wellhead protection plan. Reported on plan reviews.

Sergeant Osterman: Reported on upcoming temporary "no parking" zones on Lake Elmo Avenue.

Meeting adjourned at 10:17 pm.

LAKE ELMO CITY COUNCIL

ATTEST:

_____
Mike Pearson, Mayor

_____
Julie Johnson, City Clerk

STAFF REPORT

DATE: July 18, 2017
CONSENT
ITEM#: 2

TO: Mayor and City Council
FROM: Brian Swanson, Finance Director
AGENDA ITEM: Approve Disbursements in the amount of $1,143,201.75
REVIEWED BY: Kristina Handt, City Administrator

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.

FISCAL IMPACT: $1,143,201.75

Claim #	Amount	Description
ACH	$ 15,202.90	Payroll Taxes to IRS & MN Dept. of Revenue 07/06/17
ACH	$ 7,227.97	Payroll Retirement to PERA 07/06/17
ACH	$ 1,000.00	Payroll Retirement to MDCP 07/06/17
n/a	$ 0.00	Payroll Checks (none)
Direct Deposits	$ 36,280.46	Payroll Deposits 07/06/17
46148- 46195	$ 1,074,500.93	Accounts Payable 07/05/17
2847- 2857	$ 8,989.49	Accounts Payable 07/05/17 (Library Checks)
TOTAL	**$ 1,143,201.75**	

RECOMMENDATION:
If removed from the consent agenda, the recommended motion is as follows:

"Motion to approve the aforementioned disbursements in the amount of $1,143,201.75."

ATTACHMENTS:

1. Accounts Payable – check register

Accounts Payable
To Be Paid Proof List

User: Christine
Printed: 07/13/2017 - 3:08 PM
Batch: 020-07-2017

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
3D Specialties											
3DSPECIA											
455589	06/22/2017	1,316.06	0.00	07/20/2017	Post Driver		-			No	0000
101-430-3100-42400	Small Tools & Minor Equipment										
455589	06/22/2017	329.03	0.00	07/20/2017	Post Driver		-			No	0000
101-450-5200-42400	Small Tools & Minor Equipment										
455589	06/22/2017	329.01	0.00	07/20/2017	Post Driver		-			No	0000
601-494-9400-42400	Small Tools & Minor Equipment										
455589	06/22/2017	329.01	0.00	07/20/2017	Post Driver		-			No	0000
602-495-9450-42400	Small Tools & Minor Equipment										
455589	06/22/2017	329.01	0.00	07/20/2017	Post Driver		-			No	0000
603-496-9500-42400	Small Tools & Minor Equipment										
	455589 Total:	2,632.12									
	3DSPECIA Total:	2,632.12									
	3D Specialties Total:	2,632.12									
Advanced Auto Parts											
ADVAUTO											
2005-413995	07/06/2017	114.38	0.00	07/20/2017	Batt. Keats Generator		-			No	0000
602-495-9450-42270	Utility System Maint Supplies										
	2005-413995 Total:	114.38									
	ADVAUTO Total:	114.38									
	Advanced Auto Parts Total:	114.38									
Amazon Inc											
AMAZONIN											
20170610	06/10/2017	646.92	0.00	07/20/2017	Adult, Teen & kid's books & DVDs		-			No	0000
206-450-5300-42500	Library Collection Maintenance										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
20170610	06/10/2017	17.73	0.00	07/20/2017	Operating Supplies		-			No	0000
206-450-5300-42000	Office Supplies										
20170610	06/10/2017	107.27	0.00	07/20/2017	Program Supplies		-			No	0000
206-450-5300-44300	Miscellaneous										
	20170610 Total:	771.92									
	AMAZONIN Total:	771.92									
	Amazon Inc Total:	771.92									
American Eng and Testing, Inc.											
american											
96715	05/31/2017	1,950.00	0.00	07/20/2017	Pavement Coring & Report		-			No	0000
101-430-3120-43150	Contract Services										
	96715 Total:	1,950.00									
	american Total:	1,950.00									
	American Eng and Testing, Inc. Total:	1,950.00									
Aspen Mills, Inc.											
ASPENMI											
200227	06/29/2017	109.90	0.00	07/20/2017	N Malmquist, Boots		-			No	0000
101-420-2220-44170	Uniforms										
	200227 Total:	109.90									
	ASPENMI Total:	109.90									
	Aspen Mills, Inc. Total:	109.90									
Baker & Taylor											
bakertay											
2032936950	06/09/2017	9.74	0.00	07/20/2017	Invoice 2032936950		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	2032936950 Total:	9.74									
2032936951	06/09/2017	15.51	0.00	07/20/2017	Invoice 2032936951		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	2032936951 Total:	15.51									
2032936952	06/09/2017	149.61	0.00	07/20/2017	Invoice 2032936952		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	2032936952 Total:	149.61									
2032946854	06/13/2017	34.06	0.00	07/20/2017	Invoice 2032946854		-			No	0000
206-450-5300-42500	Library Collection Maintenance										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	2032946854 Total:	34.06									
2032946855	06/13/2017	33.66	0.00	07/20/2017	Invoice 2032946855		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	2032946855 Total:	33.66									
2032946856	06/13/2017	3.24	0.00	07/20/2017	Invoice 2032946856		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	2032946856 Total:	3.24									
2032946857	06/13/2017	24.93	0.00	07/20/2017	Invoice 2032946857		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	2032946857 Total:	24.93									
2032975719	06/23/2017	13.58	0.00	07/20/2017	Invoice 2032975719		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	2032975719 Total:	13.58									
2032975720	06/23/2017	25.33	0.00	07/20/2017	Invoice 2032975720		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	2032975720 Total:	25.33									
2032998878	07/05/2017	9.97	0.00	07/20/2017	Invoice 2032998878		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	2032998878 Total:	9.97									
	bakertay Total:	319.63									
	Baker & Taylor Total:	319.63									
Bayport Public Library											
BAYPORT											
20170711	07/11/2017	60.00	0.00	07/20/2017	Library Card Reimbursment		-			No	0000
206-450-5300-44300	Miscellaneous										
	20170711 Total:	60.00									
	BAYPORT Total:	60.00									
	Bayport Public Library Total:	60.00									
Boarman Kroos Vogel Grp Inc											
boarmank											
43653	05/25/2017	1,847.20	0.00	07/20/2017	2162.01 LE Municipal Space Needs Assmt		-			No	0000
411-480-8000-43030	Engineering Services										
	43653 Total:	1,847.20									
	boarmank Total:	1,847.20									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Boarman Kroos Vogel Grp Inc Total:		1,847.20									
Capstone Homes											
CAPSTONE											
07072017	07/07/2017	5,000.00	0.00	07/20/2017	Refund Escrow 2016-1122 11703 32nd St		-			No	0000
803-000-0000-22900	Deposits Payable										
	07072017 Total:	5,000.00									
20170629	06/29/2017	2,000.00	0.00	07/20/2017	Refund Escrow 2017-088 11722 32nd St		-			No	0000
803-000-0000-22900	Deposits Payable										
	20170629 Total:	2,000.00									
	CAPSTONE Total:	7,000.00									
Capstone Homes Total:		7,000.00									
CB & I Constructors, Inc.											
CB & I											
Pay Req No. 11	06/30/2017	60,914.00	0.00	07/20/2017	Inwood Water Tower (Water Fund)		-			No	0000
601-494-9400-43030	Engineering Services										
	Pay Req No. 11 Total:	60,914.00									
	CB & I Total:	60,914.00									
CB & I Constructors, Inc. Total:		60,914.00									
Cintas Corporation #754											
cintas											
20170704	07/04/2017	104.79	0.00	07/20/2017	Rugs & Restroom Products		-			No	0000
206-450-5300-42230	Building Repair Supplies										
20170704	07/04/2017	209.58	0.00	07/20/2017	Rugs & Restroom Products		-			No	0000
206-450-5300-42230	Building Repair Supplies										
	20170704 Total:	314.37									
754743925	06/28/2017	131.87	0.00	07/20/2017	Uniforms		-			No	0000
101-430-3100-44170	Uniforms										
	754743925 Total:	131.87									
754746058	07/04/2017	124.99	0.00	07/20/2017	Cleaning & Maintenance Supplies		-			No	0000
101-410-1940-44010	Repairs/Maint Contractual Bldg										
	754746058 Total:	124.99									
754746441	07/05/2017	212.47	0.00	07/20/2017	Uniforms		-			No	0000
101-430-3100-44170	Uniforms										
	754746441 Total:	212.47									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	CINTAS Total:	783.70									
	Cintas Corporation #754 Total:	783.70									
City of Bloomington											
CTYBLOOM											
1700056	06/19/2017	42.00	0.00	07/20/2017	Lab Bacteria Testing - June	-				No	0000
601-494-9400-42270	Utility System Maintenance										
	1700056 Total:	42.00									
	CTYBLOOM Total:	42.00									
	City of Bloomington Total:	42.00									
City of Oakdale											
ctyoakda											
20170630	06/30/2017	43,243.51	0.00	07/20/2017	Water meter - South Pit 060117-070217	-				No	0000
601-494-9400-43820	Water Utility										
	20170630 Total:	43,243.51									
	ctyoakda Total:	43,243.51									
	City of Oakdale Total:	43,243.51									
Coldwell Banker Commercial											
COLDWELL											
42117	06/20/2017	397.71	0.00	07/20/2017	Maintenance & Service Call	-				No	0000
206-450-5300-44010	Repairs/Maint Bldg										
	42117 Total:	397.71									
	COLDWELL Total:	397.71									
	Coldwell Banker Commercial Total:	397.71									
Comcast											
COMCAST											
20170627	06/27/2017	7.91	0.00	07/20/2017	Monthly Services	-				No	0000
101-420-2220-44300	Miscellaneous										
	20170627 Total:	7.91									
	COMCAST Total:	7.91									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	Comcast Total:	7.91									
Companion Animal Control, LLC											
C A C											
May & June 2017	07/11/2017	500.00	0.00	07/20/2017	Animal Control Services May	-				No	0000
101-420-2700-43150	Contract Services										
May & June 2017	07/11/2017	180.00	0.00	07/20/2017	Animal Pick Up 7AM-7PM	-				No	0000
101-420-2700-43150	Contract Services										
May & June 2017	07/11/2017	45.00	0.00	07/20/2017	Animal Pick Up 7AM-7PM	-				No	0000
101-420-2700-43150	Contract Services										
May & June 2017	07/11/2017	500.00	0.00	07/20/2017	Animal Control Services June	-				No	0000
101-420-2700-43150	Contract Services										
May & June 2017	07/11/2017	240.00	0.00	07/20/2017	Animal Pickup 7AM-7PM	-				No	0000
101-420-2700-43150	Contract Services										
May & June 2017	07/11/2017	90.00	0.00	07/20/2017	Animal Pickup 7AM-7PM	-				No	0000
101-420-2700-43150	Contract Services										
	May & June 2017 Total:	1,555.00									
	C A C Total:	1,555.00									
	Companion Animal Control, LLC Total:	1,555.00									
Coordinated Business Systems											
COORDIN											
CNIN246906	06/30/2017	746.79	0.00	07/20/2017	Library IT Support	-				No	0000
206-450-5300-42500	Library Collection Maintenance										
	CNIN246906 Total:	746.79									
	COORDIN Total:	746.79									
	Coordinated Business Systems Total:	746.79									
Creative Home Construction											
CREATHOM											
20170629	06/29/2017	5,000.00	0.00	07/20/2017	Refund Escrow 2016-646 4032 Lady Slipper	-				No	0000
803-000-0000-22900	Deposits Payable										
	20170629 Total:	5,000.00									
201706291	06/29/2017	2,000.00	0.00	07/20/2017	Refund Escrow 2017-109 508 Jade	-				No	0000
803-000-0000-22900	Deposits Payable										
201706291	06/29/2017	2,000.00	0.00	07/20/2017	Refund Escrow 2017-1327 9073 Jade	-				No	0000
803-000-0000-22900	Deposits Payable										
201706291	06/29/2017	2,000.00	0.00	07/20/2017	Refund Escrow 2017-033 9110 Jade	-				No	0000
803-000-0000-22900	Deposits Payable										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
201706291	06/29/2017	2,000.00	0.00	07/20/2017	Refund Escrow 2017-12909112 Jade		-			No	0000
803-000-0000-22900	Deposits Payable										
201706291	06/29/2017	5,000.00	0.00	07/20/2017	Refund Escrow 2017-960 9124 Jade		-			No	0000
803-000-0000-22900	Deposits Payable										
	201706291 Total:	13,000.00									
20170707	07/07/2017	5,000.00	0.00	07/20/2017	Refund Escrow 2016-601 4064 LadySlipper		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	5,000.00	0.00	07/20/2017	Refund Escrow 2016-601 4096 LadySlipper		-			No	0000
803-000-0000-22900	Deposits Payable										
	20170707 Total:	10,000.00									
	CREATHOM Total:	28,000.00									
	Creative Home Construction Total:	28,000.00									
Dadashev Dennis											
dadashev											
20170711	07/11/2017	12.80	0.00	07/20/2017	Mileage Reimbursement - DD		-			No	0000
101-410-1910-43310	Mileage										
	20170711 Total:	12.80									
	dadashev Total:	12.80									
	Dadashev Dennis Total:	12.80									
Demco											
demco											
6126720	05/04/2017	158.20	0.00	07/20/2017	Spine labels & Shipping		-			No	0000
206-450-5300-42000	Office Supplies										
	6126720 Total:	158.20									
	demco Total:	158.20									
	Demco Total:	158.20									
Douglas-Kerr Underground, LLC											
DOUGLASK											
Pay Req No. 1	07/01/2017	95,443.15	0.00	07/20/2017	OV Phase 3 Project 2016-133		-			No	0000
409-480-8000-43150	Contract Services										
Pay Req No. 1	07/01/2017	39,566.27	0.00	07/20/2017	OV Phase 3 Project 2016-133		-			No	0000
601-494-9400-43150	Contract Services										
Pay Req No. 1	07/01/2017	51,184.78	0.00	07/20/2017	OV Phase 3 Project 2016-133		-			No	0000
602-495-9450-43150	Contract Services										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	Pay Req No. 1 Total:	186,194.20									
	DOUGLASK Total:	186,194.20									
	Douglas-Kerr Underground, LLC Total:	186,194.20									
Effinger Joe											
EFFinger											
20170420	06/30/2017	45.00	0.00	07/20/2017	Class SD SE License - JE		-			No	0000
602-495-9450-44370	Conferences & Training										
	20170420 Total:	45.00									
	EFFinger Total:	45.00									
	Effinger Joe Total:	45.00									
Gonyea Homes											
GONYEA											
20170707	07/07/2017	5,000.00	0.00	07/20/2017	Refund Escrow 2016-1075 4016 LadySlipper		-			No	0000
803-000-0000-22900	Deposits Payable										
	20170707 Total:	5,000.00									
201707071	07/07/2017	5,000.00	0.00	07/20/2017	Refund Escrow 2016-1173 11086 LadySlippe		-			No	0000
803-000-0000-22900	Deposits Payable										
	201707071 Total:	5,000.00									
	GONYEA Total:	10,000.00									
	Gonyea Homes Total:	10,000.00									
Gopher State One Call											
ONECALL											
7060492	06/30/2017	361.80	0.00	07/20/2017	Monthly Locate Tickets		-			No	0000
601-494-9400-43150	Contract Services										
7060492	06/30/2017	361.80	0.00	07/20/2017	Monthly Locate Tickets		-			No	0000
601-494-9400-43150	Contract Services										
	7060492 Total:	723.60									
	ONECALL Total:	723.60									
	Gopher State One Call Total:	723.60									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
Hardrives, Inc.											
HARDDRIV											
409480800043150	07/01/2017	56,749.57	0.00	07/20/2017	2017 Street Imo (Street Fund)		-			No	0000
409-480-8000-43150	Contract Services										
	409480800043150 Total:	56,749.57									
	HARDDRIV Total:	56,749.57									
	Hardrives, Inc. Total:	56,749.57									
Innovative Office Solutions											
innovat											
IN1662813	06/29/2017	174.06	0.00	07/20/2017	Paper & Office Supplies		-			No	0000
101-410-1320-42000	Office Supplies										
	IN1662813 Total:	174.06									
IN1666836	07/04/2017	331.11	0.00	07/20/2017	Receipt Books		-			No	0000
101-410-1320-42000	Office Supplies										
	IN1666836 Total:	331.11									
	innovaT Total:	505.17									
	Innovative Office Solutions Total:	505.17									
Jani-King of Minnesota, Inc											
janiking											
MIN07170338	07/01/2017	329.26	0.00	07/20/2017	Cleaning Services - City Hall July 2017		-			No	0000
101-410-1940-44010	Repairs/Maint Contractual Bldg										
	MIN07170338 Total:	329.26									
	janiking Total:	329.26									
	Jani-King of Minnesota, Inc Total:	329.26									
King Kassidy											
KINGK											
CABLE Operator	07/10/2017	55.00	0.00	07/20/2017	Cable Oper 7/10/17 Planning Comm		-			No	0000
101-410-1450-43620	Cable Operations										
	CABLE Operator Total:	55.00									
	KINGK Total:	55.00									
	King Kassidy Total:	55.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Kwik Trip Inc											
KWIK											
20170702	07/02/2017	28.70	0.00	07/20/2017	Fuel		-			No	0000
101-420-2220-42120	Fuel, Oil and Fluids										
	20170702 Total:	28.70									
	KWIK Total:	28.70									
	Kwik Trip Inc Total:	28.70									
Lake Elmo Associates, LLP											
LEASSOC											
20170701	08/01/2017	2,666.00	0.00	07/20/2017	3880 Brookfield Rent - August 2017		-			No	0000
101-410-1940-44120	Rentals - Building										
	20170701 Total:	2,666.00									
	LEASSOC Total:	2,666.00									
	Lake Elmo Associates, LLP Total:	2,666.00									
Lake Elmo Oil, Inc.											
LEOIL											
1663	07/07/2017	16.63	0.00	07/20/2017	Fuel		-			No	0000
101-430-3100-42120	Fuel, Oil and Fluids										
	1663 Total:	16.63									
20170630	06/30/2017	169.66	0.00	07/20/2017	Fuel		-			No	0000
101-420-2220-42120	Fuel, Oil and Fluids										
	20170630 Total:	169.66									
	LEOIL Total:	186.29									
	Lake Elmo Oil, Inc. Total:	186.29									
Landmark, Inc.											
LANDMARK											
20170707	07/07/2017	5,000.00	0.00	07/20/2017	Refund Escrow 2016-827 11419 Blazingstar		-			No	0000
803-000-0000-22900	Deposits Payable										
	20170707 Total:	5,000.00									
	LANDMARK Total:	5,000.00									
	Landmark, Inc. Total:	5,000.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
Lillie Suburban Newspaper Inc.											
Lillie											
Acct007148	06/30/2017	75.00	0.00	07/20/2017	Notice - Bids		-			No	0000
101-430-3120-43510	Public Notices										
Acct007148	06/30/2017	9.00	0.00	07/20/2017	Notice - Ord. 08-179		-			No	0000
101-410-1910-43510	Legal Publishing										
Acct007148	06/30/2017	12.00	0.00	07/20/2017	Notice - Ord. 08-178		-			No	0000
101-410-1910-43510	Legal Publishing										
Acct007148	06/30/2017	57.00	0.00	07/20/2017	Ordinance 08-177		-			No	0000
101-410-1910-43510	Legal Publishing										
Acct007148	06/30/2017	66.00	0.00	07/20/2017	Bids- Lions Park		-			No	0000
101-450-5200-43510	Public Notices										
	Acct007148 Total:	219.00									
	Lillie Total:	219.00									
	Lillie Suburban Newspaper Inc. Total:	219.00									
Loffler Companies, Inc.											
Loff											
2539231	06/05/2017	231.77	0.00	07/20/2017	Copies Konica (city hall) 061017-070917		-			No	0000
101-410-1940-44040	Repairs/Maint Contractual Eqpt										
2539231	06/05/2017	59.87	0.00	07/20/2017	Copies Konica (north) 061017-070917		-			No	0000
101-410-1940-44040	Repairs/Maint Contractual Eqpt										
	2539231 Total:	291.64									
	Loff Total:	291.64									
	Loffler Companies, Inc. Total:	291.64									
Lundgren Jill											
LUNDGREN											
20170710	07/10/2017	1,000.00	0.00	07/20/2017	Computer Reimb - paperless cc packets		-			No	0000
101-410-1110-44300	Miscellaneous										
	20170710 Total:	1,000.00									
	LUNDGREN Total:	1,000.00									
	Lundgren Jill Total:	1,000.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
Mercury Electric											
MERCURY											
8349	06/28/2017	553.35	0.00	07/20/2017	Ballfield Light Repair		-			No	0000
101-450-5200-44030	Repairs/Maint Imp Not Bldgs										
	8349 Total:	553.35									
	MERCURY Total:	553.35									
	Mercury Electric Total:	553.35									
Metropolitan Council											
Metcou											
1070394	07/06/2017	3,724.99	0.00	07/20/2017	Waste Water Services Aug 2017		-			No	0000
602-495-9450-43820	Sewer Utility - Met Council										
	1070394 Total:	3,724.99									
20170630	07/12/2017	77,035.00	0.00	07/20/2017	SAC Charges - June 2017		-			No	0000
602-000-0000-20802	SAC due Met Council										
20170630	07/12/2017	-770.35	0.00	07/20/2017	SAC Charges - June 2017 Prompt Pay Disc.		-			No	0000
602-000-0000-37220	SAC Early Pay discount/revenue										
	20170630 Total:	76,264.65									
	metcou Total:	79,989.64									
	Metropolitan Council Total:	79,989.64									
MI Homes											
MIHOMES											
20170707	07/07/2017	5,000.00	0.00	07/20/2017	8706 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	2,000.00	0.00	07/20/2017	8716 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	2,000.00	0.00	07/20/2017	8724 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	5,000.00	0.00	07/20/2017	8821 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	2,000.00	0.00	07/20/2017	8831 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	5,000.00	0.00	07/20/2017	8841 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	5,000.00	0.00	07/20/2017	8842 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	5,000.00	0.00	07/20/2017	8851 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
20170707	07/07/2017	2,000.00	0.00	07/20/2017	8861 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	2,000.00	0.00	07/20/2017	8864 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	2,000.00	0.00	07/20/2017	8871 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	2,000.00	0.00	07/20/2017	8876 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	2,000.00	0.00	07/20/2017	8881 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	2,000.00	0.00	07/20/2017	8886 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	5,000.00	0.00	07/20/2017	8891 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	5,000.00	0.00	07/20/2017	8898 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	5,000.00	0.00	07/20/2017	8901 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	2,000.00	0.00	07/20/2017	8910 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	2,000.00	0.00	07/20/2017	8911 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	5,000.00	0.00	07/20/2017	8921 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	5,000.00	0.00	07/20/2017	8922 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	5,000.00	0.00	07/20/2017	8931 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	5,000.00	0.00	07/20/2017	8934 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	5,000.00	0.00	07/20/2017	8946 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
20170707	07/07/2017	5,000.00	0.00	07/20/2017	8958 9th Place		-			No	0000
803-000-0000-22900	Deposits Payable										
	20170707 Total:	92,000.00									
	MIHOMES Total:	92,000.00									
	MI Homes Total:	92,000.00									
Miller Architects & Bldrs, LLC											
millerar											
37209070717	07/07/2017	7,500.00	0.00	07/20/2017	Lions Park-Schematic Design		-			No	0000
404-480-8000-43050	Other Park Ded Prof Services										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
37209070717	07/07/2017	18,000.00	0.00	07/20/2017	Lions Park-Construction Docs & Bidding		-			No	0000
404-480-8000-43050	Other Park Ded Prof Services										
	37209070717 Total:	25,500.00									
	millerar Total:	25,500.00									
	Miller Architects & Bldrs, LLC Total:	25,500.00									
Miracle Recreation											
MIRACLE											
404480800045300	06/22/2017	74,020.36	0.00	07/20/2017	Savona Park Play Equip & Installation		-			No	0000
404-480-8000-45300	Improvements Other Than Bldgs										
	404480800045300 Total:	74,020.36									
	MIRACLE Total:	74,020.36									
	Miracle Recreation Total:	74,020.36									
NCPERS Minnesota											
NCPERS											
101000000021708	06/29/2017	32.00	0.00	07/20/2017	July 2017 Premium		-			No	0000
101-000-0000-21708	Other Benefits										
	101000000021708 Total:	32.00									
5662517	06/29/2017	64.00	0.00	07/20/2017	May 2017 Premium		-			No	0000
101-000-0000-21708	Other Benefits										
	5662517 Total:	64.00									
5662617	06/29/2017	64.00	0.00	07/20/2017	June 2017 Premium		-			No	0000
101-000-0000-21708	Other Benefits										
	5662617 Total:	64.00									
	ncpers Total:	160.00									
	NCPERS Minnesota Total:	160.00									
Nuss Truck & Equipment											
nuss											
12507	05/12/2017	118,939.38	0.00	07/20/2017	New 2017 Dump/Plow Truck - Chasis &Wheel		-			No	0000
410-480-8000-45500	Vehicles										
	12507 Total:	118,939.38									
	nuss Total:	118,939.38									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
	Nuss Truck & Equipment Total:	118,939.38									
OverDrive, Inc											
overdriv											
054925923-07011	07/01/2017	957.40	0.00	07/20/2017	e content purchases		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	054925923-07011 Total:	957.40									
055456380-0615	06/15/2017	3.99	0.00	07/20/2017	e content purchases		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	055456380-0615 Total:	3.99									
155207147-0622	06/22/2017	327.94	0.00	07/20/2017	e content purchases		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	155207147-0622 Total:	327.94									
	OVERDRIV Total:	1,289.33									
	OverDrive, Inc Total:	1,289.33									
River Country Cooperative											
RIVRCOOP											
20170630	06/30/2017	554.22	0.00	07/20/2017	Fuel		-			No	0000
101-420-2220-42120	Fuel, Oil and Fluids										
	20170630 Total:	554.22									
	RIVRCOOP Total:	554.22									
	River Country Cooperative Total:	554.22									
Short Elliott Hendrickson, Inc											
seh											
334831	07/10/2017	14,938.47	0.00	07/20/2017	OV Phase 3 Project 2016-133		-			No	0000
409-480-8000-43150	Contract Services										
334831	07/10/2017	6,192.79	0.00	07/20/2017	OV Phase 3 Project 2016-133		-			No	0000
601-494-9400-43150	Contract Services										
334831	07/10/2017	8,011.29	0.00	07/20/2017	OV Phase 3 Project 2016-133		-			No	0000
602-495-9450-43150	Contract Services										
	334831 Total:	29,142.55									
	seh Total:	29,142.55									
	Short Elliott Hendrickson, Inc Total:	29,142.55									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
Shred-It USA											
SHRED-IT											
8122697508	06/30/2017	208.32	0.00	07/20/2017	Document Shredding		-			No	0000
101-410-1320-43150	Contract Services										
	8122697508 Total:	208.32									
	SHRED-IT Total:	208.32									
	Shred-It USA Total:	208.32									
Smith Schafer & Associates,LTD											
smithsch											
50283	06/28/2017	14,300.00	0.00	07/20/2017	Interim Billing Year Ended 12/31/16		-			No	0000
101-410-1520-43010	Audit Services										
	50283 Total:	14,300.00									
	smithsch Total:	14,300.00									
	Smith Schafer & Associates,LTD Total:	14,300.00									
Stillwater Public Library											
STLIBRAR											
20170711	07/11/2017	1,440.00	0.00	07/20/2017	Library Card Reimbursment		-			No	0000
206-450-5300-44300	Miscellaneous										
	20170711 Total:	1,440.00									
	STLIBRAR Total:	1,440.00									
	Stillwater Public Library Total:	1,440.00									
Stonegate Builders											
stonegat											
20170705	07/05/2017	2,000.00	0.00	07/20/2017	Refund Escrow 2017-007 4029 LadySlip		-			No	0000
803-000-0000-22900	Deposits Payable										
20170705	07/05/2017	5,000.00	0.00	07/20/2017	Refund Escrow 2016-1136 4080 LadySlip		-			No	0000
803-000-0000-22900	Deposits Payable										
	20170705 Total:	7,000.00									
	stonegat Total:	7,000.00									
	Stonegate Builders Total:	7,000.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
SW/WC Service Cooperatives											
SW/WC											
170630377535	06/02/2017	26,286.00	0.00	07/20/2017	Aug 2017 BlueCrossBlueShield Premium		-			No	0000
101-000-0000-21706	Medical Insurance										
	170630377535 Total:	26,286.00									
	SW/WC Total:	26,286.00									
	SW/WC Service Cooperatives Total:	26,286.00									
TDS Metrocom - LLC											
TDS											
651-714-2209	07/13/2017	101.64	0.00	07/20/2017	Analog Lines - Fire		-			No	0000
101-420-2220-43210	Telephone										
651-714-2209	07/13/2017	191.16	0.00	07/20/2017	Analog Lines - Public Works		-			No	0000
101-430-3100-43210	Telephone										
651-714-2209	07/13/2017	94.52	0.00	07/20/2017	Analog Lines - Lift Station Alarms		-			No	0000
602-495-9450-43210	Telephone										
651-714-2209	07/13/2017	49.26	0.00	07/20/2017	Analog Lines - Alarm Well House #2		-			No	0000
601-494-9400-43210	Telephone										
	651-714-2209 Total:	436.58									
	TDS Total:	436.58									
	TDS Metrocom - LLC Total:	436.58									
TEI Landmark Audio											
TEILANDM											
11849855	07/12/2017	164.77	0.00	07/20/2017	Used Audio CDs Invoice 11849855		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	11849855 Total:	164.77									
11851113	07/12/2017	164.77	0.00	07/20/2017	Used Audio CDs Invoice 11851113		-			No	0000
206-450-5300-42500	Library Collection Maintenance										
	11851113 Total:	164.77									
	TEILANDM Total:	329.54									
	TEI Landmark Audio Total:	329.54									
TKDA, Inc.											
TKDA											
002017002255	06/30/2017	6,565.12	0.00	07/20/2017	Design Phase Services		-			No	0000
409-480-8000-43030	Engineering Services										

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	002017002255 Total:	6,565.12									
002017002256	06/30/2017	3,841.80	0.00	07/20/2017	Construction Observation Services		-			No	0000
409-480-8000-43030	Engineering Services										
	002017002256 Total:	3,841.80									
	tkda Total:	10,406.92									
	TKDA, Inc. Total:	10,406.92									
Towmaster, Inc											
towmaste											
393483	06/22/2017	108,451.00	0.00	07/20/2017	New 2017 Dumpl/Plow Truck Equipment		-			No	0000
410-480-8000-45500	Vehicles										
	393483 Total:	108,451.00									
	towmaste Total:	108,451.00									
	Towmaster, Inc Total:	108,451.00									
WASHINGTON COUNTY											
WACO-PW											
124891	07/05/2017	46,416.56	0.00	07/20/2017	CSAH 13 Project 2015-125		-			No	0000
409-480-8000-43150	Contract Services										
124891	07/05/2017	20,834.32	0.00	07/20/2017	CSAH 13 Project 2015-125		-			No	0000
602-495-9450-43150	Contract Services										
	124891 Total:	67,250.88									
	WACO-PW Total:	67,250.88									
WAS-IS											
20170703	07/03/2017	92.00	0.00	07/20/2017	Recordings		-			No	0000
101-410-1320-43150	Contract Services										
	20170703 Total:	92.00									
	WAS-IS Total:	92.00									
	Washington County Total:	67,342.88									
Washington County Library											
WASHLIB											
20170711	07/11/2017	3,162.00	0.00	07/20/2017	Library Card Reimbursment		-			No	0000
206-450-5300-44300	Miscellaneous										
	20170711 Total:	3,162.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
	WASHLIB Total:	3,162.00									
	Washington County Library Total:	3,162.00									
White Anita											
Whiteani											
20170620	06/20/2017	55.00	0.00	07/20/2017	Cable Oper- 7/5/17 CC MTG	-				No	0000
101-410-1450-43620	Cable Operations										
20170620	06/20/2017	25.00	0.00	07/20/2017	Cable Oper- after 10PM	-				No	0000
101-410-1450-43620	Cable Operations										
20170620	06/20/2017	55.00	0.00	07/20/2017	Cable Oper- 7/11/17 pub safety	-				No	0000
101-410-1450-43620	Cable Operations										
20170620	06/20/2017	55.00	0.00	07/20/2017	Cable Oper- 7/11/17 CC WKSHP	-				No	0000
101-410-1450-43620	Cable Operations										
20170620	06/20/2017	55.00	0.00	07/20/2017	Cable Oper- 7/6/17 Fin Commitee	-				No	0000
101-410-1450-43620	Cable Operations										
	20170620 Total:	245.00									
	Whiteani Total:	245.00									
	White Anita Total:	245.00									
Xcel Energy											
xcel											
551835239	06/27/2017	402.10	0.00	07/20/2017	VFW Ballfield Lights	-				No	0000
101-450-5200-43810	Electric Utility										
	551835239 Total:	402.10									
551836497	06/27/2017	762.30	0.00	07/20/2017	Public Works	-				No	0000
101-430-3100-43810	Electric Utility										
	551836497 Total:	762.30									
551900227	06/27/2017	15.51	0.00	07/20/2017	Warning Sirens	-				No	0000
101-420-2220-43810	Electric Utility										
	551900227 Total:	15.51									
551999168	06/28/2017	414.34	0.00	07/20/2017	City Hall	-				No	0000
101-410-1940-43810	Electric Utility										
	551999168 Total:	414.34									
552538461	07/03/2017	2,338.93	0.00	07/20/2017	Street Lights	-				No	0000
101-430-3160-43810	Street Lighting										
	552538461 Total:	2,338.93									
552612391	07/03/2017	457.55	0.00	07/20/2017	Booster Station	-				No	0000
601-494-9400-43810	Electric Utility										
	552612391 Total:	457.55									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO	Line #
552704533	07/05/2017	34.95	0.00	07/20/2017	Lights at Legion Park		-			No	0000
101-450-5200-43810	Electric Utility										
552704533	07/05/2017	304.20	0.00	07/20/2017	Lift Station		-			No	0000
602-495-9450-43810	Electric Utility										
552704533	07/05/2017	40.66	0.00	07/20/2017	Traffic Lights		-			No	0000
101-430-3160-43810	Street Lighting										
	552704533 Total:	379.81									
552731739	07/05/2017	2,302.61	0.00	07/20/2017	Wells 1 & 2		-			No	0000
601-494-9400-43810	Electric Utility										
	552731739 Total:	2,302.61									
	xcel Total:	7,073.15									
	Xcel Energy Total:	7,073.15									
	Report Total:	1,083,490.42									

STAFF REPORT

DATE: July 18, 2017
CONSENT
ITEM: 3

TO: Lake Elmo City Council

FROM: Dan Raboin, City Assessor

AGENDA ITEM: Monthly Assessor Report

REVIEWED BY: Kristina Handt, City Administrator

SUMMARY AND ACTION REQUESTED: As part of its Consent Agenda, the City Council is asked to accept the monthly assessor report for June 2017 outlining work performed on behalf of the City of Lake Elmo. No specific motion is needed as this is recommended as part of the *Consent Agenda*.

MONTHLY ACTIVITY:

Property splits/plats – 1 Plat
Sales collected and viewed – 21
Taxpayer inquiries – 6
Miscellaneous inquiries - 3
Inspections – Residential – 141
Inspections – Commercial - 2
Building permit reviews – 33
Pictures taken – 148

Other work performed included:

- Monthly meeting with County residential and commercial supervisors.
  When not working in the field/inspections:
- Computer work includes but not limited to; data entry for all properties inspected, permit information, sales verification using MLS and other resources, and telephone inquiries.

RECOMMENDATION: Based on the aforementioned, the staff recommends the City Council accept the June 2017 monthly assessor report.

THE CITY OF LAKE ELMO

STAFF REPORT

DATE: 7-18-2017
CONSENT
ITEM #: 4
MOTION

TO: City Council
FROM: Michael Bent, Building Official
AGENDA ITEM: Approve Monthly Building Department Report for June 2017
REVIEWED BY: Kristina Handt, City Administrator

BACKGROUND:

ISSUE BEFORE COUNCIL:
As part of its Consent Agenda, the City Council is asked to accept the monthly building department report. No specific motion is needed, as this is recommended to be part of the overall approval of the *Consent Agenda*.

PROPOSAL DETAILS/ANALYSIS:
Below is a snapshot of the monthly statistics for June 2017. Comparison data is also include from prior years for May for new home single family construction and total permitting activity for the month. Attached are the system summary reports breaking out this information further, including the statistics related to the inspection activity.

	2017	2016	2015
New Homes	16	14	7
Total Valuation	$5,431,100	$4,961,000	$2,898,029
Average Home Value	$339,444	$354,357	$414,004
Total Permit Valuation YTD	$57,101,618	$49,902,370	$20,093,527

FISCAL IMPACT:
None

OPTIONS:

RECOMMENDATION:

Motion to accept the June 2017 monthly building permit report as presented.

ATTACHMENTS:

1. Valuation Report
2. Permits Issued & Fees Report
3. Inspection statistic report for June 2017

CITY OF LAKE ELMO
Valuation Report - Summary

Issued Date From: 6/1/2017 To: 6/30/2017
Permit Type: All Property Type: All Construction Type: All
Include YTD: Yes

Permit Kind		Permit Count	Valuation	Dwell Units
Permit Type: BUILDING				
COMMERCIAL SIDING		1	$16,000.00	0
MANUFACTURED HOME REMODEL		2	$9,000.00	0
SINGLE FAMILY ACCESSORY BUILDING		2	$97,000.00	0
SINGLE FAMILY ADDITION		1	$48,000.00	0
SINGLE FAMILY DECK		10	$68,400.00	0
SINGLE FAMILY NEW CONSTRUCTION		16	$5,431,100.00	0
SINGLE FAMILY REMODEL		4	$181,900.00	0
SINGLE FAMILY ROOFING		23	$308,309.94	0
SINGLE FAMILY SIDING		3	$35,500.00	0
SINGLE FAMILY WINDOWS		10	$104,074.00	0
Permit Type: BUILDING - Total	**Period**	**72**	**$6,299,283.94**	**0**
	YTD	**306**	**$57,101,617.90**	**0**
Report Total:	**Period**	**72**	**$6,299,283.94**	**0**
	YTD	**306**	**$57,101,617.90**	**0**

CITY OF LAKE ELMO
Permits Issued & Fees Report - Detail by Address

Issued Date From: 6/1/2017 To: 6/30/2017
Permit Type: All Property Type: All Construction Type: All
Include YTD: Yes Status: Not Voided

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Escrow Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type:	**BUILDING**												
	Permit Kind:	**COMMERCIAL ADDITION**											
	Permit Kind:	**COMMERCIAL ALTERATION**											
	Permit Kind:	**COMMERCIAL DEMOLITION**											
	Permit Kind:	**COMMERCIAL FIRE ALARM**											
	Permit Kind:	**COMMERCIAL FIRE SUPPRESSION**											
2017-00483	06/15/2017	11455 20TH ST N		0		149.96		3.75					153.71
	Permit Kind:	**COMMERCIAL REMODEL**											
	Permit Kind:	**COMMERCIAL ROOFING**											
	Permit Kind:	**COMMERCIAL SEWER & WATER CONNECTION**											
	Permit Kind:	**COMMERCIAL SIDING**											
2017-00567	06/30/2017	11011 STILLWATER BLVD N		0	16,000.00	315.20		8.00					323.20

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Escrow Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type:	**BUILDING**												
	Permit Kind:	**MANUFACTURED HOME REMODEL**											
2017-00548	06/28/2017	185 CIMARRON		0	4,500.00	133.15		2.25					135.40
2017-00549	06/28/2017	419 CIMARRON		0	4,500.00	133.15		2.25					135.40
	Permit Kind:	**MANUFACTURED HOME REPLACE/REPAIR**											
	Permit Kind:	**MANUFACTURED HOME ROOFING**											
	Permit Kind:	**SINGLE FAMILY ACCESSORY BUILDING**											
2017-00477	06/29/2017	8696 42ND ST N		0	35,000.00	584.00	379.60	17.50					981.10
2017-00410	06/27/2017	520 LAKE ELMO AVE N		0	62,000.00	865.55	562.61	31.00	35,000.00				1,459.16
	Permit Kind:	**SINGLE FAMILY ADDITION**											
2017-00520	06/29/2017	8645 LAKE JANE TRL N		0	48,000.00	800.00	481.00	24.00					1,305.00
	Permit Kind:	**SINGLE FAMILY ALTERATION**											
	Permit Kind:	**SINGLE FAMILY ATTACHED BASEMENT FINISH**											
	Permit Kind:	**SINGLE FAMILY ATTACHED DECK**											
	Permit Kind:	**SINGLE FAMILY ATTACHED NEW CONSTRUCTION**											

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Escrow Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type:	**BUILDING**												
Permit Kind:	**SINGLE FAMILY BASEMENT FINISH**												
Permit Kind:	**SINGLE FAMILY DECK**												
2017-00515	06/26/2017	11761 32ND ST N	0		2,500.00	100.05	65.03	1.25					166.33
2017-00453	06/16/2017	11855 32ND ST N	0		7,500.00	182.80	118.82	3.75					305.37
2017-00188	06/26/2017	9822 7TH ST N	0		15,000.00	298.65	194.12	7.50					500.27
2017-00411	06/09/2017	11403 BLAZINGSTAR LN N	0		7,000.00	166.25	108.06	3.50					277.81
2017-00402	06/02/2017	521 JADE TRL N	0		2,300.00	100.05	65.03	1.15					166.23
2017-00441	06/16/2017	585 JADE TRL N	0		10,300.00	232.45	151.09	5.15					388.69
2017-00436	06/07/2017	4048 LADY SLIPPER RD N	0		3,000.00	100.05	65.03	1.50					166.58
2017-00432	06/07/2017	4096 LADY SLIPPER RD N	0		12,000.00	249.00	161.85	6.00					416.85
2017-00450	06/15/2017	4111 LADY SLIPPER RD N	0		4,200.00	133.15	86.55	2.10					221.80
2017-00506	06/21/2017	3204 LILAC AVE N	0		4,600.00	133.15	86.55	2.30					222.00
Permit Kind:	**SINGLE FAMILY DEMOLITION**												
Permit Kind:	**SINGLE FAMILY DOOR**												
Permit Kind:	**SINGLE FAMILY MANUFACTURED HOME**												
Permit Kind:	**SINGLE FAMILY NEW CONSTRUCTION**												
2017-00364	06/01/2017	11623 32ND ST N	0		355,000.00	3,582.90	1,890.14	177.50	2,000.00	1	3,485.00	1,000.00	10,585.54
2017-00542	06/30/2017	11259 40TH ST N	0		225,000.00	2,705.40	1,319.76	112.50	2,000.00	1	3,485.00	1,000.00	9,072.66
2017-00433	06/23/2017	513 6TH STREET LANE N	0		256,000.00	2,914.65	1,455.77	128.00	2,000.00	1	3,485.00	1,000.00	9,433.42
2017-00460	06/23/2017	526 6TH STREET LANE N	0		423,000.00	4,041.90	2,188.49	211.50	2,000.00	1	3,485.00	1,000.00	11,376.89
2017-00408	06/08/2017	9643 7TH ST N	0		390,000.00	3,819.15	2,043.70	195.00	2,000.00	1	3,485.00	1,000.00	10,992.85
2017-00373	06/06/2017	8740 9TH PLACE N	0		296,469.00	3,191.40	1,635.66	148.23	2,000.00	1	3,485.00	1,000.00	9,910.29
2017-00419	06/06/2017	11331 BLAZINGSTAR LN N	0		400,000.00	3,886.65	2,087.57	200.00	2,000.00	1	3,485.00	1,000.00	11,109.22

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Escrow Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type:	**BUILDING**												
	Permit Kind:	**SINGLE FAMILY NEW CONSTRUCTION**											
2017-00418	06/09/2017	11379 BLAZINGSTAR LN N		0	400,000.00	3,886.65	2,087.57	200.00	2,000.00	1	3,485.00	1,000.00	11,109.22
2017-00412	06/20/2017	11390 BLAZINGSTAR LN N		0	400,000.00	3,886.65	2,087.57	200.00	2,000.00	1	3,485.00	1,000.00	11,109.22
2017-00464	06/23/2017	8620 IRVING CIR N		0	370,562.00	3,690.90	1,960.34	185.28	2,000.00	1	3,485.00	1,000.00	10,771.52
2017-00465	06/23/2017	8656 IRVING CIR N		0	326,069.00	3,393.90	1,767.29	163.03	2,000.00	1	3,485.00	1,000.00	10,259.22
2017-00516	06/26/2017	9068 JADE CIR N		0	245,000.00	2,840.40	1,407.51	122.50	2,000.00	1	3,485.00	1,000.00	9,305.41
2017-00468	06/21/2017	4107 LAVENDER AVE N		0	350,000.00	3,549.15	1,868.20	175.00	2,000.00	1	3,485.00	1,000.00	10,527.35
2017-00415	06/06/2017	11234 LAVENDER CIR N		0	319,000.00	3,339.90	1,732.19	159.50	2,000.00	1	3,485.00	1,000.00	10,166.59
2017-00478	06/16/2017	4010 MONARCH LN N		0	325,000.00	3,380.40	1,758.51	162.50	2,000.00	1	3,485.00	1,000.00	10,236.41
2017-00449	06/13/2017	4022 MONARCH LN N		0	350,000.00	3,549.15	1,868.20	175.00	2,000.00	1	3,485.00	1,000.00	10,527.35
	Permit Kind:	**SINGLE FAMILY POOL**											
	Permit Kind:	**SINGLE FAMILY PORCH**											
	Permit Kind:	**SINGLE FAMILY REMODEL**											
2017-00429	06/02/2017	11364 14TH ST N		0	145,900.00	1,497.15	973.15	72.95					2,543.25
2017-00463	06/15/2017	9355 53RD ST N		0	18,500.00	424.85	237.15	9.25					671.25
2017-00544	06/30/2017	1583 IVORY AVE N		0	12,500.00	385.55	172.61	6.25					564.41
2017-00507	06/26/2017	5638 JULEP WAY		0	5,000.00	133.15	86.55	2.50					222.20
	Permit Kind:	**SINGLE FAMILY ROOFING**											
2017-00479	06/14/2017	10483 10TH ST N		0	8,303.98	199.35		4.15					203.50
2017-00513	06/21/2017	11230 12TH ST N		0	8,000.00	182.80		4.00					186.80
2017-00494	06/16/2017	11270 12TH ST N		0	11,200.00	249.00		5.60					254.60
2017-00566	06/30/2017	11392 14TH ST N		0	21,500.00	414.50		10.75					425.25
2017-00565	06/30/2017	11790 20TH ST N		0	16,705.00	331.75		8.35					340.10
2017-00533	06/26/2017	10830 3RD STREET PLACE N		0	18,413.00	364.85		9.21					374.06
2017-00534	06/26/2017	8043 50TH ST N		0	7,410.00	182.80		3.70					186.50
2017-00504	06/19/2017	9576 51ST ST N		0	25,362.86	476.00		12.68					488.68
2017-00545	06/28/2017	11833 56TH ST N		0	18,000.00	348.30		9.00					357.30
2017-00522	06/23/2017	567 CIMARRON		0	5,700.00	149.70		2.85					152.55

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Escrow Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type:	**BUILDING**												
	Permit Kind:	**SINGLE FAMILY ROOFING**											
2017-00425	06/01/2017	5260 HILLTOP AVE N		0	10,000.00	215.90		5.00					220.90
2017-00510	06/21/2017	694 JEWEL AVE N		0	9,200.00	215.90		4.60					220.50
2017-00553	06/29/2017	561 JULEP AVE N		0	23,307.00	430.90		11.65					442.55
2017-00496	06/16/2017	5230 KEATS AVE N		0	11,425.00	249.00		5.71					254.71
2017-00457	06/08/2017	2151 LAKE ELMO AVE N		0	6,458.10	166.25		3.23					169.48
2017-00447	06/06/2017	3327 LAMPERT AVE N		0	6,000.00	149.70		3.00					152.70
2017-00434	06/05/2017	1073 LAVERNE AVE N		0	8,500.00	199.35		4.25					203.60
2017-00543	06/27/2017	1093 LAVERNE AVE N		0	8,200.00	199.35		4.10					203.45
2017-00448	06/07/2017	1019 LEEWARD AVE N		0	17,000.00	331.75		8.50					340.25
2017-00461	06/09/2017	1067 LEEWARD AVE N		0	13,600.00	282.10		6.80					288.90
2017-00546	06/28/2017	5853 LINDEN AVE N		0	28,200.00	512.00		14.10					526.10
2017-00475	06/12/2017	11646 LITTLE BLUESTEM CIR N		0	17,500.00	348.30		8.75					357.05
2017-00536	06/26/2017	5073 MARQUESS TRAIL CIR N		0									
2017-00537	06/26/2017	5073 MARQUESS TRAIL CIR N		0	8,325.00	199.35		4.16					203.51
	Permit Kind:	**SINGLE FAMILY SIDING**											
2017-00554	06/29/2017	5110 HILLTOP AVE N		0	15,000.00	298.65		7.50					306.15
2017-00480	06/14/2017	4181 IRISH CT N		0	12,000.00	249.00		6.00					255.00
2017-00495	06/16/2017	859 JULEP AVE N		0	8,500.00	199.55		4.25					203.80
	Permit Kind:	**SINGLE FAMILY SOLAR PANEL INSTALL**											
	Permit Kind:	**SINGLE FAMILY THREE SEASON PORCH**											
	Permit Kind:	**SINGLE FAMILY WINDOWS**											
2017-00486	06/15/2017	9123 55TH ST N		0	27,700.00	500.00		13.85					513.85
2017-00489	06/26/2017	4689 BIRCH BARK TRL N		0	18,000.00	348.30		9.00					357.30
2017-00470	06/12/2017	434 CIMARRON		0	21,562.00	414.50		10.78					425.28
2017-00481	06/14/2017	4181 IRISH CT N		0	6,000.00	149.70		3.00					152.70
2017-00467	06/13/2017	665 JULEP AVE N		0	2,500.00	100.05		1.25					101.30

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Escrow Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type:	**BUILDING**												
Permit Kind:	**SINGLE FAMILY WINDOWS**												
2017-00454	06/08/2017	5230 KIRKWOOD AVE N		0	16,477.00	331.75		8.24					339.99
2017-00547	06/28/2017	814 LAKE ELMO AVE N		0	3,635.00	116.60		1.82					118.42
2017-00532	06/26/2017	9404 LAKE JANE TRL N		0	1,700.00	72.40		0.85					73.25
2017-00517	06/22/2017	5072 MARQUESS TRAIL CT N		0	5,000.00	133.15		2.50					135.65
2017-00473	06/12/2017	11674 STILLWATER BLVD N		0	1,500.00	65.00		0.75					65.75
Permit Type: BUILDING - Totals													
		Period	**74**	**0**	**6,299,283.94**	**72,154.01**	**33,153.27**	**3,153.37**	**67,000.00**	**16**	**55,760.00**	**16,000.00**	**1,657,794.95**
		YTD	**317**	**0**	**57,101,617.90**	**608,239.37**	**282,945.86**	**26,929.72**	**292,000.00**	**138**	**510,930.00**	**172,000.00**	**1,949,794.95**
Permit Type:	**MECHANICAL**												
Permit Kind:	**COMMERCIAL FIREPLACE**												
2017-00531	06/26/2017	11020 39TH ST N		0		120.00		1.00					121.00
Permit Kind:	**COMMERCIAL HVAC**												
2017-00487	06/15/2017	8515 HUDSON BLVD N		0		509.88		25.49					535.37
Permit Kind:	**MANUFACTURED HOME HVAC**												
Permit Kind:	**SINGLE FAMILY FIREPLACE**												
2017-00431	06/02/2017	9163 55TH ST N		0		60.00		1.00					61.00
Permit Kind:	**SINGLE FAMILY FIXTURE INSTALLATION / APPLIANCE**												
Permit Kind:	**SINGLE FAMILY HVAC**												

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Escrow Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type:	**MECHANICAL**												
Permit Kind:	**SINGLE FAMILY HVAC**												
2017-00518	06/22/2017	11761 32ND ST N		0		60.00		1.00					61.00
2017-00458	06/08/2017	8810 55TH ST N		0		60.00		1.00					61.00
2017-00488	06/15/2017	9363 55TH ST N		0		60.00		1.00					61.00
2017-00474	06/12/2017	11726 56TH ST N		0		60.00		1.00					61.00
2017-00514	06/21/2017	8171 HIDDEN BAY TRL N		0		60.00		1.00					61.00
2017-00485	06/15/2017	5875 HIGHLANDS TRL N		0		120.00		1.00					121.00
2017-00469	06/12/2017	3857 IRONWOOD TRL N		0		60.00		1.00					61.00
2017-00501	06/26/2017	2069 LAKE ELMO AVE N		0		120.00		1.00					121.00
2017-00562	06/29/2017	8690 LAKE JANE TRL N		0		60.00		1.00					61.00
2017-00466	06/12/2017	4732 LARKSPUR LN N		0		120.00		1.00					121.00
2017-00439	06/05/2017	3127 LAYTON CT N		0		60.00		1.00					61.00
2017-00476	06/12/2017	5080 LINDEN TRL N		0		60.00		1.00					61.00
2017-00438	06/05/2017	12208 MARQUESS LN N		0		120.00		1.00					121.00
Permit Type: MECHANICAL - Totals													
		Period	**16**	**0**		**1,709.88**		**40.49**					**19,469.62**
		YTD	**67**	**0**		**18,929.83**		**539.79**					**19,469.62**
Permit Type:	**PLUMBING**												
Permit Kind:	**COMMERCIAL FIXTURE INSTALLATION / APPLIANCE**												
2017-00552	06/29/2017	3394 LAKE ELMO AVE N		0		60.00		1.00					61.00
Permit Kind:	**COMMERCIAL SEWER CONNECTION**												
2017-00503	06/29/2017	3442 LAKE ELMO AVE N		0		60.00		1.00					61.00
Permit Kind:	**COMMERCIAL WATER SOFTNER**												
Permit Kind:	**MANUFACTURED HOME FIXTURE INSTALLATION / APPLIANCE**												

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Escrow Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type:	**PLUMBING**												
	Permit Kind:	**SINGLE FAMILY FIXTURE INSTALLATION / APPLIANCE**											
2017-00482	06/14/2017	3918 IRONWOOD TRL N		0		60.00		1.00					61.00
	Permit Kind:	**SINGLE FAMILY REMODEL**											
	Permit Kind:	**SINGLE FAMILY SEWER CONNECTION**											
2017-00316	06/06/2017	11443 30TH ST N		0		560.00		1.00		1	3,985.00		4,546.00
2017-00509	06/29/2017	2915 LAKE ELMO AVE N		0		560.00		1.00		1	3,985.00		4,546.00
2017-00508	06/29/2017	2965 LAKE ELMO AVE N		0		560.00		1.00		1	3,985.00		4,546.00
2017-00524	06/26/2017	3078 LAKE ELMO AVE N		0		60.00		1.00		1	497.00		558.00
2017-00443	06/15/2017	3109 LAKE ELMO AVE N		0		60.00		1.00		1	497.00		558.00
2017-00445	06/15/2017	3131 LAKE ELMO AVE N		0		60.00		1.00		1	497.00		558.00
2017-00444	06/15/2017	3151 LAKE ELMO AVE N		0		60.00		1.00		1	497.00		558.00
2017-00550	06/28/2017	3476 LAKE ELMO AVE N		0		60.00		1.00					61.00
2017-00451	06/07/2017	3625 LAKE ELMO AVE N		0		560.00		1.00		1	3,985.00		4,546.00
2017-00435	06/07/2017	3075 LISBON AVE N		0		60.00		1.00		1	497.00		558.00
	Permit Kind:	**SINGLE FAMILY WATER CONNECTION**											
	Permit Kind:	**SINGLE FAMILY WATER HEATER**											
2017-00500	06/19/2017	8311 WINDBREAK TRL N		0		60.00		1.00					61.00
	Permit Kind:	**SINGLE FAMILY WATER SOFTNER**											
2017-00535	06/26/2017	11174 41ST STREET CIR N		0		60.00		1.00					61.00
2017-00428	06/02/2017	8724 9TH PLACE N		0		60.00		1.00					61.00
2017-00492	06/16/2017	8759 9TH PLACE N		0		60.00		1.00					61.00
2017-00427	06/02/2017	8871 9TH PLACE N		0		60.00		1.00					61.00
2017-00430	06/02/2017	8921 9TH PLACE N		0		60.00		1.00					61.00

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Escrow Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type: PLUMBING													
Permit Kind: SINGLE FAMILY WATER SOFTNER													
2017-00426	06/02/2017	8641 IRVING CIR N		0		60.00		1.00					61.00
2017-00493	06/16/2017	8644 IRVING CIR N		0		60.00		1.00					61.00
2017-00437	06/05/2017	4008 LADY SLIPPER RD N		0		60.00		1.00					61.00
Permit Type: PLUMBING - Totals													
		Period	**22**	**0**		**3,320.00**		**22.00**		**9**	**18,425.00**		**83,437.90**
		YTD	**113**	**0**		**15,644.90**		**112.00**		**21**	**50,931.00**	**6,000.00**	**83,437.90**
Permit Type: SPRINKLER AND ALARM													
Permit Kind: COMMERCIAL FIRE ALARM													
Permit Kind: COMMERCIAL FIRE SUPPRESSION													
Permit Type: SPRINKLER AND ALARM - Totals													
		Period	**0**										**5,361.22**
		YTD	**2**	**0**		**5,237.87**		**123.35**					**5,361.22**
Permit Type: ZONING													
Permit Kind: COMMERCIAL FENCE													
Permit Kind: COMMERCIAL PARKING LOT													
2017-00471	06/12/2017	3479 LAKE ELMO AVE N		0		75.00							75.00
Permit Kind: COMMERCIAL SIGN													

Permit#	Date Issued	Site Address	Permit Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Escrow Fees	SAC Units	SAC Fees	WAC Fees	Total Fees
Permit Type:	**ZONING**												
	Permit Kind:	**COMMERCIAL SIGN**											
2017-00498	06/26/2017	3459 LAKE ELMO AVE N		0		180.00							180.00
	Permit Kind:	**SINGLE FAMILY ACCESSORY BUILDING**											
	Permit Kind:	**SINGLE FAMILY DRIVEWAY**											
2017-00456	06/08/2017	11989 30TH ST N		0		70.00							70.00
2017-00455	06/08/2017	195 CIMARRON		0		70.00							70.00
2017-00512	06/21/2017	8080 HIDDEN BAY TRL N		0		70.00							70.00
	Permit Kind:	**SINGLE FAMILY FENCE**											
2017-00490	06/15/2017	8909 42ND ST N		0		75.00							75.00
2017-00462	06/13/2017	3204 LILAC AVE N		0		75.00							75.00
	Permit Kind:	**SINGLE FAMILY PATIO**											
	Permit Kind:	**SINGLE FAMILY POOL**											
Permit Type: ZONING - Totals													
		Period	**7**	**0**		**615.00**							**2,695.00**
		YTD	**30**	**0**		**2,695.00**							**2,695.00**
Report Total		**Period**	**119**	**0**	**$6,299,283.94**	**77,798.89**	**33,153.27**	**3,215.86**	**67,000.00**	**25**	**74,185.00**	**16,000.00**	**1,768,758.69**
		YTD	**529**	**0**	**$57,101,617.90**	**650,746.97**	**282,945.86**	**27,704.86**	**292,000.00**	**159**	**561,861.00**	**178,000.00**	**2,060,758.69**

CITY OF LAKE ELMO
Inspection Statistics Report - Detail
Actual Date From: 6/1/2017 To: 6/30/2017
Permit Type: All Property Type: All Construction Type: All

Inspection Type	Pass	Fail	No Status	Reinsp	Period Total	YTD Total
ABOVE CEILING	1	0	1	0	2	2
ACCESSIBILITY	0	0	1	0	1	1
ENGINEER ACCEPTANCE LETTER	1	0	0	0	1	1
AS BUILT	58	0	0	0	58	68
AIRTEST	3	0	0	0	3	6
BALANCE REPORT	0	0	0	0	0	1
BUILDING FINAL	34	11	0	6	45	197
DECK FINAL	3	2	0	0	5	17
DECK FOOTING	0	0	0	0	0	1
DEMOLITION FINAL	3	0	0	0	3	4
DRAINTILE	0	0	0	0	0	1
ELECTRICAL FINAL	27	0	0	0	27	120
ELECTRICAL ROUGH IN	2	0	0	0	2	89
EMERGENCY LIGHTING	0	0	0	0	0	1
ESCROW FINAL	10	7	0	0	17	31
EXIT SIGNS	0	2	1	0	3	4
FIRE ALARM ROUGH	23	1	1	0	25	28
FIRE CAULK/STOP	22	0	0	0	22	23
FENCE FINAL	5	0	0	0	5	15
FINAL	9	0	0	0	9	33
FIREPLACE ROUGH IN	18	0	0	0	18	128
FOOTINGS/SLAB	33	1	0	1	34	152
FINAL/ORSAT	1	0	0	0	1	2
FIREPLACE FINAL	8	0	0	0	8	21
FOUNDATION PRIOR TO BACKFILL	0	0	0	0	0	1
FRAMING 2	2	0	0	0	2	6
FRAMING	26	5	2	3	33	242
FRAMING ROUGH IN	22	0	0	0	22	23
FIRE RATED WALL ASSEMBLY	0	0	0	0	0	6
FIRE SEPERATION WALL	3	1	0	1	4	71
FIRE SUPPRESSION FINAL	5	0	0	0	5	37
FIRE SUPPRESSION ROUGH IN	0	0	1	0	1	7
GASLINE / PRESSURE TEST	28	1	0	4	29	199
TYPE 1 HOOD ROUGH IN	1	0	1	0	2	3
HEATING ROUGH 2	1	0	0	0	1	4
HTG RI ABOVE CEILING	0	0	1	0	1	6
HOUSE WRAP	1	0	0	0	1	11
HYDRONIC PIPE AIR TEST	0	0	0	0	0	1
HYDROSTATIC TEST	1	2	0	0	3	3
IN FLOOR HEAT AIR TEST	0	0	0	0	0	3
INSULATION	43	2	0	3	45	205
LATH	11	0	0	0	11	117
HEATING FINAL	36	10	0	5	46	203
HEATING ROUGH IN	43	0	2	0	45	201
FIRE SPRINKLER ROUGH	0	0	1	0	1	33
OTHER	0	0	0	0	0	10
PIER FOOTINGS	0	0	0	0	0	1
PLUMBING FINAL	46	2	0	2	48	199
POOL FINAL	0	0	0	0	0	3
PLUMBING ROUGH IN	46	0	1	0	47	203
PLUMBING ROUGH 2	1	0	0	0	1	5

Inspection Type	Pass	Fail	No Status	Reinsp	Period Total	YTD Total
PLUMBING UNDERGROUND	23	2	0	1	25	135
PLUMBING VISUAL	0	0	1	0	1	1
POLY/UNDER SLAB	19	0	0	0	19	126
PUMPING REPORT	2	0	0	0	2	3
POURED WALL	23	0	0	0	23	106
RADON UNDERGROUND	4	0	0	0	4	58
RESTORATION	2	0	0	0	2	3
ROOFING FINAL	5	0	0	0	5	22
ICE & WATER	4	0	0	0	4	19
SEPTIC	0	0	0	0	0	2
SEWER & WATER	21	0	0	0	21	91
SEWER	3	0	0	0	3	21
SHEATHING	0	0	0	0	0	6
SIDING FINAL	2	0	0	0	2	7
FOOTINGS SIGN	0	0	0	0	0	1
SILT FENCE	5	0	0	0	5	62
SITE MEETING	0	0	0	0	0	2
SPRINKLER FINAL	0	0	0	0	0	1
SPRINKLER ROUGH IN	24	2	4	0	30	30
STRUCTURAL STEEL	0	0	0	0	0	1
STORM SEWER	1	0	0	0	1	1
SEWER WATER DISCONNECT	2	0	0	0	2	3
TANK REMOVAL	2	0	0	0	2	3
VISUAL	3	0	0	0	3	4
WELL ABANDONEMENT	2	0	0	0	2	3
WINDOW REPLACEMENT	2	0	0	0	2	15
WATERPROOF / DRAINTILE	20	0	0	1	20	88
WEATHER RESISTIVE BARRIER	16	0	0	1	16	81
Report Totals	**762**	**51**	**18**	**28**	**831**	**3,644**

STAFF REPORT

DATE: July 18, 2017
CONSENT
ITEM #: 5

TO: City Council
FROM: Greg Malmquist, Fire Chief
AGENDA ITEM: Month End Fire Department Update for June 2017
REVIEWED BY: Kristina Handt, City Administrator

ISSUE BEFORE COUNCIL: Review month end activity update from fire department. Advise on any additional information requested.

PROPOSAL DETAILS/ANALYSIS:

We had 42 calls for June.

1	Fire alarm
1	Arcing, shorted electrical equipment
1	Structure fire
2	Dispatched and cancelled en route
1	Electrical wiring/equipment problem
27	Medicals
2	Gas leaks
3	Car accidents with injuries
2	Car fires
1	Steam or other gas mistaken for smoke
1	Water rescue
42 Total	

A command vehicle did not respond on 5 calls for a response rate of 88%. Average response was just over 6 minutes. 14 calls had 3 or less responders minus the Duty Officer with multiple calls having only 1 personnel on the apparatus.

Department drills for the month:

#1 – CEU (Building Construction and Underground Fires)
#2 – Live Burning at the Training Center
#3 – Station Drill (Make-up SCBA training; Ladder Truck training; Washington Cty Radio updates and reprogramming)

Points of interest:

- Staffing is still the prime concern:
  1 FF continues on Leave of Absence
  2 regular daytime responders will no longer be regularly available for daytime response
  1 Personnel officially resigned and is no longer on the roster
  1 call required a double tone and even after the second tone only 1 personnel reported to the station besides the Command vehicle
  The last of the 3 potential recruits this year has reported that he is unable to continue the hiring process at this time. He is still looking to join but is too busy for the time being

- We are actively researching the potential of creating a LEFD Facebook page and getting more engaged in social media. More to follow on this matter

- Our call response time has improved by 20% in the past 2 months, which of course is great, but that number is a little misleading. More calls this past couple months have been during hours that the station is manned as well as an increase in calls closer to the manned station and more personnel are rolling out by themselves due to staffing issues.

- We were able to attend the food truck event at the Stillwater High School this month as a Fire Prevention event for us. The kids loved the fire truck and the community had a lot of great questions as usual.

- One of the most important notes of the food truck event was that an informal survey was conducted with all of the children spoken to. During that survey it was nearly unanimous that they wanted to be Fire Fighters instead of Police. That might have had something to do with the plastic fire helmets we were passing out but we can't be sure.

THE CITY OF LAKE ELMO

MAYOR AND COUNCIL COMMUNICATION

DATE: 7/18/2017
CONSENT
ITEM #: 6

AGENDA ITEM: Public Works Director Report

SUBMITTED BY: Rob Weldon, Public Works Director

REVIEWED BY: Kristina Handt, City Administrator

ISSUE BEFORE COUNCIL:

City Council is asked to review and accept, as part of Consent Agenda, a brief description of activities that have taken place in the Public Works Department in the month of June 2017.

PROPOSAL DETAILS/ANALYSIS:

- Meet with contractors regarding Discovery Crossing Retaining Wall/Bridge
- Inwood 5th Pre-Con
- Easton Village 2nd Pre-con
- Wildflower Pre-Wear Walk thru
- Seal coat project
- Hammes 2nd Pre-con
- Drainage issue at 1570 Ivory Ave. N
- Bids on water meter replacement
- Lead and Copper Water Samples
- 5 Staff members to Sewer class/line tracer training
- Met with contractors for generator maint.
- Correct drainage at Lions Park infield
- STS spread wood chips at Carriage Station Park and Pebble Park
- Tim Strong and Matt Paulson began as FT Employees
- Pothole Patching
    - 32.5 tons (Sunfish Hamlet, Fields 1, Tri-Lakes North)
- Took delivery of new plow/dumptruck
- Ditch mowing

RECOMMENDATION:

Base on the activities listed above, City Council is respectfully asked to accept the June 2017 Public Works Report.

THE CITY OF LAKE ELMO

STAFF REPORT

DATE: 7-18-2017
CONSENT
ITEM #: 7
MOTION

TO: City Council
FROM: Rob Weldon, Public Works Director
AGENDA ITEM: Water Meter Replacement
REVIEWED BY: Kristina Handt, City Administrator
Amy LaBelle, Accountant

BACKGROUND: The City of Lake Elmo provides water to nearly 4,000 residents through 1,300 metered connections, (2016 numbers as reported to MN-DNR). Of the 1,300 metered connections, it has been discovered that 185 have water meters which have failed and are not recording reads that are required to create accurate quarterly billing. These accounts and quarterly water usage bills are estimated and not accurate. Many of the accounts with malfunctioning meters have been estimated for years, if not decades. Implications from estimated water consumption for a large amount of meters results in improper billing and inaccurate reporting to MN-DNR for annual water usage, which could result in; loss of revenue and fines levied to the city.

ISSUE BEFORE COUNCIL: Based on the recommendation of the Finance Committee, should the City Council approve the purchase of 250 water meters and recommend hiring of an independent contractor to conduct replacement of failed water meters?

PROPOSAL DETAILS/ANALYSIS: If approved by City Council, a licensed and insured independent contractor would be hired by the city to change out up to 200 water meters, (185 failed, 15 additional ageing) that exist in the city's distribution system. The hired contractor would be responsible for scheduling, replacement and data entry of the new meters. All of the new meters would be purchased and inventoried by the city, while failed meters that are removed will be returned to the city. New meters purchased will also be compatible with the city's current radio read system.

By hiring and utilizing, an independent contractor to conduct this meter change out it is achievable to complete the replacement of the failed meters prior to 4th Quarter 2017 utility billing. An undertaking of this size, is not practical with the current staff size and work load of the Public Works and Finance/Utility Billing Departments of the city. This will also help simplify utility billing in 2017 and produce more accurate numbers required for billing and annual reporting.

FISCAL IMPACT: $56,250 meters (250)
$12,800 contractor
$1,000 data entry
Total $70,050

OPTIONS: Approve purchase of meters and contracting out replacement.
Deny purchase of meters and contracting out replacement.
Table for further discussion.

RECOMMENDATION:
"Motion to recommend the purchase of 250 water meters and authorize hiring of an independent contractor to conduct scheduling, replacement and data entry of new water meters."

ATTACHMENTS:

- Price Quote/Cost Breakdown worksheet

Water Meter Replacement Quotes

Prices based on 200 meters

Meter cost for Sensus iPERL meter and radio = **$235.00 each** **Total $47,000**

note - this cost would be the same for Public Works or Contractor installation.
Meters would be purchased by the city and stored at Public Works

There is a price brake at 250 meters. $225.00 each Total $56,250

Installation Cost: (includes scheduling)

Midwest Testing = $12,800 plus meters = **$59,800**

Hydro Corp = $14,980 plus meters = **$61,980**

Utiliuse = $16,800 plus meters = **$63,800**

note = Data Entry can be provided by HD Supply for $5/meter, add $1,000 to total price.

THE CITY OF LAKE ELMO

STAFF REPORT

DATE: July 18, 2017
CONSENT
ITEM #: 8

AGENDA ITEM: Inwood Water Tower (No. 4) – Pay Request No. 11

SUBMITTED BY: Chad Isakson, Project Engineer
REVIEWED BY: Krintina Handt, City Administrator
Jack Griffin, City Engineer

ISSUE BEFORE COUNCIL: Should the City Council approve Pay Request No. 11?

BACKGROUND: CB&I, Inc. was awarded a construction contract on March 15, 2016 to complete the Inwood Water Tower (No. 4) project. The substantial completion date for the project is September 28, 2017.

PROPOSAL DETAILS/ANALYSIS: CB&I, Inc., has submitted Partial Pay Request No. 11 in the amount of $60,914.00. 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 $105,446.43.

FISCAL IMPACT: None. Partial payment is proposed in accordance with the Contract for the project. Payment remains within the authorized scope and budget.

RECOMMENDATION: Staff is recommending that the City Council approve, *as part of the Consent Agenda*, Pay Request No. 11 for the Inwood Water Tower (No. 4) project. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve Pay Request No. 11 to CB&I, Inc. in the amount of $60,914.00 for the Inwood Water Tower (No. 4)".

ATTACHMENTS:

1. Partial Pay Estimate No. 11.

PROJECT PAY FORM

PARTIAL PAY ESTIMATE NO. **11**

FOCUS ENGINEERING, inc.

