



*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 5, 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. May 16, 2017, June 20, 2017

D. Public Comments/Inquires

E. Presentations

F. Consent Agenda

2. Approve Payment of Disbursements and Payroll
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
5. Tax Abatement Payment for Valley Cartage

G. Regular Agenda

6. Lake Elmo Jaycees Special Event Permit for Huff n Puff Days
7. Donation from Lake Elmo Jaycees-Resolution No 2017-074
8. Southwind Easement Vacation – Resolution 2017-069
9. Southwind Final Plat – Resolution 2017-070
10. Southwind Developer Agreement – Resolution 2017-072
11. Hidden Meadows 2nd Addition Final Plat – Resolution 2017-073
12. Lions Park Advertising Policy-Resolution No 2017-071

H. Council Reports

I. Staff Reports and Announcements

J. Adjourn

**CITY OF LAKE ELMO
CITY COUNCIL MINUTES
JUNE 20, 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 Clerk Johnson, City Attorney Sonsalla, Finance Director Swanson, City Engineer Griffin, Planning Director Wensman, City Planner Becker, Fire Chief Malmquist and Sergeant Osterman.

APPROVAL OF AGENDA

Item 8, “Approve 2017 Staff Wage Increases” and Item 9, “Approve Integrated Pest Management Plan” were moved to the end of the Regular Agenda.

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

ACCEPT MINUTES

Minutes of the June 6, 2017 Regular Meeting were accepted as presented.

PUBLIC COMMENTS/INQUIRIES

Pat Dean, 8028 Hill Trail N., commented on his June 5, 2017 memo to the Council requesting consideration of City zoning related to Air BNB.

PRESENTATIONS

None

CONSENT AGENDA

2. Approve Payment of Disbursements
3. Accept May 2017 Assessor's Report
4. Accept May 2017 Building Department Report
5. Accept May 2017 Fire Department Report
6. Accept May 2017 Public Works Department Report
7. Approve Public Works Hires
10. Inwood Water Tower (No. 4) – Approve Pay Request No. 10
11. I-94 Lift Station and Sanitary Sewer Improvements – Approve Change Order No. 1
12. Approve Hazardous Building Resolution
13. Approve Ordinance 08-177 Amending the City's Provisions Related to the Keeping of Chickens

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

ITEM 14: Planning Commission Appointment

City Administrator Handt noted that Tucker Pearce has withdrawn his name from consideration.

Councilmember Bloyer, seconded by Councilmember Nelson, moved TO APPOINT STUART JOHNSON THE PLANNING COMMISSION AS A SECOND ALTERNATE. Motion passed 5 – 0.

ITEM 15: Summer Sewer Rates

Finance Director Swanson presented a request for approval of an Ordinance amending the fee schedule to establish a base sewer charge for residential customers who are not on the 201 system. Swanson reviewed the current billing structure and proposed billing structure, comparing both to rates at surrounding communities.

Councilmember Bloyer, seconded by Councilmember Fliflet, moved TO ADOPT ORDINANCE 08-179 AMENDING THE 2017 FEE SCHEDULE. Motion passed 5 – 0.

Councilmember Bloyer, seconded by Councilmember Fliflet, moved TO ADOPT RESOLUTION 2017-064 AUTHORIZING SUMMARY PUBLICATION OF ORDINANCE 08-179. Motion passed 5 – 0.

ITEM 16: 9359 Jane Road N., Shoreland Variance

City Planner Becker presented the request for a variance to allow expansion of a non-conforming structure. Becker reviewed the site plan, details of the variance request and DNR recommendations. Recommended findings were discussed.

Councilmember Bloyer, seconded by Councilmember Nelson, moved TO ADOPT RESOLUTION 2017-062, APPROVING REQUESTS FOR SHORELAND VARIANCES FROM THE MINIMUM STRUCTURE SETBACK FROM THE ORDINARY HIGH WATER LEVEL MAXIMUM IMPERVIOUS SURFACE STANDARDS, SUBJECT TO CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF AND THE PLANNING COMMISSION, STRIKING CONDITIONS 2 AND 3 ON PAGE 3 OF THE RESOLUTION. Motion failed 2 – 3. (Pearson, Fliflet, Lundgren – nay)

Councilmembers Fliflet and Lundgren stated they would not support the motion with the rain garden and septic drainfield conditions stricken.

Mayor Pearson, seconded by Councilmember Nelson, moved TO ADOPT RESOLUTION 2017-062, APPROVING REQUESTS FOR SHORELAND VARIANCES FROM THE MINIMUM STRUCTURE SETBACK FROM THE ORDINARY HIGH WATER LEVEL MAXIMUM IMPERVIOUS SURFACE STANDARDS, SUBJECT TO CONDITIONS OF APPROVAL AS RECOMMENDED BY STAFF AND THE PLANNING COMMISSION, STRIKING CONDITION 3 ON PAGE 3 OF THE RESOLUTION. Motion passed 3 – 2. (Bloyer, Nelson – nay)

ITEM 17: Lakewood Crossing 2nd Addition Preliminary and Final Plat and PUD