INWOOD WATER TOWER NO. 4
PROJECT NO. 2015.130

PERIOD OF ESTIMATE
FROM **5/27/2017** TO **6/26/2017**

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

CONTRACTOR:
CB&I Inc.
14109 S. ROUTE 59
PLAINFIELD, IL 60544
ATTN: MICHAEL ALLISON

CONTRACT CHANGE ORDER SUMMARY

No.	Approval Date	Amount	
		Additions	Deductions
1	5/3/2016	$0.00	$0.00
2	9/20/2016	$8,744.00	$0.00
TOTALS		$8,744.00	$0.00
NET CHANGE		$8,744.00	

PAY ESTIMATE SUMMARY

1. Original Contract Amount	$2,395,000.00
2. Net Change Order Sum	$8,744.00
3. Revised Contract (1+2)	$2,403,744.00
4. *Work Completed	$2,108,928.50
5. *Stored Materials	$0.00
6. Subtotal (4+5)	$2,108,928.50
7. Retainage* **5.0%**	$105,446.43
8. Previous Payments	$1,942,568.08
9. Amount Due (6-7-8)	**$60,914.00**

**Detailed Breakdown Attached*

CONTRACT TIME

START DATE:	**4/7/2016**	ORIGINAL DAYS	574	ON SCHEDULE	
SUBSTANTIAL COMPLETION:	**9/28/2017**	REVISED DAYS	0	YES	X
FINAL COMPLETION:	**11/2/2017**	REMAINING	129	NO	

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.

SEH, Inc.
Chad T Hagenberger
ENGINEER
6/30/2017
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 6/30/2017

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

BY
DATE

BY
DATE

PARTIAL PAY ESTIMATE NO. 11

INWOOD WATER TOWER NO. 4
CITY OF LAKE ELMO, MINNESOTA
PROJECT NO. 2015.130

FOCUS ENGINEERING, inc.

ITEM	DESCRIPTION OF PAY ITEM	UNIT	CONTRACT			THIS PERIOD		TOTAL TO DATE	
			QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
	DIVISION 1 - SITE & UTILITY WORK								
1	MOBILIZATION	LS	1	$16,000.00	$16,000.00		$0.00	1.00	$16,000.00
2	ROCK CONSTRUCTION ENTRANCE	EA	1	$3,822.00	$3,822.00		$0.00	1.00	$3,822.00
3	TRAFFIC CONTROL	LS	1	$2,068.00	$2,068.00		$0.00	0.50	$1,034.00
4	SUBGRADE EXCAVATION	CY	120	$10.00	$1,200.00		$0.00	60.00	$600.00
5	GEOTEXTILE FABRIC TYPE V	SY	200	$6.00	$1,200.00		$0.00	150.00	$900.00
6	ORGANIC TOPSOIL BORROW	CY	100	$30.00	$3,000.00		$0.00	0.00	$0.00
7	SELECT GRANULAR BORROW	CY	150	$16.00	$2,400.00		$0.00	0.00	$0.00
8	AGGREGATE BASE, CLASS 6	TON	1,250	$22.00	$27,500.00		$0.00	625.00	$13,750.00
9	BIT WEARING COURSE MIX (WEA2408)	TON	65	$99.00	$6,435.00		$0.00	0.00	$0.00
10	BIT NON-WEARING COURSE MIX (WEB2408)	TON	65	$99.00	$6,435.00		$0.00	0.00	$0.00
11	TACK COAT	GAL	35	$10.00	$350.00		$0.00	0.00	$0.00
12	8" CONCRETE APRON	SF	350	$25.00	$8,750.00		$0.00	0.00	$0.00
13	4" CONCRETE WALK	SF	100	$20.00	$2,000.00		$0.00	0.00	$0.00
14	CONNECT TO EXISTING WATERMAIN	EA	1	$2,300.00	$2,300.00		$0.00	0.00	$0.00
15	6" DIP WATER MAIN PIPE, CL. 52	LF	10	$110.00	$1,100.00		$0.00	0.00	$0.00
16	16" DIP WATER MAIN PIPE, CL. 52	LF	120	$140.00	$16,800.00		$0.00	0.00	$0.00
17	6" GATE VALVE & BOX	EA	1	$1,980.00	$1,980.00		$0.00	0.00	$0.00
18	HYDRANT	EA	1	$4,864.00	$4,864.00		$0.00	0.00	$0.00
19	DIP FITTINGS	LB	700	$2.50	$1,750.00		$0.00	0.00	$0.00
20	POLYETHYLENE ENCASEMENT	LF	140	$2.00	$280.00		$0.00	0.00	$0.00
21	4' X 4' CATCH BASIN WITH GRATING	EA	1	$2,618.00	$2,618.00		$0.00	0.00	$0.00
22	1.5" CLEAR TOCK	CY	16	$76.00	$1,216.00		$0.00	0.00	$0.00
23	GEOTEXTILE FABRIC TYPE I	SY	30	$6.00	$180.00		$0.00	0.00	$0.00
24	18" RCP STORM SEWER PIPE, CL. V	LF	90	$68.00	$6,120.00		$0.00	0.00	$0.00
25	18" APRON W/TRASH GUARD	EA	1	$1,700.00	$1,700.00		$0.00	0.00	$0.00
26	HAND PLACED RIP RAP, CL. III	CY	10	$92.00	$920.00		$0.00	0.00	$0.00
27	GEOTEXTILE FABRIC TYPE IV	SY	37	$3.00	$111.00		$0.00	0.00	$0.00
28	PREASSEMBLED SILT FENCE	LF	500	$2.25	$1,125.00		$0.00	250.00	$562.50
29	STRAW BIOROLL	LF	1,000	$2.00	$2,000.00		$0.00	0.00	$0.00
30	TEMPORARY SEEDING (MIX 22-111 WITH TYPE I MULCH)	AC	1.5	$4,000.00	$6,000.00		$0.00	0.00	$0.00
31	SEEDING (MIX 25-131 WITH FERTILIZER & HYDROMULCH)	AC	1.5	$3,500.00	$5,250.00		$0.00	0.00	$0.00
	SUBTOTAL - DIVISION 1				$137,474.00		$0.00		$36,668.50
	DIVISION 2 - ELEVATED STORAGE TANK								
1	INSURANCE AND BONDS	LS	1	$47,900.00	$47,900.00		$0.00	1.00	$47,900.00
2	ENGINEERING & APPROVAL	LS	1	$239,500.00	$239,500.00		$0.00	0.98	$234,710.00
3	TANK MATERIALS	LS	1	$316,100.00	$316,100.00		$0.00	1.00	$316,100.00
4	TANK FABRICATION & SHIP	LS	1	$287,700.00	$287,700.00		$0.00	1.00	$287,700.00
5	FOUNDATION CONSTRUCTION	LS	1	$413,400.00	$413,400.00		$0.00	1.00	$413,400.00
6	CONCRETE SHAFT CONSTRUCTION	LS	1	$372,100.00	$372,100.00		$0.00	1.00	$372,100.00
7	TANK ERECTION (ON GROUND)	LS	1	$214,600.00	$214,600.00		$0.00	1.00	$214,600.00
8	TANK PAINT (ON GROUND)	LS	1	$142,300.00	$142,300.00		$0.00	1.00	$142,300.00
9	HOIST TANK	LS	1	$43,450.00	$43,450.00		$0.00	1.00	$43,450.00
10	TANK PAINT (IN AIR)	LS	1	$74,200.00	$74,200.00		$0.00	0.00	$0.00
11	STERILIZE AND TEST	LS	1	$976.00	$976.00		$0.00	0.00	$0.00
12	ELECTRICAL	LS	1	$89,800.00	$89,800.00		$0.00	0.00	$0.00
13	WATER TOWER CONTROL PANEL AND RTU	LS	1	$15,500.00	$15,500.00		$0.00	0.00	$0.00
	SUBTOTAL - DIVISION 2				$2,257,526.00		$0.00		$2,072,260.00
TOTALS - BASE CONTRACT					$2,395,000.00		$0.00		$2,108,928.50
TOTAL CHANGE ORDER NO.1		0	1	$0.00	$0.00		$0.00	0.00	$0.00
TOTAL CHANGE ORDER NO.2		0	1	$8,744.00	$8,744.00		$0.00	0.00	$0.00
TOTALS - REVISED CONTRACT					$2,403,744.00		$0.00		$2,108,928.50

THE CITY OF LAKE ELMO

STAFF REPORT

DATE: July 18, 2017
CONSENT
ITEM #: 9

AGENDA ITEM: Old Village Phase 3: Street, Drainage, and Utility Improvements – Pay Request No. 1

SUBMITTED BY: Chad Isakson, Project Engineer
REVIEWED BY: Krintina Handt, City Administrator
Jack Griffin, City Engineer

ISSUE BEFORE COUNCIL: Should the City Council approve Pay Request No. 1 for the Old Village Phase 3: Street, Drainage, and Utility Improvements?

BACKGROUND: Douglas-Kerr Underground, LLC was awarded a construction contract on May 16, 2017 to complete the Old Village Phase 3: Street, Drainage, and Utility Improvements. The substantial completion date for the project is October 20, 2017.

PROPOSAL DETAILS/ANALYSIS: Douglas-Kerr Underground, LLC, has submitted Partial Pay Request No. 1 in the amount of $186,194.20. 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 $9,799.69.

FISCAL IMPACT: None. Partial payment is proposed in accordance with the Contract for the project. Payment remains within the authorized scope and budget.

RECOMMENDATION: Staff is recommending that the City Council approve, *as part of the Consent Agenda*, Pay Request No. 1 for the Old Village Phase 3: Street, Drainage, and Utility Improvements project. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve Pay Request No. 1 to Douglas-Kerr Underground, LLC in the amount of $186,194.20 for the Old Village Phase 3: Street, Drainage, and Utility Improvements project".

ATTACHMENTS:

1. Partial Pay Estimate No. 1.

PROJECT PAY FORM

PARTIAL PAY ESTIMATE NO. **1**

FOCUS ENGINEERING, inc.

OLD VILLAGE PHASE 3 IMPROVEMENTS
PROJECT NO. 2016.133

PERIOD OF ESTIMATE
FROM **5/18/2017** TO **6/30/2017**

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

CONTRACTOR:
DOUGLAS-KERR UNDERGROUND, LLC
2142 330TH AVE
MORA, MN 55051
ATTN: DENNY DOUGLAS

CONTRACT CHANGE ORDER SUMMARY

No.	Approval Date	Amount Additions	Amount Deductions
1	7/5/2017		$16,586.70
TOTALS		$0.00	$16,586.70
NET CHANGE		($16,586.70)	

PAY ESTIMATE SUMMARY

1. Original Contract Amount	$1,576,039.15
2. Net Change Order Sum	-$16,586.70
3. Revised Contract (1+2)	$1,559,452.45
4. *Work Completed	$195,993.90
5. *Stored Materials	$0.00
6. Subtotal (4+5)	$195,993.90
7. Retainage* 5.0%	$9,799.69
8. Previous Payments	$0.00
9. Amount Due (6-7-8)	**$186,194.20**

**Detailed Breakdown Attached*

CONTRACT TIME

START DATE:	**5/16/2017**	ORIGINAL DAYS	410	ON SCHEDULE	
SUBSTANTIAL COMPLETION:	**10/20/2017**	REVISED DAYS	0	YES	X
FINAL COMPLETION:	**6/30/2018**	REMAINING	365	NO	

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

7/10/2017
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. 1

OLD VILLAGE PHASE 3 IMPROVEMENTS
CITY OF LAKE ELMO, MINNESOTA
PROJECT NO. 2016.133

FOCUS ENGINEERING, inc.

ITEM	DESCRIPTION OF PAY ITEM	UNIT	CONTRACT			THIS PERIOD		TOTAL TO DATE	
			QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
	DIVISION 1								
1	Mobilization	LS	1	$58,045.95	$58,045.95	0.50	$29,022.98	0.50	$29,022.98
2	Clearing & Grubbing	ACRE	1.15	$6,000.00	$6,900.00	0.50	$3,000.00	0.50	$3,000.00
3	Clearing & Grubbing	TREE	42	$200.00	$8,400.00	22	$4,400.00	22	$4,400.00
4	Remove Water Main Pipe	LF	2884	$1.20	$3,460.80	619	$742.80	619	$742.80
5	Remove Sewer Pipe (Storm)	LF	144	$11.45	$1,648.80	0	$0.00	0	$0.00
6	Remove Concrete Curb & Gutter	LF	440	$3.00	$1,320.00	100	$300.00	100	$300.00
7	Remove Backstop Fence	EACH	1	$450.00	$450.00	0	$0.00	0	$0.00
8	Pulverize Bituminous Pavement (P)	SY	10246	$1.10	$11,270.60	3,600	$3,960.00	3,600	$3,960.00
9	Remove Bituminous Driveway & Parking Lot Pavement	SY	765	$3.75	$2,868.75	0	$0.00	0	$0.00
10	Remove Concrete Driveway Pavement	SY	300	$6.25	$1,875.00	0	$0.00	0	$0.00
11	Remove Catch Basin or Manhole (Storm)	EACH	3	$260.00	$780.00	0	$0.00	0	$0.00
12	Remove Gate Valve & Box	EACH	14	$90.00	$1,260.00	0	$0.00	0	$0.00
13	Remove Hydrant	EACH	6	$450.00	$2,700.00	1	$450.00	1	$450.00
14	Sawing Concrete Pavement (Full Depth)	LF	240	$3.50	$840.00	0	$0.00	0	$0.00
15	Sawing Bit Pavement (Full Depth)	LF	610	$2.75	$1,677.50	0	$0.00	0	$0.00
16	Salvage and Install Fence	LF	200	$27.00	$5,400.00	80	$2,160.00	80	$2,160.00
17	Salvage Retaining Wall	LF	100	$24.00	$2,400.00	0	$0.00	0	$0.00
18	Salvage Sign (Type C or Street Name Sign)	EACH	8	$35.00	$280.00	0	$0.00	0	$0.00
19	Salvage & Install Sign Type C	EACH	5	$160.00	$800.00	0	$0.00	0	$0.00
20	Salvage & Install Mailbox Assembly	EACH	26	$90.00	$2,340.00	0	$0.00	0	$0.00
21	Salvage & Install Pavers (Incl. Flagstone Steps & Wall)	SF	200	$23.00	$4,600.00	0	$0.00	0	$0.00
22	Common Excavation (P)	CY	12605	$10.85	$136,764.25	0	$0.00	0	$0.00
23	Infiltration Basin Excavation (EV)	CY	467	$32.50	$15,177.50	0	$0.00	0	$0.00
24	Subgrade Correction (EV)(Includes Select Granular Borrow - Mod 5%)	CY	400	$29.85	$11,940.00	0	$0.00	0	$0.00
25	Select Granular Borrow - Mod. 5% (CV)(P)	CY	7764	$19.00	$147,516.00	0	$0.00	0	$0.00
26	Geotextile Fabric, Type V	SY	1000	$1.50	$1,500.00	0	$0.00	0	$0.00
27	Agg. Base, Cl. 6 (CV) (P)	CY	2288	$31.95	$73,101.60	0	$0.00	0	$0.00
28	Street Sweeping	HOUR	40	$150.00	$6,000.00	0	$0.00	0	$0.00
29	Bit. Material for Tack Coat	GAL	501	$1.40	$701.40	0	$0.00	0	$0.00
30	Type SP 9.5 Wearing Course Mix (2,C) (Parking Lots, Driveways & Bike Trail:	TON	230	$101.00	$23,230.00	0	$0.00	0	$0.00
31	Type SP 9.5 Wearing Course Mix (3,B)	TON	590	$54.50	$32,155.00	0	$0.00	0	$0.00
32	Type SP 9.5 Wearing Course Mix (3,C)	TON	315	$63.00	$19,845.00	0	$0.00	0	$0.00
33	Type SP 12.5 Wearing Course Mix (3,B)	TON	790	$48.75	$38,512.50	0	$0.00	0	$0.00
34	Type SP 12.5 Wearing Course Mix (3,.C)	TON	420	$56.25	$23,625.00	0	$0.00	0	$0.00
35	Bituminous Wedge Paving	TON	170	$0.01	$1.70	0	$0.00	0	$0.00
36	Saw & Seal Joint (40' Intervals)	LF	1400	$3.25	$4,550.00	0	$0.00	0	$0.00
37	Pipe Foundation Rock	LF	1600	$0.01	$16.00	0	$0.00	0	$0.00
38	15" RC Pipe Apron w/Trash Guard	EACH	1	$1,024.05	$1,024.05	0	$0.00	0	$0.00
39	18" RC Pipe Apron w/Trash Guard	EACH	1	$1,095.10	$1,095.10	0	$0.00	0	$0.00
40	21" RC Pipe Apron w/Trash Guard	EACH	2	$1,470.00	$2,940.00	0	$0.00	0	$0.00
41	36" Span RC Pipe-Arch Apron w/Trash Guard	EACH	2	$2,466.45	$4,932.90	0	$0.00	0	$0.00
42	Infiltration Basin Underdrain System	LF	410	$0.01	$4.10	0	$0.00	0	$0.00
43	4" PVC Perf. Edge Drain w/ Backfill & Wrap	LF	1300	$10.50	$13,650.00	0	$0.00	0	$0.00
44	Draintile Cleanout	EACH	20	$175.00	$3,500.00	0	$0.00	0	$0.00
45	8" PVC Pipe Sewer (SDR 26)	LF	3236	$35.10	$113,583.60	681	$23,903.10	681	$23,903.10
46	12" RC Pipe Sewer, Des 3006 CL V	LF	125	$36.55	$4,568.75	0	$0.00	0	$0.00
47	15" RC Pipe Sewer, Des 3006 CL V	LF	741	$32.60	$24,156.60	0	$0.00	0	$0.00
48	18" RC Pipe Sewer, Des 3006 CL V	LF	350	$30.35	$10,622.50	0	$0.00	0	$0.00
49	21" RC Pipe Sewer, Des 3006 CL III	LF	178	$37.85	$6,737.30	0	$0.00	0	$0.00
50	36" Span RC Pipe-Arch Sewer CL IIA	LF	101	$100.90	$10,190.90	0	$0.00	0	$0.00
51	Connect to Existing Sanitary Sewer	EACH	2	$2,939.55	$5,879.10	1	$2,939.55	1	$2,939.55
52	Construct Drainage Structure 2'x3' (w/ Casting)	EACH	7	$1,580.75	$11,065.25	0	$0.00	0	$0.00
53	Construct Drainage Structure Des. CC - 48" (w/ Casting)	EACH	8	$2,432.30	$19,458.40	0	$0.00	0	$0.00
54	Construct Drainage Structure Des. CC - 60" (w/ Casting)	EACH	2	$3,484.05	$6,968.10	0	$0.00	0	$0.00
55	Construct Drainage Structure Des. CC - 72" (w/ Casting)	EACH	1	$3,940.80	$3,940.80	0	$0.00	0	$0.00
56	Construct Drainage Structure Des. CC - 84" (w/ Casting)	EACH	1	$4,945.05	$4,945.05	0	$0.00	0	$0.00
57	8"X4" PVC Wye, SDR 26	EACH	21	$500.75	$10,515.75	0	$0.00	0	$0.00
58	8"X6" PVC Wye, SDR 26	EACH	9	$1,004.55	$9,040.95	4	$4,018.20	4	$4,018.20
59	6" Clean-Out Assembly (SCH 40)	EACH	4	$324.60	$1,298.40	0	$0.00	0	$0.00
60	2" Pressure Cleanout & CurbstopAssembly	EACH	1	$986.40	$986.40	0	$0.00	0	$0.00
61	2"x1-1/4" Fused Tee	EACH	4	$254.20	$1,016.80	0	$0.00	0	$0.00
62	1-1/4" Curb Stop & Box	EACH	5	$429.50	$2,147.50	0	$0.00	0	$0.00
63	4" PVC Sanitary Service Pipe - Sch40	LF	815	$11.05	$9,005.75	0	$0.00	0	$0.00
64	6" PVC Sanitary Service Pipe - Sch40	LF	760	$20.45	$15,542.00	183	$3,742.35	183	$3,742.35
65	1-1/4" HDPE Service Pipe	LF	250	$9.70	$2,425.00	0	$0.00	0	$0.00
66	2" HDPE Pressure Pipe	LF	290	$14.15	$4,103.50	0	$0.00	0	$0.00
67	Tracer Wire Box - (at property line)	EACH	36	$167.60	$6,033.60	0	$0.00	0	$0.00
68	Sanitary Sewer Manhole (10' Deep)	EACH	14	$3,175.50	$44,457.00	4	$12,702.00	4	$12,702.00
69	Sanitary Sewer Manhole Extra Depth	LF	48	$137.15	$6,583.20	14.15	$1,940.67	14	$1,940.67
70	Sewer Televising	LF	3236	$1.25	$4,045.00	0	$0.00	0	$0.00
71	2" Rigid Insulation	SY	120	$14.30	$1,716.00	0	$0.00	0	$0.00
72	Temporary Water Service	LS	1	$25,028.00	$25,028.00	0.5	$12,514.00	1	$12,514.00
73	1" Corporation Stop	EACH	27	$279.20	$7,538.40	0	$0.00	0	$0.00
74	2" Corporation Stop	EACH	3	$726.45	$2,179.35	0	$0.00	0	$0.00
75	1" Curb Stop & Box	EACH	27	$362.85	$9,796.95	0	$0.00	0	$0.00
76	2" Curb Stop & Box	EACH	3	$839.00	$2,517.00	0	$0.00	0	$0.00
77	8" x 1 -1/4" Saddle Tap	EACH	1	$390.95	$390.95	0	$0.00	0	$0.00
78	Connect to Existing Water Main	EACH	3	$1,025.40	$3,076.20	2	$2,050.80	2	$2,050.80

ITEM	DESCRIPTION OF PAY ITEM	UNIT	CONTRACT			THIS PERIOD		TOTAL TO DATE	
			QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
79	Connect to Existing Water Service	EACH	34	$382.35	$12,999.90	0	$0.00	0	$0.00
80	Hydrant	EACH	8	$4,199.10	$33,592.80	3	$12,597.30	3	$12,597.30
81	6" Gate Valve & Box	EACH	14	$1,586.10	$22,205.40	7	$11,102.70	7	$11,102.70
82	8" Gate Valve & Box	EACH	8	$2,036.45	$16,291.60	1	$2,036.45	1	$2,036.45
83	16" Butterfly Valve & Box	EACH	4	$3,023.65	$12,094.60	4	$12,094.60	4	$12,094.60
84	1" Type K Copper Pipe	LF	1095	$9.20	$10,074.00	0	$0.00	0	$0.00
85	2" Type K Copper Pipe	LF	90	$22.95	$2,065.50	0	$0.00	0	$0.00
86	6" Water Main DIP - CL 52 (Poly Encased)	LF	394	$24.45	$9,633.30	168	$4,107.60	168	$4,107.60
87	8" Water Main DIP - CL 52 (Poly Encased)	LF	2424	$32.30	$78,295.20	47	$1,518.10	47	$1,518.10
88	16" Water Main DIP - CL 52 (Poly Encased)	LF	892	$60.95	$54,367.40	646	$39,373.70	646	$39,373.70
89	Water Main Fittings	LB	3606	$3.25	$11,719.50	1,636	$5,317.00	1,636	$5,317.00
90	Random Rip-Rap, Class III (includes Geotextile Fabric)	CY	40	$115.00	$4,600.00	0	$0.00	0	$0.00
91	5" Concrete Walk	SF	5100	$4.90	$24,990.00	0	$0.00	0	$0.00
92	6" Concrete Walk - Pedestrian Ramp	SF	480	$6.10	$2,928.00	0	$0.00	0	$0.00
93	B612 Concrete Curb & Gutter	LF	365	$19.00	$6,935.00	0	$0.00	0	$0.00
94	B618 Concrete Curb & Gutter	LF	5525	$12.25	$67,681.25	0	$0.00	0	$0.00
95	6" Concrete Driveway Pavement	SY	300	$47.75	$14,325.00	0	$0.00	0	$0.00
96	8" Concrete Driveway Pavement	SY	125	$55.75	$6,968.75	0	$0.00	0	$0.00
97	Truncated Domes	SF	72	$30.00	$2,160.00	0	$0.00	0	$0.00
98	Traffic Control	LS	1	$2,300.00	$2,300.00	0	$0.00	0	$0.00
99	Sign Panels, Type C	SF	21	$43.50	$913.50	0	$0.00	0	$0.00
100	Sign, Type Special (Street Name)	EACH	3	$495.00	$1,485.00	0	$0.00	0	$0.00
101	Silt Fence, Preassembled	LF	2400	$1.25	$3,000.00	0	$0.00	0	$0.00
102	Storm Drain Inlet Protection	EACH	23	$125.00	$2,875.00	0	$0.00	0	$0.00
103	Filter Topsoil Borrow (Pulverized) (LV)	CY	125	$39.50	$4,937.50	0	$0.00	0	$0.00
104	Common Topsoil Borrow (Pulverized) (LV)	CY	1500	$24.75	$37,125.00	0	$0.00	0	$0.00
105	Sodding, Type Mineral	SY	6300	$5.25	$33,075.00	0	$0.00	0	$0.00
106	Seeding (Seed Mixture Type 25-131)	ACRE	2	$1,108.00	$2,216.00	0	$0.00	0	$0.00
107	Seeding (Seed Mixture Type Basin)	ACRE	0.2	$777.00	$155.40	0	$0.00	0	$0.00
108	Erosion Control Blanket Category 3N	SY	2400	$1.35	$3,240.00	0	$0.00	0	$0.00
109	Sediment Control Log	LF	800	$2.10	$1,680.00	0	$0.00	0	$0.00
110	6' Wide Agg. Lime Walking Trail	LF	700	$15.50	$10,850.00	0	$0.00	0	$0.00
111	Temporary Rock Construction Entrance	EACH	4	$1,400.00	$5,600.00	0	$0.00	0	$0.00
	SUBTOTAL - DIVISION 1				$1,576,039.15		$195,993.90		$195,993.90
TOTALS					$1,576,039.15		$195,993.90		$195,993.90

THE CITY OF LAKE ELMO

STAFF REPORT

DATE: July 18, 2017
CONSENT
ITEM #: 10

AGENDA ITEM: 2017 Street Improvements – Pay Request No. 1

SUBMITTED BY: Chad Isakson, Project Engineer
REVIEWED BY: Krintina Handt, City Administrator
Jack Griffin, City Engineer

ISSUE BEFORE COUNCIL: Should the City Council approve Pay Request No. 1 for the 2017 Street Improvements?

BACKGROUND: Hardrives, Inc. was awarded a construction contract on May 16, 2017 to complete the 2017 Street Improvements project. The substantial completion date for the project is September 22, 2017.

PROPOSAL DETAILS/ANALYSIS: Hardrives, Inc., has submitted Partial Pay Request No. 1 in the amount of $56,749.57. 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 $2,986.82.

FISCAL IMPACT: None. Partial payment is proposed in accordance with the Contract for the project. Payment remains within the authorized scope and budget.

RECOMMENDATION: Staff is recommending that the City Council approve, *as part of the Consent Agenda*, Pay Request No. 1 for the 2017 Street Improvements. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve Pay Request No. 1 to Hardrives, Inc. in the amount of $56,749.57 for the 2017 Street Improvements project".

ATTACHMENTS:

1. Partial Pay Estimate No. 1.

PROJECT PAY FORM

PARTIAL PAY ESTIMATE NO. 1

FOCUS ENGINEERING, inc.

2017 STREET IMPROVEMENTS
PROJECT NO. 2016.135

PERIOD OF ESTIMATE
FROM **5/31/2017** TO **6/30/2017**

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

CONTRACTOR:
HARDRIVES, INC.
14475 QUIRAM DRIVE
ROGERS, MN 55374
ATTN: NATHAN LINDBERG, PROJECT MANAGER

CONTRACT CHANGE ORDER SUMMARY

No.	Approval Date	Amount	
		Additions	Deductions
TOTALS		$0.00	$0.00
NET CHANGE		$0.00	

PAY ESTIMATE SUMMARY

1. Original Contract Amount	$1,038,206.14
2. Net Change Order Sum	$0.00
3. Revised Contract (1+2)	$1,038,206.14
4. *Work Completed	$59,736.39
5. *Stored Materials	$0.00
6. Subtotal (4+5)	$59,736.39
7. Retainage* 5.0%	$2,986.82
8. Previous Payments	$0.00
9. Amount Due (6-7-8)	**$56,749.57**

Detailed Breakdown Attached

CONTRACT TIME

START DATE:	6/12/2017	ORIGINAL DAYS	137	ON SCHEDULE	
SUBSTANTIAL COMPLETION:	9/22/2017	REVISED DAYS	0	YES	X
FINAL COMPLETION:	10/27/2017	REMAINING	119	NO	

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
7/6/2017
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
7/6/17
DATE

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

BY
DATE

BY
DATE

PARTIAL PAY ESTIMATE NO. 1

2017 STREET IMPROVEMENTS
CITY OF LAKE ELMO, MINNESOTA
PROJECT NO. 2016.135

FOCUS ENGINEERING, inc.

ITEM	DESCRIPTION OF PAY ITEM	UNIT	CONTRACT			THIS PERIOD		TOTAL TO DATE	
			QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
	DIVISION 1 - GENERAL								
1	MOBILIZATION	LS	1	$4,226.26	$4,226.26	1.00	$4,226.26	1.00	$4,226.26
2	TRAFFIC CONTROL	LS	1	$1,890.12	$1,890.12	1.00	$1,890.12	1.00	$1,890.12
3	SILT FENCE	LF	180	$2.63	$473.40	0.00	$0.00	0.00	$0.00
4	INLET PROTECTION	EA	39	$90.00	$3,510.00	12.50	$1,125.00	12.50	$1,125.00
5	CLEAR TREE	EA	11	$231.01	$2,541.11	15.00	$3,465.15	15.00	$3,465.15
6	GRUB TREE	EA	11	$126.01	$1,386.11	15.00	$1,890.15	15.00	$1,890.15
7	IMPORT AND PLACE TOPSOIL BORROW	CY	2,080	$10.00	$20,800.00	0.00	$0.00	0.00	$0.00
8	SODDING	SY	10,330	$4.40	$45,452.00	0.00	$0.00	0.00	$0.00
9	SEED, MULCH, & FERTILIZER	SY	2,140	$1.95	$4,173.00	0.00	$0.00	0.00	$0.00
10	REINSTALL PROPERTY CORNER	EA	10	$472.53	$4,725.30	0.00	$0.00	0.00	$0.00
	SUBTOTAL - DIVISION 1				$89,177.30		$12,596.68		$12,596.68
	DIVISION 2 - STORM SEWER IMPROVEMENTS								
1	REMOVE & DISPOSE OF EXISTING STORM SEWER (ALL SIZES AND TYPES, INCL. END SECT	LF	281	$5.25	$1,475.25	47.00	$246.75	47.00	$246.75
2	REMOVE & DISPOSE OF EXISTING STORM SEWER STRUCTURE	EA	12	$420.02	$5,040.24	2.00	$840.04	2.00	$840.04
3	REMOVE & DISPOSE OF ENERGY DISSIPATION STRUCTURE	EA	1	$420.02	$420.02	0.00	$0.00	0.00	$0.00
4	REMOVE CATCH BASIN CASTING	EA	13	$159.82	$2,077.66	0.00	$0.00	0.00	$0.00
5	R-3067 CATCH BASIN CASTING	EA	13	$659.11	$8,568.43	0.00	$0.00	0.00	$0.00
6	12" RCP STORM SEWER PIPE	LF	66	$31.50	$2,079.00	38.00	$1,197.00	38.00	$1,197.00
7	15" RCP STORM SEWER PIPE	LF	1,773	$32.55	$57,711.15	829.00	$26,983.95	829.00	$26,983.95
8	18" RCP STORM SEWER PIPE	LF	20	$60.90	$1,218.00	0.00	$0.00	0.00	$0.00
9	15" FLARED END SECTION	EA	5	$945.06	$4,725.30	0.00	$0.00	0.00	$0.00
10	18" FLARED END SECTION	EA	1	$2,205.12	$2,205.12	0.00	$0.00	0.00	$0.00
11	CATCH BASIN TYPE 404	EA	4	$1,732.60	$6,930.40	2.00	$3,465.20	2.00	$3,465.20
12	CATCH BASIN/MANHOLE TYPE 406	EA	17	$2,058.11	$34,987.87	7.00	$14,406.77	7.00	$14,406.77
13	RIP RAP INCL. GEOTEXTILE	CY	39	$89.25	$3,480.75	0.00	$0.00	0.00	$0.00
14	GRADE TO DRAIN	LF	220	$17.85	$3,927.00	0.00	$0.00	0.00	$0.00
	SUBTOTAL - DIVISION 2				$134,846.19		$47,139.71		$47,139.71
	DIVISION 3 - STREET IMPROVEMENTS								
1	SAWCUT BITUMINOUS OR CONCRETE	LF	310	$1.00	$310.00	0.00	$0.00	0.00	$0.00
2	REMOVE & DISPOSE OF EXISTING CONCRETE CURB AND GUTTER, ALL TYPES	LF	130	$1.65	$214.50	0.00	$0.00	0.00	$0.00
3	REMOVE & DISPOSE OF EXISTING BITUMINOUS PAVEMENT (DRIVEWAY)	SY	680	$4.12	$2,801.60	0.00	$0.00	0.00	$0.00
4	REMOVE & DISPOSE OF EXISTING CONCRETE PAVEMENT (DRIVEWAY)	SY	220	$7.49	$1,647.80	0.00	$0.00	0.00	$0.00
5	RECLAIM EXISTING BITUMINOUS AND BASE MATERIALS (8" DEPTH INCL. BIT. CURB) (P)	SY	41,776	$1.35	$56,397.60	0.00	$0.00	0.00	$0.00
6	HAUL OUT EXCESS RECLAIMED MATERIAL (LV)	CY	4,062	$9.47	$38,467.14	0.00	$0.00	0.00	$0.00
7	2' AGGREGATE SHOULDERING	LF	3,174	$1.01	$3,205.74	0.00	$0.00	0.00	$0.00
8	SUBGRADE CORRECTION	CY	370	$0.01	$3.70	0.00	$0.00	0.00	$0.00
9	SUBGRADE PREPARATION OF RECLAIMED SURFACE (P)	RS	121	$250.00	$30,250.00	0.00	$0.00	0.00	$0.00
10	BITUMINOUS DRIVEWAY PAVEMENT	SY	893	$18.00	$16,074.00	0.00	$0.00	0.00	$0.00
11	BITUMINOUS NON-WEARING COURSE	TN	4,380	$48.75	$213,525.00	0.00	$0.00	0.00	$0.00
12	BITUMINOUS WEARING COURSE	TN	3,290	$51.45	$169,270.50	0.00	$0.00	0.00	$0.00
13	BITUMINOUS MATERIAL FOR TACK COAT	GAL	2,020	$1.25	$2,525.00	0.00	$0.00	0.00	$0.00
14	SAW AND SEAL STREET (40' INTERVALS)	LF	9,560	$2.60	$24,856.00	0.00	$0.00	0.00	$0.00
15	CONCRETE CURB AND GUTTER, ALL TYPES	LF	20,997	$10.25	$215,219.25	0.00	$0.00	0.00	$0.00
16	6" CONCRETE FLUME (ALL TYPES)	EA	3	$523.98	$1,571.94	0.00	$0.00	0.00	$0.00
17	6" CONCRETE DIRVEWAY PAVEMENT	SY	220	$50.61	$11,134.20	0.00	$0.00	0.00	$0.00
18	4" PERFORATED PVC EDGE DRAIN	LF	2,000	$9.60	$19,200.00	0.00	$0.00	0.00	$0.00
19	DRAINTILE CLEANOUT	EA	20	$230.00	$4,600.00	0.00	$0.00	0.00	$0.00
20	MANHOLE UPPER SECTION REHABILITATION	EA	2	$1,454.34	$2,908.68	0.00	$0.00	0.00	$0.00
	SUBTOTAL - DIVISION 3				$814,182.65		$0.00		$0.00

TOTALS - BASE CONTRACT **$1,038,206.14** **$59,736.39** **$59,736.39**

THE CITY OF LAKE ELMO

STAFF REPORT

DATE: July 18, 2017
CONSENT
ITEM #: 11

AGENDA ITEM: 2017 Mill and Overlay Project – Accept Bids and Award Contract

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Rob Weldon, Public Works Director
Amanda Groh, Project Engineer

ISSUE BEFORE COUNCIL: Should the City Council accept bids and award a contract for the 2017 Mill and Overlay Project?

BACKGROUND: Each year the City implements preventive maintenance work on the public streets consisting of minor reconstruction and subgrade correction, resurfacing, mill and overlays, crack sealing, seal coating, and patching. The annual Preventive Street Maintenance Program employs a cost effective approach for street repairs to extend the life expectancy of the pavements. Streets selected for the Preventive Street Maintenance Program are determined by using a pavement management system where each street pavement in the City is assigned a condition rating based on visual inspection of the pavement distresses and observed deterioration. The number of streets selected each year is dependent upon the amount of funding available for the program. Streets that have exceeded their life expectancy and can no longer be effectively maintained are programed for reconstruction in the City's Capital Improvement Program.

For 2017, the following streets were identified for mill and overlay improvements:

- 31st Street from CSAH 6 (Stillwater Boulevard) to CSAH 14 (Stillwater Blvd.), including 400 feet of full depth patching.
- 43rd Street from Kirkwood Avenue to CSAH 17 (Lake Elmo Avenue).

A "mill & overlay" is a street maintenance technique that requires the removal of the top pavement layer of the street by the grinding action of a large milling machine. After the top layer is removed, a new layer of bituminous pavement is placed. Prior to the mill and overlay, localized areas with significant distress and potential subgrade failure are corrected by completing a full depth patch (removal and replacement of the entire aggregate base and pavement layers). The mill and overlay will remove the surface distresses, improve ride quality, and will preserve the lower portion of the pavement. Cracks that extend the full depth of the pavement are likely to reflect into the new pavement within two years of construction.

PROPOSAL DETAILS/ANALYSIS: Bids were received, publicly opened, and read aloud on Thursday, July 6, 2017. A Tabulation of Bids and a letter of recommendation for the award of the Contract has been prepared and attached. The City received 4 bids for this project, with Hardrives, Inc. providing the lowest bid in the amount of $156,695.40.

The City Engineer is recommending that the City Council award the Contract to the lowest responsible bidder, Hardrives, Inc. as outlined in the attached letter. The Project was advertised on QuestCDN.com

and in the Oakdale-Lake Elmo Review in accordance with the Minnesota Competitive Bidding requirements.

FISCAL IMPACT: Approval of this resolution commits the City Council to enter into a construction contract for the project with a construction contract amount of $156,695.40. The total estimated project cost is $167,000.00 to be paid from the Street Maintenance fund.

RECOMMENDATION: Staff is recommending that the City Council approve, *as part of the Consent Agenda*, Resolution No. 2017-, thereby accepting bids and awarding a contract to Hardrives, Inc., in the amount of $156,695.40 for the 2017 Mill and Overlay Project. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve Resolution No. 2017–78, accepting bids and awarding a contract to Hardrives, Inc., in the amount of $156,695.40 for the 2017 Mill and Overlay Project."

ATTACHMENTS:

1. Resolution No. 2017-78 Accepting Bids and Awarding a Contract.
2. Engineer's Letter of Award Recommendation and Tabulation of Bids.
3. Project Schedule.

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2017-78

A RESOLUTION ACCEPTING BIDS AND AWARDING A CONTRACT FOR THE 2017 MILL AND OVERLAY PROJECT

WHEREAS, pursuant to an advertisement for bids for the 2017 Mill and Overlay Project, 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 submittal 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, Hardrives, Inc., for the amount of $156,695.40.

NOW, THEREFORE, IT IS HEREBY RESOLVED,

1. That the Mayor and City Clerk and 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 Base Bid, and according to the plans and specifications thereof approved by the City Council.

2. The City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next two lowest bidders shall be retained until a contract has been signed.

ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE EIGHTEENTH DAY OF JULY 2017.

CITY OF LAKE ELMO

By: _____
Mike Pearson
Mayor

(Seal)

ATTEST:

_____
Julie Johnson
City Clerk

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**

July 10, 2017

Honorable Mayor and City Council
City of Lake Elmo, Minnesota

2017 Mill and Overlay Project
City of Lake Elmo, Minnesota
FOCUS Project No. 2017.151

Dear Mayor and City Council:

Bids for the 2017 Mill and Overlay Project, were received on July 6, 2017, at 3:00 PM with the following results:

Contractor	**Base Bid**
Hardrives, Inc.	$156,695.40
Valley Paving	$175,435.00
Park Construction Company	$183,107.00
Bituminous Roadways	$232,196.60
Engineer's Estimate	$187,074.50

A complete Tabulation of Bids is enclosed for your information.

We recommend that you award the Contract to the lowest responsible bidder, Hardrives for their total bid of $156,695.40.

Please contact me with any questions you may have.

Sincerely,

Amanda E. Groh, P.E.
Project Engineer

Enclosure

cc: Jack Griffin, City Engineer

TABULATION OF BIDS

2017 MILL AND OVERLAY PROJECT
LAKE ELMO, MN
PROJECT NO. 2017.151

FOCUS ENGINEERING, inc.

BIDS OPENED: JULY 6, 2017 3:00PM

ITEM NO.	ITEM	UNIT	QUANTITY	Engineer's Estimate		Hardrives, Inc		Valley Paving, Inc.		Park Construction Company		Bituminous Roadways	
				Unit Price	Total Amount	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	MOBILIZATION	LS	1.00	$ 8,900.00	$ 8,900.00	$ 8,500.00	$ 8,500.00	$8,640.00	$ 8,640.00	$12,800.00	$ 12,800.00	$ 20,194.00	$ 20,194.00
2	TRAFFIC CONTROL	LS	1.00	$ 4,600.00	$ 4,600.00	$ 1,500.00	$ 1,500.00	$1,575.00	$ 1,575.00	$1,560.00	$ 1,560.00	$ 6,906.00	$ 6,906.00
3	SILT FENCE	LF	800.00	$ 2.25	$ 1,800.00	$ 0.01	$ 8.00	$2.17	$ 1,736.00	$1.90	$ 1,520.00	$ 4.30	$ 3,440.00
4	SAWCUT PAVEMENT (ALL TYPES)	LF	104.00	$ 2.50	$ 260.00	$ 2.55	$ 265.20	$8.00	$ 832.00	$4.85	$ 504.40	$ 4.90	$ 509.60
5	MILL 2" OF EXIST. BITUMINOUS PAVEMENT	SY	5,640.00	$ 2.00	$ 11,280.00	$ 2.00	$ 11,280.00	$1.14	$ 6,429.60	$1.85	$ 10,434.00	$ 2.30	$ 12,972.00
6	MILL 2.5" OF EXIST. BITUMINOUS PAVEMENT	SY	6,970.00	$ 2.25	$ 15,682.50	$ 2.50	$ 17,425.00	$1.34	$ 9,339.80	$2.20	$ 15,334.00	$ 3.10	$ 21,607.00
7	REMOVE & DISPOSE OF EXIST. BITUMINOUS PAVEMENT	SY	1,160.00	$ 2.25	$ 2,610.00	$ 5.95	$ 6,902.00	$2.75	$ 3,190.00	$3.25	$ 3,770.00	$ 3.50	$ 4,060.00
	REMOVE AND REPLACE CLASS 6, AGGREGATE BASE, 100%												
8	CRUSHED LIMESTONE	TN	420.00	$ 18.00	$ 7,560.00	$ 5.00	$ 2,100.00	$33.55	$ 14,091.00	$30.15	$ 12,663.00	$ 36.50	$ 15,330.00
9	TYPE SP 12.5 BITUMINOUS NON-WEARING COURSE (SPNWB230B)	TN	140.00	$ 57.00	$ 7,980.00	$ 60.00	$ 8,400.00	$60.78	$ 8,509.20	$65.50	$ 9,170.00	$ 58.00	$ 8,120.00
10	SYPE SP 9.5 BITUMINOUS WEARING COURSE (SPWEA330B)	TN	1,840.00	$ 60.00	$ 110,400.00	$ 51.75	$ 95,220.00	$56.57	$ 104,088.80	$55.65	$ 102,396.00	$ 59.00	$ 108,560.00
11	BITUMINOUS MATERIAL FOR TACK COAT	GAL	960.00	$ 3.00	$ 2,880.00	$ 1.40	$ 1,344.00	$1.36	$ 1,305.60	$1.70	$ 1,632.00	$ 3.70	$ 3,552.00
12	IMPORT AND PLACE TOPSOIL (LV)	CY	160.00	$ 20.00	$ 3,200.00	$ 5.00	$ 800.00	$54.24	$ 8,678.40	$30.15	$ 4,824.00	$ 52.00	$ 8,320.00
13	SEEDING, FERTILIZER AND WOOD FIBER BLANKET	SY	1,880.00	$ 2.15	$ 4,042.00	$ 0.35	$ 658.00	$1.68	$ 3,158.40	$2.30	$ 4,324.00	$ 8.50	$ 15,980.00
14	STRIPING - 4" YELLOW EPOXY	LF	1,960.00	$ 1.00	$ 1,960.00	$ 0.39	$ 764.40	$0.61	$ 1,195.60	$0.37	$ 725.20	$ 0.45	$ 882.00
15	STRIPING - 4" WHITE EPOXY	LF	3,920.00	$ 1.00	$ 3,920.00	$ 0.39	$ 1,528.80	$0.68	$ 2,665.60	$0.37	$ 1,450.40	$ 0.45	$ 1,764.00
	TOTAL BASE BID				**$ 187,074.50**		**$ 156,695.40**		**$ 175,435.00**		**$ 183,107.00**		**$ 232,196.60**

PROJECT SCHEDULE
CITY OF LAKE ELMO

2017 MILL AND OVERLAY PROJECT
PROJECT NO. 2017.151

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**

JUNE 15, 2017	Placement of Advertisement for Bids. –Oakdale-Lake Elmo Review. Publication on June 15 – Quest CDN. Publication on June 15
JULY 6, 2017	Receive Contractor bids.
JULY 18, 2017	Council accepts bids and awards Contract.
AUGUAT 3, 2017	Conduct Pre-construction meeting and Issue Notice to Proceed.
AUGUST 7, 2017	Contractor begins Work.
OCTOBER 6, 2017	Substantial Completion of Work; including paving and restoration.
OCTOBER 31, 2017	Final Completion of Work; including punchlist and final documentation.

THE CITY OF LAKE ELMO

STAFF REPORT

DATE: July 18, 2017
CONSENT
ITEM #: 12

AGENDA ITEM: CSAH 13 (Ideal Avenue) Improvements – Approve Cooperative Agreement Payment No. 1

SUBMITTED BY: Chad Isakson, Project Engineer
REVIEWED BY: Krintina Handt, City Administrator
Jack Griffin, City Engineer

ISSUE BEFORE COUNCIL: Should the City Council approve Payment No. 1 for the CSAH 13 (Ideal Avenue) Improvements?

BACKGROUND, PROPOSAL DETAILS/ANALYSIS: In May 2017, the City of Lake Elmo entered into Cooperative Agreement No. 10904 with Washington County for the cost sharing of the CSAH 13 (Ideal Avenue) Improvements. In accordance with the agreement payment schedule, Washington County has submitted Invoice #124891 in the amount of $67,250.88. The amount requested reflects the total design engineering payment due and 10% of the estimated construction costs which is consistent with the cooperative agreement. The invoice has been reviewed and payment is recommended in the amount requested.

FISCAL IMPACT: No additional fiscal impact. Payment is proposed in accordance with Cooperative Agreement No. 10904 with Washington County.

RECOMMENDATION: Staff is recommending that the City Council approve, *as part of the Consent Agenda*, payment to Washington County in the amount of $67,250.88 for the CSAH 13 (Ideal Avenue) Improvements. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve payment to Washington County in the amount of $67,250.88 for CSAH 13 (Ideal Avenue) Improvements in accordance with Invoice #124891 attached and per Section G of Cooperative Agreement No. 10904."

ATTACHMENTS:

1. Washington County Invoice No. 124891 and supporting detail.

Washington County

WACO PUBLIC WORKS DEPT
11660 MYERON RD N
STILLWATER MN 55082

Invoice

Invoice Number:	124891
Account Number:	20498
Due Date	8/4/17
Amount Enclosed:	$ _____
Federal Tax Id:41-6005919	

To: LAKE ELMO CITY
3800 LAVERNE AVE N
LAKE ELMO MN 55042-9629

Please return top portion with payment. Thank You.

Invoice

Date	Number	Type	Due Date	Remark	Amount
7/5/17	124891	Invoice	8/4/17	CSAH 13 - TH 5 to CSAH 35	
			8/4/17	Invoice for Initial 10% of	$28,251.71
			8/4/17	Estimated Construction Costs	
			8/4/17	Design Engineering	$38,999.17
			8/4/17	**********	
			8/4/17	City / County Cooperative	
			8/4/17	Agreement No. 10904	

I declare under the penalties of law that this account claim or demand, is just and correct and no part of it has been paid.

Please make check payable to **Washington County** and mail to the address above.

Invoice Total	$67,250.88
Sales Tax	
Balance Due	$67,250.88

CSAH 13 - TH 5 to CSAH 35 - Billing Summary
City of Lake Elmo
County/City Cooperative Agreement #10904
Initial Billing
7/6/2017

	Estimated Cost (from Cooperative Agreement)	Current Cost (based on Bid)	Previously Paid	Current Amount Due
Construction (initial 10%)	$ 328,120.80	$ 28,251.71	$ -	$ 28,251.71
Design Engineering	$ 38,999.17	$ 38,999.17	$ -	$ 38,999.17
Construction Engineering/Contract Administration	$ 16,419.42	$ -	$ -	$ -
Right of Way				
Road Improvements (36.1%)	$ 96,855.00	$ -	$ -	$ -
Storm Pond (20%)	$ 68,000.00	$ -	$ -	$ -
TOTAL	**$ 548,394.39**	**$ 67,250.88**	**$ -**	**$ 67,250.88**

THE CITY OF LAKE ELMO

STAFF REPORT

DATE: July 18, 2017
CONSENT
ITEM #: 13

AGENDA ITEM: Wellhead Protection Plan Part 2: Authorize Professional Services

SUBMITTED BY: Chad Isakson, Project Engineer
REVIEWED BY: Krintina Handt, City Administrator
Jack Griffin, City Engineer
Rob Weldon, Public Works Director

ISSUE BEFORE COUNCIL: Should the City Council authorize professional services to complete the City of Lake Elmo's Wellhead Protection Plan Part 2?

BACKGROUND: The City of Lake Elmo has been notified by the Minnesota Department of Health (MDH) that it is required to review and amend its Wellhead Protection Plan (WHP) by July 30, 2018 in accordance with the Safe Drinking Water Act (SDWA) and Minnesota Rules. Wellhead protection is a way to prevent drinking water from becoming polluted by managing potential sources of contamination in the area which supplies water to a public well.

In Minnesota, wellhead protection planning is completed in two phases. Part I includes the delineation of the wellhead protection area and drinking water supply management area (DWSMA), as well as an assessment of the wellhead area vulnerability. The Lake Elmo WHP Part 1 Plan was recently updated by staff at the Minnesota Department of Health. The Wellhead Protection Plan Part 2 includes the creation of the wellhead protection plan itself, including goals, objectives, plan of action, evaluation program and contingency planning. More specifically it includes an inventory of potential sources of contamination and other threats within the DWSMA for each of the Cities four water supply wells; it serves to identify activities to reduce the risk from potential sources of contamination and other threats to the water supply; and it develops a plan for an alternative supply in case of contamination or mechanical failure.

The City last updated their WHP Plan in 2008. Since that time the City has added Municipal Well No. 4 and the wellhead protection areas of Well No. 1 and Well No. 2 have been expanded.

PROPOSAL DETAILS/ANALYSIS: The city engineer prepared and sent out a Request for Proposal (RFP) for Professional Services to complete the required plan. The RFP was sent to three firms including Barr Engineering, Bayerl Water Resources, and WSB and Associates. Proposals were received on July 10, 2017 and were ranked as follows:

- Project Team Qualification.
- Demonstrated understanding and experience with preparing Wellhead Protection Plans.
- Understanding the scope of work and roles and responsibilities of the Consultant.
- Professional Services Fee that is consistent with the Consultant's written proposal and the needs for delivery of a successful plan.

The Proposal Fees received were as follows:

- Bayerl Water Resources - $7,980.
- WSB Associates - $19,974.
- Barr Engineering - $20,765.

The city engineer is recommending a contract be awarded to Bayerl Water Resources.

FISCAL IMPACT: $7,980 for professional services to complete the plan as required by Minnesota Department of Health.

RECOMMENDATION: Staff is recommending that the City Council award, *as part of the Consent Agenda,* a Professional Services Contract to Bayerl Water Resources to complete the Wellhead Protection Plan: Part 2. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to award a Professional Services Contract to Bayerl Water Resources to complete the Wellhead Protection Plan: Part 2".

ATTACHMENTS:

1. Minnesota Department of Health WHP Scoping Decision Notice dated May 4, 2017.

MDH
Minnesota
Department
of Health

PROTECTING, MAINTAINING & IMPROVING THE HEALTH OF ALL MINNESOTANS

May 4, 2017

Mr. Rob Weldon, Public Works Director
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, Minnesota 55042

Dear Mr. Weldon:

Subject: Scoping 2 Decision Notice and Meeting Summary – City of Lake Elmo – PWSID 1820009

This letter provides notice of the results of the second scoping meeting held with you and Chad Isakson (city of Lake Elmo), Robyn Hoerr (Minnesota Rural Water Association) and me on April 20, 2017, at Lake Elmo City Hall regarding Part II of your wellhead protection (WHP) plan. During the meeting, we discussed data elements that must be compiled and assessed to prepare the part of the WHP plan related to the management of potential contaminants in the approved drinking water supply management area. The enclosed Scoping 2 Decision Notice lists the data elements that were discussed at the meeting. The data elements must be compiled and assessed in terms of their present and future implications on the 1) use of the well(s), 2) quality and quantity of water supplying the public water supply well(s), and 3) land and groundwater uses in the drinking water supply management area. We also discussed a summary of planning issues that were identified during the Part I WHP Plan development process which should be considered for inclusion in your Part II WHP Plan.

The city of Lake Elmo has met the requirements to distribute copies of the first part of the WHP plan to local units of government and hold an informational meeting for the public. The city of Lake Elmo will have until July 30, 2018, to complete its WHP plan.

If a data element is marked on the enclosed notice as a data element that must be used and if it does not exist, it is helpful if your plan notes this. At this time it has not been determined who will be working with you to develop a draft of the remainder of the WHP plan. I will be contacting you to review the progress of the development of Part II of your plan. If you have any questions regarding the enclosed notice, contact me by email at john.freitag@state.mn.us or by phone at (651) 201-4669.

Sincerely,

John Freitag, Planner
Source Water Protection Unit
Environment Health Division
P.O. Box 64975
St. Paul, Minnesota 55164-0975

JF:ds-b
Enclosures
cc: Robyn Hoerr, Minnesota Rural Water Association
Lucas Martin, MDH Engineer, Metro District Office
Ron Struss, Minnesota Department of Agriculture

THE CITY OF LAKE ELMO

STAFF REPORT

DATE: 7-18-17
CONSENT
ITEM #: 14
MOTION

TO: City Council

FROM: Michael Bent, Building Official, Stephen Wensman, Planning Director

AGENDA ITEM: Approve Building and Planning Regulations Fee Schedule Revisions

REVIEWED BY: Kristina Handt, City Administrator

BACKGROUND:
The City has historically adopted the building permit fee schedule referenced in State Statute 326B.153. The 326B.153 statute now references Statute 326B.107 and has been modified to only reflect fees that apply to permits for public buildings and state licensed facilities. Statute 326B.107, Subd. 4 allows municipalities with delegation agreement the authority to charge their customary fee. The City of Lake Elmo has not historically adopted a specific fee schedule, rather, the City has only referenced statute. With the development levels currently underway and the recent changes to state statute, the city should maintain local control of permit fees in order for those fees to remain consistent and fair. The fee schedule revisions hereto reflect current fee amounts already approved and in effect. These changes merely adopt the fee amount specifically, not by reference to state statute. In the interest of organizing the building regulation fees, all fees associated with the Building Regulations have been listed in the fee schedule under the heading 'Building Regulations'.

During the recent review and reorganization of the city fee schedule, several items were noted for revision to the Building Regulations and Planning Regulations to more accurately reflect consistency and accuracy in service delivery against the fee for service as well as allow for security amounts commensurate with the proposed work.

ISSUE BEFORE COUNCIL:
The City Council is being asked to adopt Ordinance 08-182 which adopts the Building Regulations and permit fees specifically, reorganizes the Building Regulation Fees under the heading 'Building Regulations' and approve the revisions to the Building and Planning Fee schedule as proposed in the City Fee Schedule.

PROPOSAL DETAILS/ANALYSIS:
Historically the building permit fee schedule has referenced state statute 326B.153. That statute has changed effective 01 July, 2017 to reflect permit fees for public buildings and state licensed facilities.

The City is best served by adopting a fee schedule specifically as opposed to by reference of state statute. A fee schedule adopted by reference is subject to change by the state with no input from the City. Local control and consistency is better served by adopting the schedule locally.

The attached revised fee schedule reflects the changes including the specific fee schedule, reorganization of all fees related to Building Regulations including strikeouts of items relocated to the Building Regulations section.
In addition to the above: the following specific revisions are proposed as follows:

1. Moving House/Accessory Structure into the City has been changed from a flat fee to a fee based on the valuation of the work.
2. Annual retail fireworks permit fee added for retail sales for retailers selling only fireworks.
3. Outdoor Public Fireworks Display permit added.
4. Residential Adult Care/Foster Care/Adoption Inspection fee added.
5. Inspection Fee outside normal work hours revised to more accurately reflect cost of service.
6. Re-inspection Fee revised to more accurately reflect cost of service.
7. Swimming Pool Permit added, previously considered a building permit project based on value, and revised to a flat fee basis to more accurately reflect the review and inspections involved.
8. Retaining wall over 4' revised from a flat fee to a fee based on valuation.
9. Planning and Zoning Review fee added for all new residential construction permits to accurately reflect the cost for planning/zoning/setback review.
10. Adding a $2500 land use escrow to Environmental Review to cover consultant reviews
11. Changing the security amount for Excavating and Grading >400 cu yd to: "security amount as determined by the Planning Department" to allow for a range and variety of site conditions and the cost considerations from project to project.
12. Changing Commercial Parking Lot fee to $200, (eliminating the new and existing differential) and requiring "security as determined by the Planning Department" to allow for variable costs/considerations from project to project.
13. Eliminating the separate platting fees for OP developments. These developments should be charged the standard plat and PUD fees.

FISCAL IMPACT:

The proposed fee schedule revision/adoption does not have a negative nor positive fiscal impact. The fee amounts do not change, rather are adopted locally instead of by reference to state statute.
The fee revisions proposed will have a positive revenue impact, based on approx. 100 +/- new construction residential permits yet to be issued in 2017, the fiscal impact will be approx. $10,000.00 in revenue from the Planning/Zoning/Setback Review.

OPTIONS:

1. Adopt Ord. 08-182 as presented.
2. Amend Ord.. 08-182and adopt as amended.
3. Do not adopt Ord.08-182.

RECOMMENDATION:

Staff recommends the City Council adopt Ord. 08-182, Approve Building and Planning Regulations Fee Schedule Revisions as proposed as part of the consent agenda.

If removed from the consent agenda, Staff recommends the following motion:

"Motion to adopt Ord. 08-182 approving Building and Planning Regulations Fee Schedule Revisions"

And: "Motion to adopt Resolution 2017-079 Authorizing Summary Publication of Ordinance 08-182"

ATTACHMENTS:

Revised and Reformatted Fee Schedule
Ordiannce 08-182
Resolution 2017-079

CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA

ORDINANCE NO. 08-182

AN ORDINANCE ADOPTING A FEE SCHEDULE FOR THE CITY OF LAKE ELMO

The City Council of the City of Lake Elmo ordains:

SECTION I. Schedule Adopted. The attached fee schedule is hereby adopted.

SECTION II. Not Codified. This ordinance is transitory in nature and shall not be codified in the City Code. This ordinance and the fee schedule established hereby shall be placed on file and available for public inspection at City Hall.

SECTION III. Effect. The fees set out in the attached fee schedule apply notwithstanding any other fees the City has established which may be inconsistent. Any other fees imposed by the City which do not appear on the attached fee schedule remain in full force and effect.

SECTION IV. Effective Date. This ordinance shall become effective upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION V. Adoption Date. This Ordinance No. 08-182 was adopted on this 18th day of July, 2017, by a vote of ___Ayes and_____Nays.

LAKE ELMO CITY COUNCIL

_____
Mike Pearson, Mayor

ATTEST:

_____
Julie Johnson, City Clerk

This Ordinance_____was published on the_____day of_____, 2017.

CITY OF LAKE ELMO
COUNTY OF
WASHINGTON STATE OF
MINNESOTA

RESOLUTION NO. 2017-079

RESOLUTION AUTHORIZING PUBLICATION OF ORDINANCE 08-182 BY TITLE AND SUMMARY

WHEREAS, the City Council of the City of Lake Elmo has adopted Ordinance No. 08-182, an ordinance amending the City Code of Ordinances by amending the City's provisions related to the City Council; and

WHEREAS, the Ordinance includes a chart 10 pages in length; and

WHEREAS, Minnesota Statutes Section 412.191, subdivision 4, allows publication by title and summary in the case of lengthy ordinances or those containing charts or maps; and

WHEREAS, the City Council believes that the following summary would clearly inform the public of the intent and effect of the Ordinance; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lake Elmo, that the City Clerk shall cause the following summary of Ordinance No. 08-182 to be published in the official newspaper in lieu of the entire ordinance:

Public Notice

The City Council of the City of Lake Elmo has adopted Ordinance No. 08-182, which amends the City's 2017 Fee Schedule to revise the building and planning fee schedule.

The full text of Ordinance No. 08-182 is available for inspection at Lake Elmo city hall during regular business hours.

BE IT FURTHER RESOLVED by the City Council of the City of Lake Elmo that the City Administrator keep a copy of the Ordinance at City Hall for public inspection and that a copy be placed for public inspection at the Lake Elmo Public Library.

Dated: July 18, 2017.

_____
Mike Pearson, Mayor

ATTEST:

_____
Julie Johnson, City Clerk

(SEAL)

City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
Amateur Radio Antenna	$875.00		Planning
Appeal (to Board of Adjustment and Appeals)	$250.00		Administration
Bee Keeping Permit	$25.00	Valid for 2 years from issuance	Administration
Building Demolition			Administration
Residential	$200.00	Plus Surcharge (State Mandated)	Building
Commercial	$300.00		Building
Burning Permit			Fire
Residential	$45.00		Fire
Commercial	$80.00		Fire
Illegal Burn	see notes →	Additional fees may be incurred based on Wash. Cty. Chief's fee schedule and # of responding units	Fire
Chicken Keeping Permit	$25.00	Initial permit expires on 12/31 of 2nd year.	Administration
Comprehensive Plan Amendment	$1,300.00	Land Use Escrow $2500	Planning
Conditional Use Permit (CUP)		Wireless Communication Facilities Fee Escrow $6,000.00. Flood Plain Ordinance Fee Escrow $500.00 Land Use Escrow $2500	Planning
New	$1,050.00		Planning
Amended	$500.00		Planning
Contractor License Fees			Licensing
Demolition	$50.00		Licensing
Driveway	$50.00		Licensing
Excavator	$50.00		Licensing
HVAC	$50.00		Licensing
Irrigation	$50.00		Licensing
Sewer/Water Line Installer	$50.00		Licensing
Sign Installer	$50.00		Licensing
Solid Waste Hauler	$120.00		Licensing
Copy Services (Paper/Electronic)			Administration
Copies (B&W)	$0.25 per page	100 pages or more are charged at actual cost of production	Administration
Copies (Color)	$0.50 per page	100 pages or more are charged at actual cost of production	Administration
Copies (B&W) 11x17	$1.00 per page	100 pages or more are charged at actual cost of production	Administration
Copies (Color) 11x17	$2.00 per page	100 pages or more are charged at actual cost of production	Administration
Data DVD Fee	$15.00		Administration
GIS Scaled Aerial	$25.00		Administration
Existing Maps	$5.00		Administration
Custom (Per Hour Rate)	$70.00		Administration
Plan Size Maps (Larger than 11x17)	$15.00		Administration

City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
Development Standards Specs/Details	$55.00		Administration
Video reproduction	$10.00		Administration
Culverts in Developments with Rural Section	$160.00		Administration
Daycare Inspection Fee	$50.00		Building
Dog License- altered	$20.00		Licensing
Dog License- unaltered	$25.00		Licensing
Dog License- late fee	$2.50 per month	Maximum $10	Licensing
Service Dog License	No Charge		Licensing
Duplicate License or Tag	$1.00		Licensing
First Impound- Unlicensed Dog	$60.00	All Impound Fees plus $20/day Boarding Fee	Licensing
First Impound- Licensed Dog	$42.00		Licensing
First Impound- Cat	$42.00		Licensing
Subsequent dog/ cat impound	$85.00		Licensing
Driveway			Planning
Residential	$70.00		Planning
Commercial	$160.00		Planning
Easement Encroachment	$100.00	Staff & Recording Fee	Planning
Electronic Fund Withdrawl/Bill Payment	Fee + Trans. Charge		Administration
Environmental Review (EAW/EIS)	$1,500.00		
Village Area AUAR Fee	$230.00	Per REC Unit. To be charged to development applications that increase the number of REC units above existing conditions within the Village AUAR Area. The fee will be based on the difference between the proposed and existing REC units. Fee to be paid as part of a developer's agreement for larger projects or at the time a building permit is issued for smaller projects. Once paid, the same land will not be charged again.	Planning
Erosion Control			Building
Re-inspection Fee (portal to portal from City Hall: 1 Hr. min)	$50.00 per hour	$5,000.00 Security	Building
Excavating & Grading ≥ 50 cubic yards, up to 400 cubic yds	$125.00	Security $500.00	Building
Excavating & Grading ≥ 400 cubic yards/acre of site area	$500.00	$500.00 fee escrow plus security $1,500.00 per acre with $1,500 minimum.	Engineering
False Alarms (12 Month Period)* *(*1-3 no charge)*			Fire
Residential			Fire

City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
Amateur Radio Antenna	$875.00		Planning
Appeal (to Board of Adjustment and Appeals)	$250.00		Administration
Bee Keeping Permit	$25.00	Valid for 2 years from issuance	Administration
Building Regulations		* State Sur Charge Collected per MN Statute 326B.148 on all permits	Building
Building Permit Fee Schedule			
Total Valuation			
$1.00 to $500.00	$29.50		Building
$501.00 to $2,000.00	$28.00 for the first $500.00 plus $3.70 for each additional $100.00, or fraction thereof, to and including $2,000.00.		
$2,001.00 to $25,000.00	$83.50 for the first $2,000.00 + $16.55 for each additional $1,000.00, or fraction thereof, to and including $25,000.00.		
$25,001.00 to $50,000.00	$464.15 for the first $25,000.00 + $12.00 for each additional $1,000.00, or fraction thereof, to and including $50,000.00.		
$50,001.00 to $100,000.00	$764.15 for the first $50,000.00 + $8.45 for each additional $1,000.00, or fraction thereof, to and including $100,000.00.		
$100,001.00 to $500,000.00	$1,186.65 for the first $100,000.00 + $6.75 for each additional $1,000.00, or fraction thereof, to and including $500,000.00.		
$500,001.00 to $1,000,000.00	$3,886.65 for the first $500,000.00 + $5.50 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00.		
$1,000,001.00 and up	$6,636.65 for the first $1,000,000.00 + $4.50 for each additional $1,000.00, or fraction thereof.		Building
Planning and Zoning Compliance Review and Verification	$100.00		Building
Plan Review Fee	65% of building permit fee		Building
Plan review for similar plans	25% of normal building permit fee (MN Rules 1300.0160 subp. 5)		Building
Single Family Decks	Fee based on Valuation		Building
Single Family Residential Basement Finish	Fee Based on Valuation		Building
Swimming Pool In-Ground	$150.00		Building
Swimming Pool Above-Ground	$75.00		Building
Reinspection Fee	$75.00		Building
Inspection outside normal business hours	$120.00 per hour - 2 hour minimum		Building
Investigation fee - work started without required permit	Equal to permit fee amount		Building
Replace Inspection Record Card	$25.00		Building
Additional Plan Review required by changes, addendum or revisions to plans	$75.00 per hour, one hour minimum		Building
Building Demolition - Residential	$200.00		Building
Building Demolition - Commercial	$300.00		Building
Fuel Tank Removal (Underground)	$250.00		Building
Fuel Tank Installation	2% Value of the work		Building
Roofing - Residential	Fee Based on Valuation		Building
Roofing - Commercial	Fee Based on Valuation		Building
Siding - Residential	Fee Based on Valuation		Building

City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
Siding - Commercial	Fee Based on Valuation		Building
Retaining Walls over 4'	Fee Based on Valuation		Building
Commercial Plumbing	$60.00 per unit, Up to 3 Units or 1.5% Value of work, whichever is greater		Building
Residential Plumbing	$60.00 per Unit, max fee $180.00		Building
Sewer Service Installation Inspection	$60.00		Building
Water Service Installation Inspection	$60.00		Building
Sewer & Water Service Installation Inspection when completed together	$60.00		Building
Investigation fee - Plumbing work started without required permit	Equal to permit fee amount		Building
Commercial HVAC	$60.00 per unit, Up to 3 Units or 1.5% Value of work, whichever is greater		Building
Residential HVAC	$60.00 per Unit, max fee $180.00		Building
Fireplace Installation	$60 per unit		Building
Investigation fee - HVAC work started without required permit	Equal to permit fee amount		Building
Manufactured Home Move In	$200.00		Building
Manufactured Home Move Out	$200.00		Building
Moving House or Primary Structure into the City	2% Value of the Work plus security amount determined by the Building Official		Building
Moving Accessory Structure into the City	2% Value of the Work plus security amount determined by the Building Official		Building
Automatic Fire Extinguishing Systems	2% Value, $100.00 minimum		Building
Investigation fee - Fire Suppression work started without required permit	Equal to permit fee amount		Building
Fire Alarm Systems	2% Value, $100.00 minimum		Building
Investigation fee - Fire Alarm work started without required permit	Equal to permit fee amount		Building
Annual Retail Consumer Fireworks (retailers only selling fireworks)	$350.00		Building
Annual Retail Consumer Fireworks (all other retailers)	$100.00		Building
Outdoor Public Fireworks Display	$150.00		Building
Residential Day Care Inspections	$50.00		Building
Residential Adult Care/Foster Care/Adoption Inspections	$50.00		Building
Escrow Administration Fee	$100.00		Building
New Single Family Dwelling Construction Escrow	$2,000.00		Building
Two or more dwelling units per building Construction Escrow	$1,000.00 per unit		Building
Commercial/Industrial and Other structures	$5,000.00 or amount detrmined by the Building Official		Building

City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
~~**Building Demolition**~~			~~Administration~~
~~Residential~~	~~$200.00~~	~~Plus Surcharge (State Mandated)~~	~~Building~~
~~Commercial~~	~~$300.00~~		~~Building~~
Burning Permit			Fire
Residential	$45.00		Fire
Commercial	$80.00		Fire
Illegal Burn	see notes →	Additional fees may be incurred based on Wash. Cty. Chief's fee schedule and # of responding units	Fire
Chicken Keeping Permit	$25.00	Initial permit expires on 12/31 of 2nd year.	Administration
Comprehensive Plan Amendment	$1,300.00	Land Use Escrow $2500	Planning
Conditional Use Permit (CUP)		Wireless Communication Facilities Fee Escrow $6,000.00. Flood Plain Ordinance Fee Escrow $500.00 Land Use Escrow $2500	Planning
New	$1,050.00		Planning
Amended	$500.00		Planning
Contractor License Fees			Licensing
~~Demolition~~	~~$50.00~~		~~Licensing~~
Driveway	$50.00		Licensing
~~Excavator~~	~~$50.00~~		~~Licensing~~
~~HVAC~~	~~$50.00~~		~~Licensing~~
~~Irrigation~~	~~$50.00~~		~~Licensing~~
~~Sewer/Water Line Installer~~	~~$50.00~~		~~Licensing~~
~~Sign Installer~~	~~$50.00~~		~~Licensing~~
Solid Waste Hauler	$120.00		Licensing
Copy Services (Paper/Electronic)			Administration
Copies (B&W)	$0.25 per page	100 pages or more are charged at actual cost of production	Administration
Copies (Color)	$0.50 per page	100 pages or more are charged at actual cost of production	Administration
Copies (B&W) 11x17	$1.00 per page	100 pages or more are charged at actual cost of production	Administration
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Plan Size Maps (Larger than 11x17)	$15.00		Administration
Development Standards Specs/Details	$55.00		Administration
Video reproduction	$10.00		Administration

City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
Culverts in Developments with Rural Section	$160.00		Administration
~~**Daycare Inspection Fee**~~	~~$50.00~~		~~Building~~
Dog License- altered	$20.00		Licensing
Dog License- unaltered	$25.00		Licensing
Dog License- late fee	$2.50 per month	Maximum $10	Licensing
Service Dog License	No Charge		Licensing
Duplicate License or Tag	$1.00		Licensing
First Impound- Unlicensed Dog	$60.00	All Impound Fees plus $20/day Boarding Fee	Licensing
First Impound- Licensed Dog	$42.00		Licensing
First Impound- Cat	$42.00		Licensing
Subsequent dog/ cat impound	$85.00		Licensing
Driveway			Planning
Residential	$70.00		Planning
Commercial	$160.00		Planning
Easement Encroachment	$100.00	Staff & Recording Fee	Planning
Electronic Fund Withdrawl/Bill Payment	Fee + Trans. Charge		Administration
Environmental Review (EAW/EIS)	$1,500.00	$2,500 Land Use escrow	
Village Area AUAR Fee	$230.00	Per REC Unit. To be charged to development applications that increase the number of REC units above existing conditions within the Village AUAR Area. The fee will be based on the difference between the proposed and existing REC units. Fee to be paid as part of a developer's agreement for larger projects or at the time a building permit is issued for smaller projects. Once paid, the same land will not be charged again.	Planning
Erosion Control			Building
Re-inspection Fee (portal to portal from City Hall: 1 Hr. min)	$50.00 per hour	$5,000.00 Security	Building
Excavating & Grading ≥ 50 cubic yards, up to 400 cubic yds	$125.00	Security $500.00	Building
Excavating & Grading ≥ 400 cubic yards/acre of site area	$500.00	$500.00 fee escrow plus ~~security $1,500.00 per acre with $1,500 minimum.~~ Security as Determined by the Planning Department	Engineering
False Alarms (12 Month Period)* *(*1-3 no charge)*			Fire
Residential			Fire
4-6 False Alarms	$110.00		Fire
In Excess of 6 False Alarms	$185.00		Fire

City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
Commercial			Fire
4-6 False Alarms	$315.00		Fire
In Excess of 6 False Alarms	$520.00		Fire
~~**Fire Alarm Permit**~~	~~2% of value~~	~~plus surcharge; Minimum $100~~	~~Building~~
~~**Fire Suppression Permit**~~	~~2% of value~~	~~plus surcharge; Minimum $100~~	~~Building~~
Flood Plain District Delineation	$500.00		Planning
~~**Fuel Tank Removal (Underground)**~~	~~$250.00~~	~~Plus Surcharge (State Mandated)~~	~~Administration~~
~~**Fuel Tank Install**~~	~~2% of value of work~~	~~Minimum $100.00~~	~~Administration~~
~~**HVAC**~~			~~Building~~
~~Residential~~	~~$60.00/unit~~	~~Up to 3 units, max fee $180.00 plus Surcharge (State Mandated)~~	~~Building~~
~~Commercial~~	~~$60.00/unit~~	~~Up to 3 units or 1% of total valuation, whichever is greater. Plus Surcharge (State Mandated)~~	~~Building~~
~~Fireplace Permit~~	~~$60.00/unit~~	~~Plus State surcharge (State Mandated)~~	~~Building~~
Interim Use Permit (IUP)			Planning
Fee	$1,050.00	$2,500.00 Escrow	Planning
Renewal	$300.00		Planning
Liquor License			Licensing
Club On-Sale Intoxicating	$100.00		Licensing
On-Sale Intoxicating	$1,500.00		Licensing
Off-Sale Intoxicating	$200.00		Licensing
Off-Sale Non-Intoxicating	$150.00		Licensing
On-Sale Intoxicating- 2nd Building	$750.00		Licensing
On-Sale Non-Intoxicating	$100.00		Licensing
Investigation	$350.00		Licensing
On-Sale Sunday Intoxicating	$200.00		Licensing
Temporary Intoxicating	$25.00		Licensing
Wine	$300.00		Licensing
Lot Line Adjustment	$325.00	None	Planning
~~**Manufactured Home Parks**~~			Planning
~~Move home out of the city~~	~~$200.00~~	~~Plus Surcharge (State Mandated)~~	~~Building~~
~~Move home into the city~~	~~$200.00~~	~~Plus Surcharge (State Mandated)~~	~~Building~~
Annual License for retail sales of consumer fireworks	$100.00		
Massage Therapy Premises License			Licensing

City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
Application Fee	$100.00	Fee includes one Therapist	Licensing
Investigation Fee	$100.00		Licensing
Massage Therapy Practitioner License			Licensing
Application Fee	$50.00		Licensing
Investigation Fee	$25.00		Licensing
Massage Therapy Premises License Renewal	$50.00	Fee includes one Therapist	Licensing
Massage Therapy Practitioner License Renewal	$25.00		Licensing
Massage Therapy License Amendment	$25.00		Licensing
Minor Subdivision	$525.00	$1,000.00 escrow	Planning
~~**Moving House or Primary Structure into City**~~	~~$520.00~~	~~Plus security w/amount to be determined by the City w/recommendation from building official~~	~~Administration~~
~~**Moving Accessory Structure into City**~~	~~$305.00~~	~~Plus security to be determined by the City w/recommendation from building official~~	~~Administration~~
~~**Other Inspections and Fees**~~			~~Building~~
~~Inspection outside of business hours~~	~~$100.00 (2 Hr. Min.)~~		~~Building~~
~~Re-inspection Fees Assessed~~	~~$50.00 per hour~~		~~Building~~
~~Inspections with no fee assigned~~	~~$50.00 per hour~~		~~Building~~
~~Construction Escrow~~	~~$2,000.00~~	~~Or determined by Building Official~~	~~Building~~
~~Construction Escrow Administrative Fee~~	~~$100.00~~		~~Building~~
~~Cancelled or Refunded Permits~~	~~$25.00~~		~~Building~~
~~Work without Permit~~	~~see notes~~	~~Investigative fee to equal permit fee~~	~~Building~~
~~Duplicate Inspection Card~~	~~$25.00~~		~~Building~~
Park Dedication			Planning
Residential - Up to three lots	$3,600.00 per lot	Four or more lots per §153.14	Planning
Commercial	$4,500.00 per acre		Planning
Parking Lots			Planning
~~New~~ Commercial	~~175~~$200.00	$500 Fee Escrow. ~~Security $1,500.00 per acre with $1,500.00 minimum.~~ Security as Determined by the Planning Department	Planning
~~Existing~~ Commercial	$200.00		Planning
Platting			
Sketch Plan Review (Subdivision)	$500.00	$3,500.00 Fee Escrow	Planning
Preliminary Plat (Subdivision)	$1,850.00	$10,000.00 Fee Escrow	Planning
Final Plat (Subdivision)	$1,250.00	$8,000.00 Fee Escrow	Planning
~~Concept Plan (OP Development)~~	~~$1,250.00~~	~~$5,000.00 (<100 units) Fee Escrow~~ ~~$7,500.00 (>100 units) Fee Escrow~~	~~Planning~~

City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
~~Preliminary Plat Review (OP Development)~~	~~$1,850.00~~	~~$5,000.00 (<100 units) Fee Escrow~~ ~~$7,500.00 (>100 units) Fee Escrow~~	~~Planning~~
~~Final Plat (OP Development)~~	~~$1,250.00~~	~~$5,000.00 (<100 units) Fee Escrow~~ ~~$7,500.00 (>100 units) Fee Escrow~~	~~Planning~~
		~~(City will retain escrows to reimburse review costs for each stage of development review)~~	~~Planning~~
Planned Unit Development			Planning
General Concept Plan	$1,250.00	$7,500.00 Fee Escrow (Waive Subdivision Escrow)	Planning
Development Stage Plan	$1,850.00	$10,000.00 Fee Escrow (Waive Subdivision Escrow)	Planning
Final Plan	$1,250.00	$8,000.00 Fee Escrow (Waive Subdivision Escrow)	Planning
		(City will retain escrows to reimburse review costs for each stage of development review)	Planning
~~**Plumbing**~~			~~Administration~~
~~Residential~~	~~$60.00/unit~~	~~Up to 3 units, max fee $180.00 plus Surcharge (State Mandated)~~	~~Building~~
~~Commercial~~	~~$60.00/unit~~	~~Up to 3 units or 1.5% of total valuation, whichever is greater. Plus Surcharge (State Mandated)~~	~~Building~~
Private Roads (Permitted only in AG zone)	$150.00		Planning
Restrictive Soils and Wetland Restoration Protection and Preservation Permit	$800.00	$1,500.00 Fee Escrow	Planning
~~**Retaining Walls over 4'**~~	~~$150.00~~	~~Plus State Surcharge~~	~~Building~~
Returned Check (NSF)	$25.00		Administration
Right-of-Way Permit			Engineering
Annual Registration	$200.00	$5,000.00 Security	Engineering
Excavation Permit	$275.00 + $.60/foot		Engineering
Joint Trench Permit (per lot per utility)	$275.00 + $.60/foot		Engineering
Obstruction Permit	$275.00		Engineering
Permit Extension	$100.00		Engineering
Delay Penalty (per calendar day)	$25.00		Engineering
~~**Roofing**~~			~~Building~~
~~Residential~~	~~see notes~~	~~Based on valuation + state surcharge~~	~~Building~~
~~Commercial~~	~~see notes~~	~~Based on valuation + state surcharge~~	~~Building~~
SAC Charge (City) (Sewer Availability Charge)	$3,000.00	Per REC Unit: collected at time of plat for new lot. This fee may be deferred through special assessment for parcels with existing structures.	Engineering
SAC Charge (Met Council) (Sewer Availability Charge)	$2,485.00	Per REC Unit: $2,485.00 to Met Council at time of connection.	Engineering

City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
Sewer Connection Charge	$1,000.00	Per REC Unit collected at time of plat for new lot. This fee may be deferred through special assessment for parcels with existing structures.	Engineering
Sewer Lateral Benefit Charge	$11,000.00	Per REC Unit connecting to a Trunk Sewer Main and that has never been assessed	Engineering
Sewer Rate	$4.50/1,000 Gal		Administration
201 Off-Site Maintenance Fee	$75.00/unit/quarter		Administration
Real Estate Searches	$15.00/Search	For special assessment or utility search	Administration
~~**Siding**~~			~~Building~~
~~Residential~~	~~see notes~~	~~Based on valuation + state surcharge~~	~~Building~~
~~Commercial~~	~~see notes~~	~~Based on valuation + state surcharge~~	~~Building~~
Signs - Permanent	$180.00		Planning
Signs - Temporary	$75.00		Planning
Temporary Renewal	$25.00		Planning
Re-inspection Fee	$25.00		Planning
Special Event Permit	$75.00	City must be listed as additional insured	Planning
~~**Fire Suppression Permit**~~	~~2% of value~~	~~plus state surcharge; Minimum $100~~	~~Building~~
~~**Sprinkler System (Re-Inspection Fee)**~~	~~$50.00~~		~~Building~~
Surface Water			Administration
Residential	$50.00		Administration
Non-Residential (Commercial etc.)	$50.00	Utility rate factor per code	Administration
Review Fee	$125.00	$75 Review/$50 Storm Water Fund	Administration
Vacations (Streets or Easements)			Planning
Easements	$515.00	$500.00 Fee Escrow	Planning
Streets	$515.00	$500.00 Fee Escrow	Planning
Variance	$750.00	$500.00 Fee Escrow	Planning
Shoreland Variance	$1,500.00	$500.00 Fee Escrow	Planning
Water Availability Charge (WAC)	$3,000.00	Per REC Unit; collected at time of plat for new lot. This fee may be deferred through special assessment for parcels with existing structures.	Engineering
Water Connection Charge	$1,000.00	Per REC Unit, collected at time of plat for new lot. This fee may be deferred through special assessment for parcels with existing structures.	Administration

City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
Water Equipment/Set up			Administration
Meter (3/4" or less)	$350.00	Additional fees apply to larger sized meters	Administration
Driveway Curb Stop Lid	$100.00		Administration
Disconnect Service	$80.00		Administration
Reconnect Service	$80.00		Administration
Water Lateral Benefit Charge	$5,800.00	Per REC Unit connecting to a Trunk Water Main and that has never been assessed	Engineering
Water Usage			Administration
Residential - Quarterly Rate	$20.00 Base		Administration
Residential - Plus Rate per 1,000 Gallons			Administration
Plus Rate for 0-15,000 Gallons	$2.00		Administration
Plus Rate for 15,001-30,000 Gallons	$2.40		Administration
Plus Rate for 30,001-50,000 Gallons	$2.88		Administration
Plus Rate for 50,001-80,000 Gallons	$3.46		Administration
Plus Rate for 80,001 + Gallons	$4.15		Administration
Water Usage			Administration
Commercial - Quarterly Rate	$25.00 Base		Administration
Commercial - Plus Rate Per 1,000 Gallons			Administration
Plus Rate for 0 - 15,000 Gallons	$3.11		Administration
Plus Rate for 15,001 - 30,000 Gallons	$3.26		Administration
Plus Rate for 30,001 - 50,000 Gallon	$3.77		Administration
Plus Rate for 50,001 - 80,000 Gallons	$5.00		Administration
Plus Rate for 80,001 + Gallons	$6.63		Administration
Water Usage		For metered non-irrigation (domestic) consumption	Administration
Hotel / Motel - Quarterly Rate	$25.00 Base		Administration
Hotel / Motel - Plus Rate Per 1,000 Gallons			Administration
Plus Rate for 0 -30,000 Gallons	$3.11		Administration
Plus Rate for 30,001 - 50,000 Gallons	$3.26		Administration
Plus Rate for 50,001 + Gallons	$4.00		Administration
Water Usage Delinquent Accounts			Administration
Regular	6% per quarter	Plus $25.00 or 8%, whichever is greater, if certified to County for collection with taxes	Administration
Storm Water	10% per year	Plus $25.00 or 8%, whichever is greater, if certified to County for collection with taxes	Administration

City of Lake Elmo Fee Schedule 2017

APPLICATION/FEE/PERMIT TYPE	2017 FEE	ESCROW OR ADDITIONAL CHARGE	DEPARTMENT
Bulk Water Purchase			Administration
Water from Hydrant	$100.00 minumum	Plus $3.26/additional 1,000 gallons	Administration
Sod Installation (New Construction)	$100.00 minumum	Plus $3.26 per 1,000 gallons. Good for up to 45 days from sod install. Residents must contact the City in advance.	Administration
Swimming Pool Fill	$100.00 minumum	Plus $3.26 per 1,000 gallons. Good for up to 45 days from sod ins	Administration
Wind Generator	$850.00	$2,000.00 Fee Escrow	Planning
Wireless Communication Permit	$500.00	$6,000.00 Fee Escrow	Planning
Zoning Amendment (Text or Map)	$1,245.00	$2,500.00 Escrow	Planning
Zoning Certification Letter	$25.00		Planning
Zoning Permit - Certificate of Zoning Compliance			Planning
Accessory Structures < 200 SF	$75.00		Planning
Fence (less than 6')	$75.00		Planning
~~Swimming Pool~~	~~$75.00~~		~~Planning~~
Other	$75.00		
Definition of Terms			
** **Fee Escrow:** City will maintain a fee escrow to cover all City review costs. Application fees include all professional fees and expenses incurred by the City.*			
*** **Security:** City will retain a security escrow to ensure completion of work as directed by the approved permit/application and compliance with the State Building Code and the City of Lake Elmo Municipal Code.*			
Approved by CC 1.3.17; effective 1.1.17			

STAFF REPORT

DATE: 7/18/2017
CONSENT
ITEM #: 15
MOTION

TO: City Council

FROM: Michael Bent, Building Official

AGENDA ITEM: Approve Revisions to City Contractor Licensing Requirements

REVIEWED BY: Kristina Handt, City Administrator

BACKGROUND:
The City of Lake Elmo licensing of Demolition, Excavator, HVAC, Irrigation, Sewer/Water Line Installation and Sign contractors is redundant regulation for contractors already required to be insured and in most cases, bonded. The building department issues combination permits to general contractors who are required to be licensed by the State of Minnesota. The general contractor pulls all of the permits and is responsible for the work of their subcontractors. The local licensing is burdensome, difficult to track and enforce, and does not provide a significant revenue to the city. Proof of insurance for contractors permitted for individual projects involving any of the trades referenced is adequate safeguards for liability and customer protection.

ISSUE BEFORE COUNCIL:
The City Council is being asked to Resolution 08-183, deleting the requirement for city licensing of Demolition, Excavator, HVAC, Irrigation, Sewer/Water Line Installation and Sign contractors.

PROPOSAL DETAILS/ANALYSIS:
Demolition, Excavator, HVAC, Irrigation, Sewer/Water Line Installation and Sign contractor licensing by the City of Lake Elmo is redundant regulatory governance. The revenue generated by the license fees collected is minimal and tracking and enforcement is non-existent. There is no enforcement action in place to regulate non-licensed contractors and staff time to enforce and track unlicensed contractors would be time consuming, burdensome, and a poor use of city resources.

FISCAL IMPACT:
01/01/17 through 06-30-2017 Contractor Licensing Revenue totaled $450.00
PermitWorks Contractor Licensing Module Cancellation: $595.00 Annual

OPTIONS:
1. Adopt Ord. 08-183 as presented.
2. Amend Ord. 08-183 and adopt as amended.
3. Do not adopt Ord. 08-183.

RECOMMENDATION:
Staff recommends the City Council adopt Ord. 08-183, Approve Revisions to City Contractor Licensing Requirements.

If removed from the consent agenda, Staff recommends the following motion:

"Motion to adopt Ord. 08-183 approving Revisions to City Contractor Licensing Requirements

ATTACHMENTS:

- Ordinance No. 08-183 - Revised Fee Schedule Striking the requirement for city licensing of Demolition, Excavator, HVAC, Irrigation, Sewer/Water Line Installation and Sign contractors

CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA

ORDINANCE NO. 08-183

AN ORDINANCE AMENDING SECTION 115.02 OF THE LAKE ELMO CITY CODE

SECTION 1. The City Council of the City of Lake Elmo hereby amends Title XI, Chapter 115: Building Contractors; License and Permit Required, Section 115.02 of the Lake Elmo Code of Ordinances to read as follows:

§ 115.02 LICENSE AND PERMIT REQUIRED.

(A) *License required.*

(1) No person, firm or corporation shall operate, maintain, conduct or engage in the following businesses or work, except in accordance with state statutes, this code and other applicable ordinances of the city.

~~(a) Demolition- residential dwelling, commercial structure.~~

(~~b~~ a) Driveway.

~~(c) Excavation.~~

~~(d) HVAC.~~

~~(e) Irrigation.~~

~~(f) Sewer line installer~~.

~~(g) Water line installer.~~

~~(h) Sign installer.~~

(~~i~~ b) Right-of-way.

(2) This division shall not be construed as preventing any such qualified licensee from performing the work by an employee under his/her supervision and control, or by contract with another person qualified to perform the same; provided that the contractor is subject to the control of the licensee, and the licensee is at all times responsible for the work performed. A contractor not subject to the control of a licensee shall be required to obtain a license.

(B) *Permit required.* For each of the businesses or occupations listed in division (A)(1) of this section for which the State of Minnesota provides for the registration thereof, permits shall be granted only to holders of a state or city license; except that the owner of any property may perform work when work is performed in

accordance with the codes and ordinances of the city, and for such purpose, a permit may be granted to such owner without a licensed obtained.

(Ord. 08-069, passed 2-19-2013) Penalty, see § 10.99

SECTION 2. Effective Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION 3. Adoption Date. This Ordinance 08-183 was adopted on this __ day of _____, 2017, by a vote of __ Ayes and __ Nays.

LAKE ELMO CITY COUNCIL

_____
Mike Pearson, Mayor

ATTEST:

_____
Julie Johnson, City Clerk

This Ordinance 08-183 was published on the ____ day of _____, 2017.

STAFF REPORT

DATE: 7/18/2017
CONSENT
ITEM #: 16
MOTION

TO: City Council

FROM: Michael Bent, Building Official

AGENDA ITEM: Approve adoption of the 2017 Lake Elmo Property Maintenance Code

REVIEWED BY: Kristina Handt, City Administrator, Sarah Sonsalla, City Attorney

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BACKGROUND:
The City of Lake Elmo last adopted the Lake Elmo Property Maintenance Code in May of 2013. At that time, the Lake Elmo Property Maintenance Code referenced the 2006 International Property Maintenance Code. The reference to the 2006 International Property Maintenance Code is outdated and not aligned with the remaining family of codes in effect.
The previous code omitted the IPMC's appeals process found in Section 111. The City Code previously had an appeal process under the administrative citation section of the code which has been repealed. The appeal process found in Section 111 of the IPMC is therefore added back into the code.
The previous code omitted the IPMC section 302.4 Weeds. Section 302.4 Weeds is being added back in the code.

ISSUE BEFORE COUNCIL:
The City Council is being asked to adopt Ordinance 08-181 which adopts the Lake Elmo Property Maintenance Code and references the 2012 International Property Maintenance Code.

PROPOSAL DETAILS/ANALYSIS:
The State of Minnesota has updated the family of building and regulatory codes to reflect the reference to the 2012 International Codes.
The current Lake Elmo Property Maintenance Code is outdated and references the 2006 International Property Maintenance Code.
The Lake Elmo Property Maintenance Code should reflect the 2012 International Property Maintenance Code which will align the Lake Elmo Property Maintenance Code with the other model codes in effect in the City.

FISCAL IMPACT:
None

OPTIONS:
1. Adopt Ord. 08-181 as presented.
2. Amend Ord.. 08-181 and adopt as amended.
3. Do not adopt Ord.08-181

RECOMMENDATION:

Staff recommends the City Council adopt Ord. 08-181, Approve adoption of the 2017 Lake Elmo Property Maintenance Code as proposed as part of the consent agenda.

If removed from the consent agenda, Staff recommends the following motion:

"Motion to adopt Ord No. 08-181 approving the adoption of the 2017 Lake Elmo Property Maintenance Code.

ATTACHMENTS:

Ordinance NO. 08-181

CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA

ORDINANCE NO. 08-181

SECTION 1. The City Council of the City of Lake Elmo hereby amends Title XV, Chapter 150: General Provisions; International Property Maintenance Code, Sections 150.325 – 150.326 of the Lake Elmo Code of Ordinances to read as follows:

INTERNATIONAL PROPERTY MAINTENANCE CODE

§ 150.325 ADOPTION BY REFERENCE.

The City of ~~IL~~ake Elmo does hereby adopt, by reference, the year ~~2006~~ 2012 edition of the International Property Maintenance Code, as hereinafter amended pursuant to this subchapter, as the Property Maintenance Code of the City of Lake Elmo.

§ 150.326 AMENDMENTS.

(A) The year ~~2006~~ 2012 edition of the International Property Maintenance Code adopted by this subchapter is hereby modified by deleting the following sections: 103.2, 103.3~~, 302.4, and sections 111.1 through 111.8~~.

(B) The year ~~2006~~ 2012 edition of the International Property Maintenance Code adopted by this subchapter is hereby amended by modifying the following denominated sections thereof to read as hereinafter set forth:

(1) *Chapter 1.*

101.1 For the purpose of this article, these regulations shall be known as the Property Maintenance Code of the City of Lake Elmo, hereinafter referred to as this code.

102.3 Application of Other Codes. Repairs, additions or alterations to a structure, or changes of occupancy, shall be done in accordance with the procedures and provisions of the Minnesota State Building Code. Nothing in this code shall be construed to cancel, modify or set aside any of the provisions of the City of Lake Elmo Zoning Code.

103.1 Enforcement. Responsibility for enforcement of this code shall be vested in the City's Building Official's Office. The City's Building Official is hereby appointed as the code official for the purposes of this code and employees acting under his or her discretion and control shall be deemed to be deputy code officials.

103.5 Fees. The fees for activities and services performed by the department carrying out its responsibilities under this Code shall be determined by the City Council.

(2) *Chapter 3.*

304.14 Insect Screens. During the period from May 15 to October 31 every door window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

(3) *Chapter 6.*

602.3 Heat Supply. Every owner and operator of any building who rents, leases or lets one or more dwelling units or sleeping units or sleeping units on terms, either expressed or implied, to furnish heat to the occupants thereof shall supply heat during the period from September 1 to May 31 to maintain a temperature of not less than 68°F (20°C) in all habitable rooms.

602.4 Occupiable Work Spaces. Indoor occupiable work spaces shall be supplied with heat during the period from September 1 to May 31 to maintain a temperature of 65°F (18°C) during the period the spaces are occupied.

(4) *Chapter 8*.

800 General References. Whenever this code refers to the International Building Code, the ICC Electrical Code, the International Fire Code, the International Mechanical Code, or the International Plumbing Code, such references shall be deemed to the comparable applicable Code as adopted by the State of Minnesota. Whenever this code shall refer to the International Zoning Code, such references shall be deemed to be Chapter 154 of the Lake Elmo City Code.

SECTION 2. Effective Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION 3. Adoption Date. This Ordinance 08-181 was adopted on this 18th day of July, 2017, by a vote of __ Ayes and __ Nays.

LAKE ELMO CITY COUNCIL

_____
Mike Pearson, Mayor

ATTEST:

_____
Julie Johnson, City Clerk

This Ordinance 08-__ was published on the ____ day of _____, 2017.

THE CITY OF LAKE ELMO

STAFF REPORT

DATE: July 18, 2017
CONSENT
ITEM #: 17

AGENDA ITEM: Public Safety Committee Appointments

SUBMITTED BY: Kristina Handt, City Administrator

BACKGROUND:

As has been our practice this year, staff is presenting applications for committee appointments.

ISSUE BEFORE COUNCIL:

Who should the Council appoint to the Public Safety Committee?

PROPOSAL:

Council members were emailed copies of the application materials from the following:
Andrew J. Masterman
Katrina Beckstrom

FISCAL IMPACT:

NA

OPTIONS:
If removed from consent agenda

1) Appoint Andrew J. Masterman, and Katrina Beckstrom to the Public Safety Committee
2) Appoint other members to the Public Safety Committee
3) Do not make any appointments to the Public Safety Committee

RECOMMENDATION:

"Motion to appoint Andrew J. Masterman, and Katrina Beckstrom to the Public Safety Committee"

ATTACHMENTS:

- None

STAFF REPORT

DATE: July 18, 2017
CONSENT
ITEM #: 18
MOTION

TO: City Council

FROM: Emily Becker, City Planner

AGENDA ITEM: Amendments to Chapter 72: Parking Regulations and Chapter 73: Parking Schedules of the City Code

REVIEWED BY: Stephen Wensman, Planning Director
Jack Griffin, City Engineer
Greg Malmquist, Fire Chief
Michael Bent, Building Official
Kristina Handt, City Administrator

BACKGROUND:

Chapter 73: Parking Regulations of the City Code currently prohibits parking in certain "No Parking" zones throughout the City, unless a temporary parking permit has been issued by the City Administrator. There are a number of new developments that have streets that do not meet street width standards for parking on both or even one side of the street, according to adopted City Engineering Standards.

ISSUE BEFORE COUNCIL:

The City Council is being asked to adopt Ord. 08-171 which adds streets within new developments that do not meet City Engineering Standards for street width for parking on both or one side of the street.

REVIEW/ANALYSIS:

Adopted City Engineering Standards indicate the following minimum street width for parking:

- Both sides of the street: 28 feet
- One side of the street: 24 feet
- No parking: 22 feet or less

Streets with No or One-Sided Parking Added. As previously stated, there are a number of new developments that have streets that do not meet these standards. These street names need to be added to Schedule I. Parking Prohibited of Chapter 73: Parking Schedules.

Fines Removed. Fines for parking of trailers was stricken, as the City no longer references administrative citations in the Code. The process outlined in the amended Section 10.99 shall be followed.

Enforcement. Currently, the Washington County's Sheriff's Department currently writes tickets for cars parked in no parking zones designated by Council and signed. They currently reference Minnesota Statutes Subd. 169.34: Prohibitions; Stopping, Parking, which prohibits any person from stopping, standing, or parking a vehicle except when necessary to avoid conflict with other traffic or in compliance with the directions of a police officer or traffic-control device at any place where official signs prohibit stopping.

FISCAL IMPACT:

None.

OPTIONS:

The City Council is being asked to adopt as part of tonight's Consent Agenda Ord. 08-:

1) Adopt Ord. 08-171 as presented.
2) Amend Ord. 08-171 and adopt as amended.
3) Do not adopt Ord. 08-171

RECOMMENDATION:

Staff recommends the City Council adopt Ord. 08-171 amending Chapters 72 and 73 of the City Code as part of tonight's Consent Agenda. If removed from the Consent Agenda, Staff recommends the following motion:

"Move to adopt Ord. 08-171 amending Chapters 72 and 73 of the City Code."

Staff also recommends that Council approve, as part of tonight's Consent Agenda, adoption of Resolution 2017-077, approving summary publication of Ord. 08-171. If removed from the Consent Agenda, Staff recommends the following motion:

"Move to adopt Resolution 2017-077, approving summary publication of Ord. 171."

ATTACHMENTS:

- Ord. 08-171
- No Parking Map
- Resolution 2017-077

CITY OF LAKE ELMO
COUNTY OF WASHINGTON
STATE OF MINNESOTA

ORDINANCE NO. 08-171

AN ORDINANCE AMENDING THE LAKE ELMO CITY CODE OF ORDINANCES BY ADDING ADDITIONAL STREETS ON WHICH PARKING IS PROHIBITED OR LIMITED TO ONE SIDE TO CHAPTER 73: PARKING SCHEDULES.

SECTION 1. The City Council of the City of Lake Elmo hereby amends Title VII: Parking Schedules; Chapter 73: Parking Schedules; Schedule I: Parking Prohibited, by adding the following:

SCHEDULE I. PARKING PROHIBITED.

No vehicle shall be parked in the following "No Parking" zones, unless a temporary parking permit has been issued by the City Administrator as provided in § 72.02. Additionally, no parking shall be allowed on any cul-de-sac of any street.

Street	*Location*	*Sides*
—	Two signs added 45 feet apart at the asphalt trail into Carriage Station Park	—
Eagle Point Boulevard	From Inwood Avenue to Hudson Boulevard	Both
15th Street N.	From Ivy Avenue N. to the east end of the street	Both
50th Street	From DeMontreville Trail N. to Hill Trail N. in Lanes DeMontreville Country Club	Both
50th Street	From ~~State Highway 5~~ CSAH 14 to CSAH 17 (Lake Elmo Avenue)	Both
53rd Street N.	DeMontreville Highlands, 5th Addition	Both
Highlands Trail North	From DeMontreville Trail to a distance 100 yards from the intersection with DeMontreville Trail North on both segments of Highlands Trail N. in DeMontreville Highlands	Both
Hill Trail N.	Lanes DeMontreville Country Club	Both
Jamaca Avenue North	475 feet south of its intersection with Lake Jane Trail	Both
Jane Road North	Beginning at the south line of PID 10-029-21-24-0003 extending 33 feet northerly, thereof	West
Klondike Ave. N.	The south 100 feet to the dead end	Both
Lake Jane Trail N.	From 250 feet west of Jamaca Avenue N. to Jane Road N.	Both
Laverne Ave. N.	From Upper 33rd Street to 36th Street and the east side only from 36th Street N. to ~~State Highway 5~~ CSAH 14 and within the Hunter's Crossing Development where medians exist	Both
Layton Avenue N.	From 36th Street N. to ~~State Highway 5~~ CSAH 14	West
32nd Street N.	From Lampert Ave. N. to Klondike Ave. N.	North
Keats Avenue N.	From Trunk Highway 36 to 47th St. N	Both
Village Pkwy.	All	Both
Entrance to Easton Village	All, ending at intersection of 32nd St N and Linden Ave N	Both

Junco Rd N	Eyebrow	One-Side Where Signed
Jay Ave. N	All	Both
5th St Ln N	Where medians exist	Both
Upper 7th St N	All	One-Side Where Signed
Lower 8th Pl N	All	One-Side Where Signed
Irving Blvd N	East side of Island Trail, where median exists	One-Side Where Signed
Irving Cir N	All	One-Side Where Signed
9th Pl N	All	One-Side Where Signed
Upper 9th Pl N	All	One-Side Where Signed
Island Trl N	Where medians exist	Both
Blazing Star Ln	On eyebrows	One-Side Where Signed
Wildflower Dr N	All, except entrance where street width measures 28 feet	Both
Monarch Path N	All	Both
Monarch Way N	All	Both
Monarch Park	All	Both
Hummingbird Path N	All	Both
Sunflower Ln N	All	One-Side Where Signed
Jade Trl N	Where medians exist	Both
Jade Ct N	Where medians exist	Both
8th St N	Eyebrow within Hammes Estates (Lakeridge Crossing Development)	One-Side Where Signed
CSAH 17	44th St N to 50th St N	West Side

SCHEDULE II. PARKING OF TRAILERS.

(A) No trailer shall be parked in the following "No Trailer Parking" zones unless a temporary parking permit has been issued by the City Administrator as provided in § 72.02.

Lake DeMontreville Public Access	
Street	***Location***
53rd Street	From Demontreville Trail to the west of the street
DeMontreville Trail	From 50th Street to DeMontreville Circle
Highlands Trail	From Hilltop Avenue to DeMontreville Trail; and from DeMontreville Trail to Highland Trail Court

Hytrail	From Highlands Trail to 59th Street
50th Street	From Hilltop Avenue to the east end of the street
Lake Jane Public Access	
Lake Jane Trail	From Irvin Court to Tapestry Drive
Jamaca Avenue	From Lake Jane Trail to 42nd Street
Jane Road	From Lake Jane Trail to Jane Court

~~(B) Any person who violates the provisions of this schedule shall, upon conviction, be subject to a fine of not less than $150 nor more than $300, plus the cost of prosecution.~~

(Ord. 97-179, passed 9-19-2006)

SECTION 2. Effective Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION 3. Adoption Date. This Ordinance 08-171 was adopted on this 18th day of July 2017, by a vote of ___ Ayes and ___ Nays.

LAKE ELMO CITY COUNCIL

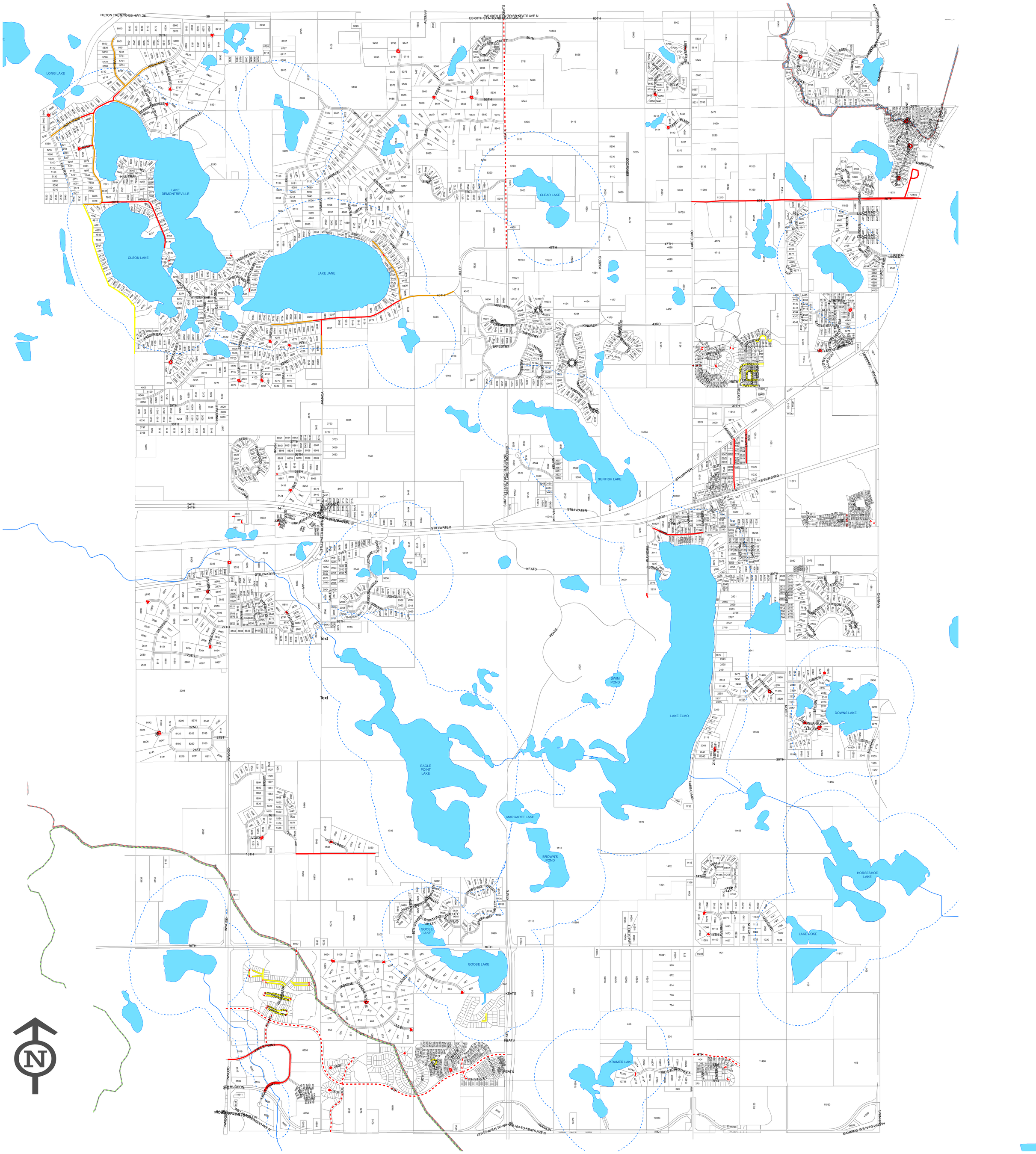
_____
Mike Pearson, Mayor

ATTEST:

_____
Julie Johnson, City Clerk

This Ordinance 08-171 was published on the ____ day of _____, 2017.

Streets - No Parking



CITY OF LAKE ELMO

RESOLUTION NO. 2017-077

RESOLUTION AUTHORIZING PUBLICATION OF ORDINANCE NO. 08-171 BY TITLE AND SUMMARY

WHEREAS, the City Council of the city of Lake Elmo has adopted Ordinance No. 08-171, an ordinance amending the Lake Elmo City Code of Ordinances by adding additional streets on which parking is prohibited or limited to one side to Chapter 73: Parking Schedules; and

WHEREAS, the ordinance is lengthy; and

WHEREAS, Minnesota Statutes, section 412.191, subd. 4, allows publication by title and summary in the case of lengthy ordinances or those containing charts or maps; and

WHEREAS, the City Council believes that the following summary would clearly inform the public of the intent and effect of the ordinance.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Lake Elmo, that the City Administrator shall cause the following summary of Ordinance No. 08-171 to be published in the official newspaper in lieu of the entire ordinance:

Public Notice

The City Council of the City of Lake Elmo has adopted Ordinance No. 08-171, which amends Chapter 73: Parking Schedules by stating that no parking shall be allowed on any cul-de-sac of any street and designating the following streets as no parking:

Keats Avenue N from Trunk Highway 36 to 47th St. N; all of Village Parkway, Monarch Path N, Monarch Way N, Monarch Park N, Hummingbird Path N; all of the entrance to Easton Village, ending at intersection of 32nd St. N & Linden Ave.; where medians exist on 5th St. Ln., Island Trl. N, Jade Trl. N, Jade Ct. N; all of Wildflower Dr. N except entrance where street width measures 28 ft.; and

The following streets as one-sided parking where signed:

Eyebrow(s) of Junco Rd. and Blazing Star Ln.; Irving Blvd. N on the east side of Island Trl. where medians exist; all of Upper 7th St. N, Lower 8th Pl. N., Irving Cir. N, 9th Pl. N, Upper 9th Pl. N, Sunflower Ln N; 8th St. N within the Lakeridge Crossing Development; west side of CSAH 17 from 44th St. N.

BE IT FURTHER RESOLVED by the City Council of the City of Lake Elmo that the City Administrator keep a copy of the ordinance at City Hall for public inspection and that a full copy of the ordinance be placed in a public location within the City.

Dated: July 18, 2017.

_____
Mayor Mike Pearson

ATTEST:

_____
Julie Johnson, City Clerk

(SEAL)

The motion for the adoption of the foregoing resolution was duly seconded by member

_____ and upon vote being taken thereon, the following voted in favor thereof:

and the following voted against same: _____

Whereupon said resolution was declared duly passed and adopted.

THE CITY OF LAKE ELMO

STAFF REPORT

DATE: July 18, 2017
REGULAR
ITEM #: **19**

TO: City Council
FROM: Greg Malmquist, Fire Chief
AGENDA ITEM: Fire Department Staffing
REVIEWED BY: City Administrator Kristina Handt and Public Safety Committee

BACKGROUND:
At the June 13, 2017 Council Workshop, Council directed the Public Safety committee to research the matter of fire department staffing and come back with recommendations.

ISSUE BEFORE COUNCIL:
How should the Council plan to staff the Fire Department to maintain current service levels?

PROPOSAL DETAILS/ANALYSIS:
The Public Safety Committee is recommending the Council approve Option B. Option B would provide part time firefighters in the station from 6am-6pm, Sunday through Saturday. The Administrative Assistant would not be used to cover any of these shifts.

FISCAL IMPACT:
Based on Option B, as recommended by the Public Safety committee and Staff, the impact would be $175,331.52 in annual wages, benefits and taxes; $7, 077.40 per Firefighter hired as well as ongoing annual costs associated with training and other requirements.

OPTIONS:
1) Option A as presented, part time shifts, utilizing the current Administrative Assistant to fill shifts.
2) Option B as presented, part time shifts, not utilizing the current Administrative Assistant to fill shifts.
3) Option C as presented, utilizing full time staff.

RECOMMENDATION: It is the recommendation of the Public Safety Committee, (by a 3-0 vote) and Fire Department Staff to move forward with the following:
Motion to approve Option B as presented, which is the hiring of Part Time Firefighters working no more than 24 scheduled hours per week, to cover shifts from 6 am-noon and noon-6pm, Sunday through Saturday. And to also approve the associated job description and advertise the positions.

ATTACHMENTS:
- Copy of presentation
- Job Description

PUBLIC SAFETY COMMITTEE RECOMMENDATIONS on FIRE DEPARTMENT STAFFING

AGENDA

- ISSUE
- TERMINOLOGY
- HISTORICAL DATA
- STAFFING CONCERNS/TRENDS
- WHERE ARE WE NOW?
- STAFFING COSTS COMPARISION
- COMMITTEE RECOMMENDATION

ISSUE

How should the Council plan to staff the Fire Department to maintain current service levels?

TERMINOLOGY

- **POC, (Paid On Call)** – Firefighters that respond when paged. Formerly known as “Volunteers” until over time they were paid and recognized as city employees.

- **Duty Crews** – (Lake Elmo specific) Personnel, assigned to a specific window of time, during which, they have committed to be available to respond. They will remain, “in the area” during this period. There are many variations of this throughout the fire service, FT, PT or POC staff in the station, labeled “Shifts”, “Squads”, “Duty Shifts” or “Standby Crew”.

- **Shared Services** – Sharing of resources, (equipment, response personnel, administrative personnel, training, facilities, etc) as well as sharing the associated costs.

- **Mutual Aid** – Sharing of resources, locally, regionally, statewide and nationally. Resources from other agencies respond *WHEN REQUESTED* by primary agency. Primary agency must request specific resource needs. (*This process has been in place for years and used by Lake Elmo. Utilized when local resources are exhausted or exceeded)*

  NFPA Definition - **3.3.2.2 *Mutual Aid.*** Reciprocal assistance by emergency services under a written plan among AHJs that is part of communication center's dispatch protocol.

- **Auto Aid** – Sharing of resources, locally, regionally, statewide and nationally. Resources from other agencies respond automatically based on predetermined response needs identified by primary agency for specific incidents. Additional “groups” of resources can be requested by additional, predetermined “ALARMS”. (*Currently utilized on a very limited basis due to the restrictions of the current CAD system used by Wash. Cty. Dispatch)*

  NFPA Definition - **3.3.2.1*** ***Automatic Aid.*** A plan developed between two or more fire departments for immediate joint response on first alarms. [**1142,** 2012]

- What has Lake Elmo Fire Department done to improve Retention?

  - Implemented “Stay at Home Duty Crews”, (unique to Lake Elmo)
  - Increased Response Time Requirements
  - Reduced Response Percentage Requirements
  - Implemented “Incentive Pay”
  - Implemented Daytime Duty Crews
  - Increased and Expanded Pay
  - Vacation
  - Leave of Absence
  - Created Lieutenants positions

HISTORICAL DATA

- December, 2004 - "FIRE PROTECTION NEEDS" STUDY", Submitted by Dahlgren, Shardlow and Uban, This study primarily focused on fire station locations with regards to response times and warning siren locations. Most of the "detail" in the report related to inadequacies and future needs of fire stations. Staffing information, mentioned need for "2 full time fire employees" and sited 2000 census statistics for hiring 18-25 year olds. Also focused in on 4 and 2 station model with both 4 and 4 ½ minute response (calculated from "In-Service" to "On Scene")
- September 2011 - "Feasibility Study for Shared or Cooperative Fire and Emergency Services" - Stillwater, Lake Elmo, Mahtomedi
- January 10, 2012 – Council workshop. Fire department presented current level of service being delivered and asked Council for direction on future level of service for planning purposes. Fire department was directed to maintain current level of service.
- November 13, 2013 – First meeting of the Public Safety Committee. Began discussion on recruitment/staffing. Many ideas proposed and pursued during this and future meetings.

Newsletter	Solicit Businesses	Mailings	Cable Channel	Increase Response
Times	Reduce Requirements	Explorer Program	Public Works Staff	Ads w/LMC
Demographics	Responding to Scenes	Open Houses	HOA's	Promo Video
Incentives	Retention	Turnover	Morale	Rotary Meeting
Community Meetings-Surveys				

- June 19, 2014 – The following topics discussed by Public Safety Committee:

Response Times	Staffing	Maplewood Model	POC vs PT vs FT	Shifts
Service Level	Shared Services Study from September 2011		Staffing Costs	

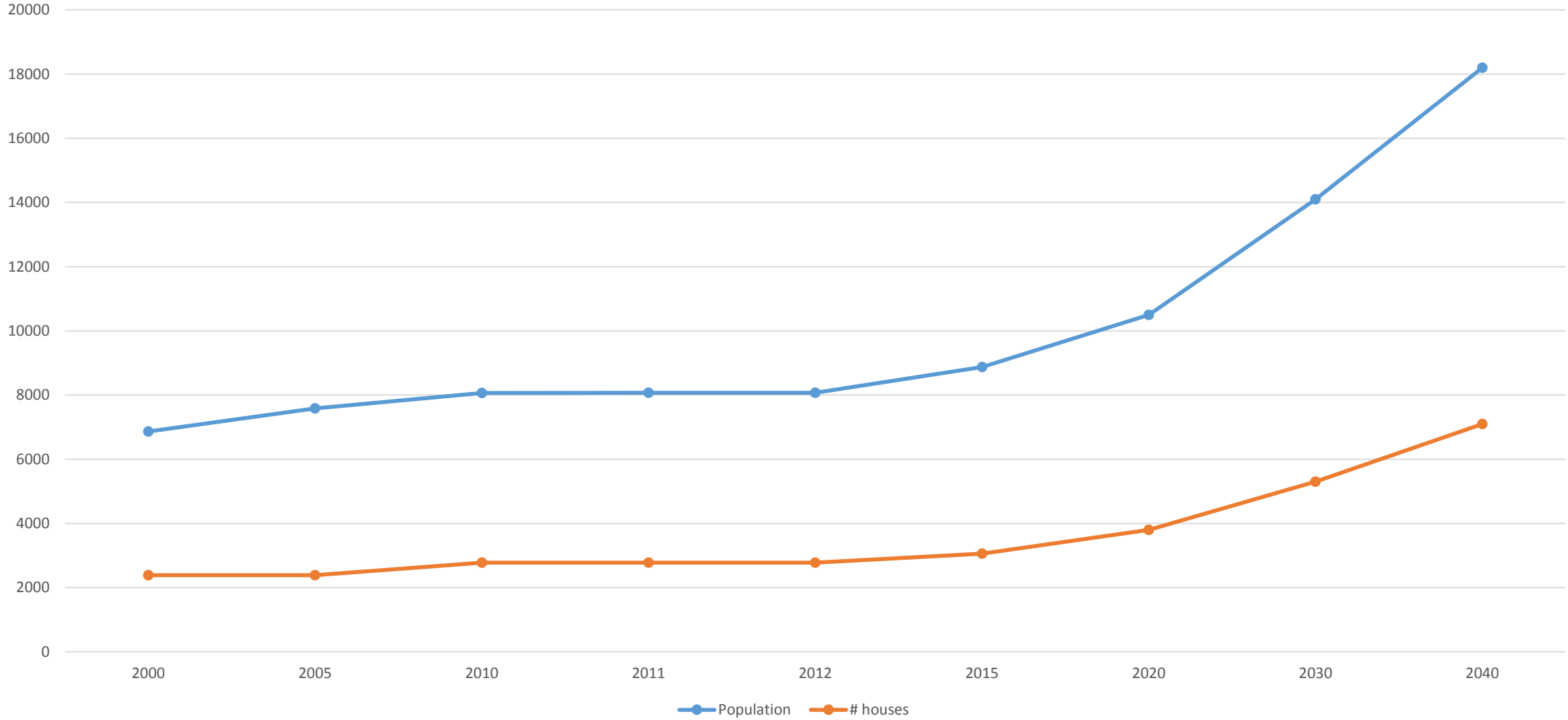
- July 2014 – Minnesota State Fire Chiefs Association (MSFCA) releases "EMPTY BOOTS, QUIET SIRENS" report. This study looked at "The State of Non-Career Firefighting in Minnesota" and how it relates to Recruitment/Retention, changing Community Demographics, greater demands on fire departments as well as several other areas.

HISTORICAL DATA

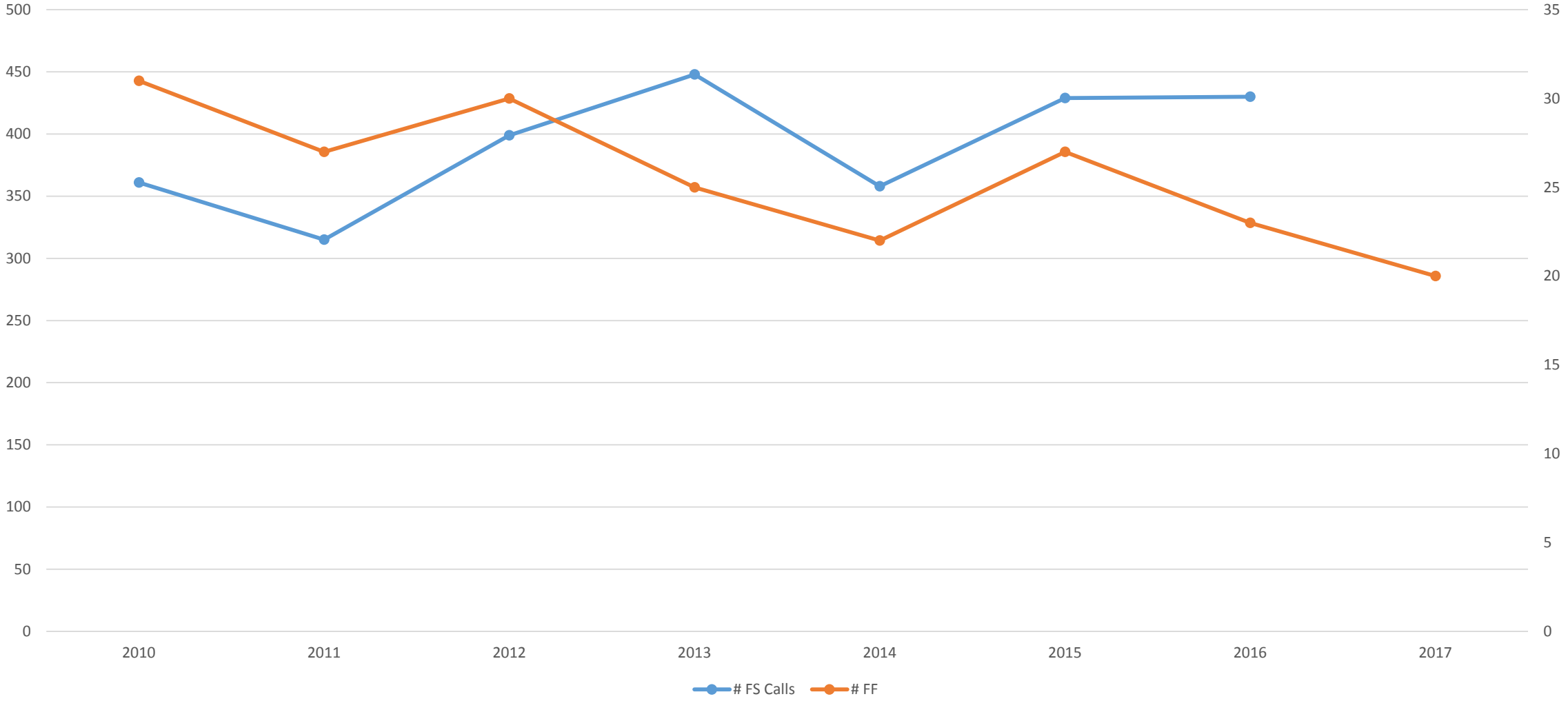
- September 18, 2014 – Maplewood Fire Chief Steve Lukin presented to the committee the "Maplewood Model" of staffing with PT shifts and the process they had recently gone through regarding staffing and building a station. This presentation followed a previous meeting between Lake Elmo and Maplewood Chief Officers to discuss these topics.
- December 1, 2015 – "Single Fire Station Concept" was presented to Council on the recommendation from the Public Safety Committee, to deal with staffing and response concerns.
- August 23, 2016 – Council Workshop, jointly with Public Safety Committee and Members of Fire Department to discuss "Staffing, Shared Services and other Fire Agreements"
- June 2017 – City Administrator and Fire Chief reached out to bordering communities to explore "options".
- June 13, 2017 – Council Workshop, Council discussed "Fire Department Staffing" and directed Public Safety Committee to research matter and come back with recommendations.

City of Lake Elmo Growth

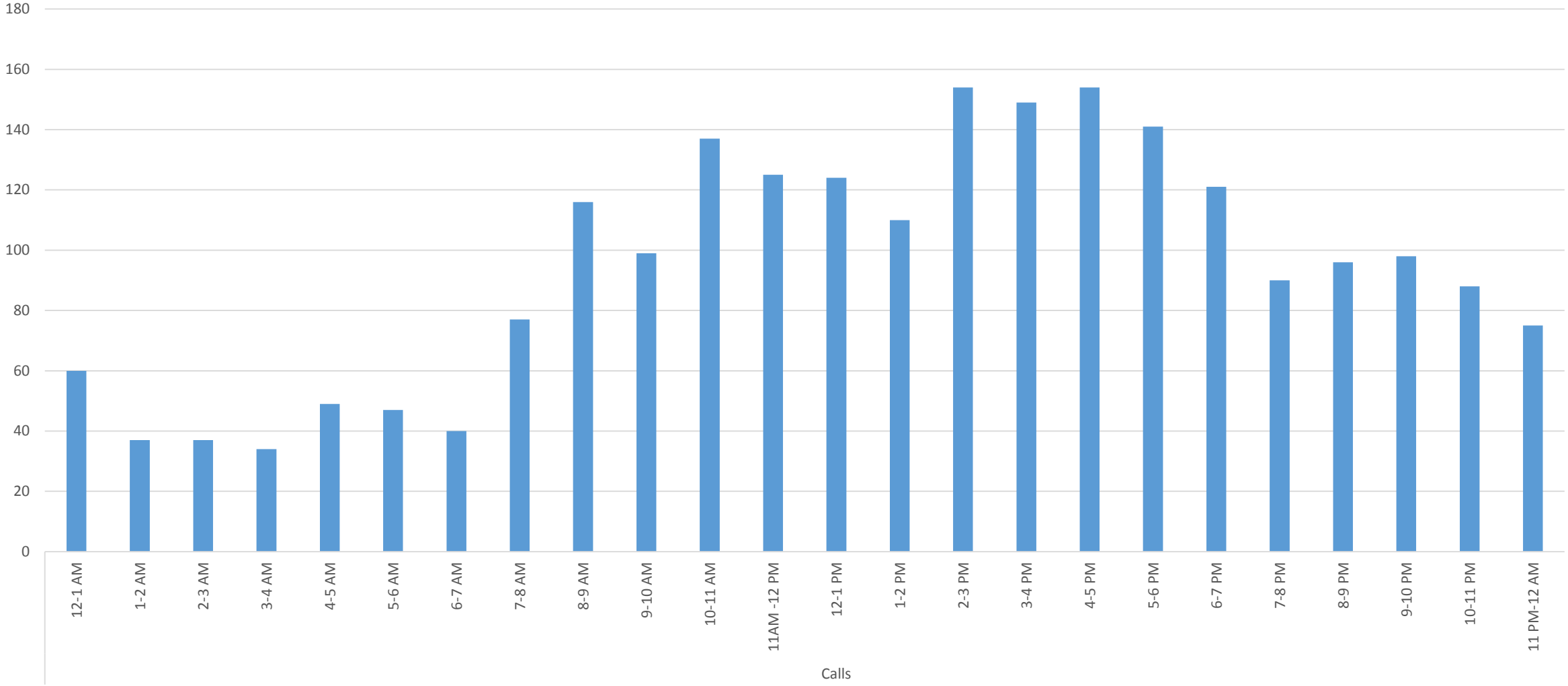
(from 2015 City of Lake Elmo Comprehensive Annual Financial Report and Met Council Community Page)



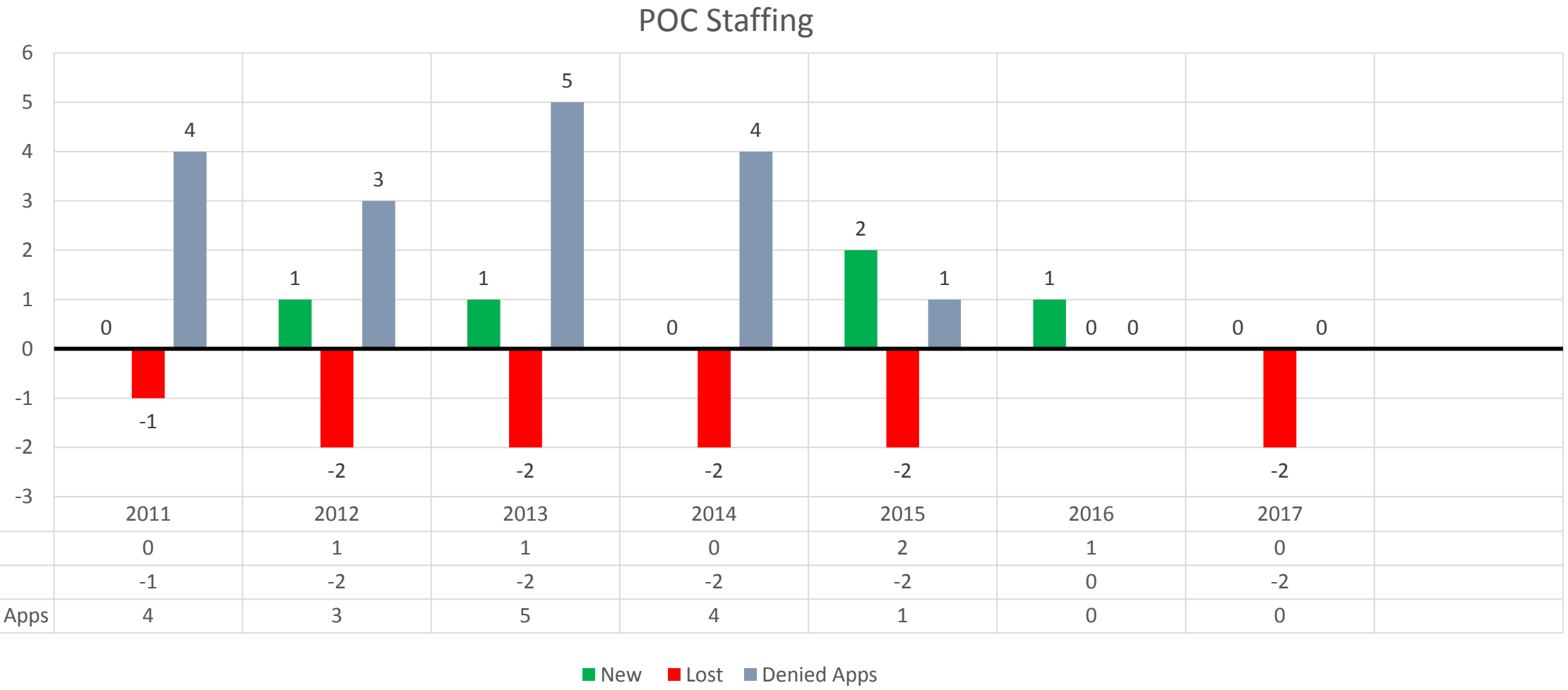
City of Lake Elmo
Calls per Year vs. LEFD Staffing



City of Lake Elmo
Total Fire Department Emergency Response by Hour 2012-2017



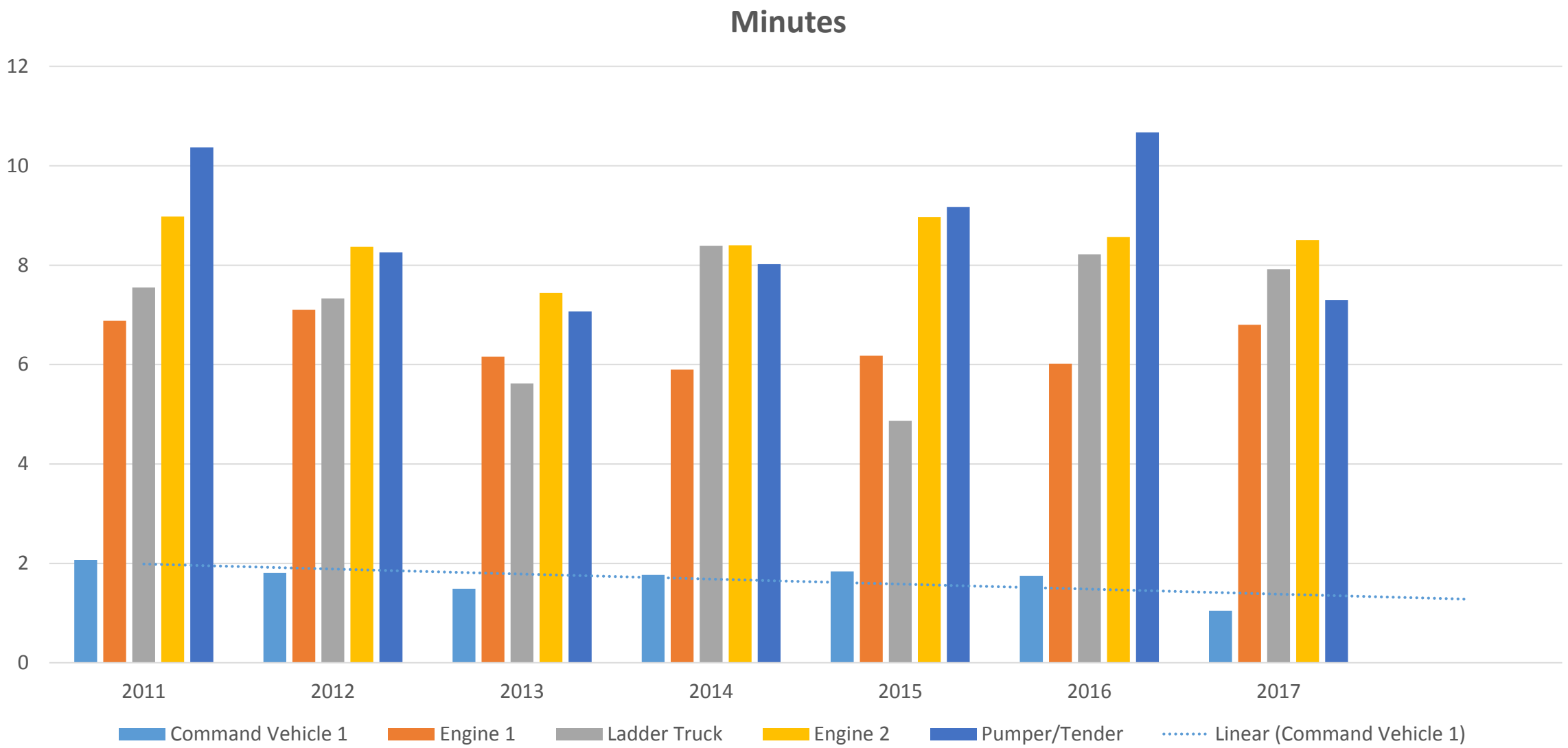
Recruitment/Retention Trends



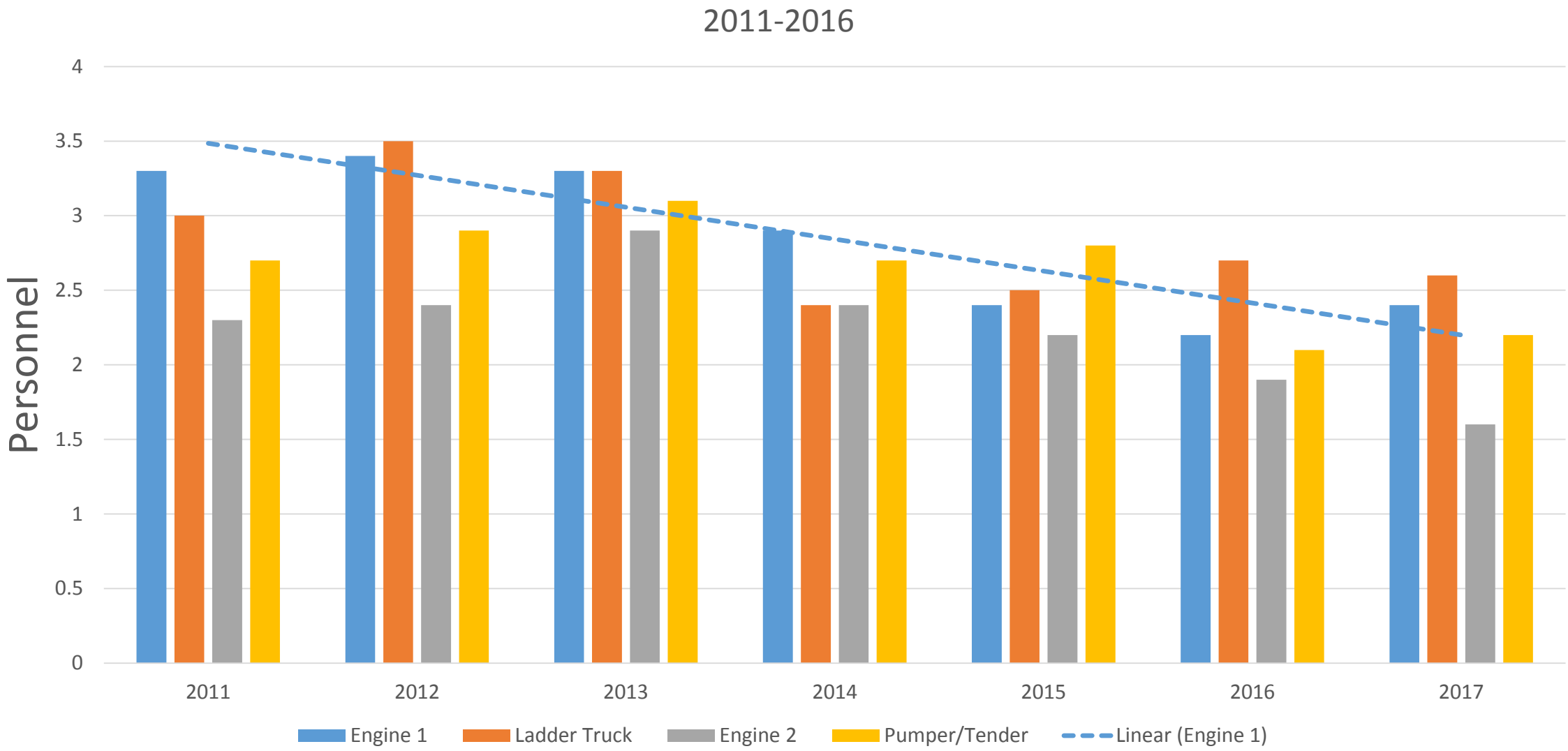
	2011	2012	2013	2014	2015	2016	2017
New	0	1	1	0	2	1	0
Lost	-1	-2	-2	-2	-2	0	-2
Denied Apps	4	3	5	4	1	0	0

Reasons for denial – Failed background check, failed psychological evaluation, reside outside response requirement of 5 ½ minutes, outside Lake Elmo or neighboring community, attended drill and decided not for them, withdrew application.

Dispatch to Truck Leaving Station Time

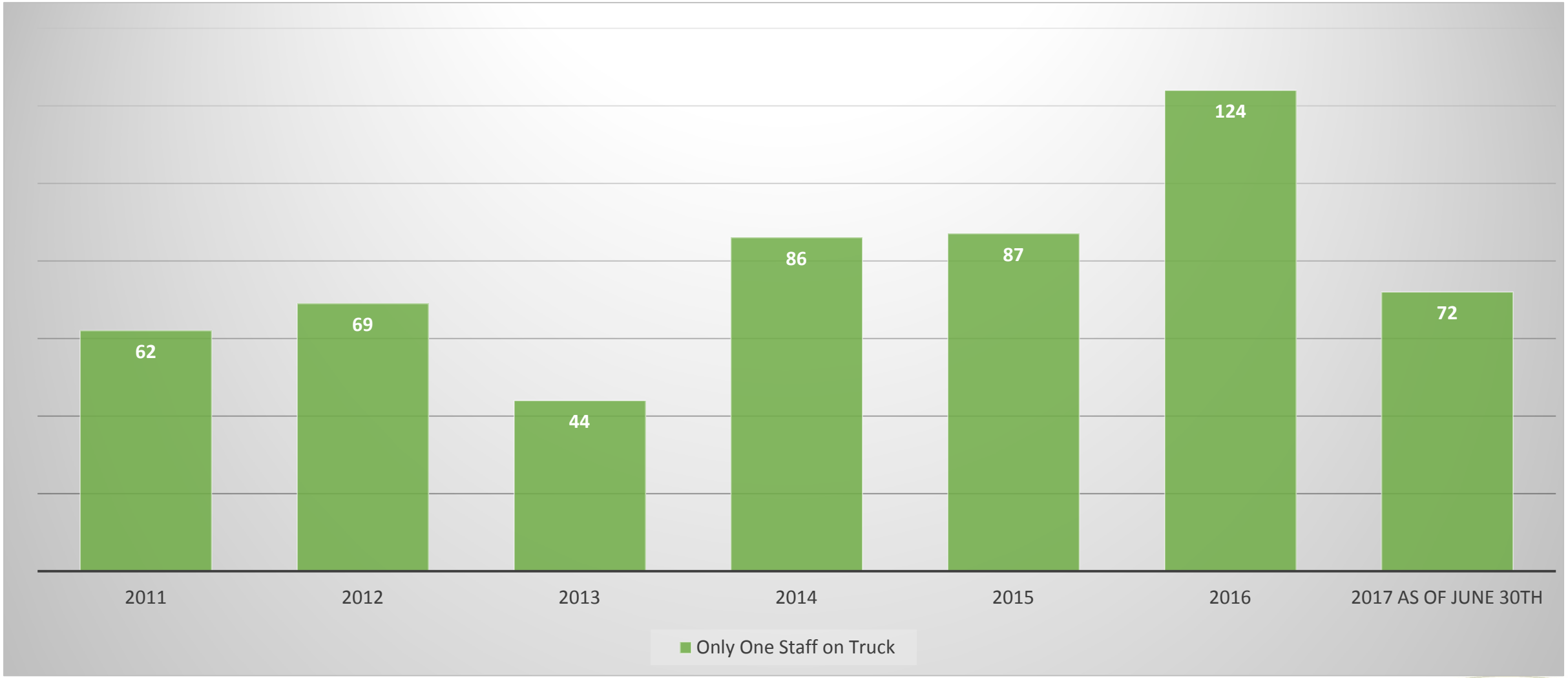


Average Number of Responders per Vehicle

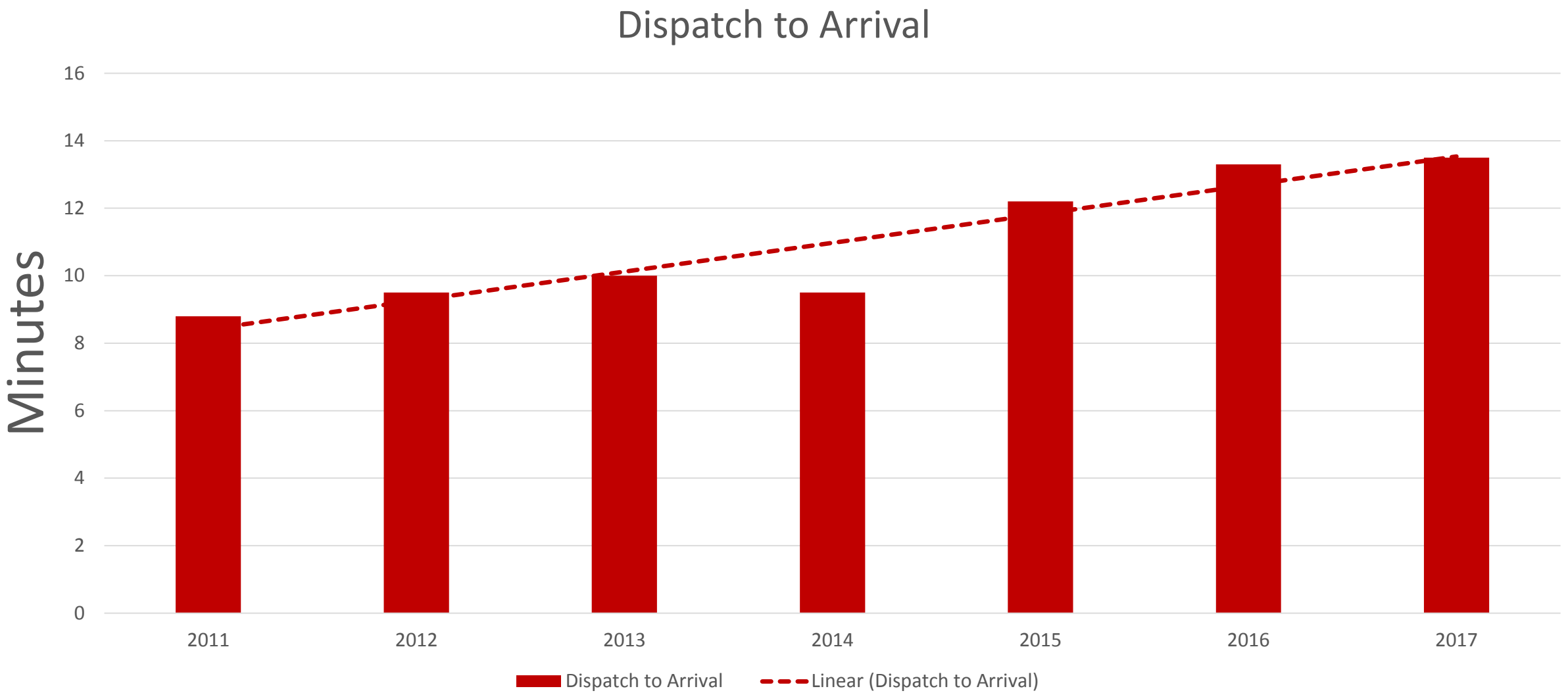


Number of Times, Vehicle Responded to an Emergency Call With Only One Firefighter in the Truck

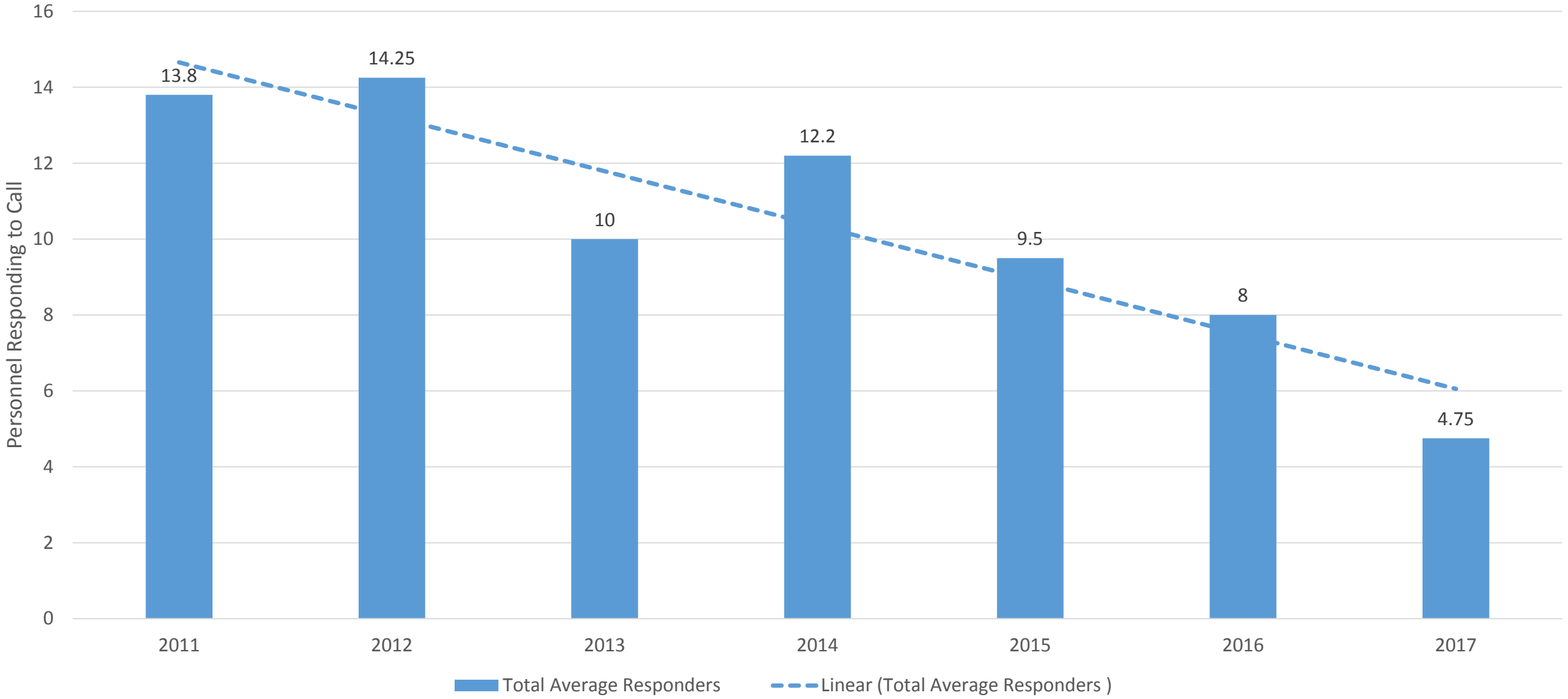
(Excluding Command Vehicles)



STRUCTURE FIRE RESPONSES ONLY



STRUCTURE FIRE RESPONSES ONLY



PROJECTED STAFFING COST COMPARISION

	# shifts	Wage	Hours per week	Weekly cost	Annual cost	# Personnel needed to cover.
OPTION A - PART TIME, Capped at 24 hours per week						
Coverage, Sun - Sat, 6:00 am - noon and noon - 6:00 pm. 2 - 6 hour shifts per day 2 personnel per shift, in station with duties	24/wk	$20.07/hr (Includes Police/Fire PERA)	144 Admin Asst. would cover remaining 24 hrs.	$2,890.08	$150,284.16	5.2
OPTION B - PART TIME, Capped at 24 hours per week						
Coverage, Sun - Sat, 6:00 am - noon and noon - 6:00 pm. 2 - 6 hour shifts per day 2 personnel per shift, in station with duties	28/wk	$20.07/hr (Includes Police/Fire PERA)	168	$3,371.76	$175,331.52	6
OPTION C - FULL TIME						
Coverage, Sun - Sat, 6:00 am - noon and noon - 6:00 pm. 2 personnel per shift, in station with duties		$26.49/hr. (Includes benefits)	168	$4,450.32	$231,416.64	6

Additional Considerations, when comparing Part Time to Full Time – Even with hiring Firefighters trained to minimum standards, there are still costs associated with each hire. With a greater turnover rate with Part Time vs Full Time, these costs begin to add up.

FIREFIGHTER COST	
Pre-Placement w/ Drug Test, (on-going every 1-3 years)	$245.65
Psychological Evaluation	$415.00
Hep B Series	$156.00
Annual FIT Test	$25.00
Annual Training	$545.50
Uniform	$1,159.30
Turnout Gear, (Replaced every 10 years)	$4,000.95
Pager	$530.00
TOTAL	$7,077.40

Additional Duties of Firefighters on Shift

- Fire Hydrants
  - Initial and Annual Flow Testing
  - Annual Maintenance
  - GPS and ID labeling
  - Clearing in winter
- Inspections (During business hours)
  - Annual follow up inspections. Update information. Identify corrections.
  - Identify serious violations to be handled by Fire Inspector
  - Update pre-plans.
- Daily Truck and Equipment Checks
  - Better maintenance
  - Lower maintenance costs
  - Less “Out of Service” time.
- Fire Prevention/Fire Education
  - Greater attendance at community events
  - Ability to develop more programs such as in home inspections of detectors, etc.

DISCUSSION/QUESTIONS

City of Lake Elmo

Job Title: Firefighter

Department: Fire

Status: Casual/part-time

Reporting Relationship: Reports to Fire Department Officers

Position Details:
Perform emergency work in emergency situations for the protection of life and property from fire and other hazards, as well as the treatment of emergency medical problems.

General Duties/Essential Functions:
Perform fire suppression, rescue and emergency medical care as necessary using safe and appropriate methods under the direct supervision of the O.I.C. using the Incident Command System.

Operate and perform required maintenance of all department apparatus and equipment.

Operate apparatus and equipment in a safe and appropriate manner.

Operation of computers, Microsoft Office and its components, (Word, Excel, Publisher, etc.), as well as various office equipment, (copier, fax, scanner, phones, etc.). This also includes use of all software programs that support department operations, including, but not limited to (Image trend, IAMRESPONDING, Target Solutions).

Support of clerical and administrative staff in keeping official records, data entry, providing support to the fire command staff.

Participate in fire, rescue and emergency medical training as directed by Department Policy and Standard Operating Guidelines or as directed by Command Officers.

Perform work assignments and station duties as assigned by Officers of department.

Perform and conduct Fire Prevention/Fire Education activities as required. This may include, but is not limited to: assisting in the development of programs, ordering of supplies, scheduling of events and identifying needs in community.

Support City Staff as it pertains to inspections and maintaining critical infrastructure, such as hydrants.

Establish and maintain professional working relationships with coworkers. Establish and maintain professional working relationships with people outside of the department. Establish and maintain professional working relationships with people of different cultures, backgrounds, or values. Work with others on a team, task force, or in other work units. Listen and demonstrate an understanding of others' perspectives, problems, or questions. Interact informally with other members of department for prolonged periods of either monotony or extreme stress. Respect the privacy of coworkers.

Support the goals and policies of the department. Foster a positive attitude toward department goals. Work within the framework of departmental Policies and Standard Operating Guidelines.

While these areas are the primary focus of the position, we believe strongly in teamwork and employees will be called upon to perform a variety of duties as a part of their role with the City.

Position Requirements
Minimum Qualifications

- Must be 18 years of age by date of hire.
- Must have high school diploma or General Education Degree (GED) by date of hire.
- Possess and maintain a valid Minnesota driver's license.
- Must pass background check.
- Must pass physical ability test.
- Must pass pre-placement medical exam.
- Must pass psychological exam.

- Must be currently state certified or licensed as Firefighter I & II, (must include HazMat Operations). Must include copy of certification with application.
- State Certified First Responder
- Current Certification in Rescuer CPR with AHA.
- Working knowledge in the operation of various office equipment, (copier, fax, scanner, phones, etc.)
- Working knowledge in the operation of computers, Microsoft Office and its components, (Word, Excel, Publisher, etc.).

Preferred Qualifications

- Minimum of two years firefighting experience.
- Current MN State Certification as Fire Apparatus Operator, (FAO)
- Current MN State Certification as Fire Inspector I
- Live within 10 minutes' drive time of station.

Knowledge, Skills and Abilities:

- Knowledge of firefighting equipment practices, principles, methods and techniques used in modern fire suppression
- Ability to communicate effectively both orally and in writing
- Skilled in listening and problem solving
- Operate both as a member of a team and independently at incidents of uncertain duration
- Operate in enclosed or confined spaces.

Physical and Mental Requirements: While performing the duties of this job, the employee is frequently required to sit, talk, or hear; stand; walk; use hand to finger; handle; or operate objects, tools or controls; and reach with hands and arms. The employee is occasionally asked to climb or balance, stoop, kneel, crouch, or crawl; and taste or smell.

The employee must frequently lift to 10 pounds and occasionally lift and/move up to 100 pounds. Specific vision abilities required by this position include close vision, distance vision, color vision, peripheral vision, depth perception and the ability to adjust the focus.

***The physical demands described here are representative to those that must be met by an employee to successfully perform the essential functions of the job. Reasonable accommodations can be made to enable individuals with disabilities to perform the essential functions.*

Working Conditions: Work is performed primarily in the office, vehicles, and outdoor settings, in all weather conditions, including temperature extremes, during shifts. Work is often performed in emergency and stressful situations. The employee is exposed to loud noises and hazards associated with fighting fires and rendering emergency medical assistance, including, but not limited to smoke noxious odors, fumes, chemicals, liquid chemicals, solvents and oils.

Competencies Common to All City Positions:

- Develop, maintain a thorough working knowledge of, and comply with all departmental and applicable City policies and procedures
- Demonstration by personal example the spirit of service, excellence, and integrity expected from all staff.
- Develop respectful and cooperative working relationships with co-workers, including willing assistance to newer staff so job responsibilities can be performed with confidence as quickly as possible.
- Confer regularly with and keep immediate supervisor informed of all important matters which pertain to the applicable job functions and responsibilities.
- Represent the City of Lake Elmo in a professional manner to the public, outside contacts and constituencies.

***The work environment characteristics described here are representative to those an employee encounters while performing essential functions of this job. Reasonable accommodations can be made to enable individuals with disabilities to perform the essential functions.*

STAFF REPORT

DATE: 7/18/2017
REGULAR
ITEM #: 20
MOTION

TO: City Council

FROM: Emily Becker, City Planner

AGENDA ITEM: Easton Village 3rd Addition Final Plat

REVIEWED BY: Stephen Wensman, Planning Director
Jack Griffin, City Engineer

BACKGROUND:

The Council is being asked to consider a Final Plat request from Chase Development for the 3rd Addition of Easton Village, a planned 217 unit residential development. The 3rd Addition includes 28 single family lots that are located within an 8.53 acre area to the north of the western portion of Easton Village 1st Addition. Staff and the Planning Commission are recommending approval of the request subject to compliance with the conditions listed in this report.

ISSUE BEFORE COUNCIL:

The Council is being asked to review the Final Plat request for the 3rd Addition of Easton Village based on its consistency with the approved Preliminary Plat (revised on 6/21/2017).

PROPOSAL DETAILS/ANALYSIS:

General Information.

Applicant: Chase Development, 2140 West County Road 42, Burnsville, MN

Property Owners: Easton Village, LLC (Tom Wolter) 2140 West County Road 42, Burnsville, MN

Location: Section 12 & 13, Township 29 North, Range 21 West in Lake Elmo, north of 30th Street, west of Manning Avenue, and south of the Union Pacific railroad right-of-way. PID Number 13.029.21.42.0025.

Request: Application for final plat approval of a 28 unit residential subdivision to be named Easton Village 3rd Addition.

Zoning: LDR – Low Density Residential

Surrounding: North – vacant/agricultural land (RT – Rural Transitional); West – single family home, City park, natural vegetation (PF – Public and Quasi Public Open Space; South – vacant land (LDR – Low Density Residential); East – Lake Elmo Airport (Baytown Township).

Comp. Plan: Village Urban Low Density Residential (1.5 - 2.49 units per acre)

History: Property was included in Village Planning Area boundary and municipal sewer service area as defined in the 2013 Village Land Use Plan. Site has historically been used for faming activities, including the growing of agricultural crops. Sketch Plan review by Planning Commission on 1/27/14 with Preliminary Plat approval on July 15, 2014. 1st An AUAR for the Village Planning area was approved by the City in May of 2009. 1st Addition approval on March 3, 2015, and 2nd Addition approval on May 2, 2017. Preliminary Plat revised on 6/21/2017.

Action Deadline: Application Complete – 6/21/2017
60 Day Deadline – 8/20/2017
Extension Letter Mailed – No
120 Day Deadline –

Regulations: Chapter 153 – Subdivision Regulations
Article 10 – Urban Residential Districts (LDR)
§150.270 Storm Water, Erosion, and Sediment Control

Consistency with Preliminary Plat.

Revised Preliminary Plat. Prior to the 1st Addition Final Plat approval, the approved Preliminary Plat was revised in December of 2014 to address the following:

- The need to reconfigure the temporary access into the subdivision.
- Revisions to the grading plan.
- Adjustments to the property boundaries adjacent to the gas line that bisects the site.
- The provision of a slightly larger buffer from the railroad tracks.
- Revisions to the storm water management plan.

With the 2nd Addition, the developer again revised the preliminary plat. A condition of 2nd Addition approval was that the revised Preliminary Plat and Plans be approved prior to submittal of accepting the 3rd Addition.

Increased Number of Lots.

- The proposed 3rd Addition Final Plat increased the number of lots from 27 to 28, consistent with the revised Preliminary Plat.
- # of lots in area proposed as 3rd Addition in approved and revised Preliminary Plat: 27
- # of lots in proposed 3rd Addition Final Plat: 28

Decreased Lot Sizes.

The table below shows the lot sizes in the area proposed as 2nd Addition in the revised Preliminary Plat as compared to the proposed 2nd Addition Final Plat:

Lot	Block	December 2014 Preliminary Plat	Final Plat/Revised Preliminary Plat
1	1	10,394	11,194
2	1	10,425	11,167
3	1	11,294	10,935

1	2	12,920	16,641
2	2	12,121	8,140
3	2	8,463	9,405
4	2	8,670	8,522
5	2	8,833	8,555
6	2	8,809	8,483
7	2	8,988	8,836
8	2	9,808	10,237
9	2	12,257	12,143
10	2	--- (not on preliminary plat)	11,958
1	3	12,324	14,294
2	3	11,400	9,217
3	3	8,450	9,231
4	3	8,234	9,124
5	3	8,968	8,450
6	3	9,273	9,100
7	3	9,292	8,724
8	3	9,705	8,138
9	3	9,595	9,777
10	3	11,340	10,307
11	3	11,452	12,769
12	3	18,433	15,491
13	3	14,261	12,330
14	3	11,728	9,519
15	3	11,259	8,650

Outlots. Outlot A, proposed as open space for landscaping, to be owned and maintained by the Homeowners Association, is 0.111 acres. Outlot B, which is the trail corridor, is 0.091 acres.

Final Area of Dedicated (Non-Arterial) Right-of-Way: 1.684 acres

Outlot F Replatted. The Applicant has replatted Outlot F in to separate outlots. The outlots indicate phasing for the rest of the development. Outlots I and J will be dedicated to the City with the 3rd Addition, for stormwater management purposes and parkland. The dedication of part of these outlots as parkland will satisfy the remaining parkland dedication requirements for the entire development.

Engineering Comments. The City Engineer has reviewed the Final Plat, and these comments can be reviewed in the attached Easton Village 3rd Addition Final Plat Engineering comments review memo dated May 25, 2017. Outlined comments include the following:

- Payment for pipe over-sizing from the City standard 8-inch pipe should be addressed as part of the developer agreement.
- There are a number of comments outlined in the Construction Plans and Specifications memo provided by the City Engineer that must be addressed and approved prior to recording of the Final Plat.

Easement Vacation. 3rd Addition plats a portion of Outlot F of Easton Village 2nd Addition. This Outlot has three easements recorded against it, a permanent easement for drainage and utility purposes, and a temporary access easement which terminates upon replatting of Outlot F and a temporary construction easement which terminates after a one year warranty period after completion of installing the public and utility and drainageway. None of these should cause an issue for platting.

Temporary Cul-de-Sac and Road Connection. The Applicant has proposed a temporary cul-de-sac off of Lilac Avenue North and a temporary road connection connecting Village Parkway to 33rd Street North. Temporary Road Easements will need to be provided.

"Eyebrows" Removed. The original Preliminary Plat was shown with 33rd Street North as having 'eyebrows' as it moves north-south. The Applicant has removed these, in order to (as communicated to Staff during conversations with the Developer) provide a better design and decrease the amount of maintenance. The updated Preliminary Plat reflects this change, and the Final Plat is consistent with the revised Preliminary Plat. Staff has reviewed this change and has not seen an issue in this.

Outlot Added. An additional outlot was added, consistent with the revised Preliminary Plat. The Applicant has communicated that this is proposed as open space to be used for plantings. Staff does not see an issue with the addition of this outlot as long as the maintenance and responsibility for this outlot is clearly outlined in the Landscape License Agreement as the responsibility of the Homeowners' Association.

Parkland.

- The approved Preliminary Plat shows a trail connection between Lot 29 of Block 8 (shown on the Final Plat as Lot 14 Block 3) and Lot 1 of Block 10 (shown on the Final Plat as Lot 13 of Block 3). This trail outlot is 0.091 acres.
- The proposed Final Plat shows this trail connection moved to be above Lot 15 Block 3.
- Staff does not see an issue with this adjustment as the trail connection in Preliminary Plans does not directly connect to a trail across Village Parkway.
- This trail is proposed to go through a Drainage and Utility easement and has been reviewed by the Engineer.
- The approved Developer Agreement for Easton Village 1st Addition states that the developer shall be required to dedicate 9.84 acres of land for public park purposes for the entire subdivision. The 1st Addition dedicated 3.99 acres of parkland, and future project phases are to either dedicate the remaining 5.85 acres of park land or cash payment in lieu of dedication. The Easton Village 2nd Addition Developer Agreement required a security in the form of a Letter of Credit in the amount of the fee in lieu of park dedication for the acreage of that addition. This Letter of Credit will be released with the dedication of the 3rd Addition, as (as previously mentioned), Outlot F has been replatted in to a number of different outlots, and Outlots I and J will be dedicated to the City. The developer will receive parkland dedication for parts of these outlots, and so the parkland dedication requirement for the entire development will be satisfied.

Landscape Plans.

- The Applicant submitted updated Preliminary Landscape Plans with application for 1st Addition Final Plat, dated 12/17/2014 in response to comments provided by the City's Landscape Architect in a review letter dated 12/3/2014.
- The 3rd Addition Final Plat Landscape Plans are generally consistent with the Preliminary Landscape Plans in the following ways:
    - Autumn Blaze Maple are proposed where Common Hackberry was approved surrounding the trail.
    - Red Maple is proposed on the left side of Lilac Avenue North where Autumn Blaze Maple was approved.
    - Accolade Elm, Hackberry and White Oak are proposed where Redmond Linden and Red Maple were approved on 33rd Street N.
- The Landscape Plan does not include utility locations. The Plans will need to be updated to include this.

Street Naming. There are no other streets in the City with the name Lilac Avenue, and so this street name is consistent with the City's Street Naming Policy. There is, however, another 33rd Street North within the City. While this name is not consistent with the City's Street Naming Policy in that the Policy states that unless a newly proposed street directly extends from an existing street, no street name that already exists in the city or its environs shall be used, regardless if it is on the same grid as another street. However, it should be noted that the street directly to the south of the street that is proposed to be named 33rd Street North has already been platted and named as 32nd Street North. There also exist other streets within the City that are also named 32nd Street North outside of this development. Because of this, it may make sense to allow the proposed name for this street.

Final Plat Approval Process. The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval, in which case a final plat may only be reviewed after the City takes action on a preliminary plat. As long as the final plat is consistent with the preliminary approval, it must be approved by the City. Please note that the City's approval of the Easton Village Preliminary Plat did include a series of conditions that must be met by the applicant, which are addressed in the "Review and Analysis" section below. There are no public hearing requirements for a final plat.

In order to provide the Planning Commission with an update concerning the conditions associated with the preliminary plat for Easton Village, Staff has prepared the following:

Preliminary Plat Conditions – With Staff Update Comments (updated information in bold italics):

1) Within six months of preliminary plat approval, the applicant shall complete the following: a) the applicant shall provide adequate title evidence satisfactory to the City Attorney; and b) the applicant shall pay all fees associated with the preliminary plat. The above conditions shall be met prior to the City accepting an application for final plat and prior to the commencement of any grading activity on the site. ***Comments: a) All title work was submitted and reviewed by the City Attorney before City officials prior to recording of the 1st phase Final Plat and will continue to be checked prior to recording of subsequent phases. b) The applicant has submitted an escrow payment with Final Plat application that is being used to cover Staff and consultant expenses related to the City's review.***

2) The grading plan shall be updated to include the protective tree fencing necessary to preserve all vegetative areas identified for protection around the 5.15 acre residential parcel to the west of the subdivision. ***Comments: The grading plan was updated accordingly. All disturbed areas are shown on the plan, and the applicant will need to replace disturbed trees in accordance with the City's tree replacement schedule. There is no tree protection or removal in the 3rd Addition.***

3) The applicant shall work with the City and Washington County to identify and reserve sufficient space for a future trail corridor along the western right-of-way line of Manning Avenue. ***Comments: The proposed Manning Avenue right-of-way is consistent with County requirements, as the planned roadway segment includes room for trails on one or both sides of the right-of-way. The County's future plans for Manning Avenue include a trail along the western side of this road.***

4) The applicant shall submit a landscape plan prepared by landscape architect for review and approval by the City. The landscape plan submittal will include a tree protection and replacement plan consistent with City ordinances. ***Comments: The applicant submitted updated Preliminary Landscape Plans dated 12/17/2014 with the application for 1st Addition Final Plat. Revised landscape plans were submitted with the 2017 Preliminary Plat revisions. The Applicant will need to address comments outlined in this report and obtain approval prior to recording of the 3rd Addition Final Plat.***

5) The final plat will incorporate all review comments from the City's landscape architect, including the selection and mix of plantings within storm water basins and infiltration areas. ***Comments: Please see above condition.***

6) The landscape plan shall include additional plantings around the Northern Natural Gas utility site. ***Comments: The submitted Final Plat Landscape Plans are generally consistent with approved Preliminary Landscape Plans in this easement area.***

7) The proposed access to Manning Avenue will be permitted as a temporary access until such time that the Village Parkway is connected to 30th Street. The construction plans will be updated to reflect the temporary nature of this street. ***Comments: The applicant asked during the 1st Addition Final Plat that this provision be updated to state that the temporary access will be allowed for a minimum of five years. Staff was supportive of this revision and has updated the proposed conditions the 1st Addition Final Plat approval to reflect the change. This condition is not relevant to the 3rd Addition Final Plat.***

8) The applicant shall be responsible for the construction of all improvements within the Manning Avenue (CSAH 15) right-of-way as required by Washington County and further described in the review letter received from the County dated June 24, 2014. ***The final construction plans for the 1st Addition were updated to incorporate the required improvements to Manning Avenue. This condition is not relevant to the 3rd Addition final plat.***

9) 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 appropriate watershed districts for the storm water management system prior to the commencement of any grading or development activity on the site. ***Comments: The Applicant has been granted a Valley Branch Watershed District permit.***

10) 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. ***Comment: A Landscape License Agreement was executed for the 1st Addition and will be for the 2nd and 3rd Additions.***

11) The developer shall provide an updated accounting of the land to be dedicated for park purposes prior to submission of a final plat. If required, 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 less the amount of land that is accepted for park purposes by the City. Any cash payment in lieu of land dedication shall be paid by the applicant prior to the release of the final plat for recording. ***Comments: The park dedication requirements for the entire Easton Village development is 9.84 acres of land, representing 10% of the development area. During the 1st Addition Final Plat, the applicant provided an accounting of the land to be dedicated for park purposes, stating that the entire development will provide 7.29 acres of public park land. Staff had reviewed these numbers with the 1st Addition Final Plat application and found them to be accurate. The final agreement with the City concerning either a cash payment for the park land shortfall or future land dedication should be addressed in the developer's agreement for Easton Village 3rd Addition.***

12) Any land under which public trails are located will be accepted as park land provided the developer constructs said trails as part of the public improvements for the subdivision. ***Comments: The Applicant will receive parkland dedication credit for the 0.091 acre Outlot B.***

13) All required modifications to the plans as requested by the City Engineer in a review letter dated June 26, 2014 shall be incorporated into the plans prior to consideration of a final plat. ***Comments. The preliminary plat and plans have been updated to address the City Engineer's review comments and were approved on June 21, 2017.***

14) The City and developer will determine the appropriate distribution of future costs associated with the Village Parkway railroad crossing improvements as part of a developer's agreement for any portion of Easton Village. ***Comments: Staff will be drafting a developer's agreement for consideration by the Council that will incorporate a section dealing with this provision.***

15) The developer shall address any comments from Metropolitan Airport Commission as part of a final plat submission for any portion of Easton Village. MAC will be asked to comment on the landscape plan, and the plan shall be revised to address any specific comments concerning the appropriate vegetation to be planted within storm water facilities. ***Comments: MAC has provided a review of the updated plans and provided comments to the developer in a letter dated December 8, 2015. This letter contains recommended mitigation strategies to reduce the attractiveness of the storm water retention and infiltration areas for waterfowl. Other recommendations from MAC have been incorporated into the applicant's landscape plans. Mac's comments about noise mitigation and notification about the airport are relevant to the 3rd Addition Final Plat.***

16) The landscape plan shall be revised to eliminate all trees planted within the Lake Elmo Airport Regulatory Protection Zone. ***Comments. The Preliminary and 1st Addition landscape plans***

have been updated accordingly. MAC's comments are not relevant to the 3rd Addition Final Plat.

17) The final plat shall include a paved trail connection between Lots 13 and 14 of Block 3. ***Comments: This condition is not relevant to the 3rd Addition Final Plat. This trail was removed with 2nd Addition approval.***

18) The applicant shall submit written acknowledgement from the property owner of the parcel immediately to the south of Easton Village concerning the storm water being outlet running into their property. ***Comments: Since the approval of the preliminary plat, the applicant has met with the watershed district, county, and Gonyea Homes to discuss the proposed storm water management system along Manning Avenue. This condition is not relevant to the 3rd Addition Final Plat.***

19) The applicant is encouraged to incorporate elements from the Lake Elmo Theming Study into the open space areas within the subdivision. ***Comments: This was Staff recommendation at the time of Preliminary Plat to encourage the applicant to utilize a white "horse fence" with landscaping in order to address the comments from MAC to provide a barrier around the storm water ponds. This fence was not erected, but instead additional landscaping was installed to provide screening. The applicant's landscape plan for the 1st Addition incorporated elements from the theming study, including the proposed entrance monument sign. This condition is not relevant to the 3rd Addition Final Plat.***

20) The developer shall obtain all required permits from Northern Natural Gas to perform construction work over the gas line that runs from north to south across this site. ***Comments. Northern Natural Gas provided review comments to the developer in has submitted final construction plans to the gas company for review, and will need to abide by any conditions imposed by Northern Natural Gas.***

21) The developer shall be required to extend sewer to the northernmost boundary of the site. ***Comments. The Easton Village Trunk Sewer Line project has been completed and has extended sanitary sewer service to the northern boundary of the plat, connecting to the sewer line recently installed by the City of Lake Elmo under the railroad tracks that continues further north (and connects to the 39th Street line also recently installed by the City).***

PLANNING COMMISSION REVIEW:

The Planning Commission reviewed the Easton Village 3rd Addition Final Plat at its July 10, 2017 meeting. The Planning Commission had the following comments in regards to this proposed Final Plat:

- Discussion on whether the City is doing enough to mitigate noise and safety concerns associated with nearby airport.
- Recommendation of addition of following condition:
    - 10) All title work must be submitted and accepted prior to recording of Final Plat.
        - *Staff comment:* This is a standard procedure before releasing any final plat for recording.

Staff is recommending certain conditions that been specifically identified as part of the final plat review, and that have not otherwise been addressed by the applicant, be addressed as part of the Planning Commission's recommendation to the City Council. The City Engineer's review letter does identify several issues that need to be addressed by the developer in order for the City to deem the final plans complete. Staff is recommending that City Officials not sign the final plat mylars until the City's construction plan review is finalized and all necessary easements are documented on the final plat.

Based on the above Staff report and analysis, Staff is recommending approval of the final 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 proceed with the recording of the final plat.

The recommended conditions are as follows:

Recommended Conditions of Approval:

1) Final grading, drainage, and erosion control plans, sanitary and storm water management plans, landscape plans, and street and utility construction plans shall be reviewed and approved by the City Engineer and applicable Staff prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in the memorandums addressing Easton Village 3rd Addition Final Plat and Easton Village 3rd Addition Construction Plan Review dated May 25, 2017 in the memo shall be incorporated into these documents before they are approved.

2) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements for the Easton Village 3rd Addition Final Plat with financial guarantees therefore.

3) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to its execution by City Officials.

4) The Applicant shall submit an updated Landscape Plan that is consistent with Preliminary Landscape Plans. The updated plans will need to be approved by the City.

5) A Landscape License Agreement shall be executed for the maintenance of commonly held HOA and City outlots and right-of-ways prior to release of the final plat by City Officials.

6) A temporary easement for the temporary cul-de-sac connecting 33rd Street North to Village Parkway shall be fully executed on the City standard easement agreement form.

7) The applicant shall provide a disclosure statement to all first homeowners in the development advising of the airport and associated over-flights.

8) All builders shall be encouraged to incorporate interior noise reduction measures into single family residential structures within the subdivision based on the Metropolitan Council's Builder Guide.

9) The developer shall abide by any conditions of approval as listed in permits issued by Northern Natural Gas to perform construction work over the gas line that runs from north to south across this site.

10) All title work must be submitted and accepted prior to recording of Final Plat.

DRAFT FINDINGS

Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Easton Village 3rd Addition Final Plat:

1) That all the requirements of City Code Section 153.07 related to the Final Plan and Final Plat have been met by the Applicant.

2) That the proposed Final Plat for Easton Village consists of the creation of 28 single-family detached residential structures.

3) That the Easton Village 3rd Addition Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on July 15, 2014 and as amended and approved on June 21, 2017.

4) That the Easton Village 3rd Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

5) That the Easton Village 3rd Addition Final Plat complies with the City's Urban Low Density Residential zoning district regulations.

6) That the Easton Village 3rd Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances with the exception of issues identified in the July 10, 2017 Staff report to the Planning Commission.

7) That the Easton Village 3rd Addition Final Plat complies with the City's subdivision ordinance.

8) That the Easton Village 3rd Addition Final Plat is generally consistent with the City's engineering standards with the exception of necessary plan revisions outlined by the City Engineer in his review comments to the City dated May 25, 2017.

RECCOMENDATION:

Staff and the Planning Commission recommend the Council approve the 3rd Addition Final Plat for Easton Village with the 10 conditions of approval as listed in the Staff report. Suggested motion:

"Move to adopt Resolution 2017-076, approving Easton Village 3rd Addition Final Plat with the 10 conditions of approval as recommended by Staff and the Planning Commission."

ATTACHMENTS:

1. Application Narrative
2. City Engineer Review Memo Dated May 25, 2017
3. Easton Village 3rd Addition Final Plat and Plans
4. Pages from Revised Preliminary Plans dated June 21, 2017
5. Valley Branch Watershed District Permit
6. Resolution 2017-076

SUGGESTED 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

EASTON VILLAGE 3RD ADDITION

FINAL PLAT WRITTEN STATEMENTS

February 14, 2017

A) PROJECT CONTACTS:

OWNER:
Tom Wolter
Easton Village, LLC
2140 County Road 42 West
Burnsville, MN 55337
Phone: 952-292-0046
timbercrest@ymail.com

DEVELOPER:
Tom Wolter
Chase Development
2140 County Road 42 West
Burnsville, MN 55337
Phone: 952-292-0046
timbercrest@ymail.com

AUTHORIZED AGENT:
Project Contact/Engineer:
Todd A. Erickson, PE
EricksonCivil
333 North Main Street, Suite 201
Stillwater, MN 55082
Phone: 612-309-3804
todd@tericksonllc.com

Surveyor:
Paul A. Johnson, LS, EricksonCivil

Landscape Architect:
David Chmielewski, LA, EricksonCivil

B) SITE DATA:

Address: No current address. 32xx Lilac Lane North.

Current Zoning: LDR

Parcel Size: 9.61 Acres, 418,620 Sq. Ft.

PID No.: 13.029.21.42.0025

Current Legal: Part of Outlot F, Easton Village, Washington County, Minnesota. See also Final Plat Dedication Page 1 of 2.

C) FINAL SUBDIVISION AND LOT INFORMATION:

Name of Final Plat: Easton Village 3rd Addition

Table of Proposed Lots:

Lot	Block	Area (Sq. Ft.)	Area (Acre)	Lot Width (1)	Lot Depth (2)
1	1	11,194	0.257	70	160
2	1	11,167	0.256	70	160
3	1	10,935	0.251	70	155
1	2	16,641	0.382	83	200
2	2	8,140	0.187	67	120
3	2	9,405	0.216	75	125
4	2	8,522	0.196	65	130
5	2	8,555	0.196	70	130
6	2	8,483	0.195	65	130
7	2	8,836	0.203	65	130
8	2	10,237	0.235	77	135
9	2	12,143	0.279	87	145
10	2	11,958	0.275	75	150
1	3	14,294	0.328	72	197
2	3	9,217	0.212	67	138
3	3	9,231	0.212	67	135
4	3	9,124	0.209	65	130
5	3	8,450	0.194	65	130
6	3	9,100	0.209	70	130
7	3	8,724	0.200	70	130
8	3	8,138	0.187	70	130
9	3	9,777	0.224	75	130
10	3	10,307	0.237	70	130
11	3	12,769	0.293	65	155
12	3	15,491	0.356	65	175
13	3	12,330	0.283	65	150
14	3	9,519	0.219	65	132
15	3	8,650	0.199	65	132
Outlot A		4,814	0.111		
Outlot B		3,971	0.091		
ROAD RIGHT OF WAY		118,498	2.720	(Includes Village Parkway)	
TOTAL AREA DEVELOPED		418,620	9.610		

(1) Lot width at setback shown on plan

(2) Average approximate lot length, some lots are irregular in shape (see plan for exact dimensions)

Area of Parks and Trails:	Oulot B, Trail, 0.091 Acres, $38,000 cost.
Area of Wetlands and Buffers:	None on this proposed addition.
Final Area of Dedicated Right of Way:	1.684 Acres
Legal Description of All Lots:	See Final Plat Graphics, Sheet 2 of 2.
Easements to be Vacated:	Temporary Roadway Easement (Easton Village)

D. EXPLANATION OF ISSUES SINCE PRELIMINARY PLAT:

This addition of the Easton Village project requires additional import to complete. The stockpile of this material will continue to the north of the Third Addition where a portion of the needed material is currently stockpiled today. This operation started with the grading of Phase II of Easton Village, with the hope of obtaining all of the material from the City infiltration project, which did not happen. This addition will also finalize the gas line crossing issue, which adjusted the pond elevation and HWL of the northeast pond to accommodate the storm sewer outlet of the City infiltration basin project which help to raise up the outfall to accommodate the gas line. The proposed grading will also relieve the water that is currently flowing across the farm field to the outlet structure of the first addition to Easton Village.

Also, the lot layout has been revised to adjust to market conditions, allowing for wider lots and a mixture of lots to create more variety and options for builders. This adjustment of lots will not alter the overall density and is not a request to increase or decrease the overall density of the preliminary plat, only a request to adjust lot lines to accommodate some more variety for the overall subdivision.

E. FINAL DENSITY:

Same as presented for Preliminary Plat Documents. Below is a summary of the density calculation of the preliminary plat of Easton Village:

AREA CALCULATION SUMMARY	
PARK AREA	7.96
OPEN SPACE	18.90
LOT AREA	52.25
RIGHT OF WAY	19.37
RUNWAY PROTECTION ZONE	4.77
STEEP SLOPE AREAS	2.65
TOTAL PROPERTY AREA	98.47
TOTAL PROPOSED LOTS	217
PERCENT OF OPEN SPACE/PARK	27.3%
GROSS DENSITY	2.20
NET DENSITY*	2.38

F. INFRASTRUCTURE IMPROVMENTS:

The proposed storm sewer will be connected to the existing storm sewer constructed with Easton Village. The water main and sanitary sewer will be extended from the constructed water and sewer of Easton Village. All utilities will be constructed per city standards. The storm water ponding for this addition has been planned for and will be accommodated by the existing constructed pond of Easton Village. Stubs for water and sewer will be installed for future phases of the overall project.

G. CONCERNS OF NEIGHBORING PROPERTIES:

No known issues.

H. CONFLICTS WITH NEARBY LAND USES:

No known issues.

I. JUSTIFICATION RELATING TO BURDEN ON EXISTING INFRASTRUCTURE:

This project is a part of an overall larger project, which density has been planned for with the installation of a trunk sewer and watermain and highway right turn and bypass lane for access, therefore this project will not create any undue burden on the existing infrastructure of the City or surrounding area. In addition to the water and sewer charges the City will get from this project, it will add approximately $20,000 a year in tax payments to the City of Lake Elmo, with additional tax payments going to the County, School District and Met Council to offset any "burden" created by this project.

J. PROPOSED LAKESHORE ACCESS:

None Proposed.

K. PROPOSED PARKS AND OPEN SPACE:

Outlot B, proposed as trail connection open space. Outlot A, open space for planting of trees. Easton Village currently contains a park and open space, dedicated with the first addition of the project.

L. CONSTRUCTION SCHEDULE:

Construction would be expected to begin as soon as possible in the spring of 2017. Substantial completion of the project would occur in the fall of 2017.

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: May 25, 2017

To: Stephen Wensman, City Planner
Cc: Chad Isakson, P.E., Municipal Engineer
From: Jack Griffin, P.E., City Engineer

Re: Easton Village 3rd Addition – Final Plat
Engineering Review Comments

An engineering review has been completed for Easton Village 3rd Addition. Final Plat/Construction Plans were received on May 4, 2017. The submittal consisted of the following documentation prepared by Erickson Civil:

- Easton Village Preliminary Plat Revisions dated April 28, 2017.
- Easton Village 2nd and 3rd Additions Drainage Analysis dated April 28, 2017.
- Easton Village 3rd Addition Construction Plans and Final Plat dated April 28, 2017.
- Easton Village 3rd Final Plat Narrative dated February 14, 2017.

STATUS/FINDINGS: Engineering review comments have been provided in two separate memos; one for Final Plat approval, and one to assist with the completion of the final Construction Plans. Please see the following review comments relating to the Final Plat application.

FINAL PLAT: EASTON VILLAGE 3RD ADDITION

- Outlots A (Stormwater) and B (Bituminous Trail) must be dedicated to the City as part of the Final Plat. City ownership of the Outlots must be noted on the final construction plans.
- All easements as requested by the City Engineer and Public Works department shall be documented on the Final Plat prior to the release of the Final Plat for recording.
- Final Plat should be contingent upon the City receiving copies of fully executed temporary easements using the City standard agreement form for the temporary cul-de-sac and connecting street to Village Parkway.
- Final Plat should be contingent upon the applicant updating the preliminary plans in accordance with the engineering review memorandum dated May 23, 2017 and approved by the City Engineer.
- Final Plat should be contingent upon the applicant updating the plans to maintain all 100-year HWL elevations within easement areas and revising the plans for all storm water ponds to meet City design requirements.
- Easton Village 3rd Addition includes trunk watermain (12-inch diameter) pipe oversizing along Lilac Avenue North. Payment for pipe oversizing from the City standard 8-inch pipe should be addressed as part of the development agreement.
- No construction for Easton Village 3rd Addition may begin until the applicant has received City Engineer approval for the Final Construction Plans; the applicant has obtained and submitted to the City all applicable permits, easements and permissions needed for the project; and a preconstruction meeting has been held by the City's engineering department.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- Final Construction Plans and Specifications must be revised in accordance with the Construction Plan engineering review memorandum dated May 25, 2017 and approved by the City Engineer. Final Construction Plans and Specifications must be prepared in accordance with the City Engineering Design Standards Manual using City details, plan notes and specifications and meeting City Engineering Design Guidelines.

EASTON VILLAGE

LAKE ELMO, MINNESOTA

3RD ADDITION - FINAL PLAN

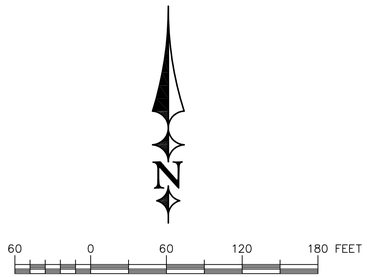
GRADING, EROSION CONTROL, STREET, STORM SEWER, UTILITY, LANDSCAPE AND PLAT

APRIL 28, 2017



3RD ADDITION - 28 UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION

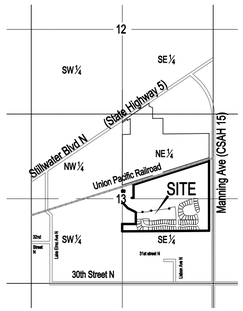
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GRAPHIC SCALE

Site Location Map

Section 12 & 13, T29N - R21W
Washington County, Minnesota



PLAN SHEET INDEX:

SHEET NO.	SHEET ID	DESCRIPTION
1 OF 25	C1	TITLE SHEET
2 OF 25	C2	EXISTING CONDITIONS
3 OF 25	C3	EXISTING CONDITIONS
4 OF 25	C4	EXISTING CONDITIONS
5 OF 25	C5	GRADING STANDARD PLAN NOTES
6 OF 25	C6	EROSION CONTROL PLAN
7 OF 25	C7	EROSION CONTROL PLAN
8 OF 25	C8	EROSION CONTROL PLAN
9 OF 25	C9	GRADING PLAN
10 OF 25	C10	GRADING PLAN
11 OF 25	C11	GRADING PLAN
12 OF 25	C12	SITE LAYOUT/ LIGHTING AND SIGNAGE PLAN
13 OF 25	C13	STREET PLAN & PROFILE
14 OF 25	C14	STREET PLAN & PROFILE
15 OF 25	C15	SANITARY SEWER & WATERMAIN PLAN & PROFILE
16 OF 25	C16	SANITARY SEWER & WATERMAIN PLAN & PROFILE
17 OF 25	C17	STORM SEWER PLAN & PROFILE
18 OF 25	C18	DETAILS
19 OF 25	C19	DETAILS
20 OF 25	C20	DETAILS
21 OF 25	C21	DETAILS
22 OF 25	C22	DETAILS
23 OF 25	C23	DETAILS
24 OF 25	C24	DETAILS
25 OF 25	C25	DETAILS

1 OF 1	L1	LANDSCAPE PLAN AND TREE SURVEY
2 OF 2	L2	LANDSCAPE DETAILS

1 OF 2	FINAL PLAT DEDICATION
2 OF 2	FINAL PLAT GRAPHICS

NOTE: ALL CONSTRUCTION SHALL COMFORM TO THE STANDARDS OF THE CITY OF LAKE ELMO

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Phone (612) 309-3804
www.ericksoncivilsite.com

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TODD A. ERICKSON, PE
40418
LICENSE NO.
04/28/2017
DATE:

OWNER/DEVELOPER
CHASE DEVELOPMENT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

PROJECT TITLE
EASTON VILLAGE
3RD ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	City Review	6-21-17

JOB NO. 16-176

SHEET TITLE
TITLE SHEET

SHEET NO.
C1
SHEET 1 OF 25

Legend

- 3RD ADDITION BOUNDARY
- 922 — EXISTING 2-FT CONTOUR
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER

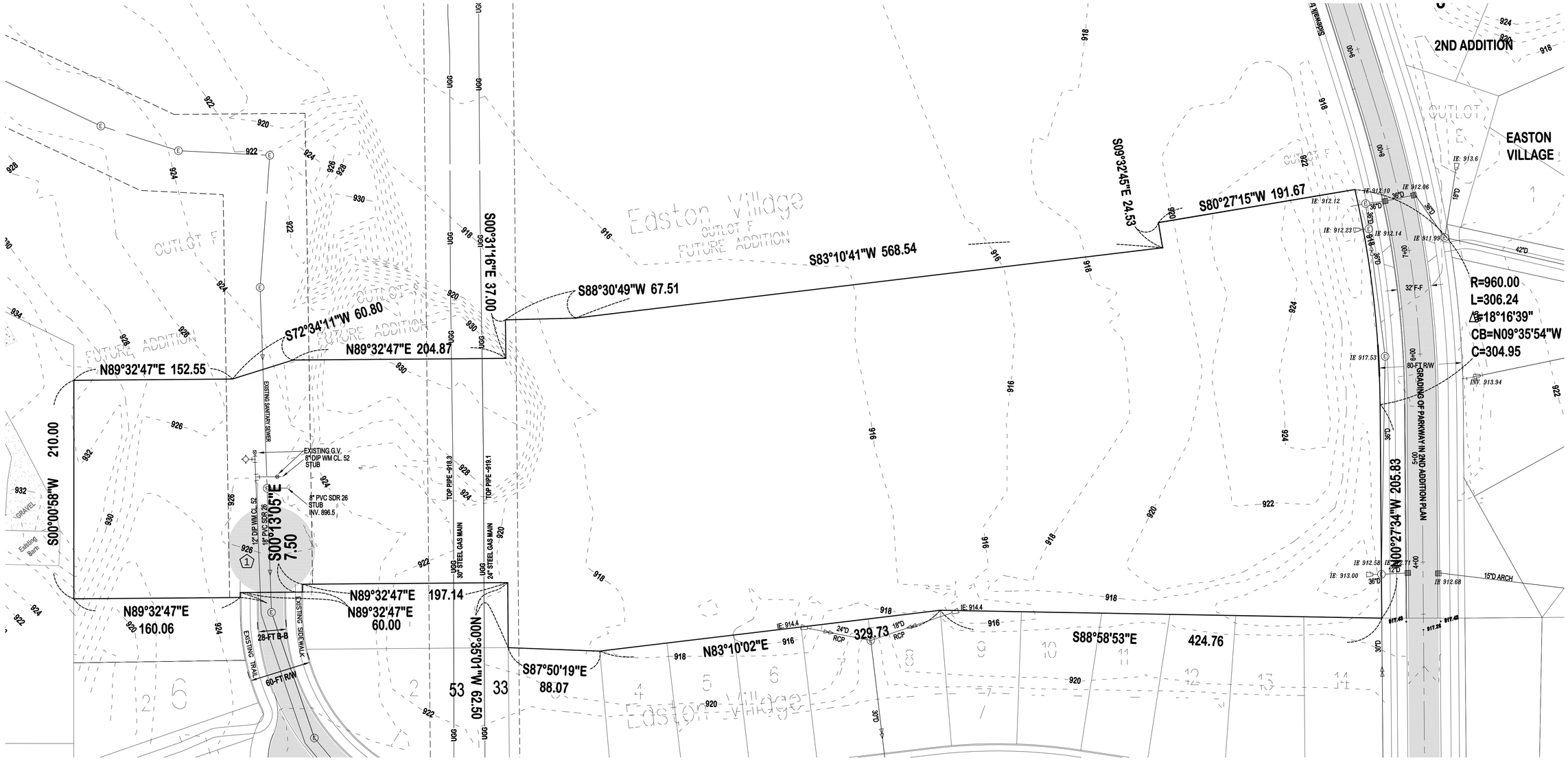
Keyed Notes

1. EXISTING CUL DE SAC SHALL BE REMOVE IN IT'S ENTIRETY.

N

50 0 50 100 150 FEET

GRAPHIC SCALE



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FINAL PLAN
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	City Review	6-21-17

JOB NO. 16-176

SHEET TITLE
EXISTING CONDITIONS

SHEET NO.
C2

Legend

- 3RD ADDITION BOUNDARY
- 922 — EXISTING 2-FT CONTOUR
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- 914.55 — EXISTING SURFACE ELEVATION POINT

N

60 0 60 120 180 FEET

GRAPHIC SCALE

TOP PIPE=914.2 UGG 30" STEEL GAS MAIN

TOP PIPE=916.2 UGG 24" STEEL GAS MAIN

SELECT SAND STOCKPILE

CITY INSTALLED STRUCTURE IE: 917.20

SIDEWALK TO BE INSTALLED WITH FUTURE PHASE

2nd Addition

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NO.	REVISION DESCRIPTION	DATE
1	City Review	6-21-17

JOB NO. 16-176

SHEET TITLE

EXISTING CONDITIONS

SHEET NO.

C3

SHEET 3 OF 25

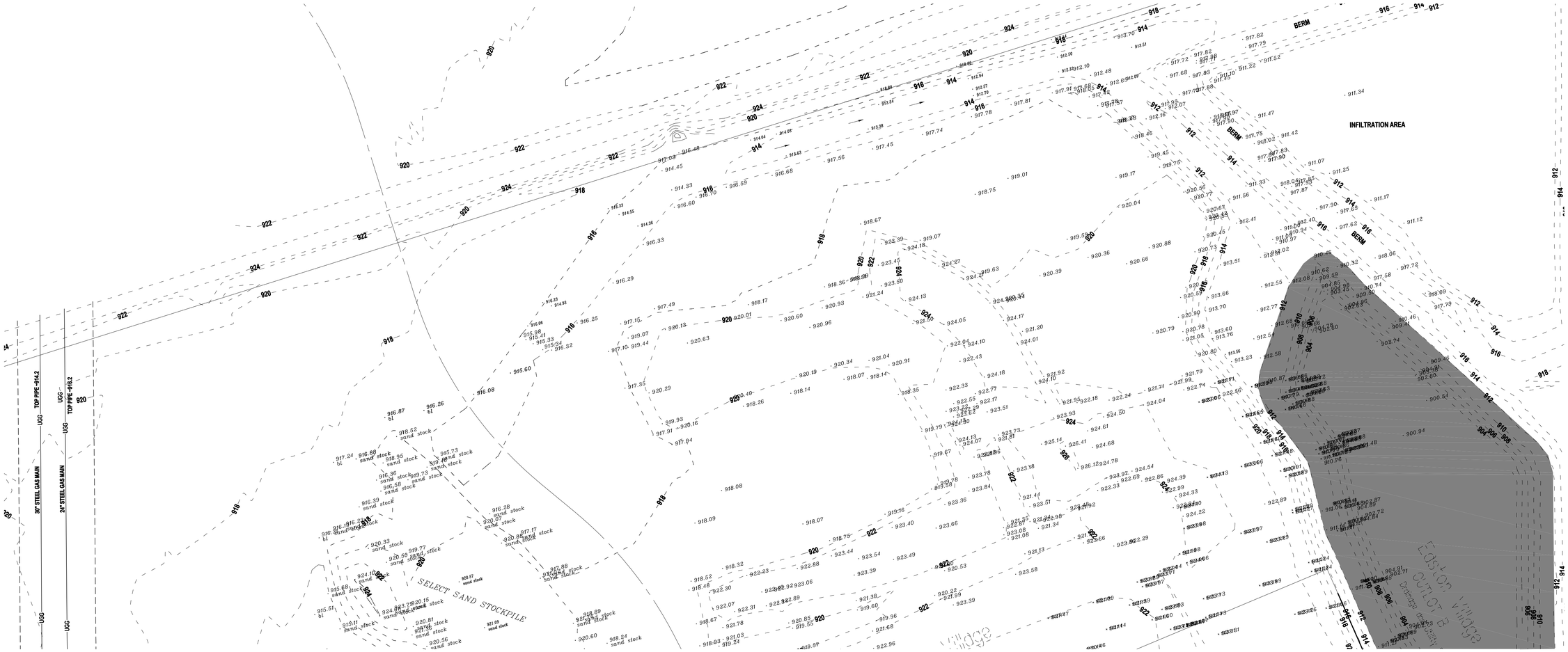
Legend

- 3RD ADDITION BOUNDARY
- 922 — EXISTING 2-FT CONTOUR
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- 914.55 — EXISTING SURFACE ELEVATION POINT

N

60 0 60 120 180 FEET

GRAPHIC SCALE



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NO.	REVISION DESCRIPTION	DATE
1	City Review	6-21-17

JOB NO. 16-176

SHEET TITLE
EXISTING CONDITIONS

SHEET NO.
C4
SHEET 4 OF 25

GRADING AND EROSION CONTROL NOTES:

1) SPOT ELEVATIONS ARE ALL GUTTER LINE OR FINISHED ELEVATION UNLESS NOTED OTHERWISE.

2) ELEVATIONS/CONTOURS SHOWN AS FINISHED GRADE ELEVATIONS.

3) REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.

4) DO NOT SPREAD TOPSOIL WHILE IT IS FROZEN OR MUDDY OR WHEN THE SUBGRADE IS WET OR FROZEN. CORRECT ANY IRREGULARITIES IN THE SURFACE THAT RESULT FROM TOPSOIL SPREADING OR OTHER OPERATIONS TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. BERMING OR DOUBLE LAYERING OR BIO LOG MAY BE REQUIRED TO CONTAIN RUNOFF IF SILT FENCING CANNOT BE INSTALLED PROPERLY DURING FROZEN CONDITIONS.

5) CONTRACTOR SHALL SCHEDULE SOILS TESTING FOR EACH STRUCTURAL FILL AREA, PAD AND STREET AREA.

6) PRIOR TO ROUGH GRADING, INSTALL FIBER ROLLS AND SILT FENCE IN LOCATIONS SHOWN OR AS DIRECTED BY THE ENGINEER OR CITY STAFF.

7) AS EACH AREA OUTSIDE OF THE STREET IS GRADED, PROVIDE 6" OF NATIVE TOPSOIL, SEED AND MULCH ANCHORED WITH A STRAIGHT DISC WITHIN 48 HOURS OF FINE GRADING.

8) SLOPES 3:1 AND GREATER SHALL BE STABILIZED WITH FIBER BLANKET.

9) MAINTAIN AND REPAIR FIBER ROLL AND SILT FENCE (INCLUDING REMOVAL OF ACCUMULATED SILT WITHIN 24 HOURS UPON DETECTION OR NOTIFICATION) UNTIL VEGETATION IS 70% ESTABLISHED.

10) CONTRACTOR TO INSPECT AND DOCUMENT EROSION CONTROL A MINIMUM OF ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS OF ANY RAIN EVENT GREATER THAN 1/2 INCH IN 24 HOURS AND WITHIN SEVEN DAYS AFTER THAT EVENT.

11) BIO LOG AND SILT FENCE FOUND DAMAGED MUST BE REPAIRED OR REPLACED WIN 24 HOURS UPON DISCOVERY. REMOVAL OF FIBER ROLL AND SILT FENCE REQUIRED AFTER SITE IS STABILIZED (AT DIRECTION OF ENGINEER).

12) ALL PUBLIC STREETS SHALL BE KEPT FREE OF SEDIMENT AND DEBRIS. ANY SEDIMENT OR DEBRIS DETECTED MUST BE REMOVED WITHIN 24 HOURS OR AS DIRECTED BY CITY.

13) ALL EXPOSED SOIL SHALL BE STABILIZED AS SOON AS POSSIBLE, BUT NO LATER THAN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.

14) ALL PROPOSED AND EXISTING CATCH BASINS WITHIN PROJECT AREA SHALL BE PROVIDED INLET PROTECTION. REGULAR CLEANING OF PROTECTION SHALL OCCUR AND SHALL BE INCLUDED IN THE UNIT PRICE OF INLET PROTECTION.

15) ANY DEBRIS FOUND OR UNEARTHED ON THE SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR DISPOSAL AND PAID FOR AT THE UNIT PRICE PER CU. YD. OF DEBRIS REMOVAL.

16) ON- SITE BURY OF TREES SHALL BE SCRICTLY PROHIBITED. TREES MAY BE BURNED WITH PROPER PERMITTING AND APPROVAL FROM CITY.

17) ALL PIPE OUTFALLS SHALL BE PROTECTED WITH RIPRAP PER CITY DETAIL.

18) ALL CITY STANDARD NOTES AS FOUND ON SHEET C5 SHALL BE FOLLOWED.

KEYED NOTES

1. INSTALL SILT FENCE
2. INSTALL ROCK CONSTRUCTION ENTRANCE
3. INSTALL MNDOT SPEC. 9" BIO LOG
4. INSTALL INLET PROTECTION
5. INSTALL EROSION CONTROL BLANKET TYPE CAT. 2 WOOD FIBER

LEGEND

- 3RD ADDITION BOUNDARY
- 920 — EXISTING 2-FT CONTOUR INTERVAL
- 920 — PROPOSED 2-FT CONTOUR INTERVAL
- PROPOSED STORM SEWER (SIZE INDICATED ON PLANS)
- SILT FENCE
- INSTALL DITCH CHECK (MNDOT SPEC. 9" BIO LOG)
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET (CAT. 2, WOOD FIBER) (CAT. 4 IN BOTTOM OF SWALES)

SEEDING: 1) LOTS AND OPEN SPACE, LOW GROW FESCUE @ 220 LBS./ACRE.
TOPSOIL: 6" MINIMUM DEPTH, MEETING MNDOT SPEC. FOR TOPSOIL BORROW.

NOTE: ALL SEED SHALL BE DRILLED AND NOT SPREAD.

ALL SEEDING SHALL BE COVERED WITH WEED FREE MN/DOT TYPE 3 MULCH APPLIED @ 2 TONS PER ACRE.

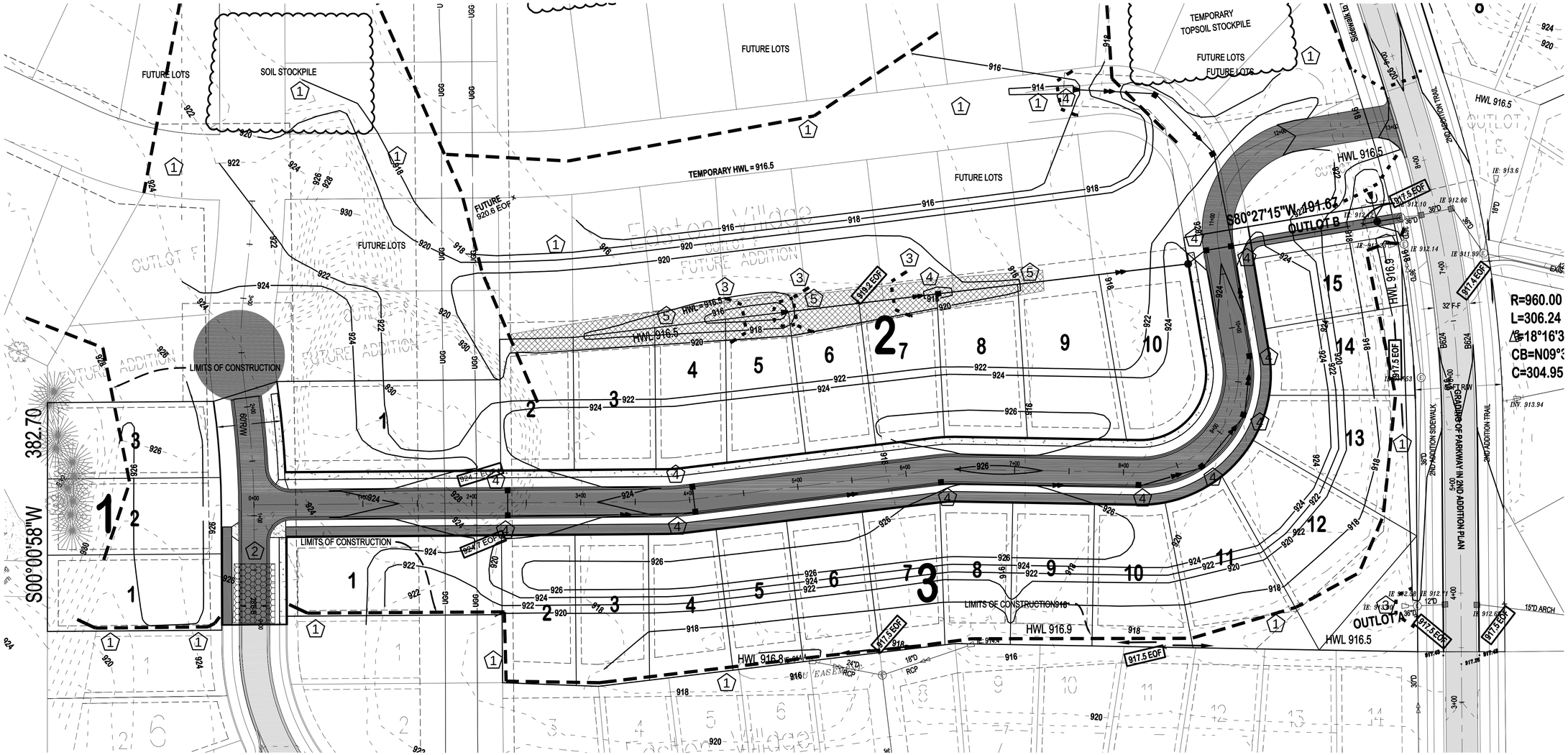
SWPPP SEQUENCING

1) OBTAIN MPCA PERMIT MINIMUM 7 DAYS PRIOR TO STARTING TREE CLEARING ACTIVITIES.
2) INSTALL ROCK CONSTRUCTION ENTRANCE AS SHOWN IN DETAILS.
3) INSTALL SEDIMENT INLET PROTECTION AT EXISTING CATCH BASINS AND MAINTAIN DURING PROJECT.
4) INSTALL SILT FENCING AS SHOWN ON PLAN PRIOR TO ANY SITE DISTURBANCE.
5) MAINTAIN SWPPP MAILBOX WITH A COPY OF THE PLANS, SWPPP AND EROSION CONTROL LOGS.
6) NOTIFY CITY FOR INSPECTION OF PERIMETER EROSION CONTROL MEASURES PRIOR TO STARTING CONSTRUCTION (3 BUSINESS DAY NOTIFICATION REQUIRED).
7) STOCKPILE TOPSOIL AND INSTALL PERIMETER BIO LOG SURROUNDING STOCKPILES REQUIRED
8) SEED TOPSOIL STOCKPILE WITH MINIMUM 20/LBS PER ACRE OATS.
9) CONDUCT GRADING OPERATIONS.
10) COMPLETE GRADING AND INSTALL TOPSOIL, SEED AND BLANKET
11) INSTALL UNDERGROUND UTILITIES AND CATCH BASIN INLET PROTECTION.
12) INSTALL ROCK BASE FOR ROADWAY, CONCRETE CURB AND GUTTER AND SIDEWALK.
13) INSTALL BOULEVARD TREES.
14) HYDROSEED OR SEED AND BLANKET DISTURBED AREAS ALONG STREET.
15) PAVE TRAIL AND STREET.
16) CLEAN OUT AND MAINTAIN ANY SEDIMENT FROM SILT FENCING, BIO LOGS AND INLET PROTECTION.

ANY DEWATERING FROM THE SITE WILL REQUIRE THE WATER BE FILTERED THROUGH A 'DANDY BAG' OR EQUAL. WATER SHOULD BE DIRECTED TO THE AREA OF B1 BEHIND THE PROPOSED SILT FENCING OR AS APPROVED BY THE ENGINEER.

CITY STANDARD PLAN NOTES

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.



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40418
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04/28/2017
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CHASE DEVELOPMENT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

PROJECT TITLE
EASTON VILLAGE
3RD ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	City Review – Grade Changes	6-21-17

JOB NO. 16-176

SHEET TITLE
EROSION CONTROL PLAN

SHEET NO.
C6
SHEET 6 OF 25

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GRADING AND EROSION CONTROL NOTES:

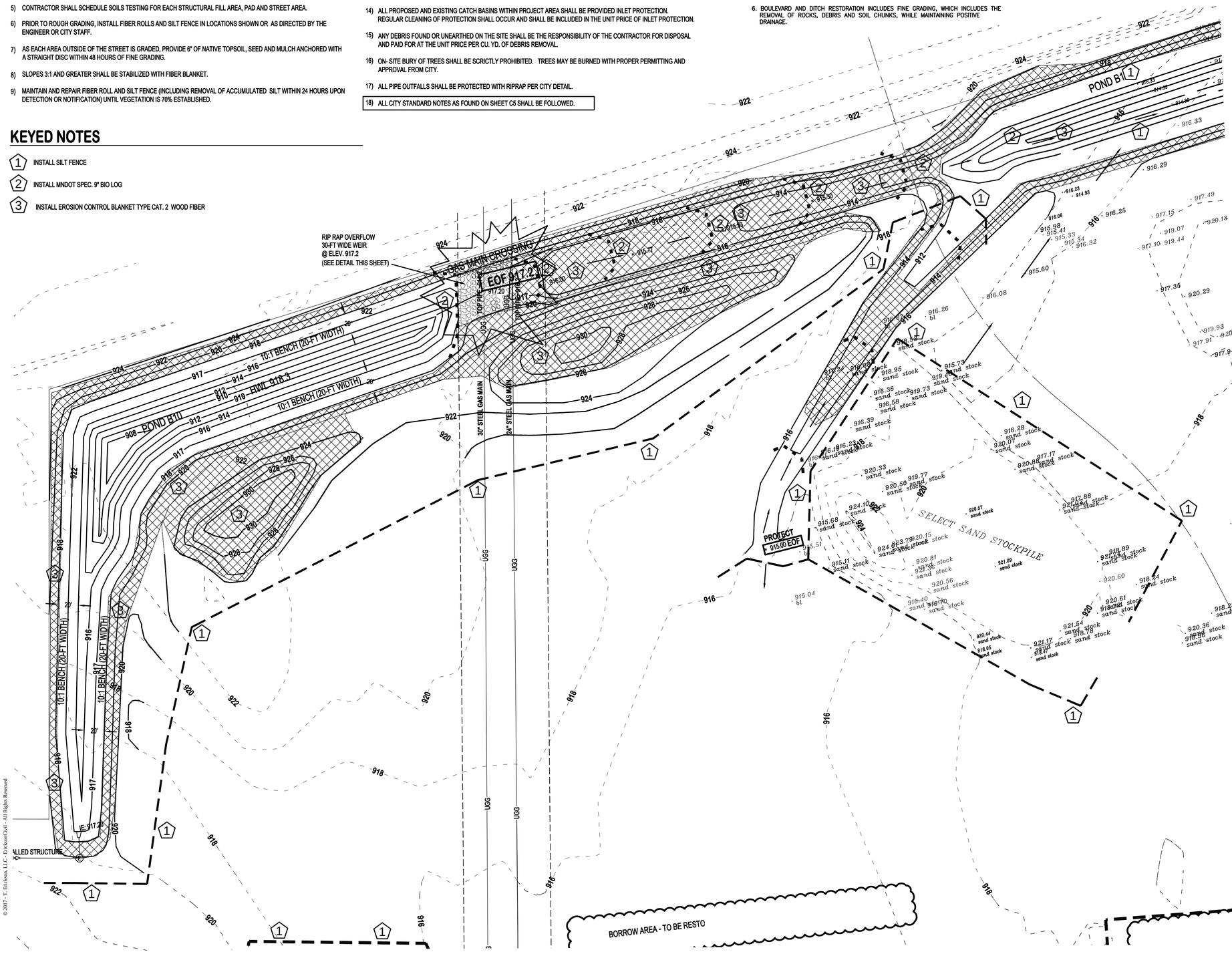
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2) ELEVATIONS/CONTOURS SHOWN AS FINISHED GRADE ELEVATIONS.
3) REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
4) DO NOT SPREAD TOPSOIL WHILE IT IS FROZEN OR MUDDY OR WHEN THE SUBGRADE IS WET OR FROZEN. CORRECT ANY IRREGULARITIES IN THE SURFACE THAT RESULT FROM TOPSOIL SPREADING OR OTHER OPERATIONS TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. BERMING OR DOUBLE LAYERING OR BIO LOG MAY BE REQUIRED TO CONTAIN RUNOFF IF SILT FENCING CANNOT BE INSTALLED PROPERLY DURING FROZEN CONDITIONS.
5) CONTRACTOR SHALL SCHEDULE SOILS TESTING FOR EACH STRUCTURAL FILL AREA, PAD AND STREET AREA.
6) PRIOR TO ROUGH GRADING, INSTALL FIBER ROLLS AND SILT FENCE IN LOCATIONS SHOWN OR AS DIRECTED BY THE ENGINEER OR CITY STAFF.
7) AS EACH AREA OUTSIDE OF THE STREET IS GRADED, PROVIDE 6" OF NATIVE TOPSOIL, SEED AND MULCH ANCHORED WITH A STRAIGHT DISC WITHIN 48 HOURS OF FINE GRADING.
8) SLOPES 3:1 AND GREATER SHALL BE STABILIZED WITH FIBER BLANKET.
9) MAINTAIN AND REPAIR FIBER ROLL AND SILT FENCE (INCLUDING REMOVAL OF ACCUMULATED SILT WITHIN 24 HOURS UPON DETECTION OR NOTIFICATION) UNTIL VEGETATION IS 70% ESTABLISHED.
10) CONTRACTOR TO INSPECT AND DOCUMENT EROSION CONTROL A MINIMUM OF ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS OF ANY RAIN EVENT GREATER THAN 1/2 INCH IN 24 HOURS AND WITHIN SEVEN DAYS AFTER THAT EVENT.
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18) ALL CITY STANDARD NOTES AS FOUND ON SHEET C5 SHALL BE FOLLOWED.

CITY STANDARD PLAN NOTES

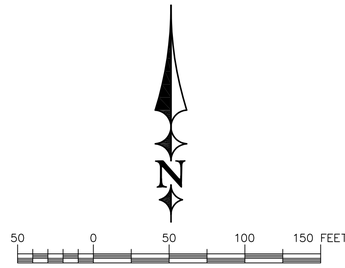
1. RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF TOPSOIL CONFORMING TO MNDOT 3877.
2. PROTECT ALL STORM SEWER INLETS AS SPECIFIED HEREIN AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
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KEYED NOTES

1. INSTALL SILT FENCE
2. INSTALL MNDOT SPEC. 9" BIO LOG
3. INSTALL EROSION CONTROL BLANKET TYPE CAT. 2 WOOD FIBER



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LEGEND

- 3RD ADDITION BOUNDARY
- 920 EXISTING 2-FT CONTOUR INTERVAL
- 920 PROPOSED 2-FT CONTOUR INTERVAL
- PROPOSED STORM SEWER (SIZE INDICATED ON PLANS)
- SILT FENCE
- INSTALL DITCH CHECK (MNDOT SPEC. 9" BIO LOG)
- EROSION CONTROL BLANKET (CAT. 2, WOOD FIBER) (CAT. 4 IN BOTTOM OF SWALES)
- 916.29 EXISTING SPOT ELEVATION
- * 914.36 PROPOSED SPOT ELEVATION

SEEDING: 1) LOTS AND OPEN SPACE, LOW GROW FESCUE @ 220 LBS./ACRE.
TOPSOIL: 6" MINIMUM DEPTH, MEETING MNDOT SPEC. FOR TOPSOIL BORROW.

NOTE: ALL SEED SHALL BE DRILLED AND NOT SPREAD.

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SWPPP SEQUENCING

1) OBTAIN MPCA PERMIT MINIMUM 7 DAYS PRIOR TO STARTING TREE CLEARING ACTIVITIES.
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FINAL PLAN
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	City Review	6-21-17

JOB NO. 16-176

SHEET TITLE
EROSION CONTROL PLAN

SHEET NO.
C7
SHEET 7 OF 25

GRADING AND EROSION CONTROL NOTES:

1) SPOT ELEVATIONS ARE ALL GUTTER LINE OR FINISHED ELEVATION UNLESS NOTED OTHERWISE.

2) ELEVATIONS/CONTOURS SHOWN AS FINISHED GRADE ELEVATIONS.

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8) SLOPES 3:1 AND GREATER SHALL BE STABILIZED WITH FIBER BLANKET.

9) MAINTAIN AND REPAIR FIBER ROLL AND SILT FENCE (INCLUDING REMOVAL OF ACCUMULATED SILT WITHIN 24 HOURS UPON DETECTION OR NOTIFICATION) UNTIL VEGETATION IS 70% ESTABLISHED.

10) CONTRACTOR TO INSPECT AND DOCUMENT EROSION CONTROL A MINIMUM OF ONCE EVERY SEVEN DAYS AND WITHIN 24 HOURS OF ANY RAIN EVENT GREATER THAN 1/2 INCH IN 24 HOURS AND WITHIN SEVEN DAYS AFTER THAT EVENT.

11) BIO LOG AND SILT FENCE FOUND DAMAGED MUST BE REPAIRED OR REPLACED WIN 24 HOURS UPON DISCOVERY. REMOVAL OF FIBER ROLL AND SILT FENCE REQUIRED AFTER SITE IS STABILIZED (AT DIRECTION OF ENGINEER).

12) ALL PUBLIC STREETS SHALL BE KEPT FREE OF SEDIMENT AND DEBRIS. ANY SEDIMENT OR DEBRIS DETECTED MUST BE REMOVED WITHIN 24 HOURS OR AS DIRECTED BY CITY.

13) ALL EXPOSED SOIL SHALL BE STABILIZED AS SOON AS POSSIBLE, BUT NO LATER THAN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED.

14) ALL PROPOSED AND EXISTING CATCH BASINS WITHIN PROJECT AREA SHALL BE PROVIDED INLET PROTECTION. REGULAR CLEANING OF PROTECTION SHALL OCCUR AND SHALL BE INCLUDED IN THE UNIT PRICE OF INLET PROTECTION.

15) ANY DEBRIS FOUND OR UNEARTHED ON THE SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR DISPOSAL AND PAID FOR AT THE UNIT PRICE PER CU. YD. OF DEBRIS REMOVAL.

16) ON- SITE BURY OF TREES SHALL BE SCRICTLY PROHIBITED. TREES MAY BE BURNED WITH PROPER PERMITTING AND APPROVAL FROM CITY.

17) ALL PIPE OUTFALLS SHALL BE PROTECTED WITH RIPRAP PER CITY DETAIL.

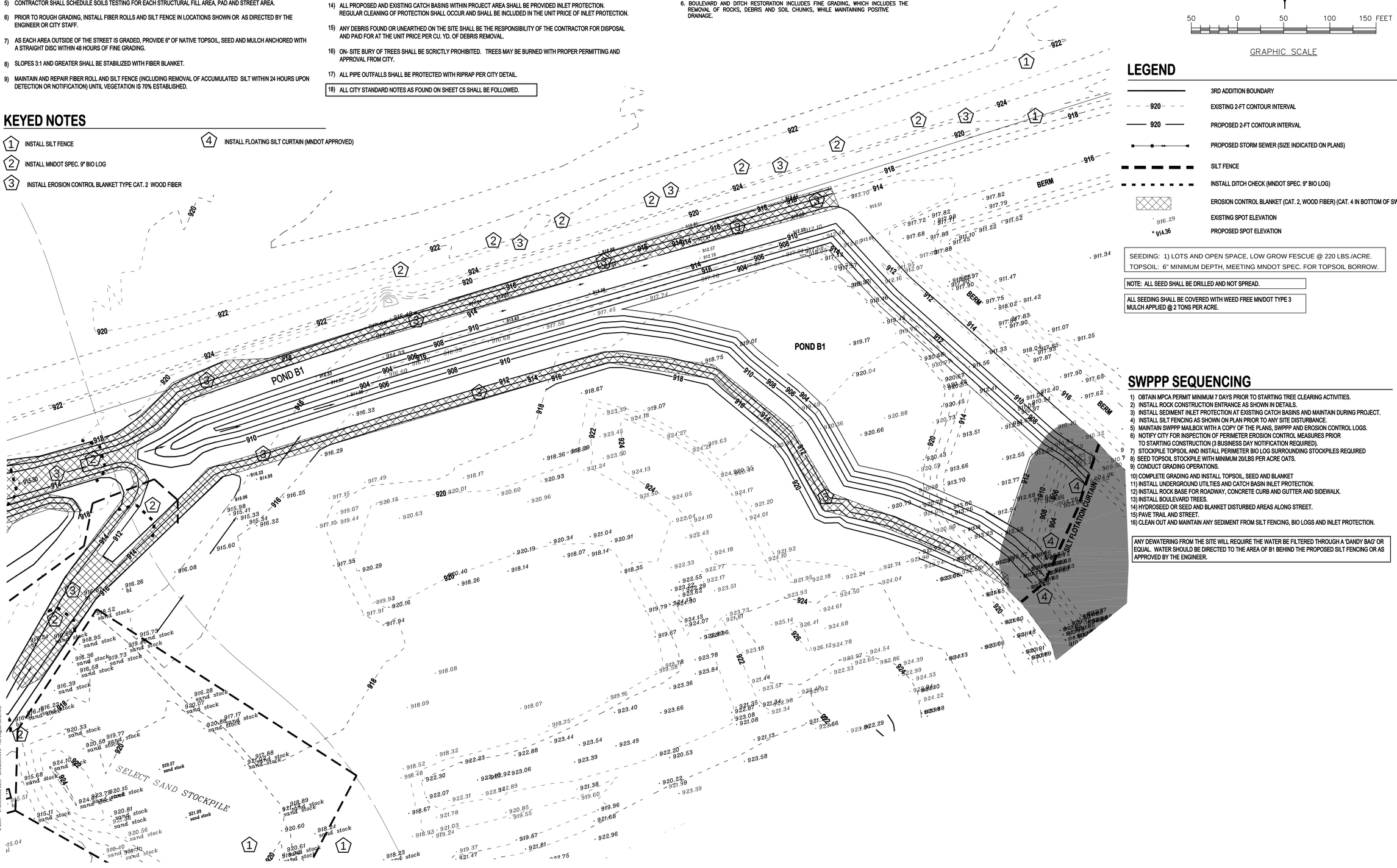
18) ALL CITY STANDARD NOTES AS FOUND ON SHEET C5 SHALL BE FOLLOWED.

CITY STANDARD PLAN NOTES

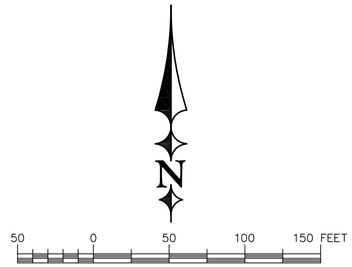
1. RESTORE ALL DISTURBED AREAS WITH 6 INCHES OF TOPSOIL CONFORMING TO MNDOT 3877.
2. PROTECT ALL STORM SEWER INLETS AS SPECIFIED HEREIN AND MAINTAIN UNTIL STREET CONSTRUCTION IS COMPLETED.
3. MAINTAIN ALL SILT FENCE AND REPAIR OR REPLACE AS NEEDED OR REQUIRED UNTIL TURF HAS BEEN ESTABLISHED.
4. RESTORATION 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.

KEYED NOTES

1. INSTALL SILT FENCE
2. INSTALL MNDOT SPEC. 9" BIO LOG
3. INSTALL EROSION CONTROL BLANKET TYPE CAT. 2 WOOD FIBER
4. INSTALL FLOATING SILT CURTAIN (MNDOT APPROVED)



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GRAPHIC SCALE

LEGEND

- 3RD ADDITION BOUNDARY
- 920 EXISTING 2-FT CONTOUR INTERVAL
- 920 PROPOSED 2-FT CONTOUR INTERVAL
- PROPOSED STORM SEWER (SIZE INDICATED ON PLANS)
- SILT FENCE
- INSTALL DITCH CHECK (MNDOT SPEC. 9" BIO LOG)
- EROSION CONTROL BLANKET (CAT. 2, WOOD FIBER) (CAT. 4 IN BOTTOM OF SWALES)
- 916.29 EXISTING SPOT ELEVATION
- * 914.36 PROPOSED SPOT ELEVATION

SEEDING: 1) LOTS AND OPEN SPACE, LOW GROW FESCUE @ 220 LBS./ACRE.
TOPSOIL: 6" MINIMUM DEPTH, MEETING MNDOT SPEC. FOR TOPSOIL BORROW.

NOTE: ALL SEED SHALL BE DRILLED AND NOT SPREAD.

ALL SEEDING SHALL BE COVERED WITH WEED FREE MN/DOT TYPE 3 MULCH APPLIED @ 2 TONS PER ACRE.

SWPPP SEQUENCING

1) OBTAIN MPCA PERMIT MINIMUM 7 DAYS PRIOR TO STARTING TREE CLEARING ACTIVITIES.
2) INSTALL ROCK CONSTRUCTION ENTRANCE AS SHOWN IN DETAILS.
3) INSTALL SEDIMENT INLET PROTECTION AT EXISTING CATCH BASINS AND MAINTAIN DURING PROJECT.
4) INSTALL SILT FENCING AS SHOWN ON PLAN PRIOR TO ANY SITE DISTURBANCE.
5) MAINTAIN SWPPP MAILBOX WITH A COPY OF THE PLANS, SWPPP AND EROSION CONTROL LOGS.
6) NOTIFY CITY FOR INSPECTION OF PERIMETER EROSION CONTROL MEASURES PRIOR TO STARTING CONSTRUCTION (3 BUSINESS DAY NOTIFICATION REQUIRED).
7) STOCKPILE TOPSOIL AND INSTALL PERIMETER BIO LOG SURROUNDING STOCKPILES REQUIRED
8) SEED TOPSOIL STOCKPILE WITH MINIMUM 20/LBS PER ACRE OATS.
9) CONDUCT GRADING OPERATIONS.
10) COMPLETE GRADING AND INSTALL TOPSOIL, SEED AND BLANKET
11) INSTALL UNDERGROUND UTILTIES AND CATCH BASIN INLET PROTECTION.
12) INSTALL ROCK BASE FOR ROADWAY, CONCRETE CURB AND GUTTER AND SIDEWALK.
13) INSTALL BOULEVARD TREES.
14) HYDROSEED OR SEED AND BLANKET DISTURBED AREAS ALONG STREET.
15) PAVE TRAIL AND STREET.
16) CLEAN OUT AND MAINTAIN ANY SEDIMENT FROM SILT FENCING, BIO LOGS AND INLET PROTECTION.

ANY DEWATERING FROM THE SITE WILL REQUIRE THE WATER BE FILTERED THROUGH A 'DANDY BAG' OR EQUAL. WATER SHOULD BE DIRECTED TO THE AREA OF B1 BEHIND THE PROPOSED SILT FENCING OR AS APPROVED BY THE ENGINEER.

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CHASE DEVELOPMENT
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PROJECT TITLE
EASTON VILLAGE
3RD ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	City Review	6-21-17

JOB NO. 16-176

SHEET TITLE
EROSION CONTROL PLAN

SHEET NO.
C8

LEGEND

- 3RD ADDITION BOUNDARY
- 1050 — EXISTING 2-FT CONTOUR INTERVAL
- × 922.85 LP / HP EOF — HIGH OR LOW POINT OF STREET PROFILE LOCATION AND ELEVATION HP = HIGH POINT, LP = LOW POINT, EOF = EMERGENCY OVERFLOW
- 1050 — PROPOSED 2-FT CONTOUR INTERVAL
- PROPOSED DRAINAGE ARROW
- 0.74% — PROPOSED STREET GRADE PERCENT AND DIRECTION
- 9 — PROPOSED STORM SEWER, STRUCTURES AND NUMBER REF.
- ENGINEERED FILL LIMIT
- 100-YEAR HWL

PAVEMENT HOLD DOWN TABLE

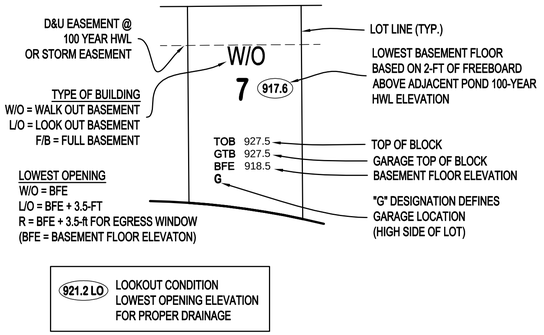
SECTION AREA	HOLD DOWN FOR GRADING
LOCAL STREET	21 INCHES
SIDEWALK	9 INCHES
TRAIL	10.5 INCHES

GRADING NOTES:

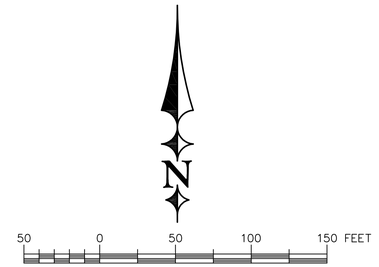
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2) ELEVATIONS/CONTOURS SHOWN AS FINISHED GRADE ELEVATIONS.
3) REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL REQUIREMENTS.
4) DO NOT SPREAD TOPSOIL WHILE IT IS FROZEN OR MUDDY OR WHEN THE SUBGRADE IS WET OR FROZEN. CORRECT ANY IRREGULARITIES IN THE SURFACE THAT RESULT FROM TOPSOIL SPREADING OR OTHER OPERATIONS TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. BERMING OR DOUBLE LAYERING OR FIBER ROLL MAY BE REQUIRED TO CONTAIN RUNOFF IF SILT FENCING CANNOT BE INSTALLED PROPERLY DURING FROZEN CONDITIONS.
5) CONTRACTOR SHALL SCHEDULE SOILS TESTING FOR EACH STRUCTURAL FILL AREA, PAD AND STREET AREA.
6) SEE DETAIL(S) FOR PAD CONSTRUCTION, SHEET C13
7) ALL CITY STANDARD NOTES AS FOUND ON SHEETS C5 SHALL BE FOLLOWED.

ENGINEERED/STRUCTURAL FILL REQUIREMENTS

1) CONTRACTOR SHALL REMOVE TOPSOIL AND ANY ORGANIC MATERIAL AS DIRECTED BY ENGINEER IN ALL AREAS OF ENGINEERED/STRUCTURAL FILL.
2) ANY ENGINEERED/STRUCTURAL FILL MATERIAL SHALL BE COMPACTED IN 8-INCH LIFTS TO A DENSITY OF 98% STANDARD PROCTOR DENSITY.
3) GRANULAR BACKFILL SHALL BE COMPLETELY FREE OF ORGANIC MATERIAL & MAY NOT CONTAIN ANY ROCKS LARGER THAN 3" IN DIAMETER.
4) GRADES SHALL NOT VARY MORE THAT 0.1' FROM GRADING ELEVATIONS SHOWN ON PLANS.
5) TESTING OF PAD AREA SHALL BE COORDINATED BY CONTRACTOR AND TESTING RESULTS SHALL BE DELIVERED TO ENGINEER AND OWNER. COST OF TESTING IS BY OWNER.
6) TESTING OF ENGINEERED/STRUCTURAL FILL IN ROAD AREAS SHALL BE COORDINATED BY CONTRACTOR AND TESTING RESULTS SHALL BE DELIVERED TO OWNER, ENGINEER AND CITY.
7) ANY FAILED COMPACTION SHALL BE REMOVED AND RECOMPACTED AT NO ADDITIONAL EXPENSE TO THE OWNER, EXCEPT FOR TESTING.



LOT GRADING DETAIL



GRAPHIC SCALE


FUTURE LOTS
SOIL STOCKPILE
TEMPORARY HWL = 916.5
FUTURE 920.6 EOF
BERM
HWL 916.5
HWL 916.9
HWL 916.8
OUTLOT A
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT E
OUTLOT F
EASTON VILLAGE
EASTON VILLAGE 2ND ADDITION
EASTON VILLAGE 3RD ADDITION
2ND ADDITION SIDEWALK
2ND ADDITION TRAIL
EXISTING TRAIL
EXISTING SIDEWALK
60-FT R/W
382.70
S00°00'58"W
0.56%
0.61%
0.60%
0.55%
0.74%
917.5 EOF
917.4 EOF
919.2 EOF
924.4 EOF
924.7 EOF
12" HDPE SDR 26
18" PVC SDR 26
15" RCP
18" RCP
24" RCP
24" FES
12" LF
EXIST. INV. 912.12
32' F-F
4' CONC. WALK
B624
CASTING
INV. 9
IE: 914.0
IE: 913.6
IE: 912.06
IE: 912.10
IE: 912.14
IE: 911.99
IE: 912.36
IE: 912.71
IE: 913.00
IE: 912.60
IE: 914.4
IE: 914.2
IE: 914.46
IE: 915.40
IE: 915.70
IE: 916.30
IE: 917.30
IE: 917.50
IE: 917.74
IE: 918.50
IE: 919.20
IE: 920.00
IE: 920.60
IE: 921.50
IE: 923.53
IE: 924.30
IE: 924.69
IE: 924.82
IE: 925.00
IE: 925.39
IE: 925.84
IE: 926.25
IE: 926.35
IE: 926.38
IE: 926.40
IE: 926.46
IE: 926.98
IE: 927.62
IE: 927.64
IE: 928.50
IE: 929.22
IE: 929.81
IE: 930.19
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IE: 926.04
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IE: 926.36
IE: 926.64
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LEGEND

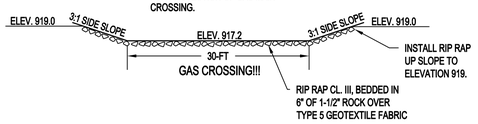
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8) UTILIZE CITY STANDARD DETAIL 416 FOR POND TYPICAL SECTION.
9) GRADE POND TO MAXIMUM 3:1 SIDE SLOPES, WITH 20-FT 10:1 AQUATIC AND MAINTENANCE BENCH.

NOTIFY NORTHERN NATURAL GAS PRIOR TO ANY DISTURBANCE AT CROSSING - 1-(888) 367-6671

NOTE: ELEVATION SHALL BE FLAT (917.2) ACROSS ENTIRE 50-FT OVERFLOW FOR PROTECTION OF GAS MAIN CROSSING.

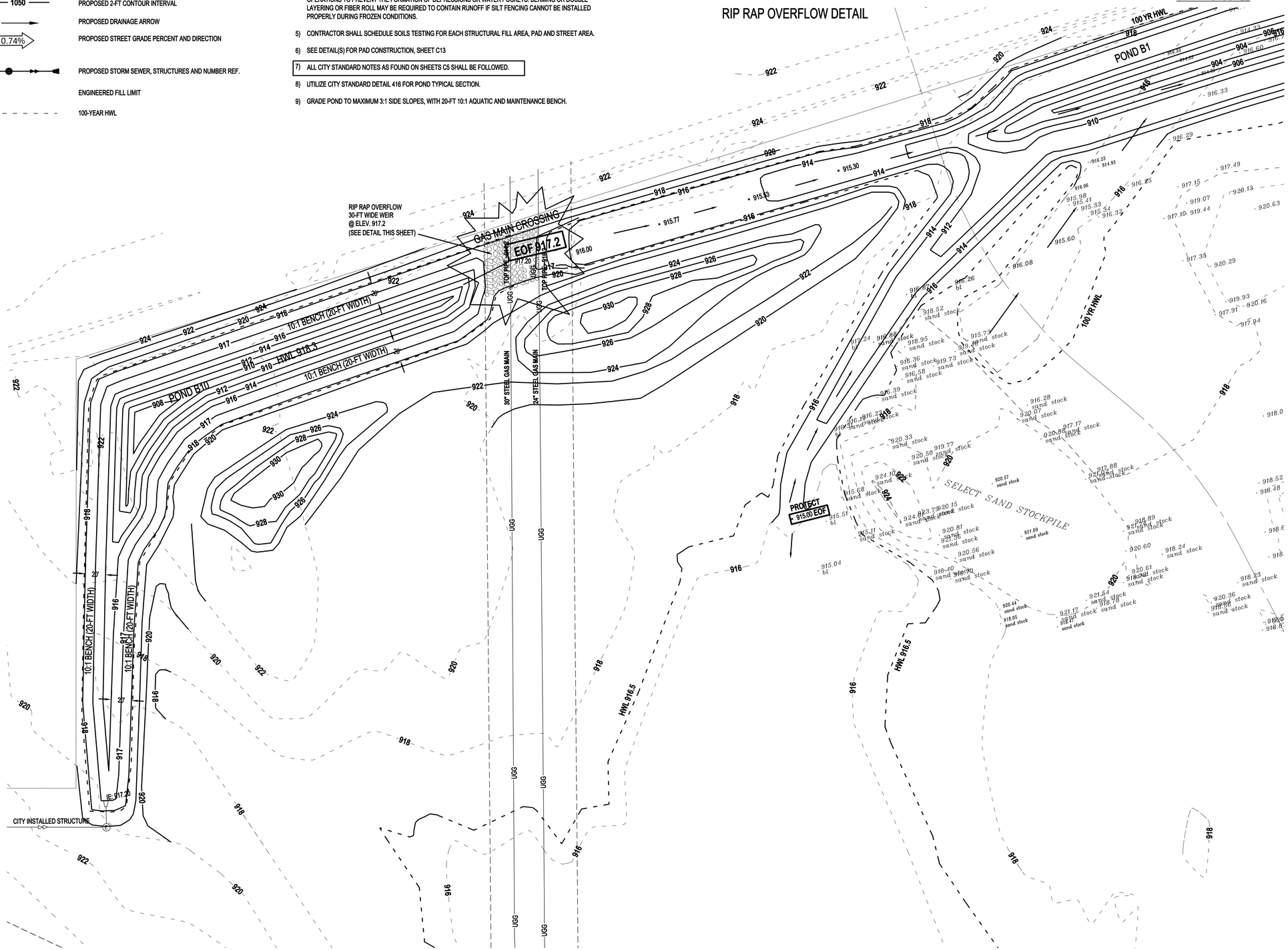


RIP RAP OVERFLOW DETAIL

50 0 50 100 150 FEET

GRAPHIC SCALE

N



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3RD ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	City Review	6-21-17

JOB NO. 16-176

SHEET TITLE
GRADING PLAN

SHEET NO.
C10
SHEET 10 OF 25

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LEGEND

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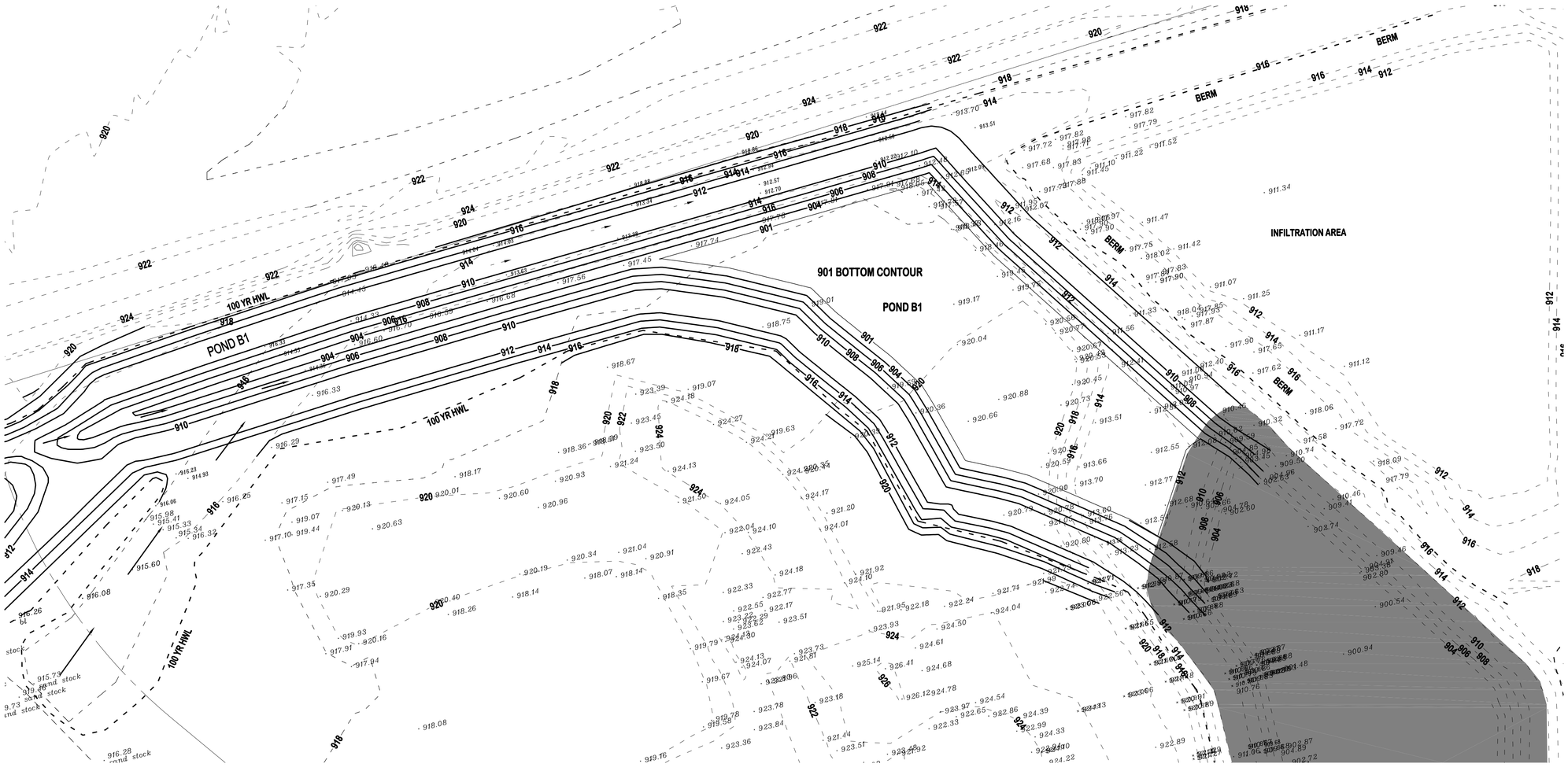
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N

50 0 50 100 150 FEET

GRAPHIC SCALE



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JOB NO. 16-176

SHEET TITLE
GRADING PLAN

SHEET NO.
C11

TYPICAL EASEMENT DETAIL

TYPICAL LOT DETAIL

Development Standards

FRONT SETBACK	25'
GARAGE SIDE SETBACK	7.5'
SIDE SETBACK (CORNER LOTS)	15'
HOUSE SIDE SETBACK	7.5'
REAR SETBACK	20'
TYPICAL LOT WIDTH:	65'
TYPICAL LOT DEPTH:	130'
SIDE YARD EASEMENT:	5' *
FRONT AND REAR EASEMENT:	10' *
MIN. BASEMENT ELEVATION ABOVE 100 YEAR HWL:	2'

* UNLESS SHOWN ON PRELIMINARY LAYOUT

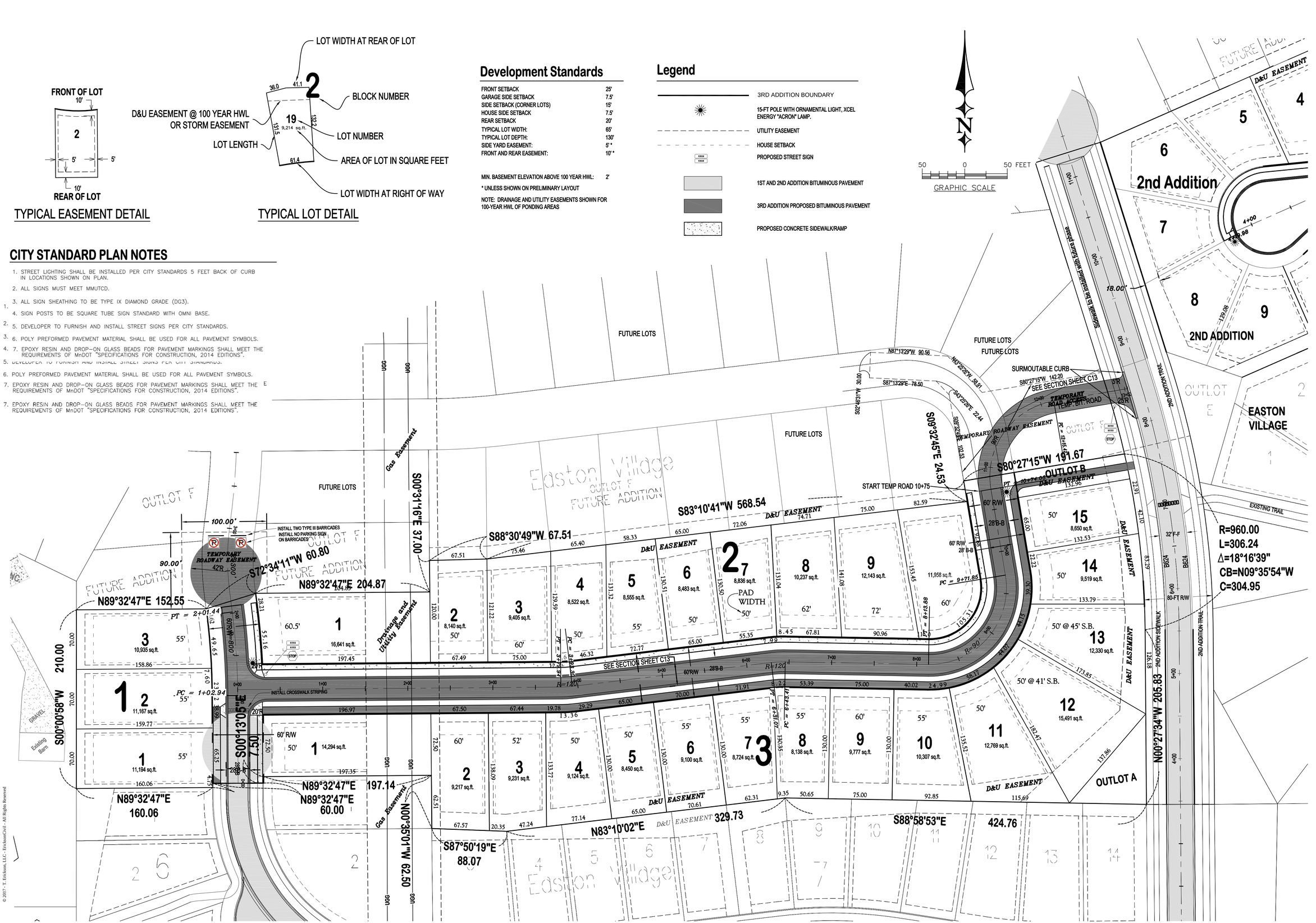
NOTE: DRAINAGE AND UTILITY EASEMENTS SHOWN FOR 100-YEAR HWL OF PONDING AREAS

Legend

- 3RD ADDITION BOUNDARY
- 15-FT POLE WITH ORNAMENTAL LIGHT, XCEL ENERGY "ACRON" LAMP.
- UTILITY EASEMENT
- HOUSE SETBACK
- PROPOSED STREET SIGN
- 1ST AND 2ND ADDITION BITUMINOUS PAVEMENT
- 3RD ADDITION PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE SIDEWALK/RAMP

CITY STANDARD PLAN NOTES

1. STREET LIGHTING SHALL BE INSTALLED PER CITY STANDARDS 5 FEET BACK OF CURB IN LOCATIONS SHOWN ON PLAN.
2. ALL SIGNS MUST MEET MMUTCD.
3. ALL SIGN SHEATHING TO BE TYPE IX DIAMOND GRADE (DG3).
1. 4. SIGN POSTS TO BE SQUARE TUBE SIGN STANDARD WITH OMNI BASE.
2. 5. DEVELOPER TO FURNISH AND INSTALL STREET SIGNS PER CITY STANDARDS.
3. 6. POLY PREFORMED PAVEMENT MATERIAL SHALL BE USED FOR ALL PAVEMENT SYMBOLS.
4. 7. EPOXY RESIN AND DROP-ON GLASS BEADS FOR PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF MnDOT "SPECIFICATIONS FOR CONSTRUCTION, 2014 EDITIONS".
5. DEVELOPER TO FURNISH AND INSTALL STREET SIGNS PER CITY STANDARDS.
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FINAL PLAN
LAKE ELMO, MINNESOTA

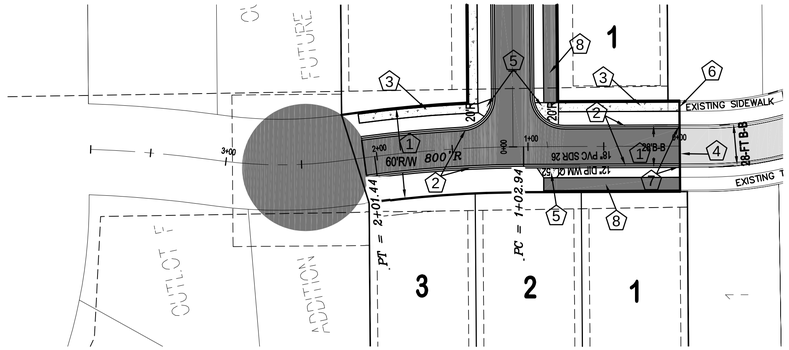
NO.	REVISION DESCRIPTION	DATE
1	City Review	6-21-17

JOB NO. 16-176

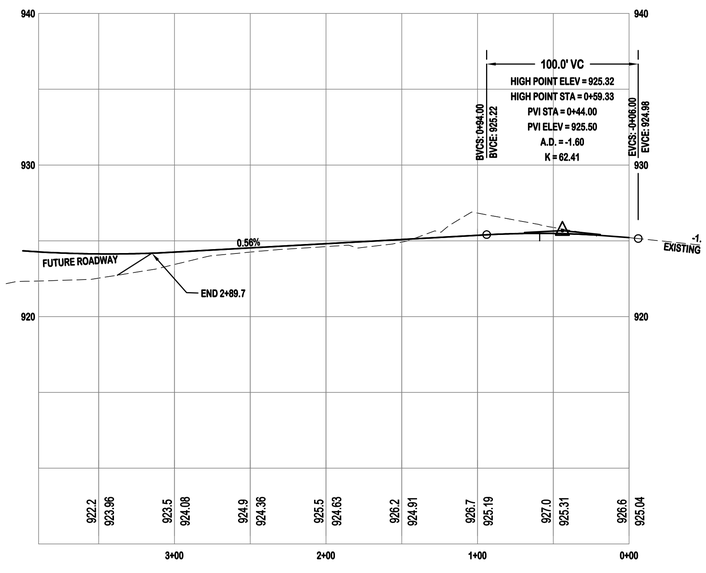
SHEET TITLE
SITE LAYOUT, LIGHTING AND SIGNING PLAN

SHEET NO.
C12
SHEET 12 OF 25

PLAN VIEW - LILAC AVENUE NORTH

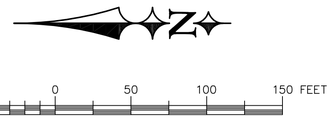


PROFILE VIEW - LILAC AVENUE NORTH





VERTICAL
GRAPHIC SCALE



GRAPHIC SCALE

Legend

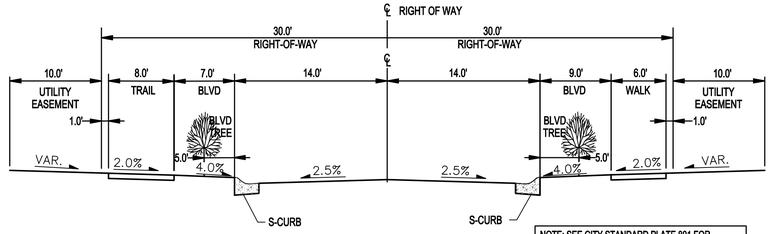
- EXISTING BITUMINOUS PAVEMENT
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE SIDEWALK/RAMP

Layout Notes

1) ALL RADII TO BACK OF CURB
2) ALL DIMENSIONS TO THE FACE OF CURB UNLESS NOTED OTHERWISE.

Keyed Notes

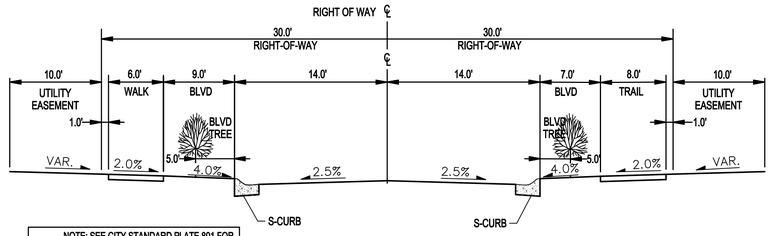
1. INSTALL BITUMINOUS PAVEMENT PER CITY STANDARD PLATE NO. 801.
2. INSTALL SURMOUNTABLE CONCRETE CURB AND GUTTER PER CITY STANDARD PLATE NO. 501.
3. INSTALL CONCRETE SIDEWALK PER CITY STANDARD PLATE NO. 510.
4. CONNECT TO EXISTING ROADWAY
5. INSTALL ACCESSIBLE CONCRETE RAMP PER CITY STANDARD PLATE NO'S. 507A & 508.
6. CONNECT TO EXISTING CONCRETE SIDEWALK, INSTALL (3) 12" #4 EPOXY REBAR, 1-FT O.C., 4" DEPTH INTO EXISTING SIDEWALK
7. CONNECT TO EXISTING CONCRETE CURB, INSTALL (2) 12" #4 EPOXY REBAR, 6" O.C., 4" DEPTH INTO EXISTING CURB.
8. INSTALL BIT. TRAIL PER CITY STANDARD PLATE NO. 509



LOCAL ROAD W/TRAIL AND SIDEWALK

LILAC AVENUE NORTH

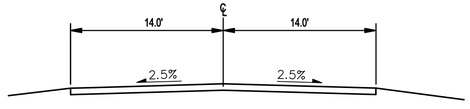
NOTE: SEE CITY STANDARD PLATE 801 FOR PLACEMENT OF BASE MATERIAL UNDER CURB AND GUTTER.



NOTE: SEE CITY STANDARD PLATE 801 FOR PLACEMENT OF BASE MATERIAL UNDER CURB AND GUTTER.

LOCAL ROAD W/TRAIL AND SIDEWALK

33RD STREET NORTH



TEMPORARY ROAD TYPICAL

USE SAME BIT. SECTION AS TEMP CUL DE SAC

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TODD A. ERICKSON, PE
40418
LICENSE NO.
04/28/2017
DATE:

OWNER/DEVELOPER
CHASE DEVELOPMENT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

PROJECT TITLE
EASTON VILLAGE
3RD ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	City Review	6-21-17

JOB NO. 16-176

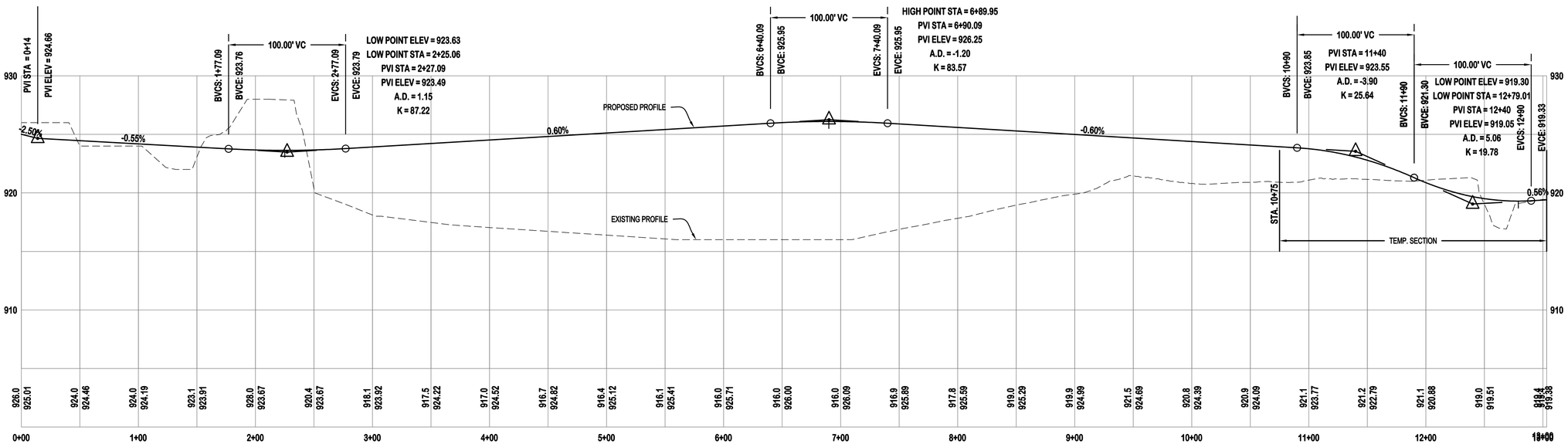
SHEET TITLE
STREET PLAN & PROFILE

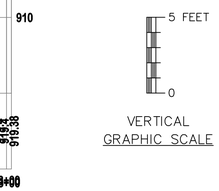
SHEET NO.
C13

PLAN VIEW - 33RD STREET NORTH

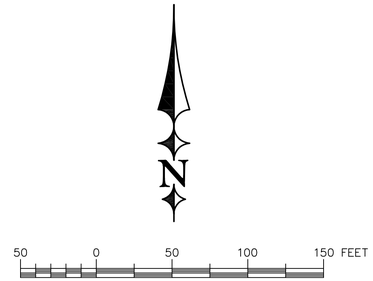


PROFILE VIEW - 33RD STREET NORTH





VERTICAL
GRAPHIC SCALE



GRAPHIC SCALE

Legend

- 1ST AND 2ND ADDITION PAVEMENT
- 3RD ADDITION PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE SIDEWALK/RAMP

Layout Notes

1) ALL RADII TO BACK OF CURB
2) ALL DIMENSIONS TO THE FACE OF CURB UNLESS NOTED OTHERWISE.

Keyed Notes

1. INSTALL BITUMINOUS PAVEMENT PER CITY STANDARD PLATE NO. 801.
2. INSTALL SURMOUNTABLE CONCRETE CURB AND GUTTER PER CITY STANDARD PLATE NO. 501.
3. INSTALL 4" CONCRETE SIDEWALK PER CITY STANDARD PLATE NO. 510.
4. TEMPORARY ROAD EASEMENT
5. INSTALL ACCESSIBLE CONCRETE RAMP PER CITY STANDARD PLATE NO'S. 507A & 508.
6. INSTALL TEMP. ROADWAY SECTION (2" BIT. BASE OVER 6" CL. 5 AGGREGATE)

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FINAL PLAN
LAKE ELMO, MINNESOTA

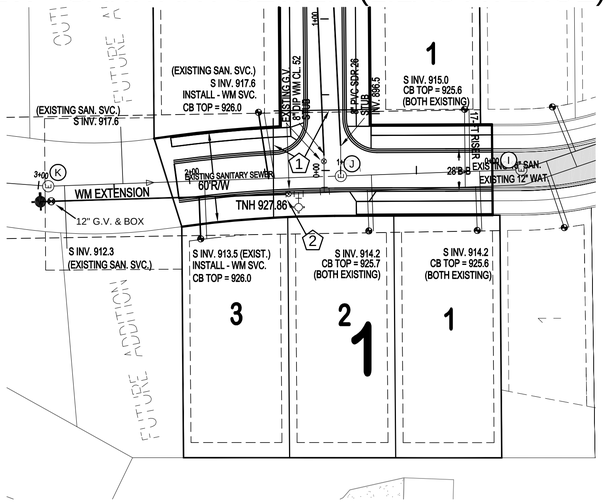
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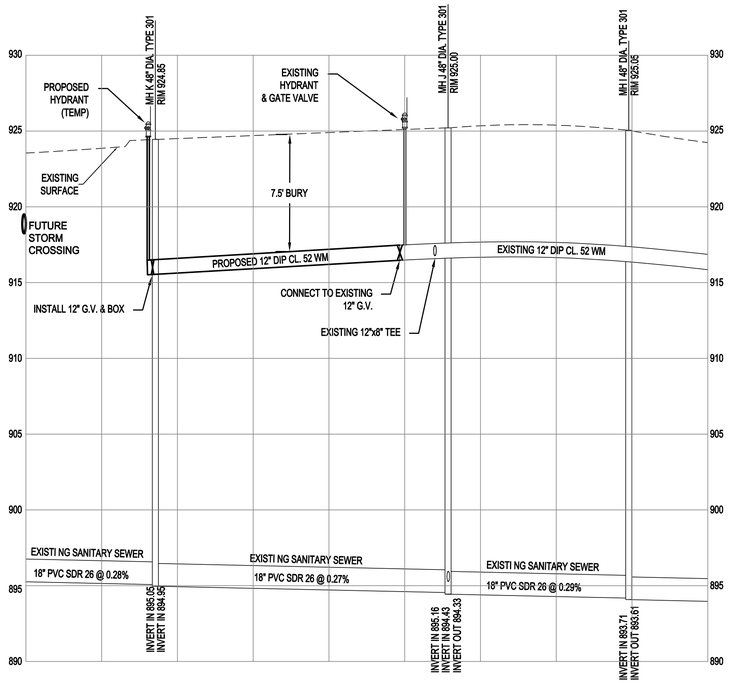
SHEET TITLE
STREET PLAN & PROFILE

SHEET NO.
C14

PLAN VIEW - SANITARY SEWER (LILAC AVENUE)



PROFILE VIEW - SANITARY SEWER (LILAC AVENUE)



5 FEET
0

VERTICAL
GRAPHIC SCALE

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50 0 50 100 150 FEET

GRAPHIC SCALE

Keyed Notes

1. INSTALL SMALL UTILITY CROSSING (3) 4" CONDUITS (SUPPLIED BY OTHERS)
2. CONNECT TO EXISTING WATER MAIN AND EXTEND.

Notes

1) SEE DETAIL SHEETS FOR SPECIFIC REQUIREMENTS FOR UTILITY INSTALLATION.
2) ALL UTILITIES SHALL BE INSTALLED PER CITY OF LAKE ELMO DETAILS AND SPECIFICATIONS.
3) TRACER WIRE IS REQUIRED ON ALL SANITARY SEWER MAIN LINE AND SERVICES.

Legend

- 3RD ADDITION BOUNDARY
- PROPOSED 8" PVC (SDR 35 OR 26) SANITARY SEWER
- PROPOSED RCP STORM SEWER
- PROPOSED 8" DIP WM CL. 52 WATER MAIN, HYDRANT AND GATE VALVE
- PROPOSED SANITARY SEWER AND WATER SERVICE (SANITARY SERVICE - 4" PVC (SCH. 40) AND WATER SERVICE - 1" TYPE "K" COPPER WITH CURB STOP)
- PROPOSED RIGID PERFORATED 4" PVC DRAIN TILE WITH SOCK (REQUIRED 100-FT EACH SIDE OF LOW POINT CATCH BASINS OR AS SHOWN). PROVIDE CLEAN OUT AT END OF PIPE.
- UGG — EXISTING UNDERGROUND GAS LINE
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER

City Standard Plan Notes

WATERMAIN

1. ALL WATERMAIN AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. MANIPULATION OF EXISTING VALVES SHALL BE PERFORMED ONLY BY CITY PERSONNEL.
3. WATERMAIN SHALL BE DUCTILE IRON PIPE, CLASS-52.
4. ALL FITTINGS SHALL COMPLY WITH CEAM SPEC. 2611.2.A.1. ALL FITTINGS SHALL BE DUCTILE IRON PIPE WITH POLYETHYLENE ENCASEMENT. ALL CONNECTIONS SHALL BE INSTALLED UTILIZING COR-BLUE NUTS & BOLTS.
5. USE GATE VALVES FOR ALL APPLICATIONS UP THROUGH 12 INCHES.
6. GATE VALVES SHALL BE RESILIENT WEDGE AMERICAN FLOW CONTROL SERIES 2500 OR APPROVED EQUAL. GATE VALVES MUST COMPLY WITH CEAM SPEC 2611.2, C.2.
7. USE BUTTERFLY VALVES FOR ALL APPLICATIONS GREATER THAN 12 INCHES.
8. BUTTERFLY VALVES SHALL BE MUELLER LINESEAL III, OR APPROVED EQUAL. BUTTERFLY VALVES SHALL COMPLY WITH CEAM SPEC. 2611.2, C.3.
9. BOLTS AND NUTS ON ALL VALVES AND HYDRANTS SHALL BE STAINLESS STEEL.
10. ALL HYDRANTS SHALL BE INSTALLED 5.0 FEET BACK OF CURB.
11. HYDRANTS SHALL BE WATEROUS "PACER," MODEL WB-67 OR APPROVED EQUAL, FITTED WITH FH 800 SERIES FLEX STAKE AND PAINTED RED.
12. HYDRANTS SHALL HAVE TWO OUTLET NOZZLES FOR 2-1/2 (I.D.) HOSE CONNECTIONS AND ONE 4" STORZ NOZZLE.
13. THE CURB STOP SERVICE ASSEMBLY SHALL HAVE A MINIMUM 1-FT ADJUSTMENT RANGE AND SHALL EXTEND 6 INCHES ABOVE FINISHED GRADE FULLY EXTENDED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WATER TO HOMES AND BUSINESSES WHOSE WATER SUPPLY IS DISRUPTED DURING THE COURSE OF THE PROJECT.

SANITARY SEWER

1. ALL SANITARY SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.
2. ALL SANITARY SEWER PVC PIPE SHALL BE INSTALLED ACCORDING TO CITY STANDARD DRAWING 105 "GRANULAR MATERIAL BEDDING METHOD (FOR PVC SANITARY SEWER PIPE).
3. UNLESS NOTED OTHERWISE, ALL SMOOTH WALLED SANITARY SEWER PVC PIPE AND FITTINGS SHALL BE SDR 35 WITH ELASTOMERIC GASKETED JOINTS.
4. ALL SANITARY SEWER SERVICES SHALL BE 4-INCH PVC, SCH. 40 OR SDR 26 PIPE.
5. SMOOTH WALLED PVC PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF ASTM D-3034 FOR THE SIZE, STANDARD DIMENSION RATIO (SDR), AND STRENGTH REQUIREMENTS INDICATED ON THE PLANS, SPECIFICATIONS, AND SPECIAL PROVISIONS.
6. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MnDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.
7. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL SANITARY SEWER MANHOLES.
8. SANITARY SEWER INLET AND OUTLET PIPES SHALL BE JOINED TO THE MANHOLE WITH A GASKETED, FLEXIBLE, WATERTIGHT CONNECTION TO ALLOW DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE TO TAKE PLACE.
9. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.
10. ALL SERVICE LINE STUBS MUST HAVE A 2"x2" HARDWOOD MARKER WITH METAL SPIKE RUNNING FROM THE END OF PIPE TO FINISHED GRADE ELEVATION.
11. UPON MAKING A CONNECTION TO AN EXISTING SANITARY SEWER STUB OR MANHOLE, DIRT AND DEBRIS SHALL BE PREVENTED FROM ENTERING THE EXISTING SEWER BY IMMEDIATELY INSTALLING WATERTIGHT PLUGS AS NEEDED IN THE EXISTING MANHOLE.

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LICENSE NO. 40418
DATE: 04/28/2017

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CHASE DEVELOPMENT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

PROJECT TITLE
EASTON VILLAGE
3RD ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA

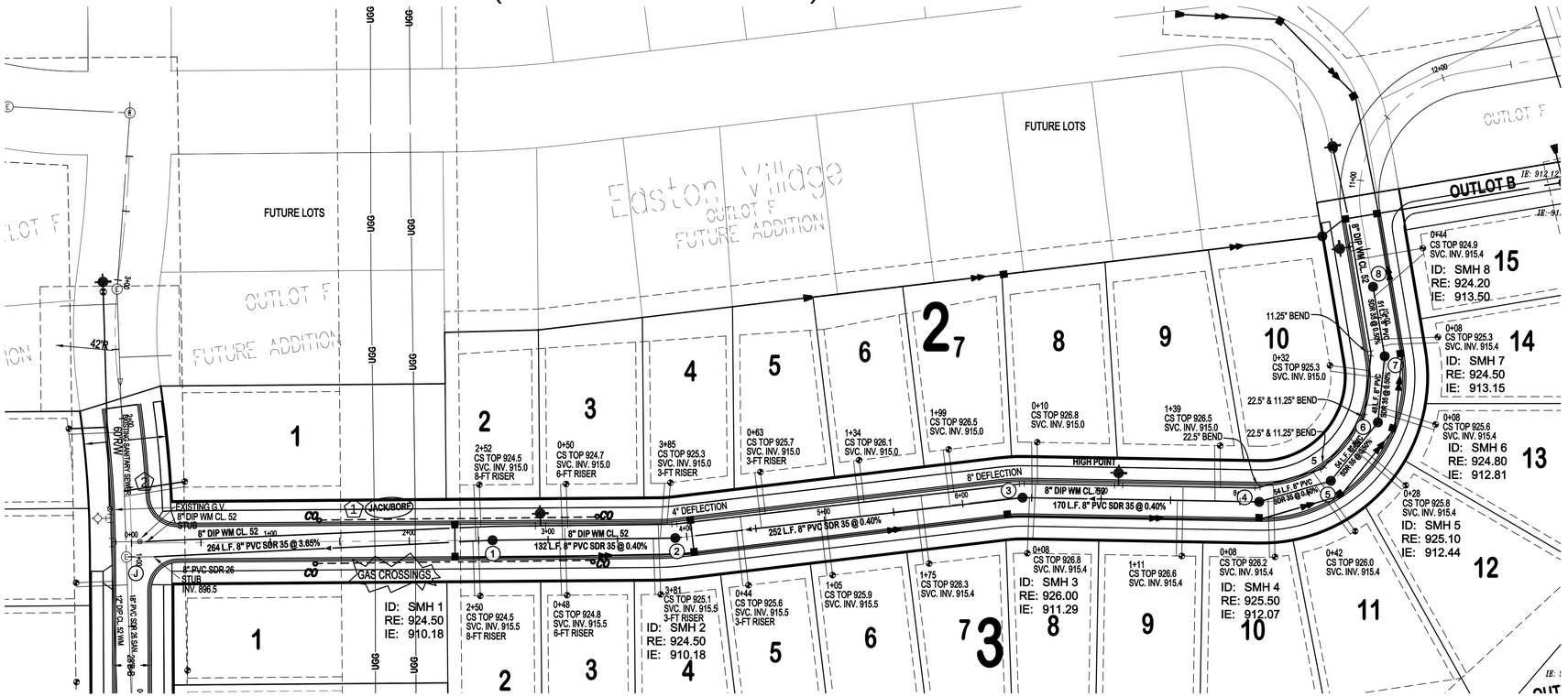
NO.	REVISION DESCRIPTION	DATE
1	City Review	6-21-17

JOB NO. 16-176

SHEET TITLE
SANITARY SEWER & WATERMAIN PLAN & PROFILE

SHEET NO.
C15
SHEET 15 OF 25

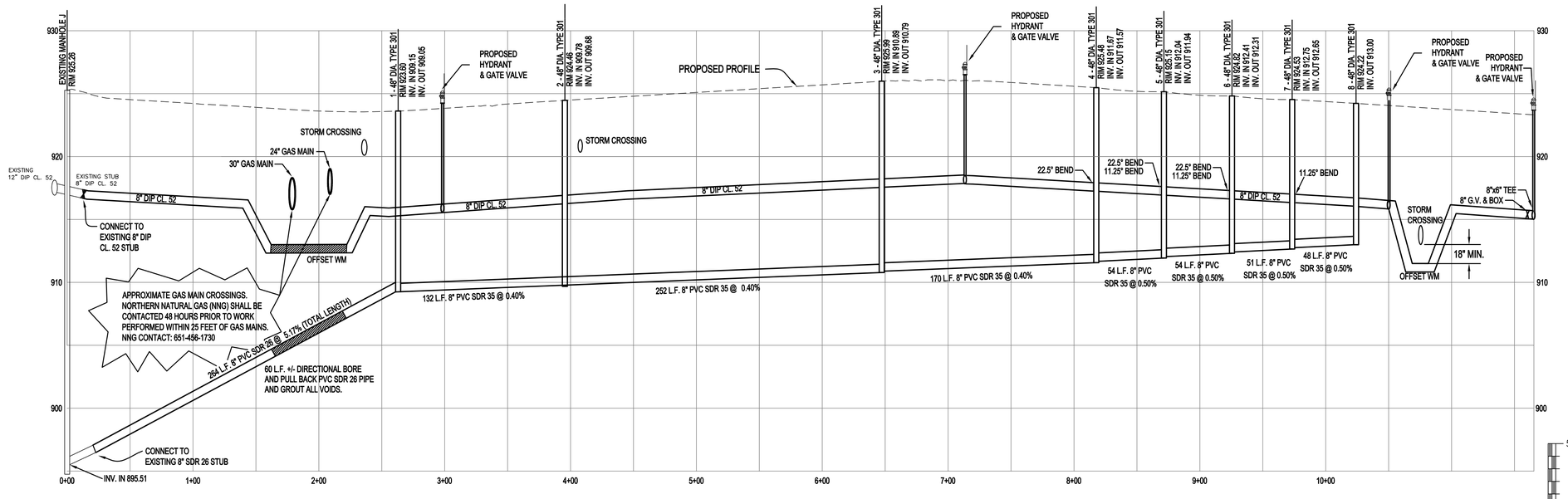
PLAN VIEW - SANITARY SEWER (33RD STREET NORTH)



Keyed Notes

1. JACK / BORE AT GAS CROSSING. TELEVISING OF SANITARY REQUIRED PRIOR TO BACK FILL OF TRENCH.
2. CONNECT TO EXISTING SANITARY STUB. VERIFY ELEVATION PRIOR TO START OF JACK / BORE OPERATION.

PROFILE VIEW - SANITARY SEWER (33RD STREET NORTH)



VERTICAL GRAPHIC SCALE
5 FEET
0

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N

50 0 50 100 150 FEET

GRAPHIC SCALE

Legend

- 3RD ADDITION BOUNDARY
- PROPOSED 8" PVC (SDR 35 OR 26) SANITARY SEWER
- PROPOSED RCP STORM SEWER
- PROPOSED 8" DIP WM CL. 52 WATER MAIN, HYDRANT AND GATE VALVE
- PROPOSED SANITARY SEWER AND WATER SERVICE (SANITARY SERVICE - 4" PVC (SCH. 40) AND WATER SERVICE - 1" TYPE "K" COPPER WITH CURB STOP)
- PROPOSED RIGID PERFORATED 4" PVC DRAIN TILE WITH SOCK (REQUIRED 100-FT EACH SIDE OF LOW POINT CATCH BASINS OR AS SHOWN). PROVIDE CLEAN OUT AT END OF PIPE.
- UGG — EXISTING UNDERGROUND GAS LINE
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER

Notes

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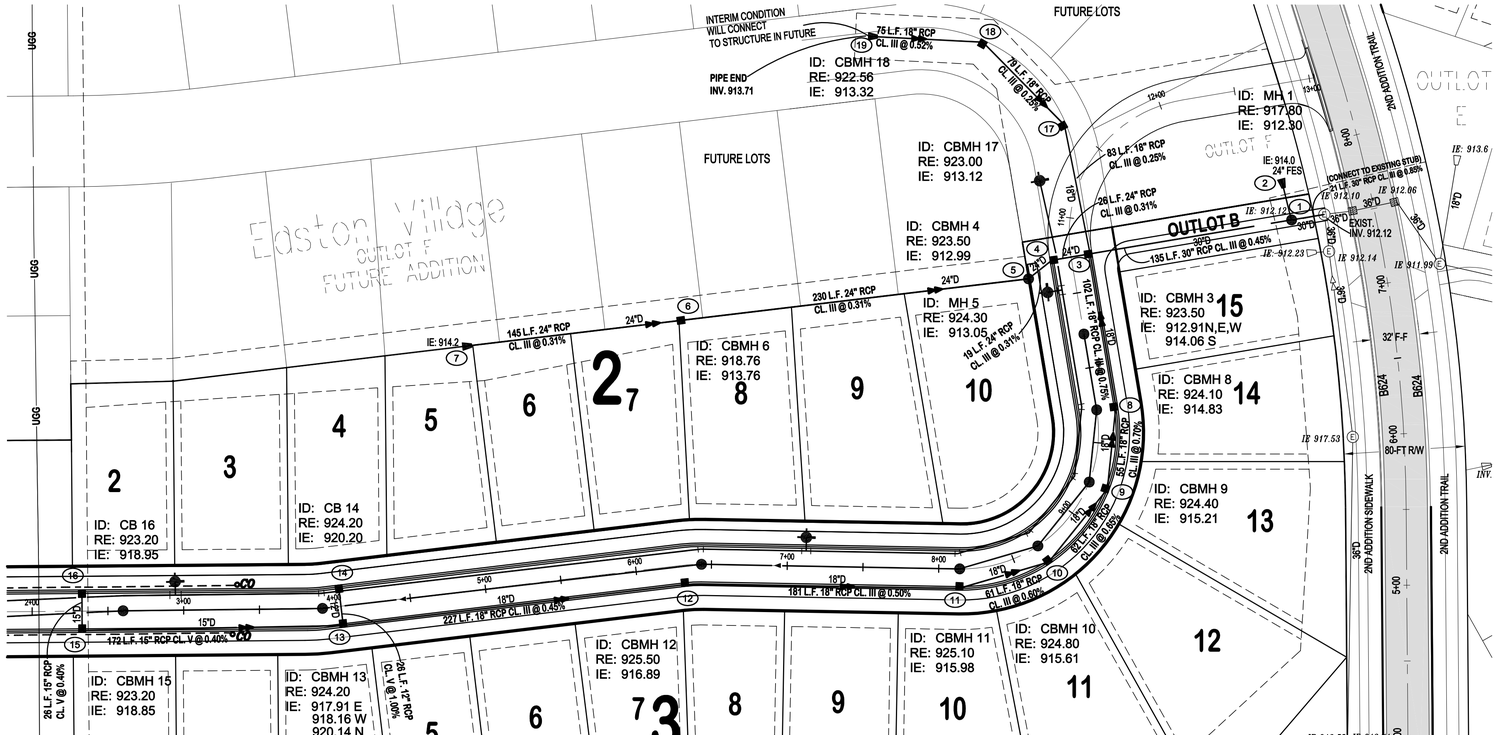
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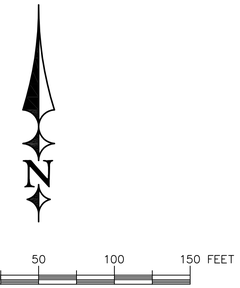
SHEET NO.
C16
SHEET 16 OF 25

PLAN VIEW - STORM SEWER



Structure Build Table

Structure ID	Rim Elev.	Inv. Elev.	Build Height	Pipe Size Inches	Pipe Cover Feet
1	917.80	912.30	5.50	30	3.00
3	923.50	912.91	10.59	30	8.09
4	923.73	912.99	10.74	24	8.74
5	924.24	913.05	11.19	24	9.19
6	918.76	913.76	5.00	24	3.00
8	924.10	914.83	9.27	18	7.77
9	924.40	915.21	9.19	18	7.69
10	924.80	915.61	9.19	18	7.69
11	925.10	915.98	9.12	18	7.62
12	925.50	916.88	8.62	18	7.12
13	924.20	917.91	6.29	18	4.79
14	924.20	920.20	4.00	12	3.00
15	923.20	918.85	4.35	15	3.10
16	923.20	918.95	4.25	15	3.00
17	923.00	913.12	9.88	18	8.38
18	922.56	913.32	9.24	18	7.74



Legend

- PROPERTY BOUNDARY
- PROPOSED 8" PVC (SDR 35 OR 26) SANITARY SEWER
- PROPOSED RCP STORM SEWER
- PROPOSED 8" DIP WM CL. 52 WATER MAIN, HYDRANT AND GATE VALVE
- PROPOSED SANITARY SEWER AND WATER SERVICE (SANITARY SERVICE - 4" PVC (SCH. 40) AND WATER SERVICE - 1" TYPE "K" COPPER WITH CURB STOP)
- PROPOSED RIGID PERFORATED 4" PVC DRAIN TILE WITH SOCK (REQUIRED 100-FT EACH SIDE OF LOW POINT CATCH BASINS OR AS SHOWN). PROVIDE CLEAN OUT AT END OF PIPE.
- EXISTING UNDERGROUND GAS LINE
- EXISTING STORM SEWER
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER

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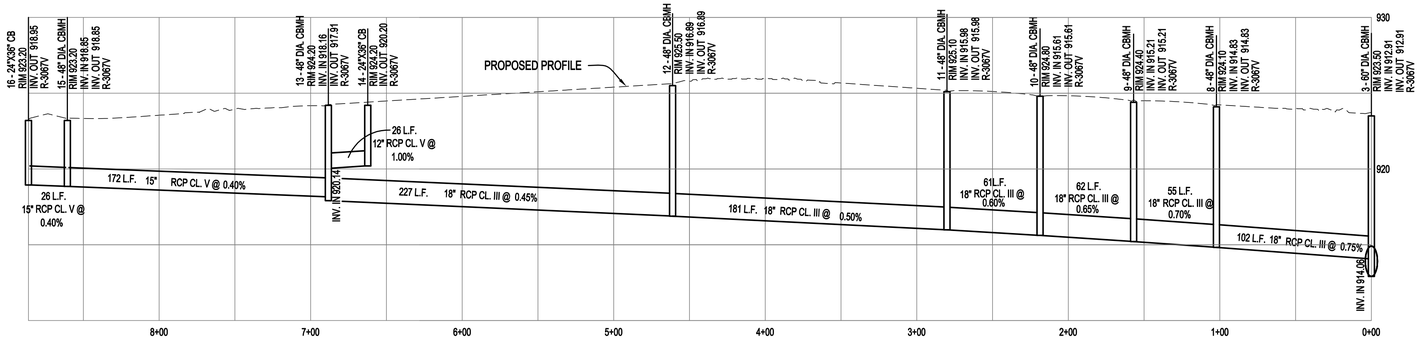
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40418
LICENSE NO.
04/28/2017
DATE:

OWNER/DEVELOPER
CHASE DEVELOPMENT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

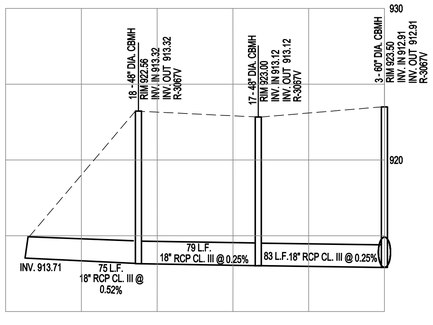
PROJECT TITLE
EASTON VILLAGE
3RD ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	City Review	6-21-17

PROFILE VIEW - STORM RUN 3 - 16



STORM RUN 3 - 19



Notes

1) SEE DETAIL SHEETS FOR SPECIFIC REQUIREMENTS FOR UTILITY INSTALLATION.

2) ALL UTILTIES SHALL BE INSTALLED PER CITY OF LAKE ELMO DETAILS AND SPECIFICATIONS.

City Standard Plan Notes

1. ALL STORM SEWER AND ACCESSORIES MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF LAKE ELMO STANDARD SPECIFICATIONS AND DETAILS.

2. REINFORCED CONCRETE PIPE AND FITTINGS SHALL CONFORM WITH THE REQUIREMENTS OF MnDOT SPEC 3236 (REINFORCED CONCRETE PIPE) FOR THE TYPE, SIZE, AND STRENGTH CLASS SPECIFIED HEREIN.

3. PRECAST CONCRETE MANHOLE AND CATCH BASIN SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-477.

4. A 1'-0" TO 1'-4" MANHOLE SECTION SHALL BE INSTALLED UNDER THE CONE SECTION TO ALLOW FOR HEIGHT ADJUSTMENT WHENEVER POSSIBLE.

5. JOINTS OF MANHOLE RISER SECTIONS SHALL BE TONGUE AND GROOVE WITH RUBBER "O" RING JOINTS PROVIDED ON ALL STORM SEWER MANHOLES.

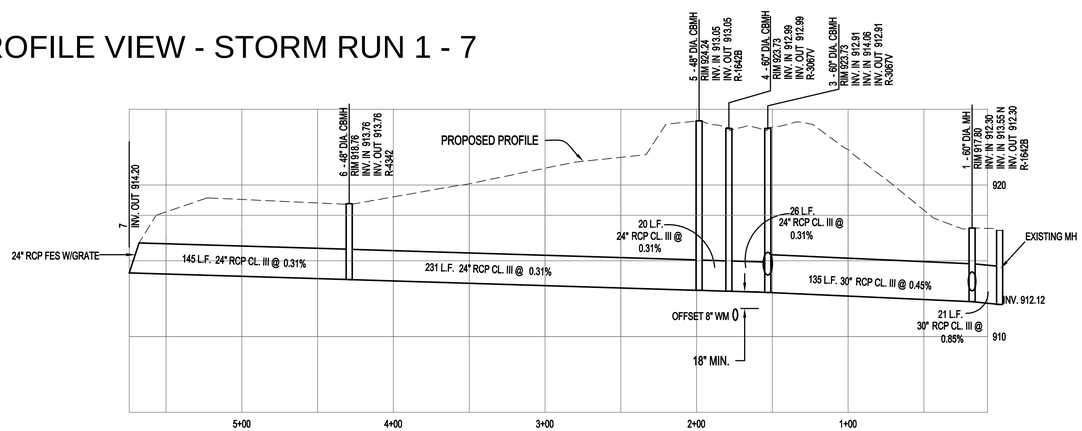
6. RIP-RAP SHALL BE HAND-PLACED OVER GEOTEXTILE FABRIC AND CONFORM TO MnDOT SPEC. 3601, CLASS III, OR AS SPECIFIED HEREIN.

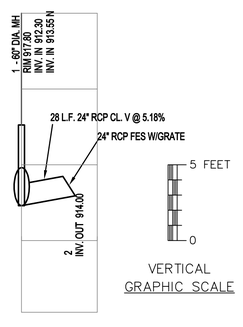
7. THE GEOTEXTILE FABRIC USED UNDER RIP-RAP SHALL EXTEND 3 FT UNDER THE APRON.

8. FURNISH & INSTALL TRASH GUARDS ON ALL FLARED END SECTIONS.

9. ALL SILT SHALL BE CLEANED OUT FROM THE RIP-RAP AT THE END OF THE PROJECT.

PROFILE VIEW - STORM RUN 1 - 7





STORM SEWER DESIGN TABLE

Up-Stream Struct.	Down-Stream Struct.	Len. Ft.	Plan Area Sq.ft.	Areas (ac.) Site Indv.	Site Sum.	C Indv.	C Avg.	Total Tc Min.	Tp Min.	Tc+Tp Min.	Tt Min.	Indv. I In/Hr	Avg. I In/Hr	CB Q CFS	Pipe Q CFS	Pipe Dia. In.	Pipe Grade %	Vel. Ft/S	Pipe Cap. CFS	Q Excess CFS
16	15	26	18,470	0.42	0.42	0.80	0.80	5.0	0.1	5.1	5.0	7.20	7.20	2.4	2.4	15	0.40	4.3	5.3	2.9
15	13	172	21,055	0.48	0.91	0.80	0.80	5.0	0.7	5.7	5.7	7.00	7.00	2.7	5.1	15	0.40	4.3	5.3	2.6
14	13	26	19,950	0.46	0.46	0.80	0.80	5.7	0.1	5.7	5.7	7.00	7.00	2.6	2.6	12	1.00	5.9	4.6	2.1
13	12	227	15,490	0.36	1.72	0.80	0.80	5.7	0.7	6.5	6.5	6.60	6.60	1.9	9.1	18	0.45	5.2	9.2	0.1
12	11	181	3,800	0.09	1.72	0.80	0.80	6.5	0.6	7.0	7.0	6.40	6.40	0.0	9.1	18	0.50	5.5	9.7	0.6
11	10	61	8,425	0.19	1.91	0.80	0.80	7.0	0.2	7.2	7.2	6.40	6.40	1.0	9.8	18	0.60	6.0	10.6	0.8
10	9	61	5,285	0.12	2.04	0.80	0.80	7.2	0.2	7.4	7.4	6.40	6.40	0.6	10.4	18	0.65	6.2	11.0	0.6
9	8	54	5,760	0.13	2.17	0.80	0.80	7.4	0.1	7.5	7.5	6.30	6.30	0.7	10.9	18	0.70	6.5	11.4	0.5
8	3	103	4,290	0.10	2.27	0.80	0.80	7.5	0.3	7.7	7.7	6.20	6.20	0.5	11.2	18	0.75	6.7	11.8	0.6

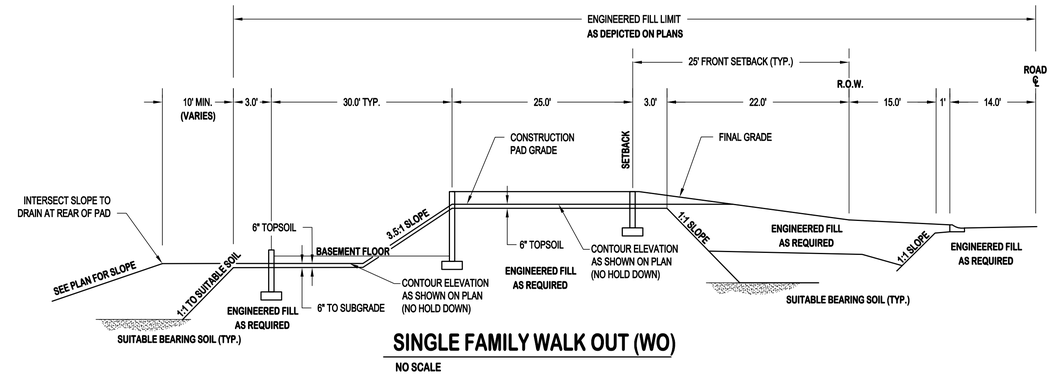
NOTE: Pipe run 1-7 based on hydrocad storm sewer analysis.

JOB NO. 16-176

SHEET TITLE
STORM SEWER PLAN & PROFILE

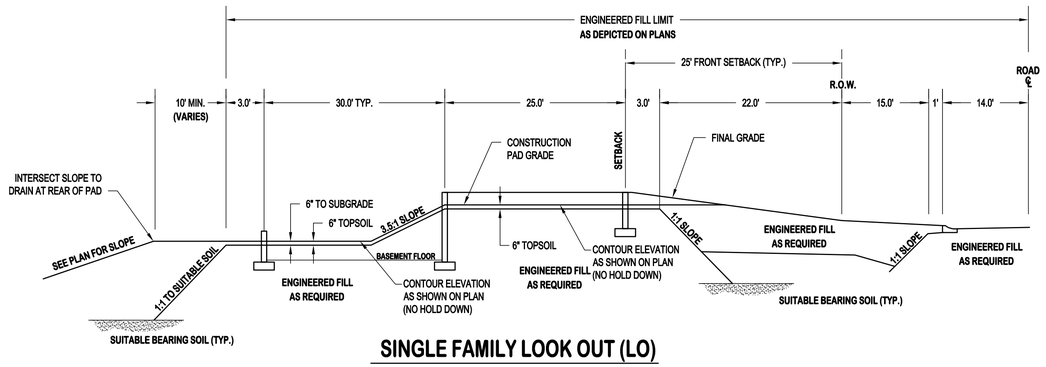
SHEET NO.
C17
SHEET 17 OF 25

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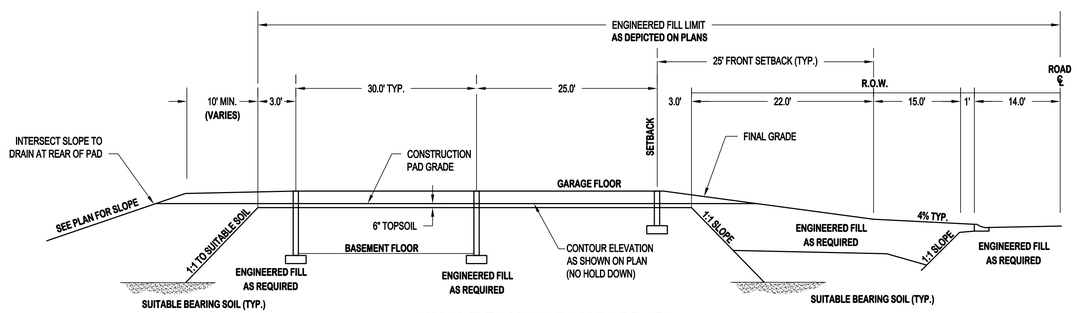
SINGLE FAMILY WALK OUT (WO)

NO SCALE



SINGLE FAMILY LOOK OUT (LO)

NO SCALE



SINGLE FAMILY RAMBLER (R)

NO SCALE

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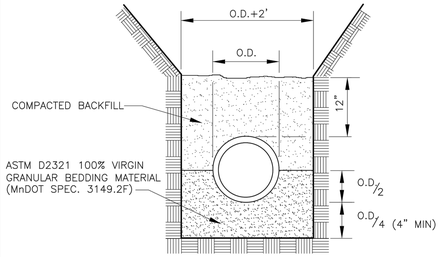
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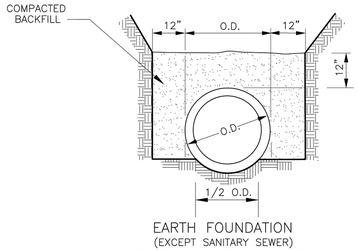
JOB NO. 16-176

SHEET TITLE
DETAILS

SHEET NO.
C18
SHEET 18 OF 25



GRANULAR MATERIAL BEDDING
(TO BE USED WHERE, IN THE OPINION OF THE ENGINEER, UNSTABLE MATERIAL PREVENTS USE OF THE "EARTH FOUNDATION" DETAIL)



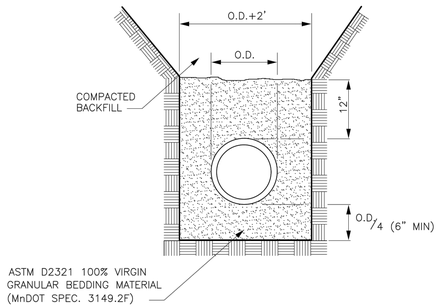
EARTH FOUNDATION
(EXCEPT SANITARY SEWER)

PIPE FOUNDATION DETAILS

MARCH 2017

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 101 LAKE ELMO

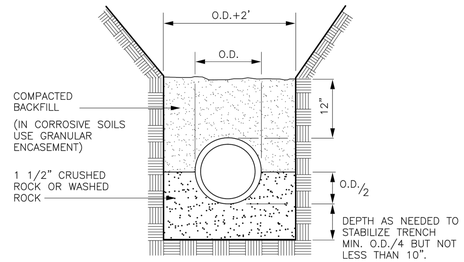


GRANULAR MATERIAL BEDDING METHOD
(FOR PVC SANITARY SEWER PIPE)

MARCH 2017

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 103 LAKE ELMO

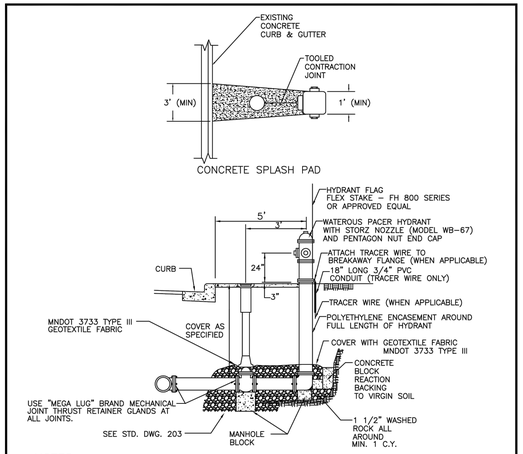


SPECIAL FOUNDATION FOR STABILIZING OF TRENCH
(AS DIRECTED BY ENGINEER)

MARCH 2017

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 105 LAKE ELMO



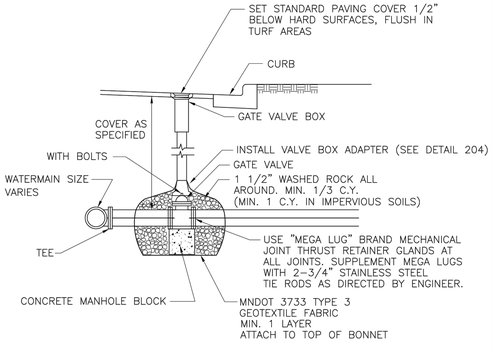
NOTES:
1. USE MEGA LUGS ON ALL JOINTS. PROVIDE CONCRETE BLOCKING BEHIND HYDRANT AND TEE. USE COR-BLUE T BOLTS ON ALL FITTINGS.
2. PLUG WEEP HOLES IF GROUNDWATER IS PRESENT.
3. IF WEEP HOLES ARE PLUGGED, PUMPER NOZZLE CAP MUST BE PAINTED GREEN AND A TAG SHALL BE ATTACHED TO THE HYDRANT STATING "DRAIN HOLES PLUGGED".
4. SUPPLY 1 EXTRA FLEX STAKE FOR EVERY 10 HYDRANTS INSTALLED, MINIMUM ONE PER PROJECT.
5. SUPPLY 1 HYDRANT STORZ WRENCH OR HYDRANT REPAIR KIT PER PROJECT.
6. SUPPLY 1 6" HYDRANT EXTENSION AS DIRECTED BY THE ENGINEER.
7. ALL HYDRANTS NOT IN SERVICE SHALL BE COVERED WITH BLACK POLY PLASTIC.
8. CONCRETE SPLASH PAD SURFACE SHALL HAVE BROOMED FINISH.
**EXTRA STAKES AND REPAIR KITS ARE TO BE DELIVERED TO THE PUBLIC WORKS BUILDING.

TYPICAL HYDRANT LAYOUT
(VALVE IN BOULEVARD)

MARCH 2017

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 201 LAKE ELMO



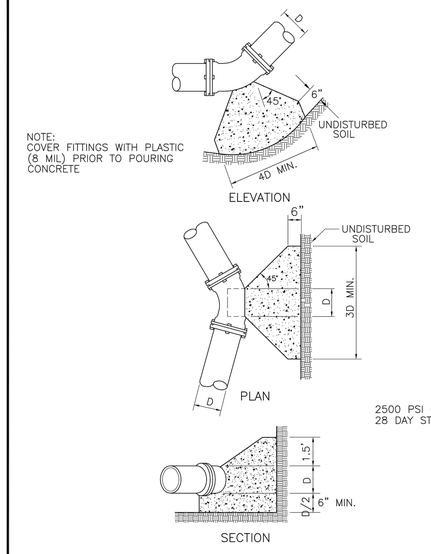
NOTES:
1. SUPPLY ONE GATE VALVE KEY PER PROJECT, AS DIRECTED BY THE ENGINEER. EXTRA KEYS SHALL BE DELIVERED TO THE PUBLIC WORKS BUILDING.
2. MAXIMUM DEPTH OF OPERATING NUT ON VALVE TO BE 10 FT.

GATE VALVE INSTALLATION

MARCH 2017

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 203 LAKE ELMO

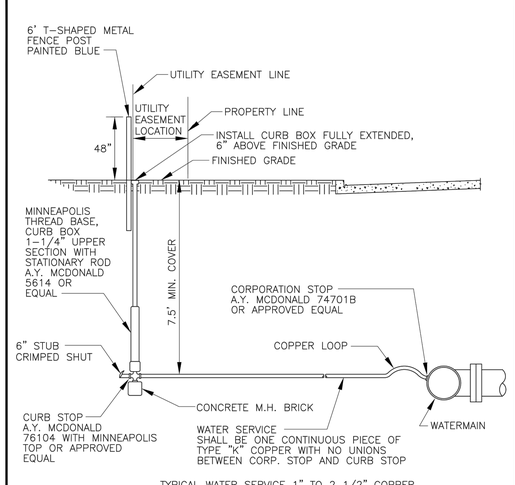


CONCRETE REACTION BACKING
(FOR BENDS)

MARCH 2017

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 206 LAKE ELMO



TYPICAL WATER SERVICE 1" TO 2 1/2" COPPER

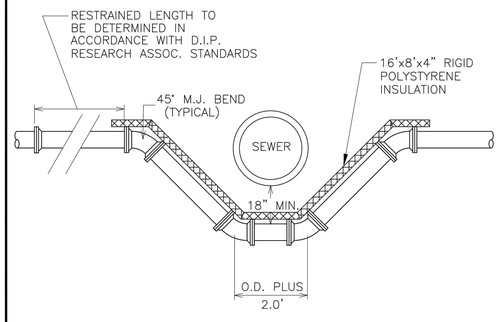
NOTES:
1. SERVICE TAP TO BE MADE SLIGHTLY ABOVE SPRING LINE SO THAT COPPER COPPER LOOP SHALL NOT EXTEND ABOVE MAIN. MAINTAIN 7.5' MINIMUM COVER EXTEND ABOVE MAIN. MAINTAIN 7.5' MINIMUM SERVICE LINES.
2. IF TAPPING SADDLE IS REQUIRED, IT SHALL BE STAINLESS STEEL DOUBLE-STUD WRAP AROUND TAPPING SADDLE SMITH-BLAIR 372 OR APPROVED EQUAL.

WATER SERVICE ON DIP MAIN

MARCH 2017

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 207A LAKE ELMO



NOTE: FITTINGS SHALL BE RESTRAINED WITH THE USE OF APPROVED MECHANICAL JOINT RESTRAINING GLANDS.

WATERMAIN OFFSET

MARCH 2017

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 210 LAKE ELMO

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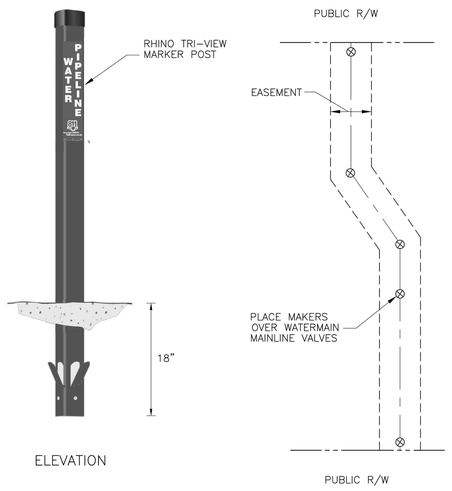
PROJECT TITLE
EASTON VILLAGE
3RD ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE

JOB NO. 16-176

SHEET TITLE
CITY STANDARD DETAIL PLATES

SHEET NO.
C19
SHEET 19 OF 25



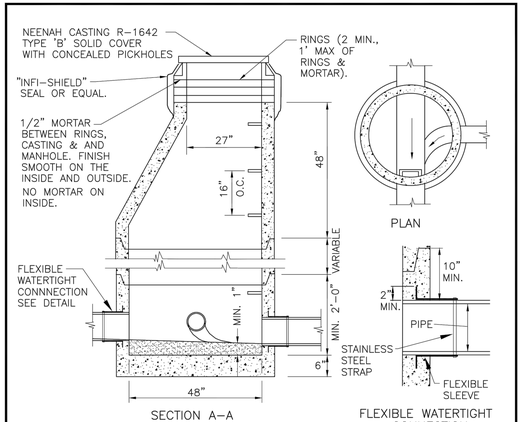
WATERMAIN OFFROAD STRUCTURE MARKER

(AS DIRECTED BY ENGINEER)

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 211 LAKE ELMO



NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON MANHOLE FRAME & COVER AS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC, PER ASTM C478. STEP LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, FURNISHED WITH O-RING GASKETS AND LUBRICANT EXCEPT AS OTHERWISE SPECIFIED. A 12" OR 16" BARREL SECTION SHALL BE INSTALLED UNDER THE CONE WHENEVER POSSIBLE.

PIPE CONNECTIONS TO MANHOLE SHALL BE MADE WATER TIGHT BY CAST INPLACE RUBBER BOOT AND CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

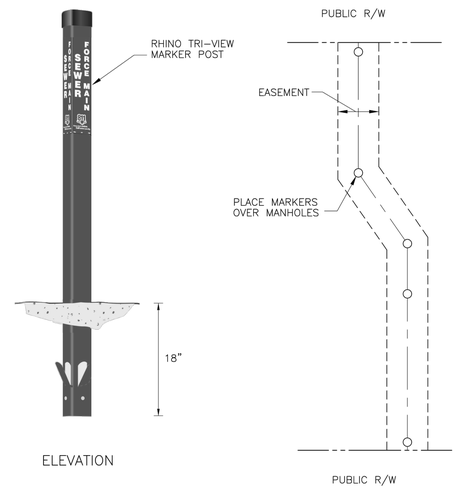
SANITARY SEWER MANHOLE, TYPE 301

(PIPES 27" OR LESS)

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 301 LAKE ELMO



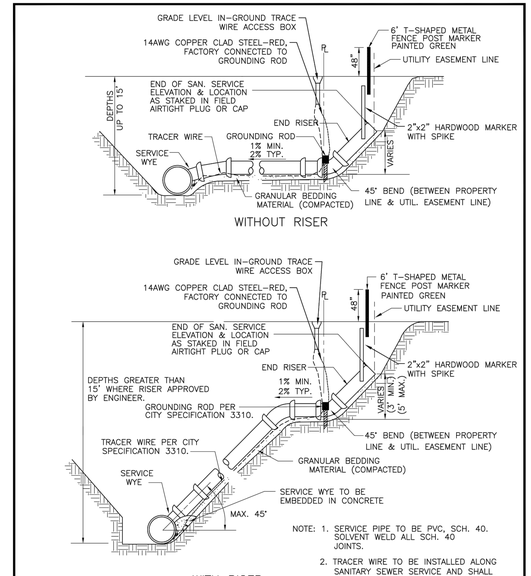
SANITARY SEWER OFFROAD STRUCTURE MARKER

(AS DIRECTED BY ENGINEER)

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 311 LAKE ELMO



NOTE: 1. SERVICE PIPE TO BE PVC, SCH. 40. SOLVENT WELD ALL SCH. 40 JOINTS.

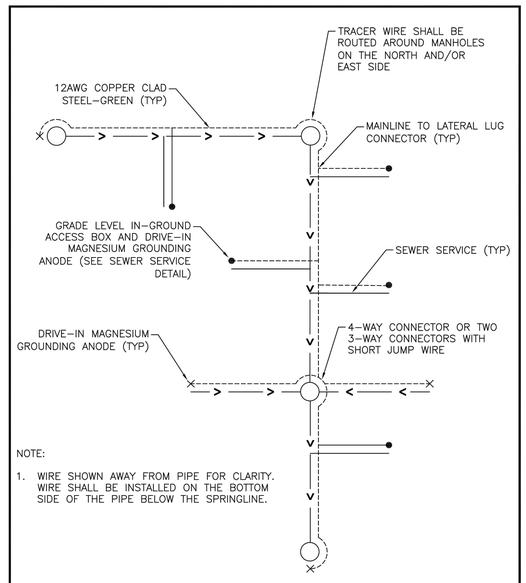
2. TRACER WIRE TO BE INSTALLED ALONG SANITARY SEWER SERVICE AND SHALL TERMINATE AT THE END PLUG OR CAP.

SANITARY SEWER SERVICE

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 313 LAKE ELMO



NOTE:

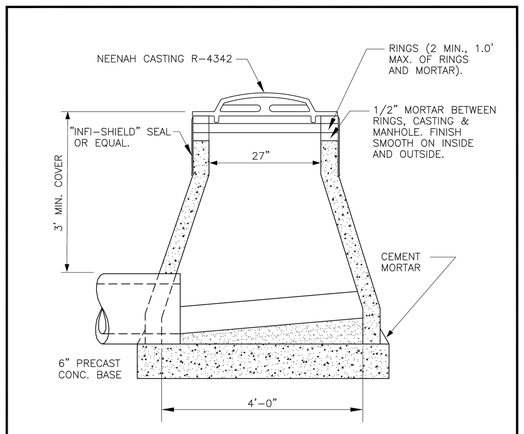
1. WIRE SHOWN AWAY FROM PIPE FOR CLARITY. WIRE SHALL BE INSTALLED ON THE BOTTOM SIDE OF THE PIPE BELOW THE SPRINGLINE.

TRACER WIRE PLAN VIEW (SANITARY SEWER)

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 315 LAKE ELMO



NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON CATCH BASIN FRAME & COVER CASTINGS PER SPECIFICATIONS.

PRECAST REINFORCED CONCRETE CONE SECTION & PRECAST BASE PER ASTM C478.

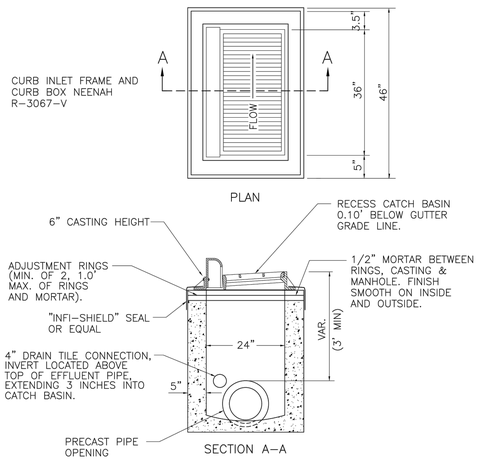
FILL OPENING BETWEEN PIPE AND MANHOLE WALL WITH CEMENT MORTAR INSIDE SURFACE SHALL BE FINISHED SMOOTH.

CATCH BASIN, TYPE 402

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 402 LAKE ELMO



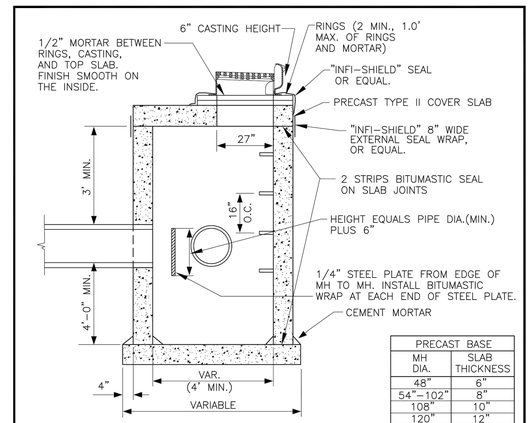
PRECAST REINFORCED CONCRETE CATCH BASIN & BASE SLAB PER ASTM C478

CATCH BASIN, TYPE 404

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 404 LAKE ELMO



PRECAST BASE	
MH DIA.	SLAB THICKNESS
48"	6"
54"-102"	8"
108"	10"
120"	12"

NOTES: NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON FRAME & GRATE CASTINGS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM, OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE BASE SLAB & COVER SLAB PER ASTM C478.

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, FURNISHED WITH O-RING GASKETS & LUBRICANT, OR 8" CONCRETE MANHOLE BLOCK MANHOLE SECTION WITH 1/2" MORTARED EXTERIOR

FILL OPENING BETWEEN PIPE AND MANHOLE WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

CATCH BASIN/MANHOLE WITH SUMP, TYPE 405

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO. 405 LAKE ELMO

ERICKSON CIVIL

333 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 309-3804

www.ericksoncivilsite.com

DRAWING PHASE:

	OWNER REVIEW
✓	AGENCY REVIEW
	BID DOCUMENT
	FOR CONSTRUCTION
	AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

TODD A. ERICKSON, PE

LICENSE NO. 40418

DATE: 04/28/2017

OWNER/DEVELOPER

CHASE DEVELOPMENT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

PROJECT TITLE

EASTON VILLAGE
3RD ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE

JOB NO. 16-176

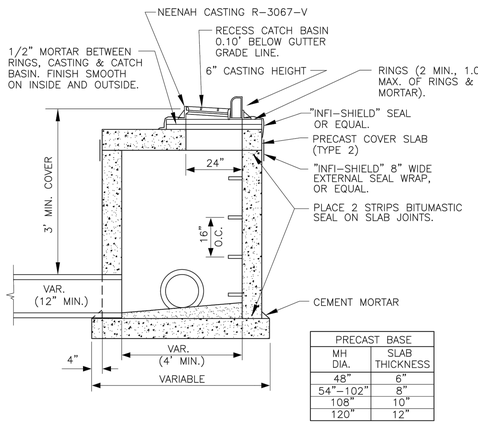
SHEET TITLE

CITY STANDARD DETAIL PLATES

SHEET NO.

C20

SHEET 20 OF 25



PRECAST BASE	
MH DIA.	SLAB THICKNESS
48"	6"
54"-102"	8"
108"	10"
120"	12"

NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON FRAME & GRATE CASTINGS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE BASE SLAB & COVER SLAB PER ASTM C478,

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, OR 8" CONCRETE MANHOLE BLOCK WITH 1/2" MORTARED EXTERIOR.

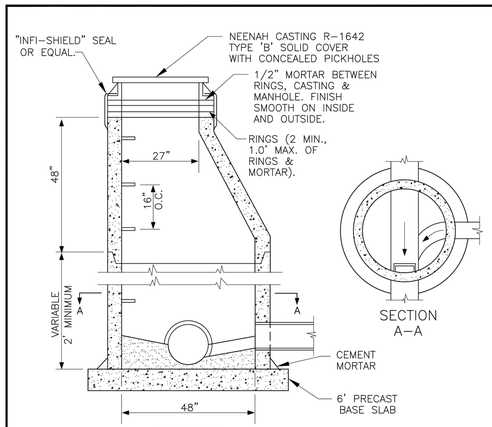
FURNISH PRECAST CONCRETE MANHOLE SECTIONS WITH O-RING GASKETS & LUBRICANT EXCEPT AS OTHERWISE SPECIFIED.

FILL OPENING BETWEEN PIPE AND MANHOLE WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

CATCH BASIN/MANHOLE, TYPE 406

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 406 LAKE ELMO



ELEVATION

NO WOOD SHALL BE USED FOR ADJUSTING CASTING; CEMENT MORTAR ONLY.

CAST IRON MANHOLE FRAME & COVER AS PER SPECIFICATIONS.

MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.

PRECAST REINFORCED CONCRETE MANHOLE SECTIONS & BASE SLAB PER ASTM C478.

FURNISH PRECAST MANHOLE SECTIONS WITH O-RING GASKETS & LUBRICANT EXCEPT AS OTHERWISE SPECIFIED.
A 12" OR 16" BARREL SECTION SHALL BE INSTALLED UNDER THE CONE WHENEVER POSSIBLE.

FILL OPENING BETWEEN PIPE & MH WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH.

STORM SEWER MANHOLE, TYPE 407
(PIPES 27" OR LESS)

MARCH 2017

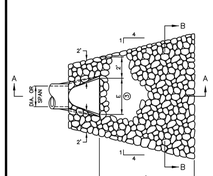
CITY OF LAKE ELMO | STANDARD DRAWING NO. 407 LAKE ELMO

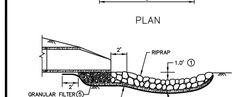
TABLE OF QUANTITIES
RIPRAP AT RCP OUTLETS

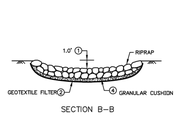
DIA. OF ROUND PIPE (IN.)	L (FT.)	CLASS II d_{50} = 6" GEO-TEXTILE FILTER (SQ.YD.)	CLASS II d_{50} = 6" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS II d_{50} = 6" 12" DEPTH RIPRAP (CU.YD.)	CLASS III d_{50} = 9" GEO-TEXTILE FILTER (SQ.YD.)	CLASS III d_{50} = 9" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS III d_{50} = 9" 18" DEPTH RIPRAP (CU.YD.)	CLASS IV d_{50} = 12" GEO-TEXTILE FILTER (SQ.YD.)	CLASS IV d_{50} = 12" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS IV d_{50} = 12" 24" DEPTH RIPRAP (CU.YD.)
12	8	16.9	0.2	3.0	19.6	0.3	4.4	22.6	0.3	5.9
15	8	18.0	0.2	3.2	20.8	0.3	4.8	23.9	0.4	6.4
18	10	22.4	0.3	4.3	25.6	0.4	6.4	29.0	0.5	8.5
21	10	24.1	0.4	4.7	27.4	0.6	7.1	30.9	0.7	9.4
24	12	29.7	0.5	6.2	33.4	0.8	9.2	37.3	1.0	12.3
27	12	31.4	0.6	6.6	35.2	0.9	9.9	39.2	1.2	13.2
30	14	37.4	0.8	8.2	41.6	1.1	12.3	46.0	1.5	16.4
36	16	45.9	1.1	10.6	50.5	1.6	15.8	55.4	2.1	21.1
42	18	52.8	1.2	12.5	57.8	1.7	18.7	63.0	2.3	24.9
48	20	61.1	1.5	14.8	66.5	2.2	22.2	72.0	2.9	29.6

TABLE OF QUANTITIES
RIPRAP AT RCP-A OUTLETS

SPAN OF PIPE ARCH (IN.)	L (FT.)	CLASS II d_{50} = 6" GEO-TEXTILE FILTER (SQ.YD.)	CLASS II d_{50} = 6" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS II d_{50} = 6" 12" DEPTH RIPRAP (CU.YD.)	CLASS III d_{50} = 9" GEO-TEXTILE FILTER (SQ.YD.)	CLASS III d_{50} = 9" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS III d_{50} = 9" 18" DEPTH RIPRAP (CU.YD.)	CLASS IV d_{50} = 12" GEO-TEXTILE FILTER (SQ.YD.)	CLASS IV d_{50} = 12" GRANULAR FILTER UNDER APRON (CU.YD.)	CLASS IV d_{50} = 12" 24" DEPTH RIPRAP (CU.YD.)
22	10	22.4	0.3	4.1	25.6	0.4	6.1	29.0	0.5	8.1
28	12	29.5	0.5	5.7	33.2	0.7	8.5	37.1	0.9	11.3
36	14	37.3	0.8	7.5	41.5	1.1	11.2	45.8	1.5	14.9
43	16	45.9	1.1	9.5	50.5	1.6	14.3	55.3	2.1	19.0
51	18	52.5	1.2	11.3	57.5	1.7	16.9	62.7	2.3	22.5
58	20	59.9	1.3	13.2	65.2	1.9	19.8	70.7	2.5	26.4







NOTES:

REQUIREMENTS FOR GEOTEXTILE TYPE, RIPRAP SIZE AND THICKNESS WILL BE DESIGNATED IN THE PLANS.

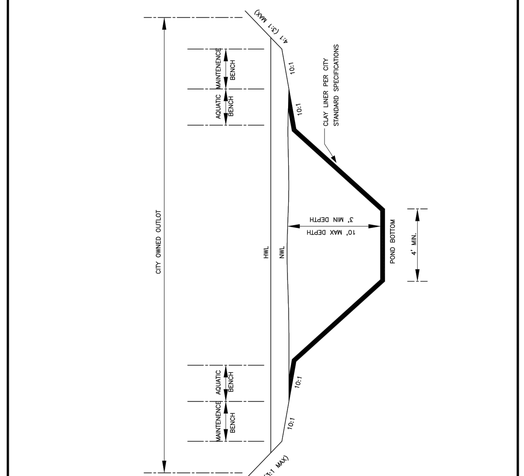
PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.

① FOR PIPES GREATER THAN OR EQUAL TO 30", USE 1.5'.
② GEOTEXTILE FILTER, SPEC. 3733, SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP, GRANULAR FILTER MATERIALS.
③ DIMENSION E IS GIVEN ON STANDARD PLATES 3100 AND 3110.
④ GRANULAR FILTER, SPEC. 3601, MAY BE USED AS A CUSHION IN LIEU OF GEOTEXTILE FILTER PER SPEC. 2511. THE CUSHION LAYER IS INCIDENTAL.
⑤ GRANULAR FILTER OR RIPRAP, SPEC. 3601, TO EXTEND UNDER ENTIRE OPEN PORTION OF PIPE APRON. DEPTH OF MATERIAL UNDER APRON SHALL MATCH RIPRAP DEPTH WHEN USING RIPRAP. INCREASE RIPRAP QUANTITY ACCORDINGLY AND PLACE A 9" LAYER OF 1.5" CRUSHED ROCK UNDER THE APRON TO AID IN GRADING FOR APRON PLACEMENT. CRUSHED ROCK IS INCIDENTAL.

RIPRAP AT RCP OUTLETS

MARCH 2017

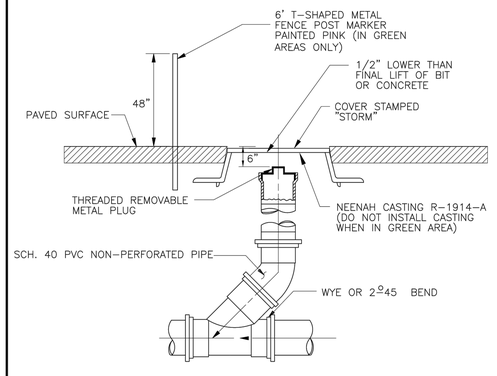
CITY OF LAKE ELMO | STANDARD DRAWING NO. 411 LAKE ELMO



TYPICAL POND SECTION

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 416 LAKE ELMO

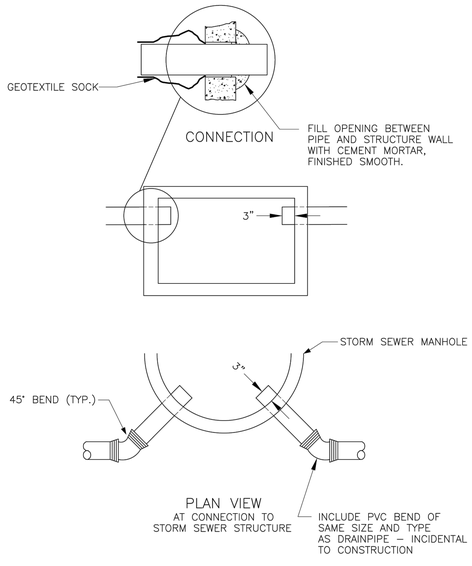


NOTE:
INSTALL CLEANOUTS AT A PROPERTY LINE WHENEVER POSSIBLE.

DRAINTILE CLEANOUT
(CASTING USED FOR CURB STOPS IN HARD SURFACES)

MARCH 2017

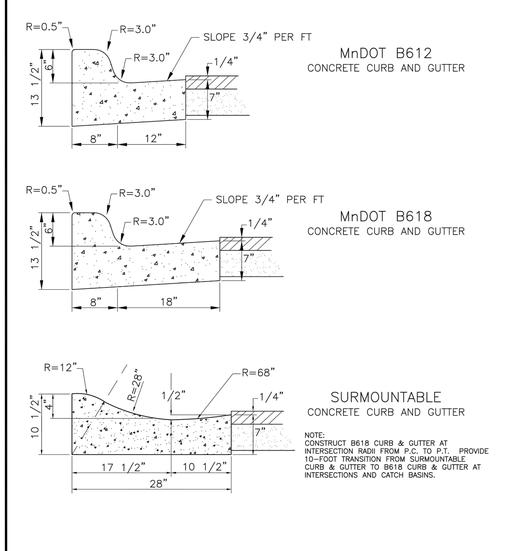
CITY OF LAKE ELMO | STANDARD DRAWING NO. 419 LAKE ELMO



DRAIN TILE CONNECTIONS

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 420 LAKE ELMO

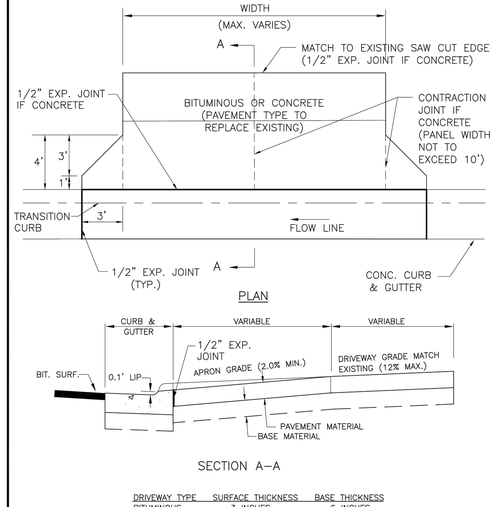


NOTE:
CONSTRUCT B618 CURB & GUTTER AT INTERSECTION RADII FROM P.C. TO P.T. PROVIDE 10-FOOT TRANSITION FROM SURMOUNTABLE CURB & GUTTER TO B618 CURB & GUTTER AT INTERSECTIONS AND CATCH BASINS.

CONCRETE CURB & GUTTER

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 501 LAKE ELMO



DRIVEWAY TYPE	SURFACE THICKNESS	BASE THICKNESS
BITUMINOUS	3 INCHES	6 INCHES
CONCRETE	6 INCHES	4 INCHES

NOTES :
1. BITUMINOUS MATERIAL SHALL BE PER STREET TYPICAL SECTION.
2. AGGREGATE BASE MATERIAL SHALL BE PER STREET TYPICAL SECTION.

RESIDENTIAL DRIVEWAY

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 504 LAKE ELMO

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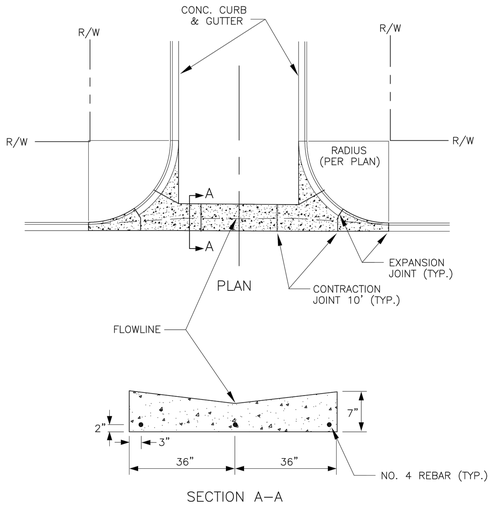
PROJECT TITLE
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LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE

JOB NO. 16-176

SHEET TITLE
CITY STANDARD DETAIL PLATES

SHEET NO.
C21
SHEET 21 OF 25

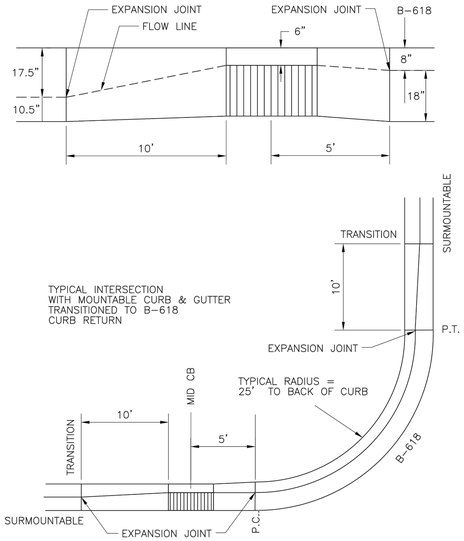


CONCRETE VALLEY GUTTER

MARCH 2017

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 505 LAKE ELMO

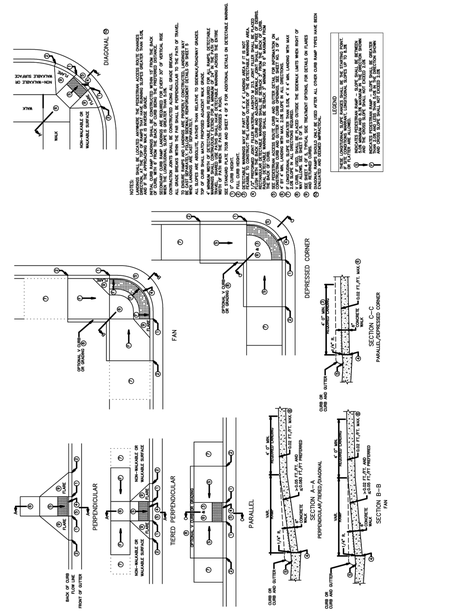


CATCH BASIN PLACEMENT AND CURB & GUTTER TRANSITION AT INTERSECTIONS

MARCH 2017

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 506 LAKE ELMO

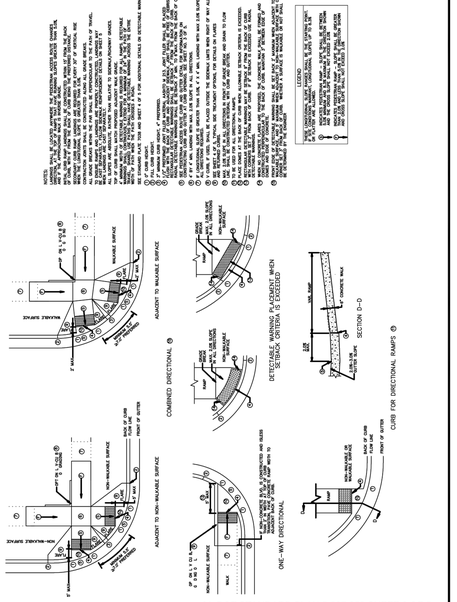


MnDOT STANDARD PLAN 5-297.250 SHEET 1 OF 5

MARCH 2017

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 507A LAKE ELMO

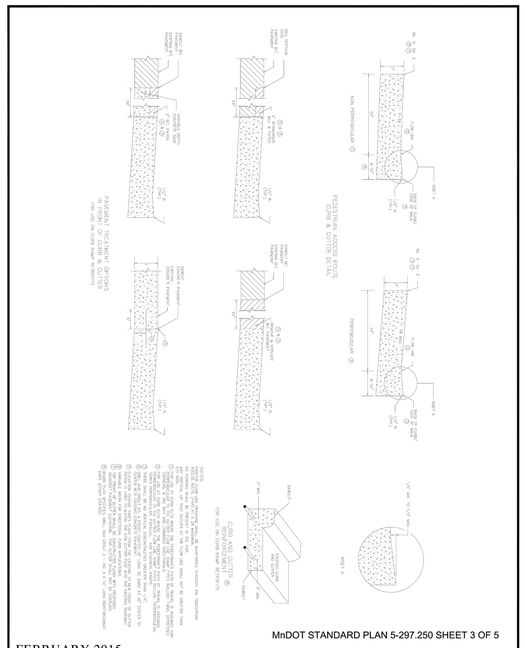


MnDOT STANDARD PLAN 5-297.250 SHEET 2 OF 5

MARCH 2017

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 507B LAKE ELMO

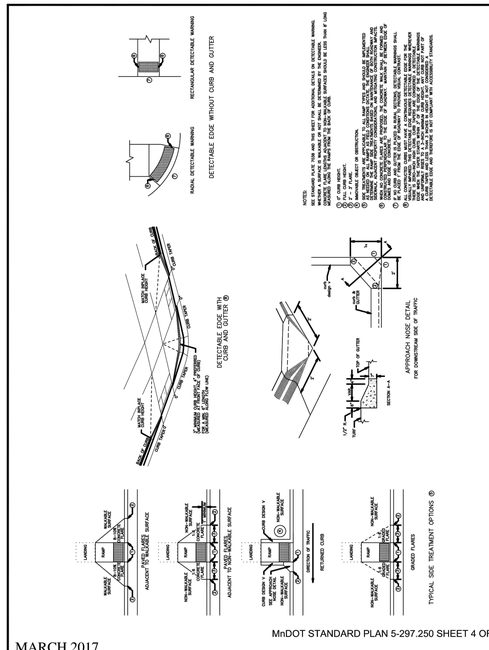


MnDOT STANDARD PLAN 5-297.250 SHEET 3 OF 5

FEBRUARY 2015

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 507C LAKE ELMO

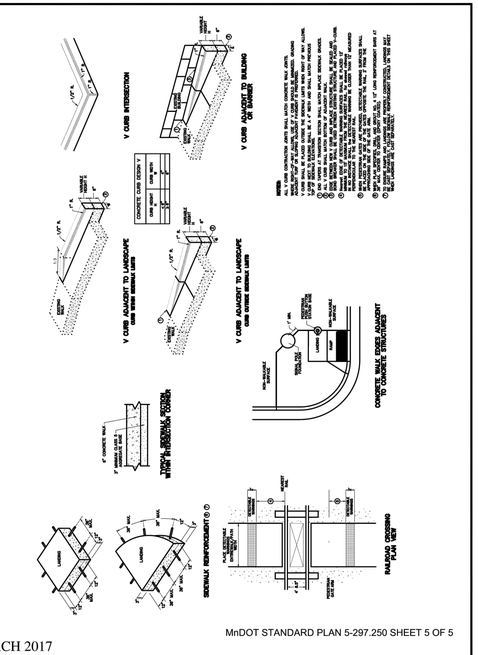


MnDOT STANDARD PLAN 5-297.250 SHEET 4 OF 5

MARCH 2017

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 507D LAKE ELMO

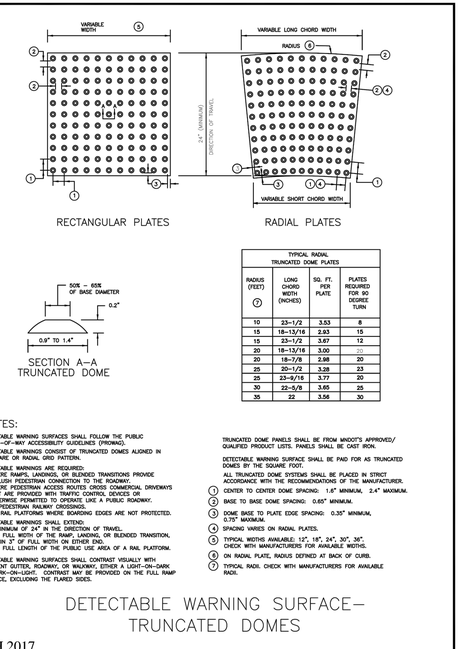


MnDOT STANDARD PLAN 5-297.250 SHEET 5 OF 5

MARCH 2017

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

STANDARD DRAWING NO. 507E LAKE ELMO



TYPICAL RADIAL TRUNCATED DOME PLATES

RADIUS (FEET) ⑦	LONG CHORD WIDTH (INCHES)	SQ. FT. PER PLATE	PLATES REQUIRED FOR 90 DEGREE TURN
10	23–1/2	3.53	8
15	18–13/16	2.83	15
15	23–1/2	3.67	12
20	18–13/16	3.00	20
20	18–7/8	2.86	20
25	20–1/2	3.28	23
25	23–9/16	3.77	20
30	22–5/8	3.65	25
35	22	3.56	30

NOTES:

DETECTABLE WARNING SURFACES SHALL FOLLOW THE PUBLIC RIGHTS–OF–WAY ACCESSIBILITY GUIDELINES (PROWAG).

DETECTABLE WARNINGS CONSIST OF TRUNCATED DOMES ALIGNED IN A SQUARE OR RADIAL GRID PATTERN.

DETECTABLE WARNINGS ARE REQUIRED:
–WHERE RAMPS, LANDINGS, OR BLENDED TRANSITIONS PROVIDE A FLUSH PEDESTRIAN CONNECTION TO THE ROADWAY.
–WHERE PEDESTRIAN ACCESS ROUTES CROSS COMMERCIAL DRIVEWAYS THAT ARE PROVIDED WITH TRAFFIC CONTROL DEVICES OR OTHERWISE PERMITTED TO OPERATE LIKE A PUBLIC ROADWAY.
–AT PEDESTRIAN RAILWAY CROSSINGS.
–ON RAIL PLATFORMS WHERE BOARDING EDGES ARE NOT PROTECTED.

DETECTABLE WARNINGS SHALL EXTEND:
–A MINIMUM OF 24" IN THE DIRECTION OF TRAVEL.
–THE FULL WIDTH OF THE RAMP, LANDING, OR BLENDED TRANSITION, WITHIN 3" OF FULL WIDTH ON EITHER END.
–THE FULL LENGTH OF THE PUBLIC USE AREA OF A RAIL PLATFORM.

DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT GUTTER, ROADWAY, OR WALKWAY, EITHER A LIGHT–ON–DARK OR DARK–ON–LIGHT. CONTRAST MAY BE PROVIDED ON THE FULL RAMP SURFACE, EXCLUDING THE FLARED SIDES.

TRUNCATED DOME PANELS SHALL BE FROM MNDOT'S APPROVED/ QUALIFIED PRODUCT LISTS. PANELS SHALL BE CAST IRON.

DETECTABLE WARNING SURFACE SHALL BE PAID FOR AS TRUNCATED DOMES BY THE SQUARE FOOT.

ALL TRUNCATED DOME SYSTEMS SHALL BE PLACED IN STRICT ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

① CENTER TO CENTER DOME SPACING: 1.6" MINIMUM, 2.4" MAXIMUM.
② BASE TO BASE DOME SPACING: 0.65" MINIMUM.
③ DOME BASE TO PLATE EDGE SPACING: 0 – 0.35" MINIMUM, 0.75" MAXIMUM.
④ SPACING VARIES ON RADIAL PLATES.
⑤ TYPICAL WIDTHS AVAILABLE: 12", 18", 24", 30", 36". CHECK WITH MANUFACTURERS FOR AVAILABLE WIDTHS.
⑥ ON RADIAL PLATE, RADIUS DEFINED AT BACK OF CURB.
⑦ TYPICAL RADII. CHECK WITH MANUFACTURERS FOR AVAILABLE RADII.

DETECTABLE WARNING SURFACE– TRUNCATED DOMES

MARCH 2017

THE CITY OF LAKE ELMO — CITY OF LAKE ELMO

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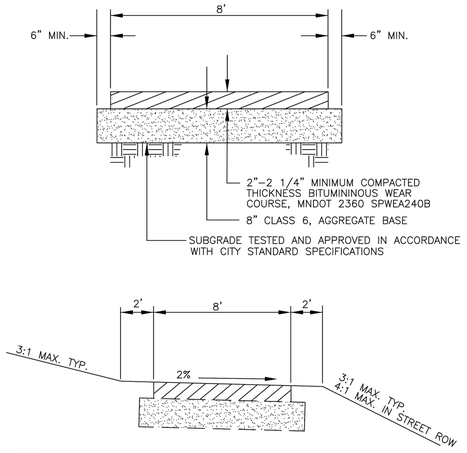
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CITY STANDARD DETAIL PLATES

SHEET NO.
C22
SHEET 22 OF 25

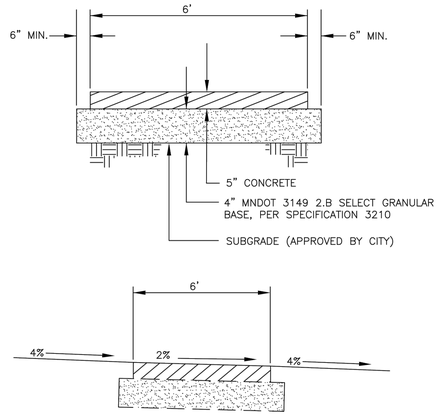


NOTE
1. BITUMINOUS TRAILS SHALL HAVE CONCRETE PED RAMPS AT ALL STREET INTESECTIONS.
2. PROVIDE 2% CROSS–SLOPE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM TRAIL SURFACE THROUGHOUT LENGTH OF TRAIL.

BICYCLE–PEDESTRIAN PATH

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 509 LAKE ELMO

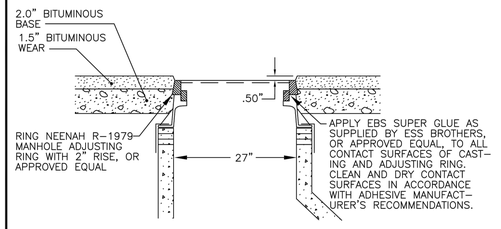


NOTE
1. SIDEWALKS SHALL HAVE CONCRETE PED RAMPS AT ALL STREET INTESECTIONS.
2. PROVIDE 2% CROSS–SLOPE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM SIDEWALK THROUGHOUT LENGTH OF WALK.

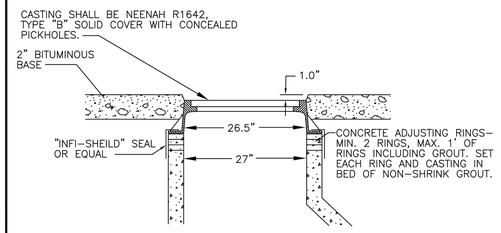
CONCRETE SIDEWALK

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 510 LAKE ELMO



BITUMINOUS WEAR COURSE ADJACENT DETAIL
NOT TO SCALE

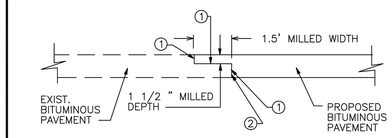


BITUMINOUS BASE COURSE ADJACENT DETAIL
NOT TO SCALE

MANHOLE CASTING ADJUSTMENT

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 511 LAKE ELMO



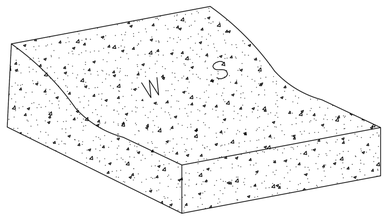
MILLED LAP JOINT SHALL BE CONSTRUCTED WHERE MATCHING INTO EXISTING BITUMINOUS PAVEMENT. MILL IMMEDIATELY PRIOR TO CONSTRUCTING BITUMINOUS WEARING COURSE.

NOTES:
1. APPLY BITUMINOUS TACK COAT, MnDOT SPEC. 2357.
2. SAW BITUMINOUS PAVEMENT FULL DEPTH TO ESTABLISH A NEAT LINE FROM WHICH TO EXTEND THE NEW WORK.

MILLED LAP JOINT

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 512 LAKE ELMO



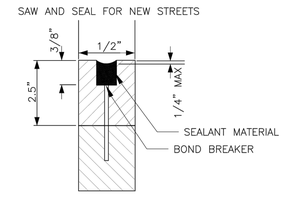
W–RELATIVE CURB STOP LOCATION
S–RELATIVE SANITARY SEWER SERVICE LOCATION

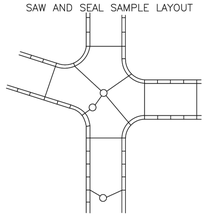
NOTES:
1. CURB MARKERS ARE AVAILABLE FROM CITY HALL.
2. CURB MARKINGS SHALL BE POSITIONED IN THE FACE OF THE CURB, WHILE THE CONCRETE IS IN A PLASTIC STATE, PERPENDICULAR TO THE LOCATION OF CURB STOPS.
3. WHERE B6XX CURB IS USED, PLACE CURB MARKING ON FACE OF CURB.

CONCRETE CURB MARKING
(FOR CURB STOPS)

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 513 LAKE ELMO



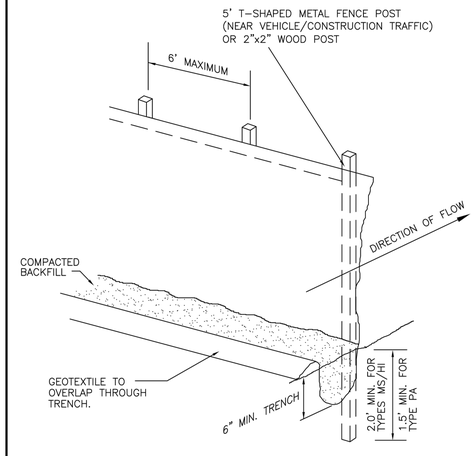


NOTES:
1. SAW AND SEAL CUT LOCATIONS SHALL BE PLACED EVERY 40 FEET AND AT MANHOLES OR DIRECTED BY ENGINEER.
2. SAW AND SEAL CUT SHALL BE STRAIGHT AND MATCH JOINTS IN CURB AND GUTTER.
3. JOINTS TO BE BLOWN CLEAN AND DRIED WITH A HEAT LANCE IMMEDIATELY BEFORE SEALING.
4. CONTRACTOR TO SETUP AND MAINTAIN TRAFFIC CONTROL, IN ACCORDANCE WITH MUTCD APPENDIX B, INCLUDING FLAGGERS.
5. BOND BREAKER TAPE IS OPTIONAL.

SAW AND SEAL

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 514 LAKE ELMO

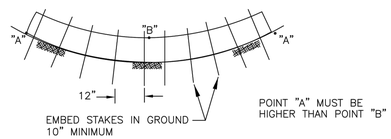


NOTE : –SILT FENCE INSTALLATION SHALL CONFORM TO MNDOT2573.3, TYPE MS/HI NEAR VEHICLE/CONSTRUCTION TRAFFIC, TYPE PA AT ALL OTHER LOCATIONS.
–MATERIALS SHALL CONFORM TO MNDOT 3886.

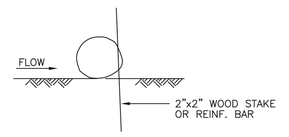
SILT FENCE

MARCH 2017

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)

MARCH 2017

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

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Stillwater, Minnesota 55082
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www.ericksoncivilsite.com

DRAWING PHASE:

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✓	AGENCY REVIEW
	BID DOCUMENT
	FOR CONSTRUCTION
	AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

TODD A. ERICKSON, PE
LICENSE NO. 40418
DATE: 04/28/2017

OWNER/DEVELOPER
CHASE DEVELOPMENT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

PROJECT TITLE
EASTON VILLAGE
3RD ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA

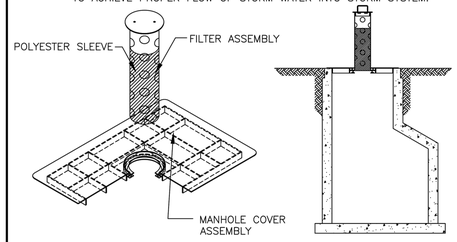
NO.	REVISION DESCRIPTION	DATE

JOB NO. 16-176

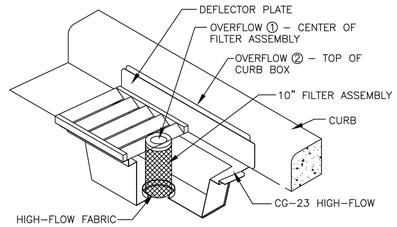
SHEET TITLE
CITY STANDARD DETAIL PLATES

SHEET NO.
C23
SHEET 23 OF 25

NOTE: MAINTAIN AND CLEAN OUT DEVICES AS NECESSARY TO ACHIEVE PROPER FLOW OF STORM WATER INTO STORM SYSTEM.



WIMCO RD-23 OR APPROVED EQUAL

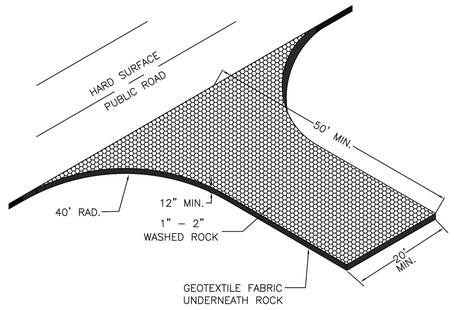


WIMCO CG-23 HIGH-FLOW OR APPROVED EQUAL

SEDIMENT CONTROL AROUND STORM SEWER INLET

MARCH 2017

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.

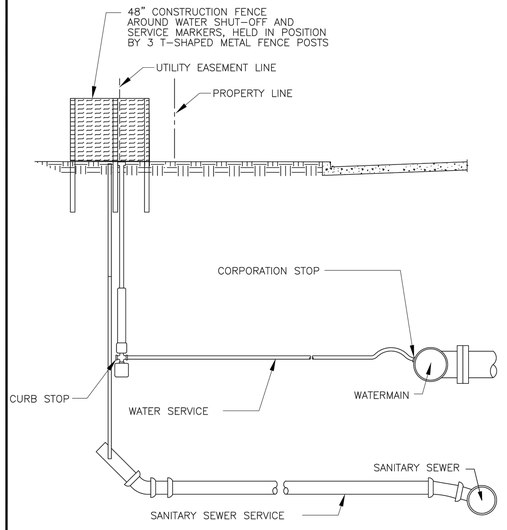
④ CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF MUD ONTO ROADWAYS THAT ADJOIN THE PROJECT. THIS WILL REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ROCK ENTRANCE.

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

ROCK CONSTRUCTION ENTRANCE

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 605 LAKE ELMO



TYPICAL SERVICE PROTECTION

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 606 LAKE ELMO



DIMENSION	30" PANEL	36" PANEL	42" PANEL	48" PANEL
A	30"	36"	42"	48"
B	29.5"	35.5"	41.5"	47.5"
C	20"	26"	N/A	38"
D	2.095"	2.095"	2.095"	2.095"
E	4.06"	4.07"	4.06"	4.06"
F	2.095"	2.095"	2.095"	2.095"
G	1"	1"	1"	1"
H	6.38	6.38"	6.38"	6.38"
I	1"	1"	1"	1"
J	6"	6"	6"	6"
K	8.25"	8.25"	8.25"	8.25"
L	8.75"	8.75"	8.75"	8.75"
M	1.0"	1"	1"	1"

NOTE:

- 9" HIGH STREET SIGN PLATES EXTRUDED
- LONGER NAME SIGN ON BOTTOM
- HIGHER VOLUME STREET SIGN TO BE PLACED ON BOTTOM
- STREET SIGNS TO BE PLACED TO EITHER THE SOUTHEAST OR NORTHWEST CORNER OF CORNER OF THE INTERSECTION
- 812 ROUND CAP AND 812 CROSS PIECE
- REFLECTIVITY IS TO BE TYPE IX DIAMOND GRADE (DG3)
- SUFFIXES SHALL BE LOWERCASE FOR ALL NUMBERED STREET NAMES (30th St N)

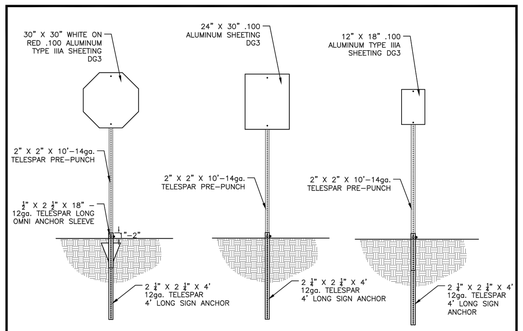
POSTS:

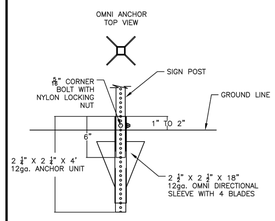
- STOP SIGNS TO BE PLACED ON STREET SIGN POSTS PER MMUTCD WHEN APPLICABLE
- 2" X 2' X 12' 14 GAUGE PRE PUNCHED POST
- BR952 – BR4 BRACKET, NEW STYLE

STREET SIGNS

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 706 LAKE ELMO

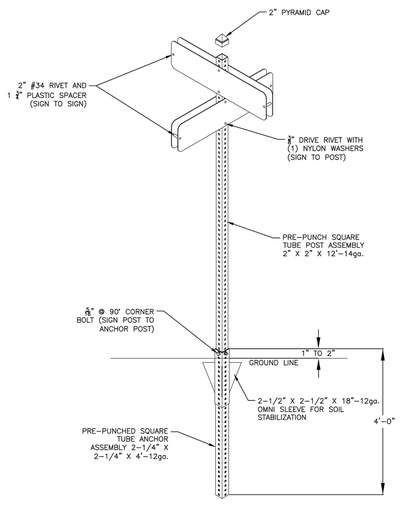




SQUARE TUBE SIGN STANDARD WITH OMNI BASE

MARCH 2017

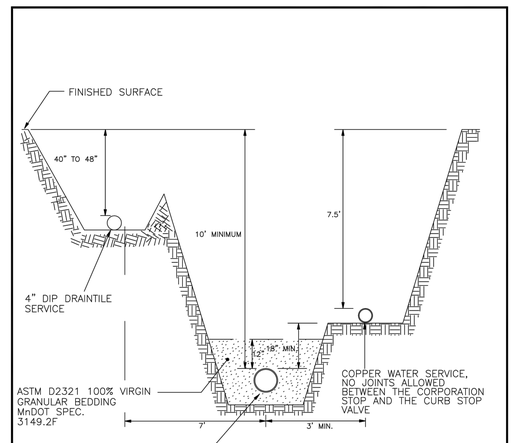
CITY OF LAKE ELMO | STANDARD DRAWING NO. 707 LAKE ELMO



PRE-PUNCH SQUARE TUBE STREET NAME SIGN POST DETAIL

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 708 LAKE ELMO

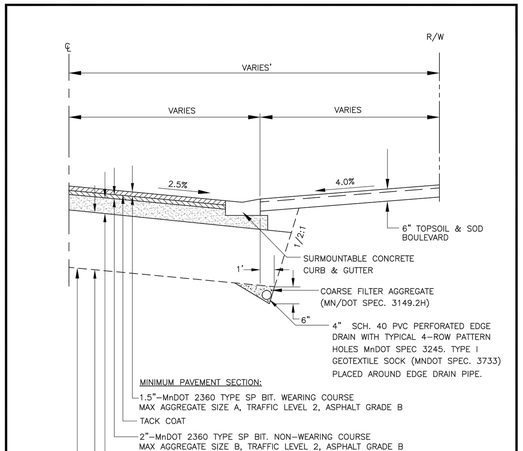


NOTE: IF 18" OF VERTICAL SEPARATION BETWEEN THE SANITARY SERVICE AND WATER SERVICE CAN NOT BE MAINTAINED 10' OF HORIZONTAL SEPARATION IS REQUIRED.

SANITARY, WATER & DRAIN TILE SERVICE INSTALLATION

FEBRUARY 2015

CITY OF LAKE ELMO | STANDARD DRAWING NO. 712 LAKE ELMO



NOTE:
1. TACK FACE OF GUTTER PRIOR TO BOTH LIFTS OF BITUMINOUS
2. 4" SCH. 40 PVC PERFORATED EDGE DRAIN REQUIRED AT ALL LOW POINTS. EDGE DRAIN DESIGN PER APPROVAL OF CITY ENGINEER.

TYPICAL LOCAL RESIDENTIAL STREET SECTION (MINIMUM 7-TON DESIGN)

MARCH 2017

CITY OF LAKE ELMO | STANDARD DRAWING NO. 801 LAKE ELMO

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TODD A. ERICKSON, PE
40418
LICENSE NO.
04/28/2017
DATE:

OWNER/DEVELOPER
CHASE DEVELOPMENT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

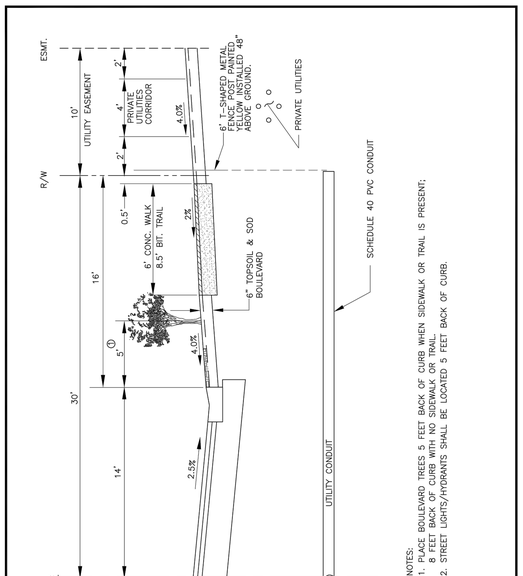
PROJECT TITLE
EASTON VILLAGE
3RD ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE

JOB NO. 16-176

SHEET TITLE
CITY STANDARD DETAIL PLATES

SHEET NO.
C24
SHEET 24 OF 25



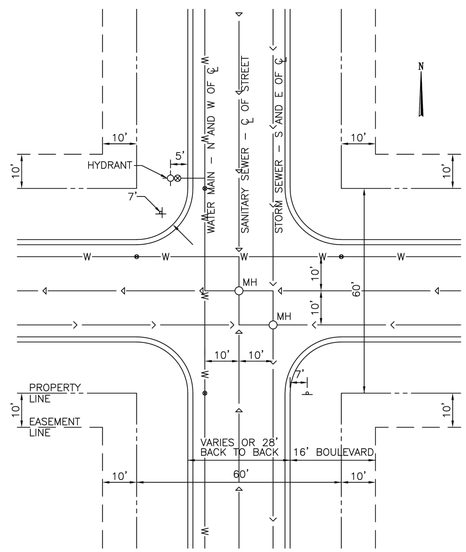
NOTES:
1. PLACE BOULEVARD TREES 5 FEET BACK OF CURB WHEN SIDEWALK OR TRAIL IS PRESENT; 8 FEET BACK OF CURB WITH NO SIDEWALK OR TRAIL.
2. STREET LIGHTS/HYDRANTS SHALL BE LOCATED 5 FEET BACK OF CURB.

TYPICAL RIGHT OF WAY LAYOUT

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
805
LAKE ELMO

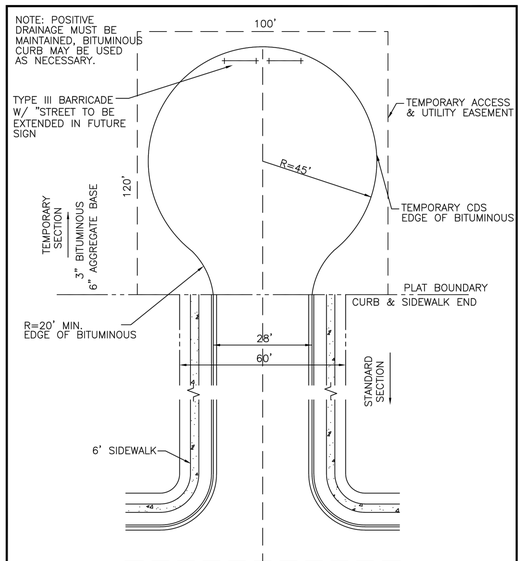


URBAN STREET UTILITY LOCATION

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
806
LAKE ELMO



TEMPORARY CUL–DE–SAC TYPE B

MARCH 2017

CITY OF LAKE ELMO

STANDARD DRAWING NO.
807B
LAKE ELMO

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TODD A. ERICKSON, PE
40418
LICENSE NO.
04/28/2017
DATE:

OWNER/DEVELOPER
CHASE DEVELOPMENT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

PROJECT TITLE
EASTON VILLAGE
3RD ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE

JOB NO. 16-176

SHEET TITLE
CITY STANDARD DETAIL PLATES

SHEET NO.
C25
SHEET 25 OF 25



EXISTING SAVED TREES / NO REMOVAL

TREE ID	SIZE / TYPE	COMMON INCHES	HARDWOOD INCHES	CONIFEROUS INCHES
96	8 SPRUCE			8
97	6 SPRUCE			8
98	8 SPRUCE			8
99	18 BOX ELDER	18		
104	8 SPRUCE			8
105	10 SPRUCE			10
106	10 SPRUCE			10
107	20 WHITE PINE			20
108	20 WHITE PINE			20
148	12 SPRUCE			12
149	10 SPRUCE			10
150	14 HACK BERRY	14		
217	18 BOX ELDER	18		

PLANTING SCHEDULE

	OVERSTORY TREES	Latin Name	Quantity	Size	Type	Notes
WO	White Oak	Quercus alba	10	2-1/2" Dia.	B+B	
AB	Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	14	2-1/2" Dia.	B+B	
AE	Accolade Elm	Ulmus 'Morton'	8	2-1/2" Dia.	B+B	
HB	Hackberry	Celtis occidentalis	16	2-1/2" Dia.	B+B	
RM	Red Maple	Acer rubrum	6	2-1/2" Dia.	B+B	
PC	Prairie Fire Crab Apple	Malus 'Prairie Fire'	9	1-1/2" Dia.	B+B	
NS	Norway Spruce	Picea abies	16	6-ft	B+B	

N

50 0 50 100 150 FEET

GRAPHIC SCALE

Legend

- EASTON VILLAGE 2ND ADDITION BOUNDARY
- 15-FT POLE WITH ORNAMENTAL LIGHT, XCEL ENERGY "ACRON" LAMP.
- UTILITY EASEMENT
- PROPOSED DECIDUOUS TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED SILT FENCING (FOR TREE PROTECTION)

NOTE:

1) Tree Planting Contractor to Field Stake all Trees located on City Outlots and All Right of Way Areas for Approval by City Landscape Architect Prior to Planting. Notify City Landscape Architect via writing once tree in locations are staked and allow for up to two weeks for Landscape Architect to schedule and complete on-site review with Tree Planting Contractor.

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DAVID CHMIELEWSKI
40639
LICENSE NO.
04/28/2017
DATE:

OWNER/DEVELOPER
CHASE DEVELOPMENT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

PROJECT TITLE
EASTON VILLAGE
3RD ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	City Review	6-21-17

JOB NO. 16-176

SHEET TITLE
LANDSCAPE PLAN & TREE SURVEY

SHEET NO.
L1

CITY OF LAKE ELMO

APRIL 2017

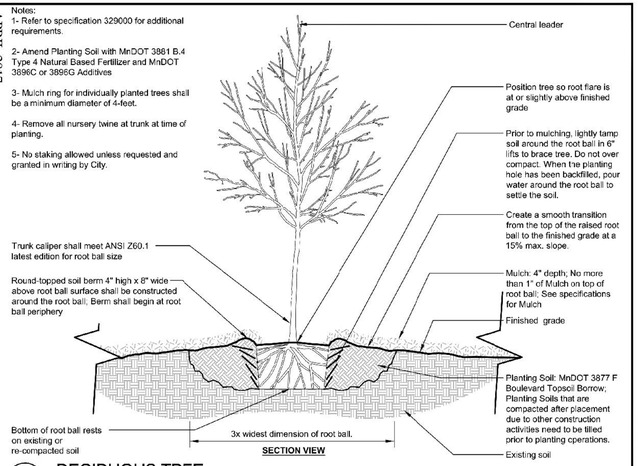
Notes:
1- Refer to specification 329000 for additional requirements.

2- Amend Planting Soil with MnDOT 3881 B.4 Type 4 Natural Based Fertilizer and MnDOT 3896C or 3896G Additives

3- Mulch ring for individually planted trees shall be a minimum diameter of 4-feet.

4- Remove all nursery twine at trunk at time of planting.

5- No staking allowed unless requested and granted in writing by City.



902a DECIDUOUS TREE

STANDARD DRAWING NO. 902a LAKE ELMO

CITY OF LAKE ELMO

APRIL 2017

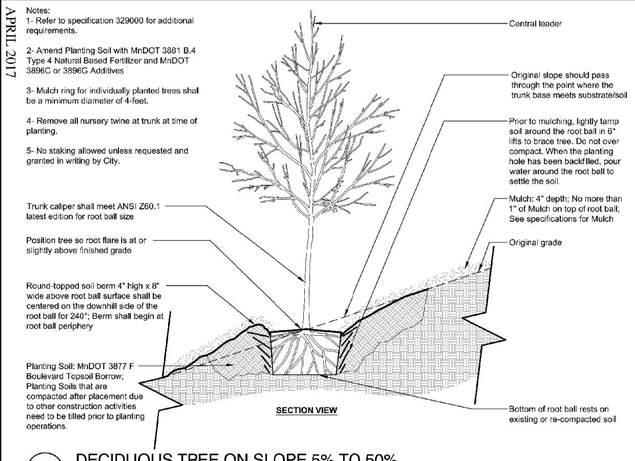
Notes:
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2- Amend Planting Soil with MnDOT 3881 B.4 Type 4 Natural Based Fertilizer and MnDOT 3896C or 3896G Additives

3- Mulch ring for individually planted trees shall be a minimum diameter of 4-feet.

4- Remove all nursery twine at trunk at time of planting.

5- No staking allowed unless requested and granted in writing by City.



902b DECIDUOUS TREE ON SLOPE 5% TO 50%

STANDARD DRAWING NO. 902b LAKE ELMO

CITY OF LAKE ELMO

APRIL 2017

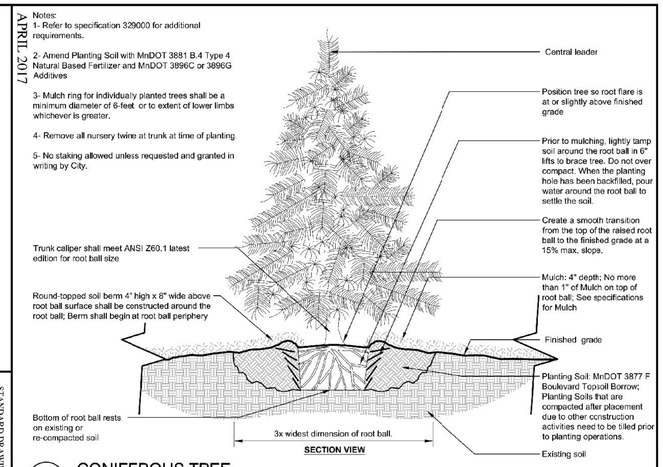
Notes:
1- Refer to specification 329000 for additional requirements.

2- Amend Planting Soil with MnDOT 3881 B.4 Type 4 Natural Based Fertilizer and MnDOT 3896C or 3896G Additives

3- Mulch ring for individually planted trees shall be a minimum diameter of 6-feet or to extent of lower limbs whichever is greater.

4- Remove all nursery twine at trunk at time of planting.

5- No staking allowed unless requested and granted in writing by City.



903a CONIFEROUS TREE

STANDARD DRAWING NO. 903a LAKE ELMO

CITY OF LAKE ELMO

APRIL 2017

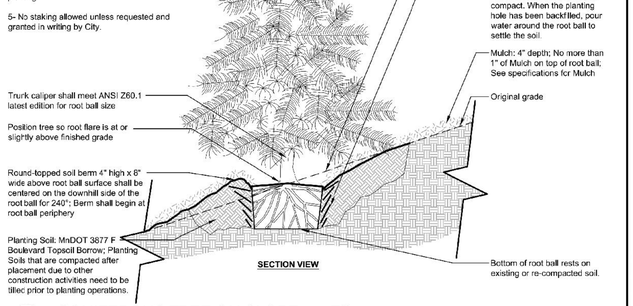
Notes:
1- Refer to specification 329000 for additional requirements.

2- Amend Planting Soil with MnDOT 3881 B.4 Type 4 Natural Based Fertilizer and MnDOT 3896C or 3896G Additives

3- Mulch ring for individually planted trees shall be a minimum diameter of 6-feet or to extent of lower limbs whichever is greater.

4- Remove all nursery twine at trunk at time of planting.

5- No staking allowed unless requested and granted in writing by City.



903b CONIFEROUS TREE ON SLOPE 5% TO 50%

STANDARD DRAWING NO. 903b LAKE ELMO

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Stillwater, Minnesota 55082
Phone (612) 309-3804
www.ericksoncivilsite.com

DRAWING PHASE:

	OWNER REVIEW
√	AGENCY REVIEW
	BID DOCUMENT
	FOR CONSTRUCTION
	AS-BUILT DOCUMENT

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF

DAVID CHMIELEWSKI
40639
LICENSE NO.
04/28/2017
DATE:

OWNER/DEVELOPER
CHASE DEVELOPMENT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

PROJECT TITLE
EASTON VILLAGE
3RD ADDITION
FINAL PLAN
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE

JOB NO. 16-176

SHEET TITLE
LANDSCAPE PLAN DETAILS

SHEET NO.
L2
SHEET 2 OF 2

EASTON VILLAGE 3RD ADDITION

ERICKSON CIVIL
333 North Main Street, Suite 201
Stillwater, Minnesota 55082
Phone (612) 309-3804
www.ericksoncivilsite.com

KNOW ALL PERSONS BY THESE PRESENTS: Chase Development, Inc., a Minnesota Corporation, owner of the following described property:

ALL that Part of Outlot F, EASTON VILLAGE, WASHINGTON COUNTY, MINNESOTA, according to the recorded plat thereof, excepting all that part of EASTON VILLAGE 2ND ADDITION, WASHINGTON COUNTY, MINNESOTA.

Has caused the same to be surveyed and platted as EASTON VILLAGE 3RD ADDITION, and does hereby dedicate to the public for public use the public ways as shown on the plat, and the easements created by this plat for drainage and utility purposes only.

In witness whereof said Chase Development, Inc., a Minnesota Corporation, has caused these presents to be signed by its proper officer this_____ day of _____, 2017.

Signed: Chase Development, Inc.

By:_____

Andy Chase, President

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 2017 by _____, President of Chase Development, Inc., a Minnesota Corporation, on behalf of the company.

_____

(PrintName)_____
Notary Public,_____
My commission expires_____

I, Paul A. Johnson, do hereby certify that this plat was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor in the State of Minnesota, that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been correctly set; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.
Signed and dated this _____ day of _____, 2017.

_____
Paul A. Johnson, Licensed Land Surveyor
Minnesota License Number 10938

STATE OF MINNESOTA
COUNTY OF WASHINGTON
This instrument was acknowledged before me on this _____ day of _____ 2017 by Paul A. Johnson, Licensed Land Surveyor.

_____
Todd A. Erickson, Notary Public, Minnesota
My commission expires January 31, 2019

This plat was approved by the City Council of Lake Elmo , Minnesota, this ___ day of _____, 2017, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subd. 2.

Signed _____ Signed _____
Mayor Clerk

Approved by the Planning Commission of the City of Lake Elmo, Minnesota, this ___ day of _____, 2017.

Signed: _____ Signed _____
Chair, Planning Commission Secretary, Planning Commission

County Surveyor

Pursuant to Chapter 820, Laws of Minnesota, 1971, and in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this _____ day of _____, 2017.

By:_____ By:_____
Washington County Surveyor

County Auditor/Treasurer

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, and Section 272.12, taxes payable in the year 2017, on real estate hereinbefore described, have been paid; and there are no delinquent taxes, and transfer has been entered, on this _____ day of _____, 2017.

By:_____ By:_____
Washington County Auditor/Treasurer Deputy

County Recorder

Document Number _____

I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____, 2017 at _____o'clock ____.M. and was duly recorded in Washington County Records.

By:_____ By:_____
Washington County Recorder Deputy

EASTON VILLAGE 3RD ADDITION

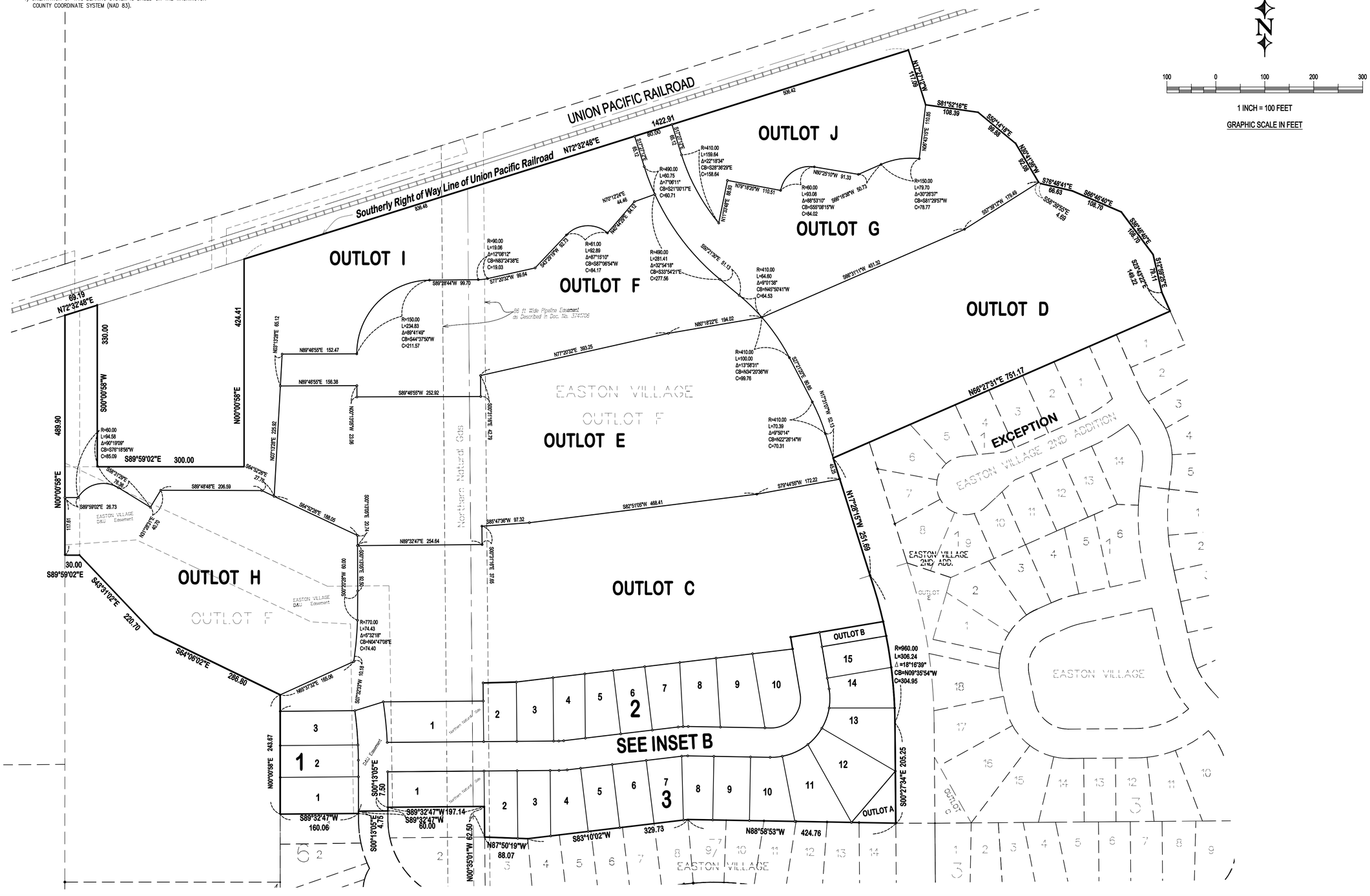
INSET A

LEGEND

- ○ DENOTES SET ½ INCH BY 16 INCH IRON PIPE MONUMENT INSCRIBED "JOHNSON LS #10938", UNLESS SHOWN OTHERWISE
- ● DENOTES FOUND MONUMENT, SIZE AND MARKINGS AS INDICATED

NOTES

1) ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (NAD 83).



ERICKSON CIVIL

333 North Main Street, Suite 201
Stillwater, Minnesota 55082
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EASTON VILLAGE 3RD ADDITION

INSET B

ERICKSON CIVIL

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LEGEND

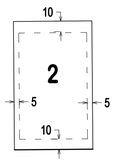
- ○ DENOTES SET ½ INCH BY 16 INCH IRON PIPE MONUMENT INSCRIBED "JOHNSON LS #10938", UNLESS SHOWN OTHERWISE
- ● DENOTES FOUND MONUMENT, SIZE AND MARKINGS AS INDICATED

NOTES

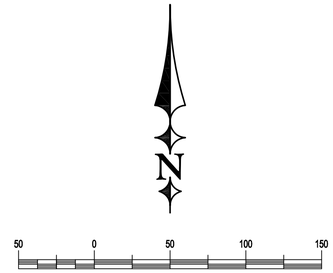
1) ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM (NAD 83).

EASEMENT DETAIL

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:
(NOT TO SCALE)

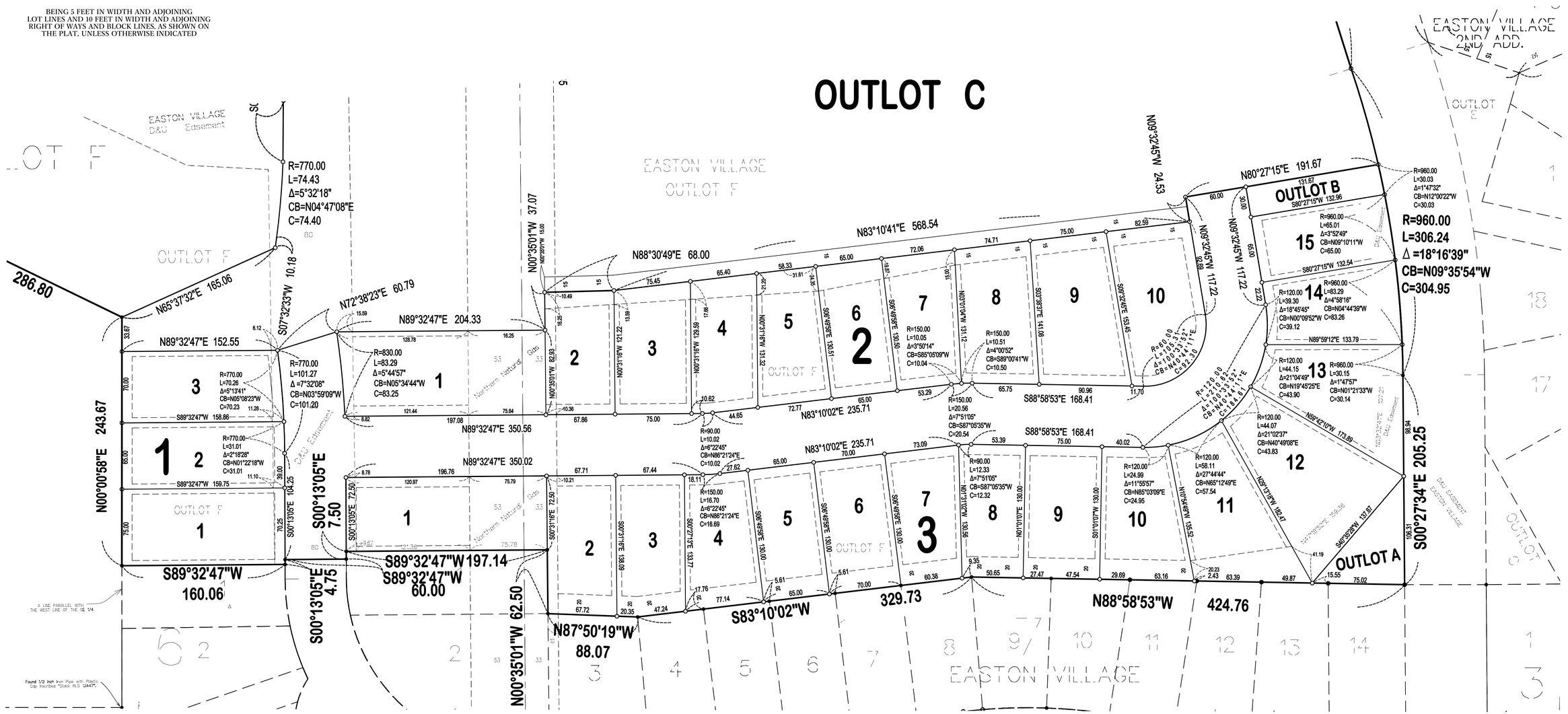


BEING 5 FEET IN WIDTH AND ADJOINING LOT LINES AND 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAYS AND BLOCK LINES, AS SHOWN ON THE PLAT, UNLESS OTHERWISE INDICATED



1 INCH = 50 FEET

GRAPHIC SCALE IN FEET

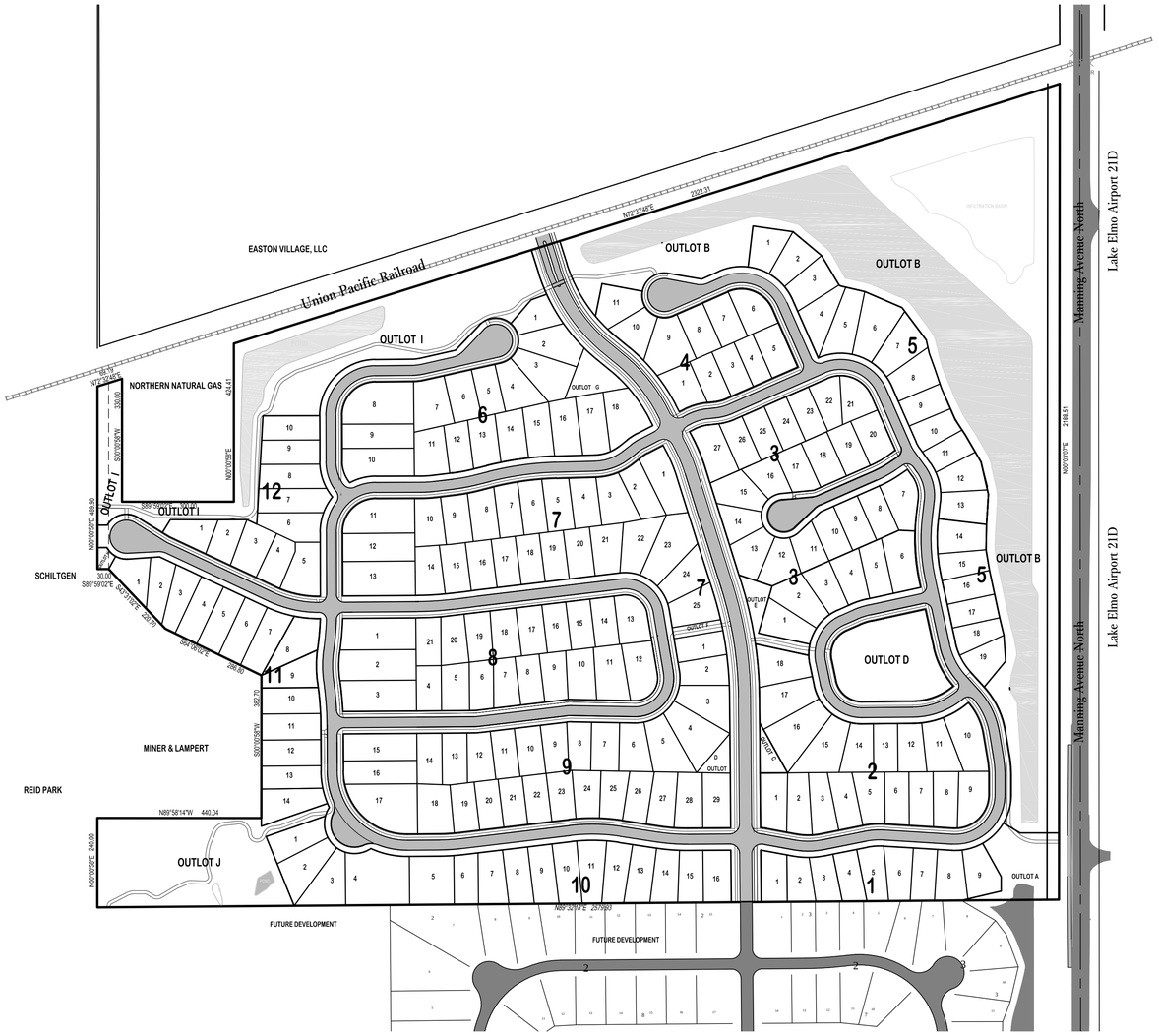


EASTON VILLAGE

LAKE ELMO, MINNESOTA

PRELIMINARY PLAT

MARCH 16, 2015



217 UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION

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1ST ADDITION REVISIONS - 10/28/15
Raised Road Up Between Blocks 9 and 10

2ND AND 3RD ADDITION REVISIONS - 4/28/17
Lot reconfigurations (Blocks 3, 4, 5, 6, 7 & 8)

Right of Way reconfiguration

Profile Changes for Alignments 1, 4, 5, 6 & 7

Grading Changes for Pond B10 (NW Corner)

Grading Changes for Pads in Blocks 3, 4, 5, 6 7,8 & 12

Revision to Gas Crossing for Pond B10

Storm Pipe Routing and Structure Changes for Structures: 64-70, 84-105, 109-118, 125-138 & 151-158

Sanitary Sewer Pipe Routing and Structure Changes for Structures: 29-31A, 29-34, 48-55, 56-62, 63-67 & 68-74

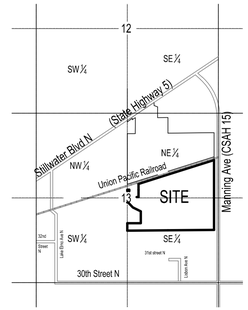
N

200 0 200 400 600 FEET

GRAPHIC SCALE

Site Location Map

Section 12 & 13, T29N - R21W
Washington County, Minnesota



PLAN SHEET INDEX:

SHEET NO.	SHEET ID	DESCRIPTION
1	C1	TITLE SHEET
2	C2	EXISTING CONDITIONS
3	C3	EXISTING CONDITIONS
4	C4	EXISTING CONDITIONS
5	C5	OVERALL SITE & AREA CALCULATIONS
6	C6	PRELIMINARY LAYOUT PLAN
7	C7	PRELIMINARY LAYOUT PLAN
8	C8	PRELIMINARY LAYOUT PLAN
9	C9	STREET PLAN
10	C10	STREET PLAN
11	C11	STREET PROFILES
12	C12	STREET PROFILES
13	C13	STREET PROFILES
14	C14	EROSION CONTROL PLAN
15	C15	EROSION CONTROL PLAN
16	C16	EROSION CONTROL PLAN
17	C17	GRADING PLAN
18	C18	GRADING PLAN
19	C19	GRADING PLAN
20	C20	GRADING PLAN
21	C21	GRADING PLAN
22	C22	GRADING PLAN
23	C23	GRADING PLAN
24	C24	UTILITY PLAN
25	C25	UTILITY PLAN
26	C26	UTILITY PLAN
27	C27	UTILITY PLAN
28	C28	UTILITY PLAN
29	C29	UTILITY PLAN
30	C30	DETAILS
31	C31	DETAILS
32	C32	DETAILS
33	C33	DETAILS

1	TS	TREE SURVEY/REPLACEMENT CALCULATION

1	L1	LANDSCAPE TITLE SHEET
2	L2	EAST LANDSCAPE PLAN
3	L3	WEST LANDSCAPE PLAN
4	L4	INFILTRATION BASIN DETAIL
5	L5	ENTRANCE DETAIL
6	L6	LANDSCAPE DETAILS

NOTE: ALL CONSTRUCTION SHALL COMFORM TO THE STANDARDS OF THE CITY OF LAKE ELMO

ERICKSON CIVIL
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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

TODD A. ERICKSON, PE
40418
LICENSE NO.
03/16/2015
DATE:

OWNER/DEVELOPER
EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

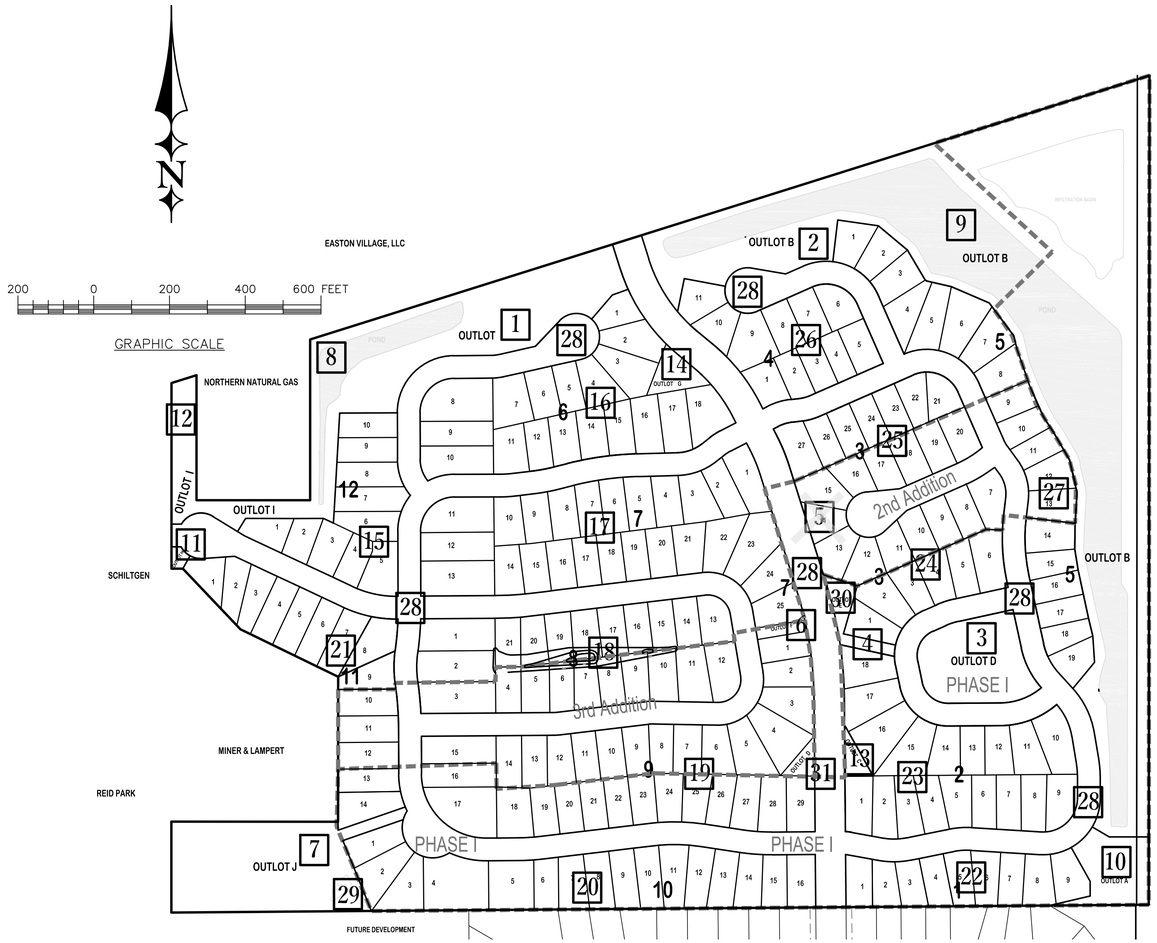
PROJECT TITLE
EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	Grade Revisions to Street, Blocks 9/10	10/28/15
2	2nd and 3rd Addition Revison	4/28/17

JOB NO. 13-114
DRAWN BY: TAE, JSR
CHECKED BY: TAE

SHEET TITLE
TITLE SHEET

SHEET NO.
C1



LEGEND

- PROPERTY BOUNDARY
- 21 — AREA ID
- PHASE I (FINAL PLAT 2015)
- PARK AREAS

PARCEL INFO

1) PARCEL COMPRISES OF THE FOLLOWING PID NUMBERS: 13.029.21.14.0002, 13.029.21.41.0001, 13.029.21.42.0001
2) EXISTING ZONING: RT - RURAL TRANSITIONAL ZONING
3) COMPREHENSIVE PLAN: VILLAGE URBAN LOW DENSITY RESIDENTIAL (1.5 - 2.5 UNITS PER ACRE)
4) PROPOSED ZONING: LDR URBAN LOW DENSITY RESIDENTIAL

DEVELOPMENT STANDARDS

FRONT SETBACK	25'
GARAGE SIDE SETBACK	5'
SIDE SETBACK (CORNER LOTS)	15'
HOUSE SIDE SETBACK	10'
REAR SETBACK	20'
TYPICAL LOT WIDTH:	65'
TYPICAL LOT DEPTH:	130'
SIDE YARD EASEMENT:	5' *
FRONT AND REAR EASEMENT:	10' *
MINIMUM LOT SIZE:	8,100 SQ. FT.
AVERAGE LOT SIZE:	10,486 SQ. FT.
MIN. BASEMENT ELEVATION ABOVE 100 YEAR HWL:	2'

* UNLESS SHOWN ON PRELIMINARY LAYOUT

NOTE: DRAINAGE AND UTILITY EASEMENTS SHOWN FOR 100-YEAR HWL OF PONDING AREAS

OUTLOT TABLE:

NAME		USE	OWNERSHIP	SIZE (ACRES)
OUTLOT	A	OPEN SPACE / POND	CITY	0.76
OUTLOT	B	OPEN SPACE / PARK / POND	CITY	16.78
OUTLOT	C	OPEN SPACE	CITY	0.11
OUTLOT	D	PARK	CITY	1.36
OUTLOT	E	OPEN SPACE / PARK	CITY	0.26
OUTLOT	F	PARK	CITY	0.07
OUTLOT	G	OPEN SPACE	CITY	0.25
OUTLOT	H	PARK	CITY	0.11
OUTLOT	I	OPEN SPACE / PARK / POND	CITY	4.94
OUTLOT	J	OPEN SPACE	CITY	0.05
OUTLOT	K	PARK / EXTENSION OF REID PARK	CITY	2.75
				27.44

AREA CALCULATION:

	Area ID	Block or Outlot	Square Feet	Acres
PARK AREA	Park Area 1	Part of Outlot I	99,516	2.28
	Park Area 2	Part of Outlot B	36,361	0.83
	Park Area 3	Outlot D	59,197	1.36
	Park Area 4	Part of Outlot E	4,501	0.10
	Park Area 5 ~~6~~	Outlot F	3,971 ~~3,084~~	~~0.07~~ 0.09
	~~Park Area 6~~	~~Outlot H~~	~~4,733~~	~~0.11~~
	Park Area 7	Part of Outlot K	110,171	2.53
	Subtotal			~~7.29~~ **7.19**
OPEN SPACE	Open Space 8	Part of Outlot I	94,368	2.17
	Open Space 9	Part of Outlot B	694,682	15.95
	Open Space 10	Outlot A	33,032	0.76
	Open Space 11	Outlot J	2,170	0.05
	Open Space 12	Part of Outlot I	21,095	0.48
	Open Space 13	Outlot C	4,998	0.11
	Open Space 14	Outlot G	11,014	0.25
	Open Space 29	Part of Outlot K	9,586	0.22
	Open Space 30	Part of Outlot E	6,680	0.15
	Open Space 31	Outlot D	4,814	0.11 (ADDED 4/28/17)
	Subtotal			~~20.01~~ **20.12**
LOT AREA	Lot Area 15	Block 13	100,843	2.32
	Lot Area 16	Block 7	220,695	5.07
	Lot Area 17	Block 8	296,096	6.80
	Lot Area 18	Block 9	205,881	4.73
	Lot Area 19	Block 10	289,229	6.64
	Lot Area 20	Block 11	186,838	4.29
	Lot Area 21	Block 12	150,123	3.45
	Lot Area 22	Block 1	84,473	1.94
	Lot Area 23	Block 2	200,385	4.60
	Lot Area 24	Block 3	128,972	2.96
	Lot Area 25	Block 4	122,141	2.80
	Lot Area 26	Block 5	106,763	2.45
	Lot Area 27	Block 6	183,205	4.21
	Subtotal			~~52.24~~ **52.42**
RIGHT OF WAY	Right of Way Area 28		**812,117** ~~824,425~~	~~18.93~~ **18.64**
	Subtotal			~~18.93~~ **18.64**

AREA CALCULATION SUMMARY

	Acres
PARK AREA	~~7.29~~ **7.19**
OPEN SPACE	~~20.01~~ **20.12**
LOT AREA	~~52.24~~ **52.42**
RIGHT OF WAY	~~18.93~~ **18.64**
RUNWAY PROTECTION ZONE	**4.77**
STEEP SLOPE AREAS	**2.65**
TOTAL PROPERTY AREA	**98.47**
TOTAL PROPOSED LOTS	**217**
PERCENT OF OPEN SPACE/PARK	**27.7%**
GROSS DENSITY	**2.20**

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

TODD A. ERICKSON, PE
LICENSE NO. 40418
DATE: 03/16/2015

OWNER/DEVELOPER
EASTON VILLAGE, LLC
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337

PROJECT TITLE
EASTON VILLAGE
PRELIMINARY PLAT
LAKE ELMO, MINNESOTA

NO.	REVISION DESCRIPTION	DATE
1	2nd and 3rd Addition Revison	4/28/17

JOB NO. 13-114
DRAWN BY: TAE, JSR
CHECKED BY: TAE

SHEET TITLE
PRELIMINARY SITE PLAN

SHEET NO.
C5
SHEET 5 of 33



May 30, 2017

Tom Wolter
Easton Village, LLC
2140 County Road 42
Burnsville, MN 55337

Re: Easton Village 2nd and 3rd Additions—Lake Elmo, Minnesota
VBWD Permit #2017-12

Dear Mr. Wolter:

Enclosed is the Valley Branch Watershed District (VBWD) permit for your project. Please note the following conditions imposed by the Managers, which are also listed on the back of the permit.

1. All the conditions of Permit 2015-15 apply to this permit.
2. The plans shall be corrected to show the Elevation 922 contour on the 2nd Addition plans.
3. The plans shall be updated to show all the EOFs for low points in roads.
4. The BFE of Block 8, Lot 21 shall be raised to Elevation 919.0.

Thank you for your cooperation with the District's permit program.

Sincerely,

David J. Bucheck, President
Valley Branch Watershed District

DJB/ymh
Enclosure
c: Susannah Torseth, VBWD Attorney
Jenifer Sorensen, MDNR
Jeffrey Brower, VBWD District Inspector
Stephen Wensman, City Planning Director—City of Lake Elmo
Jack Griffin, City Engineer, FOCUS Engineering—City of Lake Elmo
Mike Bent, Building Official—City of Lake Elmo
Todd Erickson, Erickson Civil—Authorized Agent
Karen Wold, Barr Engineering Co.
Yvonne Huffman, Barr Engineering Co.

\\barr.com\projects\Mpls\23 MN\82\2382020_MovedFromMpls_P\2017\2017-12_EastonVillagePhase3\PermitLtr_2017-12_EastonVillate2nd-3rd_May2017.docx

VALLEY BRANCH WATERSHED DISTRICT
PERMIT APPLICATION

TO BE COMPLETED BY VBWD:
Permit Number 2017-12
Permit Fee Received $2,000
Date Received March 22, 2017

Return application to
John Hanson
Barr Engineering Co.
Engineers for the Valley Branch Watershed District
4300 MarketPointe Drive
Bloomington, MN 55435



A permit fee shall accompany this permit, unless waived by the Board of Managers. (Governmental bodies are not required to pay a fee.)

Project Information			
Project Name	Easton Village 2nd and 3rd Additions		
Location (street address, if known; otherwise major intersection)	32nd St. N & Linden Avenue N.		
City or Township	Lake Elmo		
Parcel Identification Number (if known)	13.029.21.42.0025		
Section, Township, Range (if known)	Section:	Township: 29	Range: 21
Project Timeline Estimate 3 Months	Start: May 2017	Complete: August 2017	

Project Contacts

	Applicant	Authorized Agent	Owner (if different than applicant)
Name	Tom Wolter	Todd Erickson	
Company (if applicable)	Easton Village, LLC	EricksonCivil	
Address	2140 County Road 42	333 N. Main St. Suite 201	
City, State, Zip	Burnsville, MN 55337	Stillwater, MN 55082	
Phone	952-898-5600	612-309-3804	
Email	timbercrest@ymail.com	todd@tericksonllc.com	

Once a Valley Branch Watershed District permit has been approved, the permit conditions will be attached to the back of this form.

By signing this permit application, the permit applicant, his/her agent, and owner (hereinafter "Permittee") shall abide by all the conditions set by the Valley Branch Watershed District (VBWD). All work which violates the terms of the permit by reason of presenting a serious threat of soil erosion, sedimentation, or an adverse effect upon water quality or quantity, or violating any rule of the VBWD may result in the VBWD issuing a Stop Work Order, which shall immediately cause the work on the project related to the permit to cease and desist. All work on the project shall cease until the permit conditions are met and approved by the VBWD representatives. In the event Permittee contests the Stop Work Order issued by the VBWD, Permittee shall attend a VBWD Board of Managers meeting and discuss the project. Any attorney fees, costs, or other expenses incurred on behalf of the VBWD in enforcing the terms of the permit shall be the sole expense of the permit applicant. Costs shall be payable from the permit applicant's permit fee. If said fees exceed the permit amount, the Permittee shall have ten (10) days from the date of receipt of the invoice from the VBWD to pay for the cost incurred in enforcing the permit, by which to pay the VBWD for said costs. If costs are not paid within the ten (10) days, the VBWD will draw on the permit applicant's surety. The Permittee agrees to be bound by the terms of the final permit and conditions required by the VBWD for approval of the permit. The permit applicant further acknowledges that he/she has the authority to bind the owner of the property and/or any entity performing the work on the property pursuant to the terms of the VBWD permit, and shall be responsible for complying with the terms of the VBWD permit.

Signatures (Required):

	Applicant	Authorized Agent	Owner (if different than applicant)
Signature	Tom Wolter	T. Wolter	
Date	03/22/2017	03/22/2017	

1. All the conditions of Permit 2015-15 apply to this permit.
2. The plans shall be corrected to show the Elevation 922 contour on the 2nd Addition plans.
3. The plans shall be updated to show all the EOFs for low points in roads.
4. The BFE of Block 8, Lot 21 shall be raised to Elevation 919.0.

Approved: May 11, 2017

Signature *Title*

Valley Branch Watershed District

Note: The grant of this permit in no way purports to permit acts, which may be prohibited by other governmental agencies.

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2017-076

A RESOLUTION APPROVING A FINAL PLAT FOR EASTON VILLAGE 3RD ADDITION

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

WHEREAS, Chase Development, 2140 West County Road 42, Burnsville, MN has submitted an application to the City of Lake Elmo ("City") for a Final Plat for Easton Village 3rd Addition Final Plat, a copy of which is on file in the City of Lake Elmo Planning Department; and

WHEREAS, the Easton Village Sketch Plan was reviewed by the Planning Commission on January 7, 2014 and approved by City Council on February 5, 2014; and

WHEREAS, the City approved the Easton Village Preliminary Plat subject to 21 conditions; and

WHEREAS, the proposed Easton Village 3rd Addition includes 28 single family residential lots within the Easton Village 217 unit residential development; and

WHEREAS, the Lake Elmo Planning Commission reviewed the Easton Village 2nd Addition Final plat at its July 10, 2017 meeting; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Final Plat subject to 10 conditions of approval; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Final Plat as part of a memorandum to the City Council for its July 18, 2017 meeting; and

WHEREAS, the City Council reviewed the Easton Village 3rd Addition Final Plat at its meeting held on July 18, 2017 and made the following findings:

1) That all the requirements of City Code Section 153.07 related to the Final Plan and Final Plat have been met by the Applicant.

2) That the proposed Final Plat for Easton Village consists of the creation of 28 single-family detached residential structures.

3) That the Easton Village 3rd Addition Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on July 15, 2014 and as amended and approved on June 21, 2017.

4) That the Easton Village 3rd Addition Final Plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.

5) That the Easton Village 3rd Addition Final Plat complies with the City's Urban Low Density Residential zoning district regulations.

6) That the Easton Village 3rd Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances with the exception of issues identified in the July 10, 2017 Staff report to the Planning Commission.

7) That the Easton Village 3rd Addition Final Plat complies with the City's subdivision ordinance.

8) That the Easton Village 3rd Addition Final Plat is generally consistent with the City's engineering standards with the exception of necessary plan revisions outlined by the City Engineer in his review comments to the City dated May 25, 2017.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Easton Village 3rd Addition Final Plat subject to the following conditions:

1) Final grading, drainage, and erosion control plans, sanitary and storm water management plans, landscape plans, and street and utility construction plans shall be reviewed and approved by the City Engineer and applicable Staff prior to the recording of the Final Plat. All changes and modifications to the plans requested by the City Engineer in the memorandums addressing Easton Village 3rd Addition Final Plat and Easton Village 3rd Addition Construction Plan Review dated May 25, 2017 in the memo shall be incorporated into these documents before they are approved.

2) Prior to the execution of the Final Plat by City officials, the Developer shall enter into a Developer's Agreement acceptable to the City Attorney and approved by the City Council that delineates who is responsible for the design, construction, and payment of the required improvements for the Easton Village 3rd Addition Final Plat with financial guarantees therefore.

3) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to its execution by City Officials.

4) The Applicant shall submit an updated Landscape Plan that is consistent with Preliminary Landscape Plans. The updated plans will need to be approved by the City.

5) A Landscape License Agreement shall be executed for the maintenance of commonly held HOA and City outlots and right-of-ways prior to release of the final plat by City Officials.

6) A temporary easement for the temporary cul-de-sac connecting 33rd Street North to Village Parkway shall be fully executed on the City standard easement agreement form.

7) The applicant shall provide a disclosure statement to all first homeowners in the development advising of the airport and associated over-flights.

8) All builders shall be encouraged to incorporate interior noise reduction measures into single family residential structures within the subdivision based on the Metropolitan Council's Builder Guide.

9) The developer shall abide by any conditions of approval as listed in permits issued by Northern Natural Gas to perform construction work over the gas line that runs from north to south across this site.

10) All title work must be submitted and accepted prior to recording of Final Plat.

Passed and duly adopted this 18th day of July, 2017 by the City Council of the City of Lake Elmo, Minnesota.

_____
Mike Pearson, Mayor

ATTEST:

_____
Julie Johnson, City Clerk

STAFF REPORT

DATE: July 18, 2017
REGULAR
TO: City Council ITEM #: 21

FROM: Stephen Wensman, Planning Director

AGENDA ITEM: Easton Village 3rd Addition Developers Agreement

REVIEWED BY: Jack Griffin, City Engineer
Sarah Sonsalla, City Attorney
Brian Swanson, Finance Director

BACKGROUND:

On July 18, 2017, the City Council adopted Resolution 2017-081 approving the Final Plat of Easton Village 3rd Addition. An executed Developers Agreement is a condition of final plat approval and is required prior to recording the final plat with Washington County.

ISSUE BEFORE COUNCIL:

The City Council is being asked to adopt Resolution 2017-081 approving the Developer Agreement for Easton Village 3rd Addition.

REVIEW/ANALYSIS:

A condition of approval of the Easton Village 3rd Addition Final Plat is that the developer enter into a Developer's Agreement prior to the execution of the plat by City officials. Staff has drafted this Developer Agreement which is attached for consideration by the City Council. The key aspects of the agreement include the following components:

- That all public improvements to be completed by October 31, 2017, with the exception of the final wear course of asphalt on streets.
- That the developer provide a letter of credit in the amount of $1,104,400 related to the cost of the proposed improvements.
- That the developer dedicate outlots I, J and B to the City which satisfies the parkland dedication for the Easton Village development (all phases) and contains stormwater infrastructure. With the land dedication, the Letter of Credit in the amount of $10,854 representing fee in lieu of park dedication collected with the 2nd Addition final plat will be released back to the developer.
- That the developer provide a cash deposit of $250,295 for SAC and WAC charges, engineering administration, one year of street light operating costs, railroad crossing improvements, AUAR and other City fees.

- The developer will oversize watermain for which the City will reimburse the developer in the amount of $3,960 once the improvements are accepted.

The construction plans for the project have not been approved. Once approved, the Plan approval dates will be incorporated into this document prior to its execution by the developer and the City. Only after execution of this Agreement, receipt of all fees and securities, insurance, recording of the final plat other and the completion of a pre-construction meeting with the City, construction can commence.

FISCAL IMPACT:

The future financial impacts include maintenance of streets, trails, sanitary sewer mains, watermains and other public infrastructure, maintenance of storm water ponding areas (after warranty period), monthly lease payments for street lights, and other public financial responsibilities typically associated with a new development. The City will collect building permit fees, Sewer Accessibility Charges and Water Accessibility Charges and property taxes for the 19 lot single family residential subdivision. $10,854 is being collected in the form of a Letter of Credit to be released when the remaining parkland of the entire subdivision is dedicated to the City.

The City will be making a direct payment to the developer in the amount of $3,960 to reimburse the developer for watermain oversizing.

The railroad improvements are estimated and should the construction cost more than estimated, the benefiting properties will be assessed for the increased costs as stipulated in the Developer Agreement.

OPTIONS:

The City Council is being asked to consider the approval of the Developer's Agreement on the regular agenda and has the following options:

1) Adopt Resolution 2017-081 approving the Developer Agreement for Easton Village 3rd Addition; or
2) Amend and Adopt Resolution 2017-081 approving the Developer Agreement for Easton Village 3rd Addition.

RECOMMENDATION:

Staff recommends the City Council adopt Resolution 2017-081 approving the Developer's Agreement for Easton Village 3rd Addition with the following motion:

"Move to adopt Resolution 2017-081 approving the developer's agreement for Easton Village 3rd Addition"

ATTACHMENTS:

- Resolution 2017-081
- Easton Village 3rd Addition Developer's Agreement

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2017-081

A RESOLUTION APPROVING A DEVELOPER'S AGREEMENT FOR THE EASTON VILLAGE 3ND ADDITION FINAL PLAT

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

WHEREAS, Chase Development, 2140 West County Road 42, Burnsville, MN ("applicant") has previously submitted an application to the City of Lake Elmo ("City") for a Final Plat for Easton Village 3rd Addition Planned Unit Development; and

WHEREAS, the Lake Elmo Planning Commission considered the Easton Village Sketch Plan at its January 27, 2014 meeting; and

WHEREAS, the Lake Elmo City Council approved the Easton Village Preliminary Plat and on July 15, 2014; and

WHEREAS, the Lake Elmo City Council adopted Resolution 2017-076 on July 18, 2017 approving the Final Plat for Easton Village 3rd Addition; and

WHEREAS, a condition of approval of said Resolution 2017-076, establishes that prior to execution of the Final Plat by City officials, the Applicant shall enter into a Developer's Agreement with the City; and

WHEREAS, the Applicant and the City have agreed to enter into such a contract and a copy of the Developer's Agreement was submitted to the City Council for consideration at its July 18, 2017 meeting;

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Developer's Agreement for Easton Village 3rd Addition PUD and authorizes the mayor and city Clerk to execute the document.

Passed and duly adopted this 18 day of July, 2017 by the City Council of the City of Lake Elmo, Minnesota.

_____
Mike Pearson, Mayor

ATTEST:

_____
Julie Johnson, City Clerk

(reserved for recording information)

DEVELOPMENT AGREEMENT

(Public sewer and water)

Easton Village 3rd Addition

THIS DEVELOPMENT AGREEMENT is dated _____, 2017, by and between the **CITY OF LAKE ELMO,** a Minnesota municipal corporation (the "City"), and Chase Development Inc (the "Developer").

1. REQUEST FOR PLAT APPROVAL. The Developer has asked the City to approve a plat for Easton Village 3rd Addition (referred to in this Agreement as the "Subdivision"). The property being platted is situated in the County of Washington, State of Minnesota, and is legally described on **Exhibit A.**

2. CONDITIONS OF PLAT APPROVAL. The City hereby approves the Subdivision on condition that the Developer enter into this Agreement, furnish the security required by it, and record the plat with the County Recorder or Registrar of Titles within 120 days after the City Council approves the final plat.

3. RIGHT TO PROCEED. This Agreement is intended to regulate the development of the Property and the construction therein of certain public and private improvements. The Developer

may not grade or otherwise disturb the earth, remove trees or construct public or private improvements or any buildings within the Subdivision until all the following conditions precedent have been satisfied:

A. The Developer has prepared deeds conveying fee title of Outlots B, I and J to the City and provided copies of the executed warranty deed to the City for recording with Washington County;

B. the Developer has executed and recorded with Washington County all drainage and utility easements required for the Subdivision by the City Engineer and Public Works Director in the City's standard form;

C. the Developer has executed and recorded with Washington County the storm water maintenance and easement agreement in the City's standard form;

D. this Agreement has been executed by the Developer and the City;

E. the required Letters of Credit (as hereinafter defined) have been received by the City from or on behalf of the Developer;

F. final construction plans and specifications have been submitted by the Developer and approved by the City Engineer;

G. the Developer has paid the City for all legal, engineering and administrative expenses incurred by the City regarding the City approvals and has given the City the additional construction inspection escrow required by this Agreement;

H. the Developer has paid any outstanding assessments and taxes for the property or property being deeded to the City;

I. the Developer has fulfilled any park dedication requirements as specified under this Agreement;

J. the Developer has received all necessary permits from the MPCA, MDH, DNR, applicable

watershed, Washington County, and any other agency having jurisdiction over the Subdivision;

K. the Developer has provided the City with a certificate of insurance required by this Agreement;

L. the Developer or the Developer's engineer and the Developer's contractor(s) have initiated and attended a preconstruction meeting with the City Engineer, and City staff;

M. the final plat has been recorded with Washington County;

N. the City has issued a written notice that all above conditions have been satisfied and that the Developer may proceed;

O. Legal documents regarding homeowner association documents, covenants, and restrictions have been submitted, reviewed and approval by the City Attorney; and

P. the Developer shall provide a Title Policy for all land dedicated to the City.

4. PHASED DEVELOPMENT. If the plat is a phase of a multi-phased preliminary plat, the City may refuse to approve final plats of subsequent phases of the development if the Developer is not in compliance with any term of this Agreement and the non-compliance has not been remedied. Development of subsequent phases of the development may not proceed until development agreements for such phases are approved by the City. Park dedication charges and availability charges for sewer and water referred to in this Agreement are not being imposed on outlots that are designated in the plat for future subdivision into lots and blocks, if any, in the plat. Such charges will be calculated and imposed when these outlots, if any, are platted into lots and blocks.

5. PRELIMINARY PLAT STATUS. If the Subdivision is a phase of a multi-phased preliminary plat, the preliminary plat approval for all phases not final platted shall lapse and be void unless final platted into lots and blocks, not outlots, within five (5) years after preliminary plat approval.

6. CHANGES IN OFFICIAL CONTROLS. For two (2) years from the date of this Agreement, no amendments to the City's Comprehensive Plan or official controls shall apply to or affect the use, development density, lot size, lot layout or dedications of the approved final plat unless required by state or federal law or agreed to in writing by the City and the Developer. Thereafter, notwithstanding anything in this Agreement to the contrary, to the full extent permitted by state law, the City may require compliance with any changes to the City's Comprehensive Plan, official controls, platting or dedication requirements enacted after the date of this Agreement.

7. DEVELOPMENT PLANS. The Developer agrees to develop the Property in accordance with the City approvals, including the terms and conditions of approval of the final plat as detailed in City Council Resolution No. 2017-076, and to construct all improvements in accordance with the approved construction plans and specifications (collectively, the "Plans") prepared by a professional engineer registered in the State of Minnesota at its sole expense. All terms and conditions of the City approvals are hereby incorporated by reference into this Agreement. The documents which constitute the Plans are those on file with and approved by the City and are listed on **Exhibit B** attached hereto. The Plans may not be modified by the Developer without the prior written approval of the City.

8. IMPROVEMENTS. In developing the Subdivision in accordance with the Plans, the Developer shall make or install at its sole expense the following public and private improvements (collectively, the "Subdivision Improvements"):

A. Grading and erosion control;
B. Sanitary sewer;
C. Water system improvements;
D. Stormwater improvements (storm sewer pipe, control structures, ponds, BMPs, etc.)
E. Streets and sidewalks;
F. Trails;
G. Underground private utilities;

H. Landscaping;

I. Street lighting and signage;

J. Intersection improvements (turn lanes, by-pass lanes, traffic control, etc.);

K. Tree preservation and reforestation;

L. Wetland mitigation and buffers; and

M. Monuments required by Minnesota Statutes.

All improvements shall be installed in accordance with the approved Plans, the City approvals, the City Code, the City's Engineering Design and Construction Standards Manual, and the City's Landscape and Irrigation Standards. The Developer shall instruct its engineer to provide adequate field inspection personnel to assure an acceptable level of quality control to the extent that the Developer's engineer will be able to certify that the construction work meets the approved Plans, the City approvals, the City Code, the City's Engineering Design and Construction Standards Manual, and the City's Landscape and Irrigation Standards as a condition of City acceptance. In addition, the City may, at the City's discretion and at the Developer's expense, have one or more City inspectors or a soil engineer inspect the Developer's work on a full or part-time basis. The Developer's engineer shall provide for on-site project management. The Developer's engineer is responsible for design changes and contract administration between the Developer and the Developer's contractor.

9. CITY ADMINISTRATION AND CONSTRUCTION OBSERVATION.

At the time of the City's approval of the final plat for the Subdivision, the Developer shall submit to the City an amount to be escrowed by the City for City administration and construction observation costs in an amount provided under paragraph 39 of this Agreement - Summary of Cash Requirements. Thereafter, the Developer shall reimburse the City each month, within 30 days of receiving an invoice, for all administration and construction observation costs incurred by the City during the construction of the Subdivision Improvements by the City's engineering, public works, planning, and landscape architecture staff and consultants. After 30 days of the invoice, the City may draw upon the escrow and stop the work on site until the escrow has been

replenished in its full amount. City administration and oversight will include monitoring of construction progress and construction observation, consultation with the Developer and the Developer's professionals on status or problems regarding the project, coordination for testing, final inspection and acceptance, project monitoring during the warranty period, and processing of requests for reduction in the Security. Construction observation shall include, at the discretion of the City, part or full time inspection of proposed public utilities and street construction. Services will be billed by the City on an hourly basis.

The direction and review provided by the City through the inspection of the Subdivision Improvements should not be considered a substitute for the Developer-required management of the construction of the Subdivision Improvements. The Developer must require the Developer's contractor(s) to furnish the City with a schedule of proposed operations at least five (5) days prior to the commencement of construction of each type of Subdivision Improvement. The City shall inspect all Developer-installed Subdivision Improvements during and after construction for compliance with the Plans, the City approvals, the City Code, the City's Engineering Design and Construction Standards Manual, and the City's Landscape and Irrigation Standards. The Developer will notify the City at such times during construction as the City requires for inspection purposes. Such inspection is pursuant to the City's governmental authority, and no agency or joint venture relationship between the City and the Developer is thereby created.

10. CONTRACTORS/SUBCONTRACTORS. City Council members, City employees, and City Planning Commission members, and corporations, partnerships, and other entities in which such individuals have greater than a twenty-five (25) percent ownership interest or in which they are an officer or director may not act as contractors or subcontractors for the Subdivision Improvements identified in Paragraph 8 above.

11. TIME OF PERFORMANCE. The Developer shall install all required Subdivision Improvements by October 31, 2017, with the exception of the final wear course of asphalt on

streets. The Developer shall install the bituminous wearing course of streets after the first course has weathered a winter season, consistent with warranty requirements, however, final acceptance of the Subdivision Improvements by the City will not be granted until all work is completed, including the final wear course. The Developer may, however, request an extension of time from the City. If an extension is granted, it shall be conditioned upon updating the Security posted by the Developer to reflect cost increases and amending this Agreement to reflect the extended completion date. Final wear course placement outside of this time frame must have the written approval of the City Engineer.

12. MAINTENANCE DURING CONSTRUCTION. The Developer shall be responsible for all maintenance of the Subdivision Improvements including the snow plowing of the streets, roads and alleys until the Subdivision Improvements are accepted by the City in writing. The developer is also responsible to locate all underground utilities until the development is accepted in writing by the City. Warning signs shall be placed by the Developer when hazards develop in streets to prevent the public from traveling on same and to direct attention to detours. If and when streets become impassable, such streets shall be barricaded and closed by the Developer. In the event residences are occupied prior to completing streets, the Developer shall maintain a smooth surface and provide proper surface drainage to ensure that the streets are passable for traffic and emergency vehicles. The Developer shall be responsible for keeping streets within and without the Subdivision clean and clear of dirt and debris that may spill, track, or wash onto the street from the Developer's operations. The Developer shall contract for street cleaning for streets within and immediately adjacent to the Subdivision. At a minimum, scraping and sweeping shall take place on a weekly basis.

Prior to the City's acceptance of the streets the City may agree, at the City's sole discretion, to keep the streets open during winter months by plowing snow. The City will consider snow plowing streets on a case by case basis and under the following conditions. 1) The

Developer must request in writing the streets in question to be plowed by the City, with such request received prior to October 1st of each winter season that plowing is requested. 2) The streets must be occupied by residences of the City. 3) For streets that do not have the bituminous wear course placed, the developer must install paved wedges along all curb lines and catch basins. 4) Gate valves and manholes must be level with the pavement surface. 5) Street curves, center medians, and other protrusions in the right-of-ways must be delineated with “High-vis” fiberglass stakes. 6) A site review must be scheduled and conducted with Public Works, and attended by the developer, to accept the streets for plowing prior to the commitment of plowing by the City. 7) The City shall not be responsible for any damage caused by snow plowing operations to the streets, curb and gutter, manholes, catch basins or other infrastructure.8) The Developer shall enter into an Agreement with the City for plowing of the streets.

13. LICENSE. The Developer hereby grants the City, its agents, employees, officers and contractors a license to enter the Property to perform all work and inspections deemed appropriate by the City in conjunction with the development of the Property and this Agreement.

14. CONSTRUCTION ACCESS. Construction traffic access and egress for grading, public utility construction, and street construction is restricted to access the Subdivision via 32nd Street North and the Village Parkway. No construction traffic is permitted on other adjacent local streets.

15. CONSTRUCTION SEQUENCE AND COMPLIANCE. The City will require the Developer to construct the Subdivision Improvements in a sequence which will allow progress and compliance points to be measured and evaluated. The Developer and the Developer’s representatives are required to supervise and coordinate all construction activities for all Subdivision Improvements and must notify the City in writing stating when the work is ready for the inspection at each of the measurable points defined in the following paragraphs.

16. EROSION CONTROL. All construction regarding the Subdivision Improvements shall be completed in a manner designed to control erosion and in compliance with the City Code, the

City's Engineering Design and Construction Standards Manual, all watershed district permits, the Minnesota Pollution Control Agency's best management practices, and other requirements including the City's permit with the Minnesota Pollution Control Agency for the municipal separate storm sewer system program. Prior to initiating any work on the site, an erosion control plan must be implemented by the Developer and inspected and approved by the City. Erosion and sediment control measures shall be coordinated with the various stages of development. The City may impose additional erosion control requirements at any stage in development as deemed necessary to maintain a compliant site. All areas disturbed for site improvements must be reseeded by the Developer promptly after the work in the area is complete unless construction of the next stage of the improvements will begin in that area within seven (7) days. The parties recognize that time is of the essence in controlling erosion.

If the Developer does not comply with the erosion control plan and schedule or supplementary instructions received from the City, the City may take such action as it deems appropriate to control erosion. The City will endeavor to notify the Developer in advance of any proposed action, but failure of the City to do so will not affect the Developer's and City's rights or obligations hereunder. If the Developer does not reimburse the City for any cost the City incurred for such work within ten (10) days, the City may draw down the Security to pay any costs. No development, utility or street construction will be allowed and no building permits will be issued by the City unless the Subdivision is in full compliance with the approved erosion control plan.

If building permits are issued prior to the acceptance of public Subdivision Improvements, the Developer assumes all responsibility for erosion control compliance throughout the Subdivision and the City may take such action as allowed by this Agreement against the Developer for any noncompliant issue as stated above. Erosion control plans for individual lots will be required in accordance with the City's building permit requirements, or as required by the City or City Engineer**.**

17. SITE GRADING. In order to construct the Subdivision Improvements and otherwise prepare the Property for development, it will be necessary for the Developer to grade the Subdivision. All grading must be done in compliance with this Agreement and the approved grading plans. Within 30 days after completion of the grading, the Developer shall provide the City with an "as built" grading plan and a certification by a registered land surveyor or engineer as required in the City's Engineering Design and Construction Standards Manual.

18. STREET AND UTILITY IMPROVEMENTS. All storm sewers, sanitary sewers, watermain, and streets, including turn lane and intersection improvements, shall be installed in accordance with the approved Plans, the City approvals, the City Code, and the City's Engineering Design and Construction Standards Manual. Curb and gutter, the first lift of the bituminous streets, sidewalks, boulevards graded, street signs installed, and all restoration work on the site shall be completed in accordance with the approved Plans. Once the work is completed, the Developer or the Developer's representative shall submit a written request to the City asking for an inspection of the initial improvements. The City will then schedule a walk- through to create a punch list of outstanding items to be completed. Upon receipt of the written punch list provided by the City, the punch list items must be completed by the Developer and the City notified to re- inspect the improvements. The final bituminous wear course shall be installed by the Developer after the first bituminous course has weathered a winter season. Prior to placement of the final bituminous wear course, the Developer shall repair or replace all broken or failing curbs, sidewalks and damaged or settled streets as determined by the City from a pre-wear course walk through inspection.

19. LANDSCAPING AND TREE REPLACEMENT IMPROVEMENTS.

A. The Developer agrees to install landscaping in accordance with the approved Plans, the City approvals, the City Code, the City's Engineering Design and Construction Standards Manual, and the City's Landscape and Irrigation Standards. All

landscaping materials such as trees, shrubs, grasses, or other vegetation installed by the Developer must be warrantied and maintained for a period of two (2) years. The two (2) year warranty period shall be deemed to start once all required landscaping identified as responsibility of Developer in the approved Plans has received acceptance by the City. The Developer agrees to have the installer of the landscaping complete an inspection thirty (30) days prior to the end of the two (2) year warranty period and provide the City with a written report identifying the condition of all landscaping. In the event any landscaping installed by the Developer is deemed to be in poor condition or dead, the Developer is to replace the landscaping with like kind materials or as otherwise approved by the City.

B. The Developer shall be responsible for maintaining regular watering, fertilizing, and over-seeding necessary to establish final lawns and yards as identified in the approved Plans for outlots, public rights-of-way, and any disturbed areas outside the Subdivision boundaries according to a landscape maintenance plan approved by the City. The Developer agrees to achieve "substantial performance" on all seeded or sodded lawns and yards disturbed during the construction of Subdivision Improvements. For the purpose of this agreement "substantial performance" shall be defined for areas seeded or sodded with a turf or lawn mix as "square foot turf areas with an average blade height of three (3) inches free of eroded, bare, or dead spots and free from perennial weeds or unwanted grasses with no visible surface soil." For areas seeded with a native grass or flower mix "substantial performance" shall be defined as "square foot native grass or flower areas with an average height of eight (8) inches free of eroded, bare, or dead spots and no visible surface soil."

C. The Developer shall follow the City of Lake Elmo "Bee Safe" policy for pesticide use as per City Council Resolution # 2015-13.

20. SIGNAGE, STREET LIGHTING AND OTHER UTILITIES. The Developer agrees to install street signs, traffic and parking signs, and pavement markings within the Subdivision all in accordance with the approved Plans and the City Engineering Design Standards Manual. Street and traffic sign details shall be submitted by the Developer to the City for approval prior to installation. In addition, the Developer shall be responsible for the cost and all coordination work to extend private utilities along with street lighting within the Subdivision all in accordance with the approved plans and right-of-way permits.

21. OWNERSHIP OF IMPROVEMENTS. Upon completion of the work and construction required by this Agreement, the Subdivision Improvements lying within public easements shall become City property. Prior to acceptance of the public Subdivision Improvements by the City, the Developer must furnish the City with a complete set of reproducible "record" plans and an electronic file of the "record" plans in accordance with the City's Engineering Design and Construction Standards Manual together with the following affidavits:

- Developer/Developer Engineer's Certificate
- Land Surveyor's Certificate

certifying that all construction has been completed in accordance with the terms of this Agreement. All necessary forms will be furnished by the City. Upon receipt of "record plans" and affidavits, and upon review and verification by the City Engineer that the public Subdivision Improvements have been completed in accordance with the terms of this Agreement, the City Engineer will accept the completed public Subdivision Improvements**.**

22. PARK DEDICATION. The Developer is required to dedicate 9.84 acres of land for public park purposes for the entire development. The Developer dedicated 3.99 acres with Easton Village 1st Addition. The Developer provided a Letter of Credit in the amount of $10,854 which represented fee in lieu of park dedication for the Easton Village 2nd Addition final plat. The Developer shall dedicate Outlots B, I and J, satisfying the remaining required 5.85 acres park land consistent with the Lake Elmo Subdivision Ordinance. Upon recording of warranty deeds for the

Outlots B, I and J, the Letter of Credit in the amount of $10,854 which represented fee in lieu of park dedication for the Easton Village 2nd Addition final plat shall be released by the City.

23. VILLAGE AREA AUAR FEE. The Developer shall be responsible for the payment of the Village Area Alternative Urban Areawide Review (AUAR) fee as adopted by the City Council with respect to the environmental review completed by the City. The Village Area Alternative Urban Areawide Review (AUAR) fee in the amount of $230.00 per REC shall be paid by the Developer prior to the City recording the final plat. The total amount to be paid by the Developer is $6,440.00

24. SANITARY SEWER AND WATER UTILITY AVAILABILITY CHARGES (SAC AND WAC). The Developer shall be responsible for the payment of all sewer availability charges (SAC) and all water availability charges (WAC) with respect to the Subdivision Improvements required by the City and any state or metropolitan government agency.

The sewer availability charge (SAC) in the amount of $3,000.00 per REC shall be paid by the Developer to the City prior to recording the final plat. The total amount to be paid by the Developer is $84,000.00.

The water availability charge (WAC) in the amount of $3,000.00 per REC shall be paid by the Developer to the City prior to recording the final plat. The total amount to be paid by the Developer is $84,000.00.

In addition, a sewer connection charge in the amount of $1,000.00 per REC, a Metropolitan Council sewer availability charge in the amount of $2,485.00 per REC, and a water connection charge in the amount of $1,000.00 per REC will be payable by the Developer and collected by the City at the time the building permit is issued for each lot.

25. STREET LIGHTS. The Developer is responsible for the cost of street light installation consistent with a street lighting plan approved by the City. Before the City signs the final plat, the Developer shall post a Security for street light installation consistent with the approved plan. The

required Security is $12,000 and consist of two (2) decorative lights at $6000 each, a Developer shall also pay the City $258 to reimburse the City for the first year operating costs for the street lights.

26. WETLAND MITIGATION. The Developer shall complete wetland mitigation/restoration in accordance with the approved Plans and in accordance with any applicable Watershed or agency permits. If the mitigation work is found to be incomplete or restoration is unsuccessful, the City may draw down the Security at any time during the warranty period to perform the work if the Developer fails to take corrective measures after being provided reasonable notice by the City.

27. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY.

A. No building permit shall be issued for any lot within the Subdivision, or within a completed phase of the Subdivision in a City preapproved phasing plan, until such time that sanitary sewer, water, storm sewer, curbing and one lift of asphalt has been installed and tested for all public streets; sidewalks have been installed; street and traffic control signs are installed; property monuments have been installed and grading as-built plans have been submitted and approved by the City. A "preapproved phasing plan" is defined as a phased construction plan that has been submitted by the Developer and approved by the City in advance of the preconstruction meeting for the Subdivision. Once the construction has started, the City will not consider revisions to the phasing plan for the purpose of issuing building permits.

B. Issuance of a single building permit for a "model home" may be authorized by the City Planning Director prior to the completion of the Subdivision Improvements described in paragraph 27 (A) above, if there is safe public access to the lot that is sufficient to allow construction to proceed and there is a grading as-built plan

approved by the City for the lot and all downstream storm water drainage facilities. However, the City will not issue a certificate of occupancy for any "model home" until all conditions identified in paragraph 27 (A) above have been completed. The Developer shall use the model home only for real estate sales purposes and no other purposes.

C. Prior to issuance of building permits, wetland buffer monuments shall be placed in accordance with the City's zoning ordinance. The monument design shall be approved by the Planning Department.

D. Breach of the terms of this Agreement by the Developer, including nonpayment of billings from the City, shall be grounds for denial of building permits, certificates of occupancy, and withholding of other permits, inspection or actions and the halting of all work in the Subdivision.

E. If building permits are issued prior to the acceptance of the public Subdivision Improvements by the City, the Developer assumes all liability and costs resulting in delays in completion of public Subdivision Improvements and damage to public Subdivision Improvements caused by the City, Developer, the Developer's contractors, subcontractors, materialmen, employees, agents, or any third parties.

F. No sewer and water connection permits may be issued until the streets needed for access have been paved with a bituminous surface and the utilities are tested and approved by the City Engineer.

28. RESPONSIBILITY FOR COSTS.

A. In the event that the City receives claims from labor, materialmen, or others that work required by this Agreement has been performed and the amounts due to them have not been paid, and the laborers, materialmen, or others are seeking payment from the City, the Developer hereby authorizes the City to commence an Interpleader

action pursuant to Rule 22, Minnesota Rules of Civil Procedure for the District Courts, to draw upon the Security in an amount up to 125 percent of the claim(s) and deposit the funds in compliance with the Rule, and upon such deposit, the Developer shall release, discharge, and dismiss the City from any further proceedings as it pertains to the letter of credit deposited with the District Court, except that the Court shall retain jurisdiction to determine attorneys' fees pursuant to this Agreement.

B. Except as otherwise specified herein, the Developer shall pay all costs incurred by it or the City in conjunction with the development of the Subdivision, including but not limited to legal, planning, engineering, and inspection expenses incurred in connection with the City's approval and acceptance of the plat and the Subdivision, the preparation of this Agreement, the City's review of construction plans and documents, and all costs and expenses incurred by the City in monitoring and inspecting development of the Subdivision. All amounts incurred and due to the City at the time of the recording of the final plat must be fully paid by the Developer prior to the City executing and releasing the final plat for recording.

C. The Developer shall hold the City and its officials, employees, and agents harmless from claims made by itself and third parties for damages sustained or costs incurred resulting from the City's approval of the plat and the development of the Subdivision. The Developer shall indemnify the City and its officials, employees, and agents for all costs, damages, or expenses which the City may pay or incur in consequence of such claims, including attorneys' fees.

D. The Developer shall reimburse the City for costs incurred in the enforcement of this Agreement, including reasonable engineering and attorneys' fees.

E. The Developer shall pay, or cause to be paid when due, and in any event before any penalty is attached, all special assessments referred to in this Agreement. This is a personal obligation of the Developer and shall continue in full force and effect even

if the Developer sells one or more lots, the entire Property, or any portion of it.

The Developer shall pay in full all bills submitted to it by the City for obligations incurred under this Agreement within thirty (30) days after receipt. Bills not paid within thirty (30) days shall be assessed a late fee per the City adopted fee schedule. Upon request, the City will provide copies of detailed invoices of the work performed by the City and its consultants.

29. RAILROAD CROSSING IMPROVEMENTS. The Developer shall be required to pay for a portion of the costs to secure, build and install a public rail crossing at the location shown in Exhibit B to specifications required by the City, the Minnesota Department of Transportation, the Union Pacific Rail Road and any other regulatory agency having jurisdiction over the crossing and the track in accordance with the specifications of the City of Lake Elmo. The Developer's portion of these costs shall be calculated based on the percentage of the overall number of Residential Equivalency Connection (REC) units planned for developments that will directly access the Village Parkway minor collector road between Washington County Highway 14 and 30th Street divided by the estimated overall project costs. The City will request that all future development projects connecting directly to Village Parkway contribute towards said crossing improvement. The Developer shall provide all property in fee and/or easements as required by the City necessary to establish the railroad crossing. The Developer paid $63,000 out of the estimated $193,000 to the City for its share of the estimated cost railroad crossing improvements with the final plat of Easton Village 1st Addition. The Developer paid $16,902 with the final plat of Easton Village 2nd Addition.

A. The amount of the cash payment for Easton Village 3rd Addition shall be $24,897 which was calculated as follows: $193,000 (Easton Village's share of the estimated project costs multiplied by 12.9% (28 Lots / 217 Lots in all phases) = $24,897.

B. The calculation for future railroad crossing costs has been determined as follows:

Parcel ID(s)	Percentage	Total Costs

Easton Village 13.029.21.14.0002 13.029.21.42.0001 13.029.21.41.0001 13.029.21.13.0001	38.6%	$193,000
13.029.21.43.0004 13.029.21.44.0002	17.8%	$89,000
13.029.21.12.0001 13.029.21.14.0002	30.2%	$151,000
13.029.21.24.0001	13.4%	$67,000
Totals	100%	$500,000

C. If the construction amount of the railroad crossing installation exceeds $500,000, the additional cost shall be allocated proportionally to the parcels listed above upon consent of all property owners and the City. The City may participate in the additional costs of construction of the railroad crossing if it is deemed to be necessary as a matter of public safety.

30. CITY PAYMENTS. The City shall reimburse the Developer in the amount of $3,960 for oversizing costs associated with the installation of 8 inch water main as identified on the Plans. City payments shall be made within thirty (30) days of the City's final acceptance of the Improvements, but only if the Developer is not in default to this Contract. This payment by the City shall be the City's only responsibility with regard to construction of the Improvements and in no case shall act as a waiver of any other right of the City under this Contract or under applicable laws, ordinances or rules.

31. SPECIAL PROVISIONS. The following special provisions shall apply to the Subdivision:

A. Implementation of the recommendations listed in the May 25 2017, Engineering memorandum.

B. The Developer shall install a temporary turnaround on the north end of Lilac Avenue

N to remain until it Lilac Avenue N is extended to the north with the future phase of the Easton Village development.

C. The Developer shall install a temporary road access a from 33rd Street North to the Village Parkway to remain until Outlot C, Easton Village 3rd Addition is platted into lots.

D. The Developer must obtain a sign permit from the City Building Official prior to installation of any subdivision identification signs.

E. The Developer shall enter into a Landscape License Agreement with the City that clarifies the individuals or entities responsible for maintenance of any landscaping installed in areas outside of land dedicated as public park and open space on the final plat.

32. MISCELLANEOUS.

A. The Developer may not assign this Agreement without the written permission of the City Council. The Developer's obligations hereunder shall continue in full force and effect even if the Developer sells one or more lots, the entire Property, or any portion of it.

B. Retaining walls that require a building permit shall be constructed in accordance with plans and specifications prepared by a professional engineer licensed by the State of Minnesota. Following construction, a certification signed by the design engineer shall be filed with the City Engineer evidencing that the retaining wall was constructed in accordance with the approved Plans. All retaining walls identified on the Plans or by special conditions referred to in this Agreement shall be constructed before any other building permit is issued for a lot on which a retaining wall is required to be built.

C. Legal documents regarding homeowner association documents, covenants, and

restrictions shall be submitted to the City prior to recording of the final plat for review and approval by the City Attorney.

D. The Developer shall take out and maintain or cause to be taken out and maintained until six (6) months after the City has accepted the public Subdivision Improvements, public liability and property damage insurance covering personal injury, including death, and claims for property damage which may arise out of Developer's work or the work of its subcontractors or by one directly or indirectly employed by any of them.

   Limits for bodily injury and death shall be not less than $500,000 for one person and $1,500,000 for each occurrence; limits for property damage shall be not less than $200,000 for each occurrence; or a combination single limit policy of $1,500,000 or more. The City shall be named as an additional insured on the policy, and the Developer shall file with the City a certificate of insurance evidencing coverage prior to the City signing the plat. The certificate shall provide that the City must be given thirty (30) days' advance written notice of the cancellation of the insurance.

E. Third parties shall have no recourse against the City under this Agreement.

F. If any portion, section, subsection, sentence, clause, paragraph, or phrase of this Agreement is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this Agreement.

G. The action or inaction of the City shall not constitute a waiver or amendment to the provisions of this Agreement. To be binding, amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

H. This Agreement shall run with the land and may be recorded against the title to the

Property at the Developer's expense. The Developer covenants with the City, its successors and assigns, that the Developer has fee title to the Property being final platted and has obtained consents to this Agreement, in the form attached hereto, from all parties who have an interest in the Property, including, but not limited to, mortgagees; that there are no unrecorded interests in the Property being final platted; and that the Developer will indemnify and hold the City harmless for any breach of the foregoing covenants.

I. Each right, power or remedy herein conferred upon the City is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, available to City, at law or in equity, or under any other agreement, and each and every right, power and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power or remedy.

J. The Developer represents to the City that the Subdivision and the Subdivision Improvements comply or will comply with all City, County, metropolitan, state, and federal laws and regulations, including but not limited to: subdivision ordinances, zoning ordinances, and environmental regulations. If the City determines that the Subdivision is not in compliance, the City may, at its option, refuse to allow construction or development work in the Subdivision until it is brought into compliance. Upon the City's demand, the Developer shall cease work until there is compliance.

33. EVENTS OF DEFAULT. The following shall be "Events of Default" under this Agreement and the term "Event of Default" shall mean, whenever it is used in this Agreement, any one or more of the following events:

A. Subject to unavoidable delays, failure by the Developer to commence and complete

construction of the public Subdivision Improvements pursuant to the terms, conditions and limitations of this Agreement.

B. Failure by the Developer to substantially observe or perform any material covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement.

34. REMEDIES ON DEFAULT. Whenever any Event of Default occurs, the City, subject to any rights of third parties agreed to by the City pursuant to this Agreement, or otherwise by written, executed instrument of the City, may take any one or more of the following:

A. The City may suspend its performance under the Agreement until it receives assurances from the Developer, deemed adequate by the City, that Developer will cure its default and continue its performance under the Agreement. Suspension of performance includes the right of the City to withhold permits including, but not limited to, building permits.

B. The City may initiate such action, including legal or administrative action, as is necessary for the City to secure performance of any provision of this Agreement or recover any amounts due under this Agreement from the Developer, or immediately draw on the Security, as set forth in this Agreement.

35. ENFORCEMENT BY CITY; DAMAGES. The Developer acknowledges the right of the City to enforce the terms of this Agreement against the Developer, by action for specific performance or damages, or both, or by any other legally authorized means. In the event of a default by the Developer as to construction or repair of any of the Subdivision Improvements or any other work or undertaking required by this Agreement, the City may, at its option, perform the work and the Developer shall promptly reimburse the City for any expense incurred by the City. This Agreement is a license for the City to act, and it shall not be necessary for the City to seek an order from any court for permission to enter the Subdivision for such purposes. If the City

does such work, the City may, in addition to its other remedies, levy special assessments against the land within the Subdivision to recover the costs thereof. For this purpose, the Developer, for itself and its successors and assigns, expressly waives any and all procedural and substantive objections to the special assessments, including, but not limited to, hearing requirements, and any claim that the assessments exceed the benefit to the land so assessed. The Developer, for itself and its successors and assigns, also waives any appeal rights otherwise available pursuant to Minnesota Statutes Section 429.081.

The Developer also acknowledges that its failure to perform any or all of the Developer's obligations under this Agreement may result in substantial damages to the City; that in the event of default by the Developer, the City may commence legal action to recover all damages, losses and expenses sustained by the City; and that such expenses may include, but are not limited to, the reasonable fees of legal counsel employed with respect to the enforcement of this Agreement.

36. WARRANTY. During the warranty period, the Developer warrants that all Subdivision Improvements will be free from defects and that they will continue to meet all technical specifications and standards. During the warranty period, the Developer agrees to repair or replace any Subdivision Improvement, or any portion or element thereof, which shows signs of failure, normal wear and tear excepted. If the Developer fails to repair or replace a defective Subdivision Improvement during the warranty period, the City may repair or replace the defective portion and may use the Security to reimburse itself for such costs. The Developer agrees to reimburse the City fully for the cost of all Subdivision Improvement repair or replacement if the cost thereof exceeds the remaining amount of the Security. Such reimbursement must be made within 45 days of the date upon which the City notifies the Developer of the cost due under this paragraph. The Developer hereby agrees to permit the City to specially assess any unreimbursed costs against any lots in the Subdivision which have not been sold to home buyers if the Developer fails to make required payments to the City. The Developer, on behalf of itself and its successors

and assigns, acknowledges the benefit to the lots within the Subdivision of the repair or replacement of the Subdivision Improvements and hereby consents to such assessment and waives the right to a hearing or notice of hearing or any appeal thereon under Minnesota Statutes, Chapter 429.

A. The required warranty period for all work relating to the public sewer and water shall be two (2) years from the date of final written City acceptance of the work.

B. The required warranty period for all work relating to street construction, including concrete curb and gutter, sidewalks and trails, materials and equipment shall be subject to one (1) year from the date of final written acceptance of the work.

C. The required warranty period for sod, trees, and landscaping is two (2) years from the date of final written City acceptance of the installation.

37. SUMMARY OF SECURITY REQUIREMENTS. To guarantee compliance with the terms of this Agreement, payment of special assessments, payment of the costs of all public Subdivision Improvements, and construction of all public Subdivision Improvements, the Developer shall furnish the City with an irrevocable letter of credit or a cash escrow or a combination of a cash escrow and letter of credit (the "Security") in the amount of $**1,104,400**. The bank originating the letter of credit shall be determined by the City to be solvent and creditworthy. The letter of credit shall substantially be in the form attached to this Agreement and must be approved by the City. The amount of the Security was calculated as itemized on Exhibit C. If at any time the City reasonably determines that the bank issuing the letter of credit no longer satisfies the City's requirements regarding solvency and creditworthiness, the City shall notify the Developer and the Developer shall provide to the City within 45 days a substitute for the letter of credit from another bank meeting the City's requirements. If the Developer fails to provide the City within 45 days with a substitute letter of credit from an issuing bank satisfactory to the City, the City may draw under the existing letter of credit.

This breakdown is for historical reference; it is not a restriction on the use of the Security. The City may draw down the Security, without notice, for any violation of the terms of this Agreement or if the Security is allowed to lapse prior to the end of the required term. If the required public Subdivision Improvements are not completed at least thirty (30) days prior to the expiration of the Security, the City may also draw it down. If the Security is drawn down, the proceeds shall be used by the City to cure the default.

38. REDUCTION OF SECURITY. Upon written request by the Developer and upon receipt of proof satisfactory to the City Engineer that work has been completed in accordance with the approved Plans and the terms of this Agreement and that all financial obligations to the City have been satisfied, the City Engineer may approve reductions in the Security in the following instances:

A. Upon completion of grading operations, including temporary site restoration. The Developer must submit an as-built grading survey to the City that at a minimum establishes the as-built grades at all lot corners and downstream drainage conveyance systems and storm water ponds. Upon inspection of the site and approval of the as-built survey by the City, one hundred (100) percent, or $245,306, of the Security associated with grading may be released. This Security reduction does not include amounts related to erosion and sedimentation control.

B. Up to 75 percent of the Security associated with the itemization on Exhibit C may be released upon completion of the following key milestones of the project as determined by the City Engineer:

1. Construction Categories 2 and 3: The amount of $231,200 may be released when all sanitary sewer and watermain utilities have been installed, all testing and televising has been successfully completed, sanitary sewer as-built inverts have been verified, and the utilities are considered ready for use by the City Engineer.

2. Construction Categories 4 and 5: The amount of $258,617 may be released when all streets, sidewalks, and storm sewer have been installed and tested, and have been found to be complete to the satisfaction of the City Engineer including all corrective work for any identified punch list items and including verification of storm sewer as-built inverts, but not including the final wear course.

3. Construction Categories 6-10 and 14-17: The amount of $62,092 may be released when all remaining Developer's obligations under this Agreement have been completed including: (1) bituminous wear course; (2) street lighting and private utilities; (3) trails; (4) bio retention facilities; (5) iron monuments for lot corners have been installed; (3) all financial obligations to the City satisfied; (4) the required "record" plans in the form of the City standards have been received and approved by the City; and (5) the public Subdivision Improvements are accepted by the City Engineer and the City Council.

4. Construction Categories 11, 12 and 13: The amount of $92,412 may be released when landscaping Subdivision Improvements have been installed to the satisfaction of the City Landscape Architect including all corrective work for any identified punch list items.

C. Twenty-five (25) percent of the original Security amount, excluding grading and landscaping improvements shall be retained until: (1) all Subdivision Improvements have been fully completed and accepted by the City, including all corrective work and warranty punch list items; (2) all financial obligations to the City have been satisfied; and (3) the warranty period has expired.

D. Twenty-five percent (25%) of the original Security amount associated with landscaping shall be retained by the City until: (1) all landscaping Subdivision Improvements have been fully completed and accepted by the City, including all

corrective work and warranty punch list items being completed by the Developer; (2) all financial obligations to the City have been satisfied; and (3) the warranty period has expired.

E. In addition to the above project milestone based Security reductions, the Developer may submit a written request and upon receipt of proof satisfactory to the City Engineer that work is progressing in accordance with the approved Plans and the terms of this Agreement and that all financial obligations to the City have been satisfied, the City Engineer may approve a one-time reduction in the Security for Construction Categories 2-5 in an amount not to exceed fifty (50) percent of the initial Security amount.

F. It is the intent of the parties that the City at all times have available to it Security in an amount adequate to ensure completion of all elements of the Subdivision Improvements and other obligations of the Developer under this Agreement, including fees or costs due to the City by the Developer. To that end and notwithstanding anything herein to the contrary, all requests by the Developer for a reduction or release of the Security shall be evaluated by the City in light of that principle.

39. SUMMARY OF CASH REQUIREMENTS. The following is a summary of the cash requirements under this Agreement which must be paid to the City prior to recording the final plat:

Sewer Availability Charge (SAC):	$84,000
Water Availability Charge (WAC):	$84,000
Park Dedication	N/A
AUAR Fee:	$6,440
Railroad Crossing Improvement Contribution:	$24,897
Special Assessments Due:	$0
Street Light Operating Fee:	$258
City Base Map Upgrading ($25.00 per REU):	$700
City Engineering Administration Escrow:	$50,000
TOTAL CASH REQUIREMENTS:	**$ 250,295**

40. NOTICES. Required notices to the Developer shall be in writing, and shall be either hand delivered to the Developer, its employees or agents, or mailed to the Developer by certified mail at the following address: 2140 County Rd 42 W, Burnsville, MN 55337. Notices to the City shall be in writing and shall be either hand delivered to the City Administrator, or mailed to the City by certified mail in care of the City Administrator at the following address: Lake Elmo City Hall, 3800 Laverne Avenue N. Lake Elmo, Minnesota 55042.

41. EVIDENCE OF TITLE. Developer shall furnish the City with evidence of fee ownership of the property being platted by way of an attorney's title insurance policy dated not earlier than thirty (30) days prior to the execution of the plat.

42. COMPLIANCE WITH LAWS. The Developer agrees to comply with all laws, ordinances, regulations, and directives of the state of Minnesota and the City applicable to the Subdivision. This Agreement shall be construed according to the laws of the Minnesota.

43. SEVERABILITY. In the event that any provision of this Agreement shall be held invalid, illegal, or unenforceable by any court of competent jurisdiction, such holding shall pertain only to such section and shall not invalidate or render unenforceable any other provision of this Agreement.

44. NON-WAIVER. Each right, power, or remedy conferred upon the City by this Agreement is cumulative and in addition to every other right, power or remedy, express or implied, now or hereafter arising, or available to the City at law or in equity, or under any other agreement. Each and every right, power, and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and shall not be a waiver of the right to exercise at any time thereafter any other right, power, or remedy. If either party waives in writing any default or nonperformance by the other party, such waiver shall be deemed to apply only to such event and shall not waive any other prior or subsequent default.

45. COUNTERPARTS. This Agreement may be executed simultaneously in any number of counterparts, each of which shall be an original and shall constitute one and the same Agreement.

CITY OF LAKE ELMO

By: _____

Its: Mayor

By: _____

Its: City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF WASHINGTON)

The foregoing instrument was acknowledged before me this ___ day of _____, 2017, by Mike Pearson and Julie Johnson, the Mayor and City Clerk, respectively, of the City of Lake Elmo, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
NOTARY PUBLIC

Chase Development Inc

By: _____

Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___, day of _____, 2017, by _____, the _____of _____.

_____
NOTARY PUBLIC

DRAFTED BY:
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042
(651) 747-3901

FEE OWNER CONSENT TO DEVELOPMENT AGREEMENT

_____, fee owners of all or part of the subject property, the development of which is governed by the foregoing Development Agreement, affirm and consent to the provisions thereof and agree to be bound by the provisions as the same may apply to that portion of the subject property owned by them.

Dated this_____day of_____, 2017.

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2017.

_____
NOTARY PUBLIC

DRAFTED BY:
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042
(651) 747-3901

MORTGAGE CONSENT TO DEVELOPMENT AGREEMENT

_____, which holds a mortgage on the Property, the development of which is governed by the foregoing Development Agreement, agrees that the Development Agreement shall remain in full force and effect even if it forecloses on its mortgage.

Dated this_____day of_____, 2017.

_____

_____

STATE OF MINNESOTA)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this ___ day of _____, 20017, by _____.

_____
NOTARY PUBLIC

DRAFTED BY:
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042
(651) 747-3901

CONTRACT PURCHASER CONSENT TO DEVELOPMENT AGREEMENT

_____,
which/who has a contract purchaser's interest in all or part of the Property, the development of which is governed by the foregoing Development Agreement, hereby affirms and consents to the provisions thereof and agrees to be bound by the provisions as the same may apply to that portion of the Property in which there is a contract purchaser's interest.

Dated this ___ day of _____, 2017.

_____

_____

STATE OF MINNESOTA)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2017, by _____.

_____
NOTARY PUBLIC

DRAFTED BY:
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042
(651) 747-3901

EXHIBIT A TO
DEVELOPMENT CONTRACT

Legal Description of Property Being Final Platted as:

Outlot F, Easton Village, Washington County, Minnesota, according to the recorded plat thereof, excepting all that part of Easton Village 2nd Addition, Washington County, Minnesota

EXHIBIT B TO
DEVELOPMENT CONTRACT

List of Plan Documents

The following documents prepared by Erickson Civil, and Pioneer Engineering, collectively constitute the Plans:

THOSE DOCUMENTS BY AS FOLLOWS:

SHEET	TITLE	REVISION DATE
C1	Title Sheet	
C2-C4	Existing Conditions	
C5	Grading Standard Plan Notes	
C6-C8	Erosion Control and Site Restoration Plan	
C9-C11	Grading Plan	
C12	Site Layout, Lighting and Signing Plan	
C13-C14	Street Plan and Profile	
C15-C16	Sanitary Sewer & Watermain Plan & Profile	
C17	Storm Sewer Plan & Profile	
C18-C25	Details	
L1	Landscape Plan	
L2	Landscape Plan Details	

EXHIBIT C TO
DEVELOPMENT CONTRACT

Subdivision Improvements Cost/Security Amount Estimate

	CONSTRUCTION CATEGORY	COST	125%
1	Grading	$ 196,245	$ 245,306
2	Sanitary Sewer	$ 118,179	$ 147,724
3	Watermain	$ 128,435	$ 160,544
4	Storm Sewer *(includes pond structures and outfall pipes)*	$ 118,267	$ 147,834
5	Streets and Sidewalks	$ 157,590	$ 196,988
6	Trails	$ 14,600	$ 18,250
7	Surface Water Facilities *(ponds, infiltration basins, other BMPs)*	$ -	$ -
8	Street Lighting	$ 48,000	$ 60,000
9	Street and Traffic Signs	$ 1,850	$ 2,313
10	Private Utilities *(electricity, natural gas, telephone, and cable)*	N/A	$ N/A
11	Landscaping Improvements	$ 98,573	$ 123,216
12	Tree Preservation and Restoration	N/A	$ N/A
13	Wetland Mitigation and Buffers	N/A	$ N/A
14	Monuments	$ 2,800	$ 3,500
15	Erosion and Sedimentation Control	$ 29,982	$ 37,477
16	Miscellaneous Facilities	N/A	N/A
17	Developer's Record Drawings	$ 5,000	$ 6,250
	TOTALS	**$ 888,520**	**$ 1,104,400**

FORM OF IRREVOCABLE LETTER OF CREDIT

No._____

Date: _____

TO: City of Lake Elmo

Dear Sir or Madam:

We hereby issue, for the account of (Name of Developer) and in your favor, our Irrevocable Letter of Credit in the amount of $_____ available to you by your draft drawn on sight on the undersigned bank.

The draft must:

a) Bear the clause, "Drawn under Letter of Credit No._____, dated _____, 20___, of (Name of Bank)";

b) Be signed by the Mayor or City Administrator of the City of Lake Elmo.

c) Be presented for payment at (Address of Bank), on or before 4:00 p.m. on November 30, 20___.

This Letter of Credit shall automatically renew for successive one-year terms unless, at least forty-five (45) days prior to the next annual renewal date (which shall be November 30 of each year), the Bank delivers written notice to the Lake Elmo City Administrator that it intends to modify the terms of, or cancel, this Letter of Credit. Written notice is effective if sent by certified mail, postage prepaid, and deposited in the U.S. Mail, at least forty-five (45) days prior to the next annual renewal date addressed as follows: City Administrator, City Hall, 3800 Laverne Ave. N. Lake Elmo Minnesota 55042 and is actually received by the City Administrator at least thirty (30) days prior to the renewal date.

This Letter of Credit sets forth in full our understanding which shall not in any way be modified, amended, amplified, or limited by reference to any document, instrument, or agreement, whether or not referred to herein.

This Letter of Credit is not assignable. This is not a Notation Letter of Credit. More than one draw may be made under this Letter of Credit.

This Letter of Credit shall be governed by the most recent revision of the Uniform Customs and Practice for Documentary Credits, International Chamber of Commerce Publication No. 500.

We hereby agree that a draft drawn under and in compliance with this Letter of Credit shall be duly honored upon presentation.

BY: _____

Its _____

THE CITY OF LAKE ELMO

STAFF REPORT

DATE: July 18, 2017
REGULAR
ITEM #: 21

AGENDA ITEM: Paving of Library Parking Lot
TO: Mayor and City Council
SUBMITTED BY: Kristina Handt, City Administrator

BACKGROUND:
In November 2015, the City Council approved paving the parking lot at the library for a cost of $77,200. The library did not agree with this recommendation.

In 2016, the City Council approved contributing 50% of the cost of a new parking lot design and walkway net of any grant funding. Estimated project cost then was $113,000. The library had sought a grant from Valley Branch Watershed District and Anderson Foundation; neither of which were approved.

In May 2017, the Library Board recommended and the Council approved having the City pay for the paving of the parking lot at the library as part of the agreement to rejoin Washington County. The library board met on July 13th and discussed the options below but did not make a final decision. Library representatives will be at the Council meeting.

ISSUE BEFORE COUNCIL:
Who should the Council award the bid to contingent upon Library Board approval?

PROPOSAL:
The library's consultant advertised for bids for the option approved in 2016. The following is a summary of the results.

Bidder	Site Improvements	Deduct for Parking Lot	Addition for Granular Base
Pember Companies, Inc	$246,250	$160,000	$13,300
Buck Blacktop Inc	$217,390	$123,000	$24,500
ShaneCon	$224,239	$160,795	$23,965
6 Urban Companies	$247,000	$153,000	$9,000

Staff asked the City Engineer to obtain quotes for paving the parking lot consistent with the 2015 proposal approved by Council. Two quotes were received as follows:

1. Miller Excavating, Inc. $71,401.80.
2. Hardrives, Inc. $96,914.36.

FISCAL IMPACT:
The fiscal impact is dependent upon the option above chosen by the Council. It could range from $71,401.80-$241,890. In addition, a few thousand dollars would be needed for site staking regardless of which option above is chosen.

Staff would propose having one third of the cost paid for from the Park Dedication Fund as this parking lot will be used by people at Lions Park. The other two thirds could be funded from the City Facilities Fund, which is projected to have a balance of $258,500 by 12/31/17.

OPTIONS:

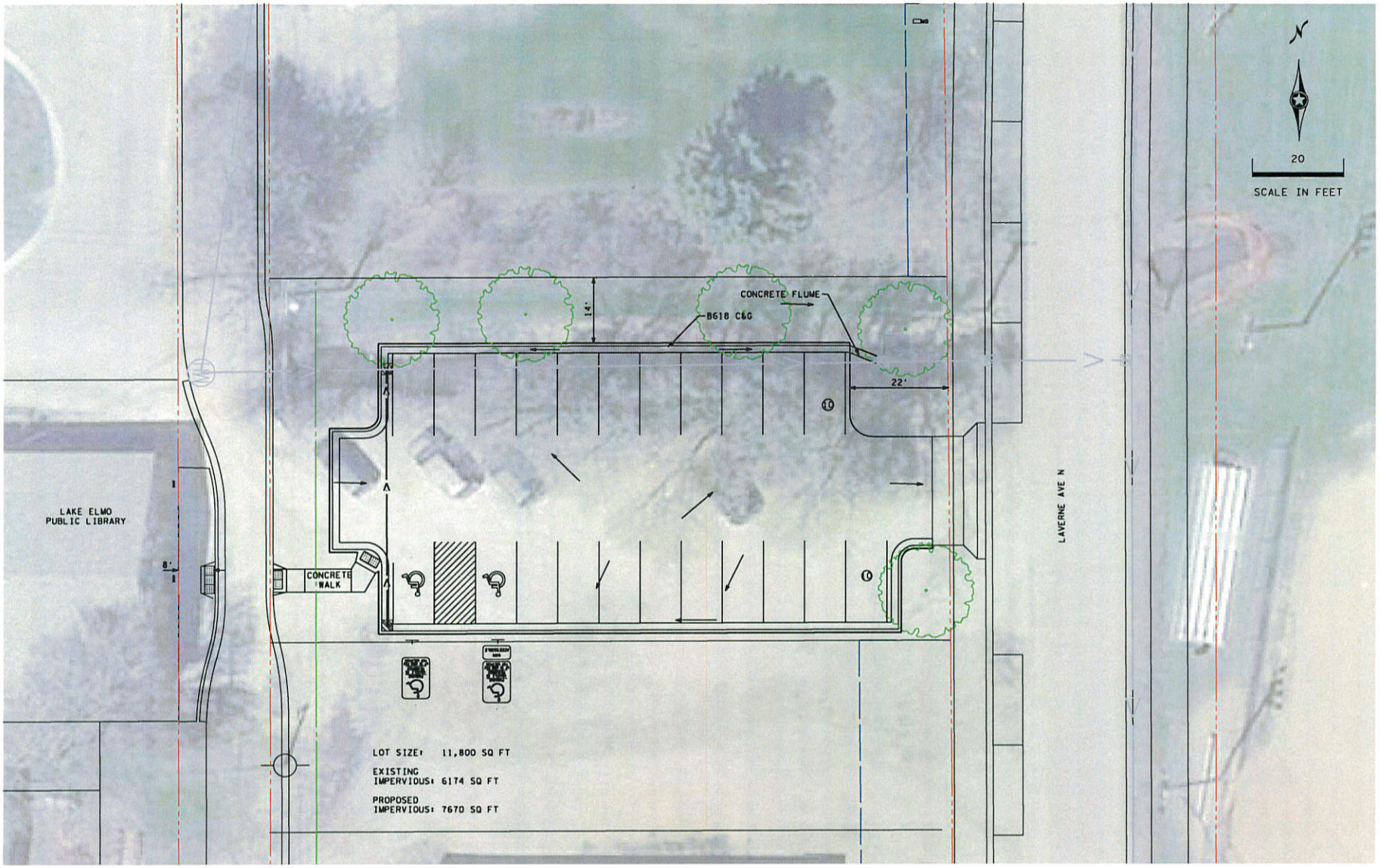
1) Award the parking lot paving project to Miller Excavating Inc for $71,401.80 and approve an additional amount of $4,600 for pre-construction site work and construction observation.
2) Award the parking lot improvement project to Buck Blacktop Inc for $147,500 and approve an additional amount of $4,600 for pre-construction site work and construction observation.
3) Award the library improvement project to Buck Blacktop Inc for $241,890 and approve an additional amount of $4,600 for pre-construction site work and construction observation.

RECOMMENDATION:

Motion to award the parking lot paving project to Miller Excavating Inc for $71,401.80 and approve an additional amount of $4,600 for pre-construction site work and construction observation contingent upon library board approval.

ATTACHMENTS:

- Lake Elmo Library Parking Lot Layout 11-4-15
- Lake Elmo Library Concept plan by Confluence March 2016
- Lake Elmo Library Site Improvements by Confluence 2017



SEH
PHONE: (651)490-2000
3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110

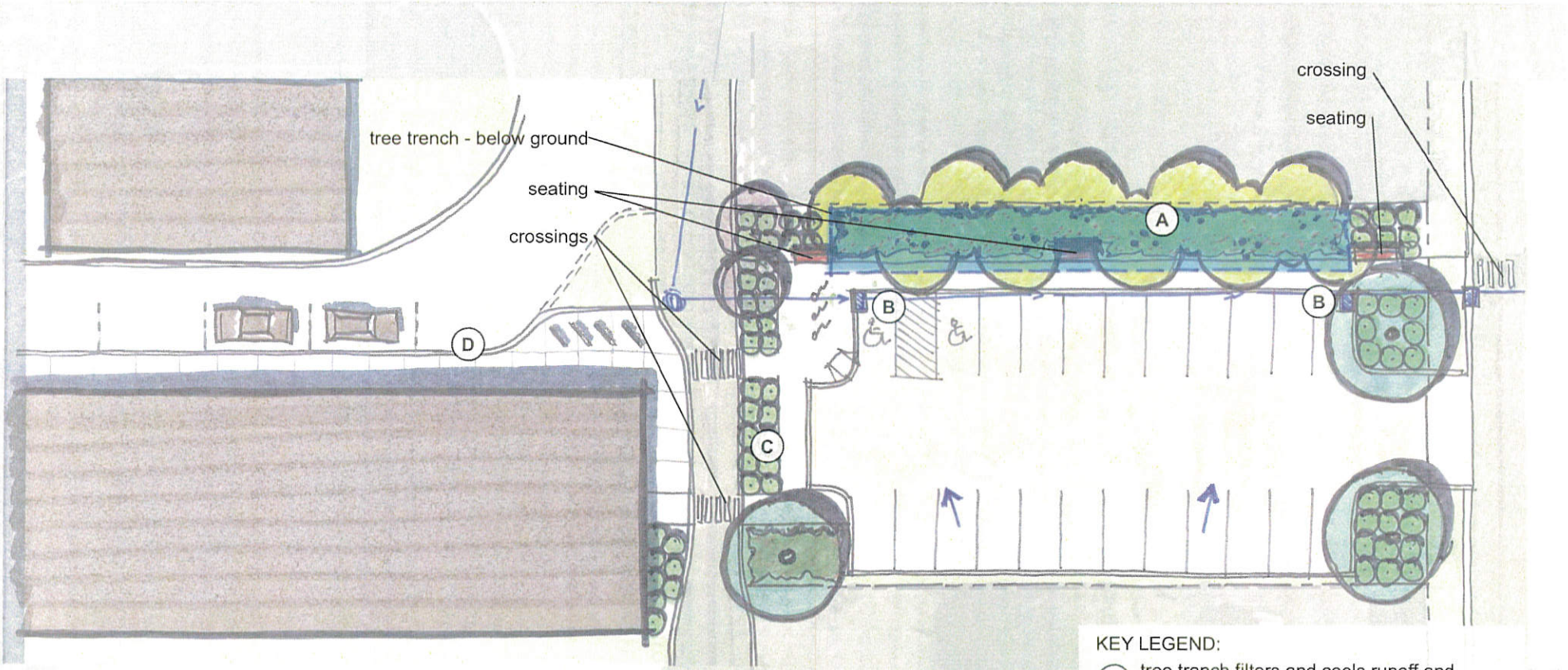
LAKE ELMO PUBLIC LIBRARY
PARKING LOT LAYOUT
11-4-15

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Default



Revised parking lot and entry drive to capture stormwater and create enhance pedestrian environment. A tree trench will capture and store stormwater for infiltration and reuse by landscaping above.

- Approx. 1,700 cf + of treatment volume in tree trench
- Pedestrian connection from Lake Elmo Ave. to Lion's Park
- Potential to capture adjacent streets
- Benches, lighting, and furnishings improve pedestrian areas

KEY LEGEND:

- (A) tree trench filters and cools runoff and provides irrigation for landscaping
- (B) pretreatment catch basins protect tree trench and improves maintenance
- (C) additional landscaping for traffic calming and aesthetics
- (D) walkway, additional library parking, and bike racks enhance pedestrian connections

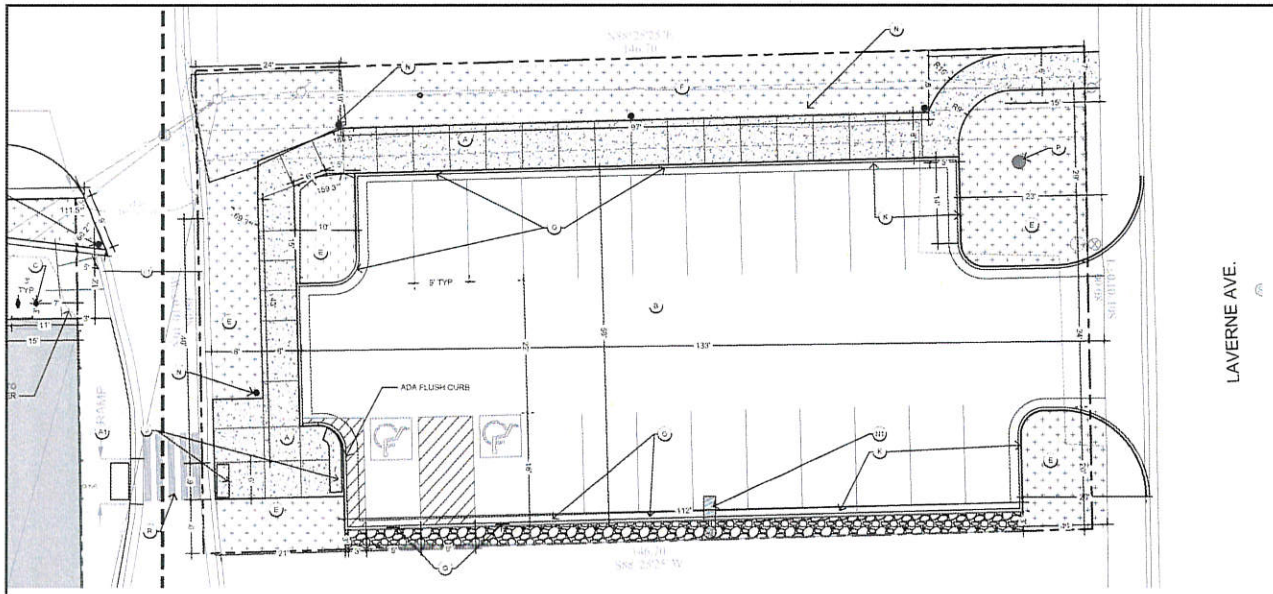
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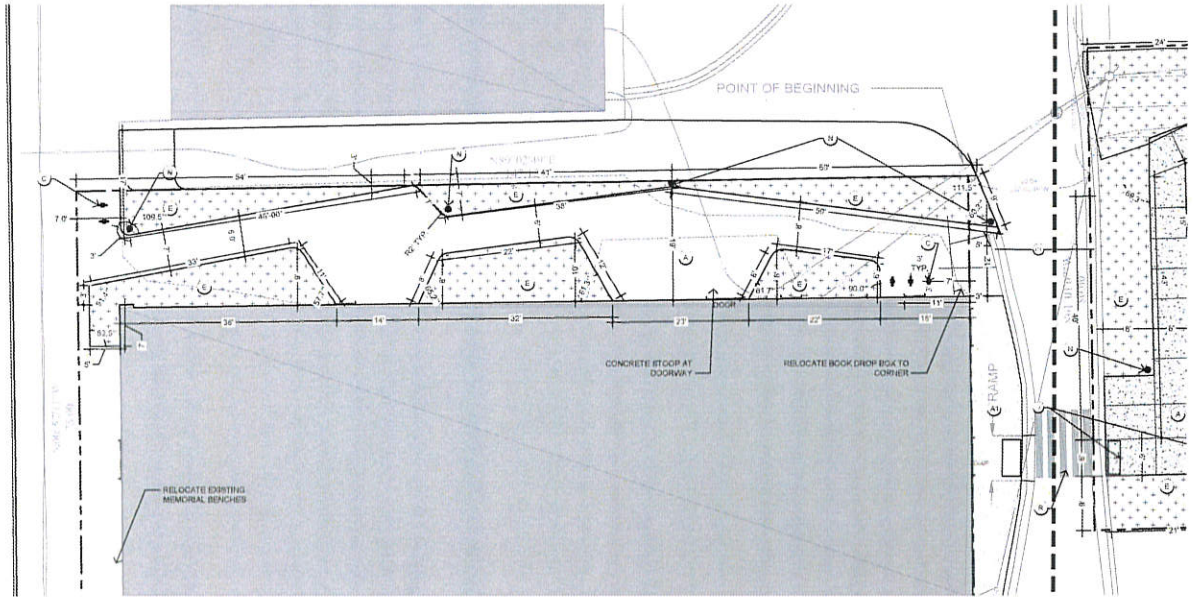
CONCEPT B

LAKE ELMO LIBRARY - TREE TRENCH AND WALKWAY

CONFLUENCE

MARCH 2016



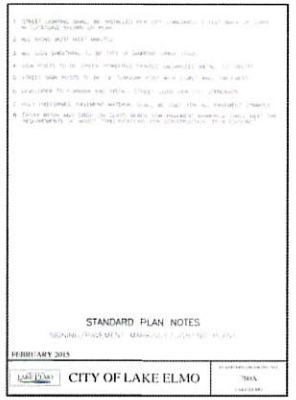


KEYNOTES:

- (A) PROPOSED CONCRETE WALK
- (B) PROPOSED BITUMINOUS PAVEMENT
- (C) BIKE RACK, SEE LS500
- (D) DREDGER RIPRAP, SEE CIVIL
- (E) PLANT BED, SEE LANDSCAPE PLAN
- (F) RAIN GARDEN, SEE LS450
- (J) PROPOSED PED. RAMP, SEE LS505
- (A1) EXISTING CONCRETE WALK
- (A2) CONCRETE WALK - BY OTHERS
- (K) PROPOSED CURB & GUTTER
- (A3) EXISTING CURB & GUTTER
- (M) LIGHTED BOLLARD
- (E1) LED PARKING LIGHT
- (G) B612 CURB AND GUTTER, CITY STANDARD
- (P) OVERFLOW CATCH BASIN, SEE CIVIL
- (Q) A.D.A. PARKING SIGNAGE
- (R) PEDESTRIAN STRIPING

LEGEND:

- LANDSCAPE AREA
- CONCRETE WALKWAY
- CLASS 7 DRESSER TOP RAP



CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
500 N. THIRD STREET, SUITE 120
MINNEAPOLIS, MN 55401
PH: 612.333.3762

CIVIL ENGINEER
PELLINEN PROFESSIONAL SERVICES
4310 VERNON AVE S
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CONTACT: STEVE PELLINEN

LAKE ELMO PUBLIC LIBRARY SITE IMPROVEMENTS

LAKE ELMO PUBLIC LIBRARY
LAKE ELMO AVE. N. / MN

REVISION SCHEDULE

BY	DATE	DESCRIPTION
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SITE LAYOUT

CONFLUENCE PROJECT NO 15055MN

LS300

Plotted: 4/30/2015 9:52:28 AM | Xref: C:\Users\Steve\Documents\Lake Elmo Library\Drawings\Site\Site - Architectural.dwg | Layout: LS300 | Plotted by: Steve Pellinen

THE CITY OF LAKE ELMO

STAFF REPORT

DATE: July 18, 2017
REGULAR
ITEM #: 23

AGENDA ITEM: Bee Safe Resolution Amendment and Integrated Pest Management Plan
TO: Mayor and City Council
SUBMITTED BY: Kristina Handt, City Administrator

BACKGROUND:

In 2015, the City Council adopted a Bee Safe City Resolution that listed the following actions:

1. The City shall undertake its best efforts to become a Bee-Safe City by undertaking the best management practices in the use of plantings and pesticides in all public places within the City.
2. The City shall refrain from the use of systemic pesticides and systemic insecticides on City owned property including pesticides from the neonicotinoid family.
3. The City shall undertake its best efforts to plant flowers favorable to bees and other pollinators in the City's public spaces.
4. The City shall designate Bee-Safe areas in which future City plantings are free from systemic pesticides including neonicotinoids.
5. The City shall undertake its best efforts to communicate to Lake Elmo residents the importance of creating and maintaining a pollinator-friendly habitat.
6. The City shall publish a Bee-Safe City Progress Report on an annual basis.

Last year the Environmental Committee began discussing things they could do to meet those actions listed in the resolution. At their April and May meetings, the Environmental Committee heard about pollinator friendly practices and began work on developing an Integrated Pest Management Plan (IPM). They reviewed IPMs from the Pollinator Friendly Alliance and Washington County. They also did additional research on their own and in consultation with University of Minnesota staff.

The Council adopted the IPM at the June 20th meeting but requested the items be placed on a work session agenda for further discussion. These items were discussed at the July 11th work session.

ISSUE BEFORE COMMITTEE:

Should the Council amend or repeal the Bee Safe Resolution and Integrated Pest Management Plan?

PROPOSAL DETAILS/ANALYSIS:

Staff has drafted an amended resolution to remove the "systemic pesticides" as that was the language creating confusion for staff. As we heard from Laurie Schneider of the Pollinator Friendly Alliance, the only systemic pesticides are systemic insecticides.

FISCAL IMPACT:
NA

OPTIONS:

1) Approve the amended Resolution No 2017-80
2) Approve the amended Resolution No 2017-80 and repeal the IPM
3) Repeal the Bee Safe Resolution No 2015-13 and the IPM

RECOMMENDATION:
Motion to approve Resolution No 2017-80

ATTACHMENTS:

- Amended Resolution for Bee Safe Policies-redlined version
- Lake Elmo IPM

CITY OF LAKE ELMO
WASHINGTON COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2017-80

A RESOLUTION ENDORSING "BEE-SAFE" POLICIES AND PROCEDURES

WHEREAS, the City of Lake Elmo Park Commission is dedicated to the protection of pollinators and to promoting a healthy natural environment through the reduction and elimination of harmful pesticides; and

WHEREAS, bees and other pollinators are integral to a wide diversity of essential foods including fruit, nuts, and vegetables; and

WHEREAS, native bees and honey bees are threatened due to habitat loss, pesticide use, pathogens and parasites; and

WHEREAS, recent research suggests that there is a link between pesticides that contain neonicotinoids and the die-off of plant pollinators, including honey bees, native bees, butterflies, moths, and other insects; and

WHEREAS, neonicotinoids are synthetic chemical insecticides that are similar in structure and action to nicotine, a naturally occurring plant compound; and

WHEREAS, the City Council finds it is in the public interest and consistent with adopted City policy for the City to demonstrate its commitment to a safe and healthy community environment through the implementation of pest management practices in the maintenance of the city parks, open spaces and city property; and

WHEREAS, the City Council adopted Resolution No 2015-13 on March 3, 2015.

THEREFORE, BE IT RESOLVED THAT by the City Council of the City of Lake Elmo the following Resolution No 2015-13 be amended as follows:

1. The City shall undertake its best efforts to become a Bee-Safe City by undertaking the best management practices in the use of plantings and pesticides in all public places within the City.
2. The City shall refrain from the use of ~~systemic pesticides and~~ systemic insecticides on City owned property including pesticides from the neonicotinoid family.
3. The City shall undertake its best efforts to plant flowers favorable to bees and other pollinators in the City's public spaces.
4. The City shall designate Bee-Safe areas in which future City plantings are free from systemic pesticides including neonicotinoids.
5. The City shall undertake its best efforts to communicate to Lake Elmo residents the importance of creating and maintaining a pollinator-friendly habitat.
6. The City shall publish a Bee-Safe City Progress Report on an annual basis.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Bee-Safe Ordinance for the City of Lake Elmo.

Passed and duly adopted this 18th day of July, 2017 by the City Council of the City of Lake Elmo, Minnesota.

_____
Mike Pearson, Mayor

ATTEST:

_____
Julie Johnson, City Clerk



Integrated Pest Management Plan

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Introduction

As of March 3, 2015 the City of Lake Elmo has been declared a Bee-Safe City. The use of any pesticide that adversely affects pollinators is prohibited in any of the city's land including parks, roadways, and facility grounds.

Integrated Pest Management (IPM) is a system that establishes a sustainable approach to managing pests by combining cultural, mechanical, physical, biological and chemical tools to eliminate or mitigate economic, environmental and health damage caused by pests. IPM minimizes the use of pesticides and the risk to human health and the environment associated with pesticide applications. This system uses integrated methods, site or pest inspections, pest population monitoring, evaluations of the need for pest control, plus one or more pest control methods such as sanitation, structural repairs, both mechanical and living biological controls, and many other non-chemical methods. If nontoxic options are deemed unreasonable and have been exhausted, then resort to the least toxic pesticides.

The objective of this IPM plan is to:

- Identify cultural, mechanical, physical, biological and chemical control methods to manage noxious plants and pests.
- Identify cultural, mechanical, physical, biological and chemical control methods for maintenance practices including: parking lot and pavement preservation, trail maintenance, ROW maintenance and ecological restoration practices.

IPM Coordinator

The IPM Coordinators are the Planning Director for new developments and the Public Works Director for existing city facilities. The IPM Coordinators are responsible to implement the IPM plan and to coordinate pest management-related communications. The IPM Coordinators will review annually and update the IPM program.

Pest Definition

The primary focus of the IPM is an integrated approach for managing pests. For our purposes, a pest is an organism considered injurious or unwanted by humans. This can include, but not limited to groups, including animals, plants, fungi, and viruses.

IPM Decision Making Strategy

An Integrated Pest Management decision shall consist of the following steps:

1. Identify noxious plant/pest species
2. Monitor and assess the action levels of pests
3. Select the appropriate management methods based on current on-site information

4. Record keeping
5. Assess effectiveness of pest management
6. Tactics for future prevention
7. Further evaluation

1. Identify noxious plant/pest species
Proper and accurate ID of pests is essential for choosing the appropriate control method.

2. Monitor and asses action levels of pests
Some pests and plants can be tolerated at low levels. Monitoring on a regular basis ensures staff is taking action when an action threshold has been reached.

3. Select the appropriate management methods based on current on-site information
Decisions concerning whether or not pesticides should be applied in a given situation will be based on a review of all available options. Efforts will be made to avoid the use of pesticides by adequate pest proofing of facilities, beneficial sanitation practices, selection of pest-resistant plant materials, and appropriate horticultural practices.

When it is determined that a pesticide must be used in order to meet pest management objectives, the least-hazardous material will be chosen. The types of control methods are listed in the next section.

No person shall apply, store, or dispose of any pesticide on without being trained with the Public Works Department's Pesticide/Herbicide Safety training.

4. Record keeping
A record keeping system is essential to establish trends, patterns, and thresholds in pest outbreaks. Information recorded at every inspection or treatment should include pest identification, population size, distribution, recommendations for future prevention, and complete information on the treatment action. Records will be maintained for two years.

5. Assess effectiveness of pest management
Using the records kept by Park staff, and recent monitoring feedback, the IPM coordinator will review the management method used and decide if the method is producing the wanted outcome. If not, the IPM coordinator and staff will develop a new strategy to combat the pest at hand. Only after all IPM methods are expelled will the use of pesticide be necessary.

6. Tactics for future prevention
Prevention is the primary means of this, and any IPM program. Weed and pest problems can be largely avoided by careful design, soil preparation, proper planting/irrigation, and mulching practices. Park staff will use preventative actions to reduce conditions that attract pests to both the facility grounds and buildings. Finalized preventative measures will be incorporated into future and existing structures and designs.

7. Further evaluation

The Environmental Committee will review the IPM program annually to gauge the effectiveness and efficiency of the program. Updates and renovations will be added to the preceding year's IPM.

Control Methods

Once the decision making strategies have been considered and a pest has reached an action threshold, below are types of control methods to consider. These control methods are listed in order of most desirable #1 cultural control, to least desirable #5 chemical control.

***1. Cultural control**:*

-Selecting resistant species
-Proper planting and watering techniques
-Ensure healthy soil by using organic soil amendments such as compost
-Habitat modification

***2. Mechanical control**:*

-Mowing, cutting and pruning
-Mulching
-Hand pulling
-Hand torches/Flamers
-Sanitation practices

3. Physical control:

-Over-seeding
-Thinning plant canopy
-Tree tubes for young trees

4. Biological control:

-Enhancement of favorable environment for natural enemies of pests
-Introduction of native predators
-Use of natural grazers such as goats, sheep, cattle and bison

5. Chemical control:

-Only after exhausting non-chemical control methods
-IPM coordinator must approve and decide on the least toxic chemical to be used

Pesticide Application and Training

The Public Works Director shall be responsible for distributing a pesticide application training document and record keeping documents for staff using pesticides on public

property. Applicators must have the appropriate Minnesota Department of Agriculture pesticide license.

Plant-specific strategies for Minnesota noxious weeds

Minnesota State Statute 18.75 provides a list of plant species that required to be controlled due to their aggressive nature, and potential to cause economic damage to landowners. The City of Lake Elmo uses this list to prioritize control efforts throughout the parks. A description of each species and control methods are described below.

1. Eradicate List

Prohibited noxious weeds that are listed to be eradicated are plants that are not currently known to be present in Minnesota or are not widely established. These species must be eradicated, meaning all of the above and below ground parts of the plant must be destroyed, as required by Minnesota Statutes, Section 18.78. Additionally, no transportation, propagation, or sale of these plants is allowed. Measures must also be taken to prevent and exclude these species from being introduced into Minnesota.

a. Common teasel (*Dipsacus fullonum*)
b. Cut-leaved teasel (*Dipsacus laciniatus*)
c. Dalmatian toadflax (*Linaria dalmatica*)
d. Giant hogweed (*Heracleum Mantegazzianum Sommier* and *Levier*)
e. Grecian foxglove (*Digitalis lanata*)
f. Japanese hops (*Humulus japonicas Siebold* and *Zucc*.)
g. Oriental bittersweet (*Celastrus orbiculatus*)

Mechanical Control:
Small infestations can be hand-pulled, but the entire plant and roots should be removed.

Biological Control:
Goats can be used to suppress re-growth of plants which have been cut.

Chemical Control:
Foliar treatment of Bittersweet can be done with a 2% solution of triclopyr amine (Garlon 3a) mixed in water with a non-ionic surfactant (.5%) to the leaves. (8 oz per 3 gal. mix).

Cut –stem treatment can be done with a 25% mix of triclopyr amine (Garlon 3a) and applied to the stem.

h. Yellow starthistle (*Centurea solstitialis*)

2. Controlled List:

Prohibited noxious weeds listed to be controlled are plants established throughout Minnesota or regions of the state. Species on this list must be controlled, meaning efforts must be made to prevent the spread, maturation and dispersal of any propagating parts, thereby reducing established populations and preventing reproduction and spread as required by Minnesota Statutes, Section 18.78. Additionally, transportation, propagation, or sale of these plants is prohibited.

a. Common Barberry, *Berberis vulgaris L.*
b. Narrowleaf Bittercress, *Cardamine impatiens L.*
c. Plumeless Thistle, *Carduus acanthoides (L.)*
d. Spotted Knapweed, *Centaurea stoebe spp. micranthos*
e. Canada Thistle, *Cirsium arvense (L.) Scop.*
f. Leafy Spurge, *Euphorbia esula (L.)*
g. Purple Loosestrife, *Lythrum salicaria, virgatum (L.)*
h. Wild Parsnip, *Pastinaca sativa L. (Except for non-wild cultivated varieties)*
i. Common Tansy, *Tanacetum vulgare (L.)*

3. Restricted List:

Restricted noxious weeds are plants that are widely distributed in Minnesota and are detrimental to human or animal health, the environment, public roads, crops, livestock or other property, but whose only feasible means of control is to prevent their spread by prohibiting the importation, sale, and transportation of their propagating parts in the state except as allowed by Minnesota Statutes, Section 18.82. Plants designated as Restricted Noxious Weeds may be reclassified if effective means of control are developed.

a. Tree of Heaven, *Ailanthus altissima (Mill.) Swingle*
b. Garlic Mustard, *Alliaria petiolata (Bieb.)*
c. Porcelain Berry, *Ampelopsis brevipedunculata (Maxim.) Trautv.*
d. Crown Vetch, *Securigera varia (L.) Lassen - formerly Coronilla varia L.*
e. Wild Carrot / Queen Anne's Lace, *Daucus carota L.*
f. Glossy Buckthorn (and all cultivars), *Frangula alnus Mill. (columnaris, tallcole, asplenifolia and all other cultivars)*
g. Amur Honeysuckle, *Lonicera maackii (Rupr.) Herder*
h. Morrow's Honeysuckle, *Lonicera morrowii A. Gray*
i. Bell's Honeysuckle, *Lonicera x bella Zabel*
j. Common Reed - non-native subspecies, *Phragmites australis subspecies australis (Cav.) Trin. ex Steud.*
k. Common or European Buckthorn, *Rhamnus cathartica (L.)*
l. Black Locust, *Robinia pseudoacacia L.*
m. Multiflora Rose, *Rosa multiflora Thunb.*
n. Tatarian Honeysuckle, *Lonicera tatarica L.*

* For photos of noxious weeds visit:
https://www.mda.state.mn.us/plants/pestmanagement/weedcontrol/noxiouslist.aspx

4. Specially Regulated Plant List:

Specially regulated plants are plants that may be native species or have demonstrated economic value, but also have the potential to cause harm in non-controlled environments. Plants designated as specially regulated have been determined to pose ecological, economical, or human or animal health concerns. Plant specific management plans and or rules that define the use and management requirements for these plants will be developed by the Minnesota Department of Agriculture for each plant designated as specially regulated. Measures must also be taken to minimize the potential for harm caused by these plants.

a. Poison Ivy, *Toxicodendron radicans (L.) Kuntze & T. radicans (Small) Green*
Must be eradicated or controlled for public safety along rights-of-ways, trails, public accesses, business properties open to the public or on parts of lands where public access for business or commerce is granted. Must also be eradicated or controlled along property boarders when requested by adjoining landowners.

b. Japanese Knotweed, *Polygonum cuspidatum Seib. & Zucc. Synonym as Fallopia japonica (Houttuyn) Ronse-Decraene*

c. Giant Knotweed, *Polygonum sachalinense F. Schmidt ex Maxim. Synonym: Fallopia sachalinensis (F. Schmidt) Ronse-Decraene*
Any person, corporation, business or other retail entity distributing Japanese and/or giant knotweeds for sale within the state, must have information directly affixed to the plant or container packaging that it is being sold with, indicating that it is unadvisable to plant this species within 100 feet of a water body or its designated flood plain as defined by Minnesota Statute 103F.111, Subdivision 4.

d. Japanese Barberry, *Berberis thunbergii DC.* Phase-out of seediest varieties listed below:
These cultivars average greater than 600 seeds per plant and will begin a three-year phase-out period in Minnesota beginning January 1, 2015.
'Anderson' (Lustre Green™); 'Angel Wings'; 'Antares'; 'Bailgreen' (Jade Carousel®);'Bailone' (Ruby Carousel®); 'Bailsel' (Golden Carousel® - B. koreana × B. thunbergii hybrid); 'Bailtwo' (Burgundy Carousel®); B. thunbergii var. atropurpurea; 'Crimson Velvet'; 'Erecta'; 'Gold Ring'; 'Inermis'; 'JN Redleaf' (Ruby Jewel™); 'JN Variegated' (Stardust™); 'Kelleris'; 'Kobold'; 'Marshall Upright'; 'Monomb' (Cherry Bomb™); 'Painter's Palette'; 'Pow Wow'; 'Red Rocket'; 'Rose Glow'; 'Silver Mile'; 'Sparkle'; 'Tara' (Emerald Carousel® - B. koreana × B. thunbergii hybrid); Wild Type (parent species – green barberry)
At the end of the phase-out period (December 31, 2017), these species will become Restricted Noxious Weeds in Minnesota and will be illegal to sell and propagate.

e. Amur Maple, *Acer ginnala Maxim*
Sellers shall affix a label that advises buyers to only plant Amur maple and its cultivars in landscapes where the seedlings will be controlled by mowing or other means. Amur maple should be planted at least 100 yards from natural areas.

Pest-Specific Strategies for Site Types

Sites types differ throughout the city and therefore require various control methods to suit their specific needs. Listed below are the site types.

1. Trails and Pathways
2. Waterways
3. Right-of-Ways
4. Landscape Beds
5. Turf Areas
6. Hard Surface Areas
7. Playgrounds
8. Natural Areas
9. No pesticide Zones

Parking lot and pavement preservation

Flame technology

Flame technology for home gardens have been around since the 1940s, and can be used on parking lot and pavement preservations to suppress vegetation growth within the cracks. Portable gas torches that produce heat above 2,000°F and can harm the vegetation structure within seconds. As the flame comes into contact with the vegetation, the heat boils the water within the plants' cells, causing the cells to burst and destroying the cell and foliage. Portable torches should be used in early spring and summer as the annual and perennial weed emerges. Controlling the vegetation at an early stage will save on time and fuel.

Proper personal protective equipment should always be worn and the manufacturer's instructions should be well understood. Torches should never be used during extreme dry periods and the area should be clear of any unwanted debris. Torches should only be used with wind speeds below 5-miles-per-hour and outside of vehicles including Kubota™, Gator™, etc. Torch control works best when the vegetation is one to two inches tall.

Warning signs should be placed at least 100 feet away from the beginning and end of the area of flame work. Flame tanks can range from 14-16oz tanks to five gallon tanks; using a larger tank does increase the time and area that can be burned. While pavement and parking lot protocols are being conducted a fire extinguisher should be within the vicinity in case the fire gets out of comfort. The operator should be wearing fire resistant gloves, long sleeve cotton shirt, long pants, and closed-toes boots. The tank hoses will vary by model. If the tank hose has a "torch bell" a hand lighter with a long neck should be used to light the torch. Do not use matches or a small lighter. Hands should not go near the end of the hose during the ignition process. Review all safety data sheets and company product protocols before going out into the field.

Safety and Protocols

Propane tanks can range from 14-16oz to five gallons using a larger tank increases the time and area that can be burned. While pavement and parking lot protocols are being conducted, a fire extinguisher should be within the vicinity in case the fire gets out of comfort. The operator should be wearing fire resistant gloves, long sleeve cotton shirt, long pants, and closed-toes boots. The tank hoses will vary by model. If the tank hose has a "torch bell" a hand lighter with a long neck should be used to light the torch. Hands should not go near the end of the hose during the ignition process.

Organic herbicide

SummerSet Alldown Concentrate is a non-selective broadcast leaf and grass herbicide with the primary active ingredients of acetic acid and citric acid. Mixing should be done away from human and vehicle traffic. Alldown should be mixed two part of chemical to one part water (2:1 ratio). Rubber gloves, protective glasses, and long sleeves should be worn while the chemical is being handled.

Pour the designated amount of chemical into the backpack sprayer, use water from the nearest hose to fill the tanks to the desired amount. The hose should NOT be placed in the tank to fill. The hose mouth should be held six to twelve inches away from the sprayer. Spraying should only occur when the temperature is between 65ºF - 90ºF for effective vegetation degradation. Spraying should be conducted with a wind speed of less than 10 miles-per-hour. Material safety data sheets should be reviewed before using the chemical.

Proper safety equipment should be worn while cleaning; i.e. safety glasses, gloves, long sleeves, and long pants. Rinsing the spraying containers, wands and nozzles should be done away from vehicle traffic, human traffic, and natural water sources. Fill the container ¼ full with water and replace cap to prime pressure. Spray diluted chemical into ground for ten seconds. All containers should be properly labelled.

Chemical Herbicide

Rodeo herbicide can be used to eradicate a broad range of invasive and native vegetation. Rodeo can be mixed in variety sizes of herbicide backpack sprayers and tank sprayers with the correct ration of Rodeo to water. It is necessary to record the; date, applier, chemical used, location; and if there was an excess amount remaining in the backpack, if a label was created for the backpack, or the backpack was rinsed three times at the end of the use in the Pesticide Application Records three ringed-binder located in the chemical room of its designated park. Spraying should be conducted with a wind speed of less than 10 miles-per-hour and should be conducted between 65ºF - 90ºF. Material safety data sheets should be reviewed before using the chemical

The chemical and water should be mixed away from human and vehicle traffic. Rubber gloves, protective glasses, and long sleeves should be worn while the chemical is being handled. Pore the designated amount of chemical into the backpack sprayer, use water

from the nearest hose to fill the tanks to the desired amount. The hose should NOT be placed in the tank to fill. The hose mouth should be held six to twelve inches away from the sprayer.

Rinsing the spraying containers, wands and nozzles should be done away from vehicle traffic, human traffic, and natural water sources. Fill the container ¼ full with water and replace cap to prime pressure. Spray diluted chemical into ground for ten seconds. Dispose of excess chemical and refill and repeat actions two more times creating a, "triple rinse". All containers should be properly labelled as "clean". If the chemical was not used or cleaned and is still in the container, a label should be placed on top of the container that has the date, chemical, and percent of chemicals (i.e. mmdd rodeo @5%).

Trail maintenance

Management of trails in regards to IPM primarily involves the removal of invasive species, unwanted native species, pesky insects, problematic small mammals, and to ensure the structural integrity of the trail itself. Park staff identify the plant in question and then assess the population at hand. Once an IPM method has been decided on and implicated, further monitoring must be done to ensure the pest is under control or eradicated.

Removal of either invasive or unwanted native species can be done by hand pulling or by using machinery. To prevent vegetative pests on trails, the depth of the trail material is monitored. Thinning trails receive new surface material to combat weed penetration. Insects and small mammal pests are deterred by introducing natural predators or the pest's natural enemies; this can be done by shaping the infected area to the wanted animal's preferred habitat. Eroding trails receive new surface material and may need plant species with extensive root systems planted along them to prevent future deterioration.

ROW maintenance

> Lake Elmo's Ordinance for the Management of Right of Ways states: "To provide for the health, safety, and well-being of its citizens, and to ensure the structural integrity of its streets and the appropriate use of the rights-of-way, the city strives to keep its rights-of-way in a state of good repair and free from unnecessary encumbrances."

Right of ways (ROW) include medians, curbsides, ditches, and landscape beds within the right of way. Since the City of Lake Elmo is a Bee-Safe City, the goal of the ROW maintenance is to provide suitable habitat for pollinators, with special emphasis on bees and monarch butterflies. This includes planting native plants in diverse and dense amounts, reducing mowing, and limiting herbicide use.

Alternative Pesticide List – 2017	
PESTICIDE OR BEST PRACTICE	**USED FOR**
Phydura – Organic (Soil Tech Corp) citric acid, malic acid, clove oil	HERBICIDE: non-selective herbicide for herbaceous broadleaf and grass weeds including garlic mustard and leafy spurge.
Scythe – Organic (DOW AgroSciences) Perlargonic acid	HERBICIDE: removes or burns waxy cuticle of green vegetation. Will not translocate. Non-selective, post-emergence for grasses and broadleaf weeds, perennial herbaceous plants. Alternative to glysophate.
White Vinegar or acetic acid (Final Stop by Dr. Earth)	HERBICIDE: Broad spectrum for weeds and grasses including poison ivy. Apply during hot sunny months.
AllDown – Organic (Summerset)	HERBICIDE: Non-selective annual broadleaf, perennial weeds and grass herbicide including Canada Thistle. Acetic acid, citric acid. Will not translocate. Alternative to glysophate.
Burn-out / Bonide – Organic (Bayer Cropscience) clove oils, citric acid	HERBICIDE: post defoliant on annual, perennial and grassy weeds. Non selective. Will kill most roots, will not translocate. Alternative to glysophate.
Corn gluten – Organic	HERBICIDE: pre-emergent herbicide for germinating weed seeds for broadleaf and grassy weeds. Often used for landscapes and gardens.
Integrated Pest Management Practices	Monitoring, identification and long term planning for insects and plants. Ground covers, biological controls, hedgerows, beetle banks, wind blocks, and hand pulling weeds. Improving soil health. Carefully planned mowing, brush hogging and management.
Fire: Flameweeding, blow torch, controlled burns	Used for weeds in crevices, along roadsides, trails. Annual controlled burns to encourage diversity and soil health.
Plant Identification charts and education: for example: Thistle (Natives: Hills, Tall, Field, Flodmans, Swamp) (Non-native: Canada, Bull, Plumeless, Musk)	Field staff may mistake native thistle for non-native. Visual field charts plus education can cut down on maintenance (State of Ohio uses this practice)
Shade cloth smother	Leave shade cloth in place for 1-2 years, remove and reseed in nutrient rich soil (State of Oregon uses for knapweed control)

Goats or sheep	For large areas that are hard to manage, wooded areas with bushes and invasives like buckthorn. Fencing can be a challenge for goats. (Washington County used for buckthorn)
Soil testing	Make soil inhospitable for undesirable plants by augmenting soil with nutrients contrary to what non native plant requires (such as magnesium)
Surround WP (Novasource) Kaolin clay	INSECTICIDE: for fruit trees, bushes and plants. Sprayed on plants, leaves a protective powdery film on surface of leaves, stems and fruit. Controls long list of insect pests on fruit trees and ornamentals. Avoid spraying on blooming flowers and pollinators. (Used extensively in South America and Africa)
Bacillus Thuringiensis (BT bacteria)	INSECTICIDE: Naturally occurring soil bacterium kills specific insect larvae like cabbage worm larvae. Can be used to target mosquito and black fly larvae.
Beneficial Insects (like hover flies, braconid wasps, tachinid flies, lacewings, lady beetles)	When scouting plants for pests, check for both pest and beneficial insects such as lady beetles and bees. If beneficial insects are present, wait to treat and see if the beneficial insects can control the pest insects.
Roadside mowing practices	Reduce mowing of roadside beyond clear zone to benefit pollinators and reduce maintenance costs. Reduce frequency of mowing (one side per year), or timing (October or later). Restore remnant habitat and existing native vegetation.
Protect pollinators. Use pesticides only when absolutely necessary. Least toxic insecticides include: boric acid, diatomaceous earth, neem oil, horticulture soap, and kaolin clay.	If pesticides are necessary, use spot treatments. Do not use systemic insecticides which are highly toxic to pollinators and stay in the plant, soil or tree. Never spray flowers or buds. Do not apply while plants are in full bloom. Spray in the evening when bees are not foraging.
Swarm Catchers: 651-436-7915	Statewide swarm rescue. Identify the insect species first if possible. Catchers will rescue and relocate honeybees, bumblebees and some native bees.
Resources: Compiled by Pollinatorfriendly.org 1/2017	www.omri.org (Organic Materials Review Institute) www.beyondpesticides.org (Pesticide Gateway found under Resources) www.pesticideinfo.org (PAN Pesticide Database) www.cdms.net/label-database (Data Logic Database)

Insecticide Toxicity to Bees: By Active Ingredient

Chemical class	Examples of common names	Examples of trade names	Toxicity			
			Non	Low	Mod	High
Carbamates	carbaryl	Sevin				x
Neonicotinoids	Imidacloprid (I) thiamethoxam (T) clothianidin (C) dinotefuran (D) imid+bifenthrin (I,B)	Nursery/landscape Merit, Marathon, Flagship, Meridian, Arena, Aloft, Safari, Allectus, Field crops: Gaucho (I), Poncho (C), Cruiser(T) (seed treatments), Admire/Provado (I), Venom (C), Platinum (T)				x
	Acetamiprid (A), thiacloprid (T)	Tristar (A), Assail (A), Calypso (T)		x		
Organophosphates	acephate, chlorpyrifos, dimethoate, malathion, phosmet	Orthene, Dursban/Lorsban, Dimethoate, Malathion, Imidan				x
Pyrethroids	bifenthrin, cyfluthrin, fenpropathrin, lambda-cyhalothrin, permethrin	Attain/Talstar, Tempo, Decathalon, Tame, Scimitar, Astro				x
Botanical	pyrethrum/pyrethrins azadirachtin, neem oil	Pyganic, Azatin, Ornazin, Triact				x
Insect growth regulators	diflubenzuron tebufenozide	Adept, Dimilin, Confirm			x	
	azadirachtin buprofezin pyriproxyfen	Aza-Direct, Azatin, Ornazin, Talus Distance		x		
	novaluron	Pedestal				x
Juvenile hormone	s-kinoprene	Enstar II		x		
Diamides	chlorantraniliprole	Acelepryn	x			
Macrocyclic lactones	abamectin/avermectin, emamectin benzoate	Avid, Tree-Age				x
Miticides	acequinocyl, extoxazole, fenpyroximate, fenbutatin-oxide	Shuttle, TetraSan, Akari,Vendex	x			
	clofentezine, hexythiazox	Ovation, Hexagon		x		
	bifenazate	Floramite			x	
	pyridaben	Sanmite				x
Spinosyns	spinosad	Conserve/Entrust, less toxic dried		x		
Tetronic acids	spiromesifen	Judo			x	
Tetramic acid derv	spirotetramat	Kontos				x
GABA-gated chloride channel	fipronil	Fipronil, Termidor,				x
Pyridine carboxamide	flonicamid	Aria	x			
Pyridine azomethines	pymetrozine	Endeavor	x			
Other insecticides	*Bacillus thuringiensis, Cydia pomonella* granulovirus	Bt/Dipel, Carpovirusine/Cyd-X	x			
	Kaolin clay, soaps	Surround, M-Pede		x		
	horticultural mineral oils	Monterey Oil			x	
	indoxacarb	Provaunt				x

- For a list of bee safe herbicides visit: http://www.medinabeekeepers.com/index.php?title=Pesticide_toxicity
- Plants and Grasses: http://cues.cfans.umn.edu/old/gervais/keytable.htm
- Additional resources: https://www.pesticideresearch.com/site/?page_id=9990
  http://pollinatorstewardship.org/?page_id=1994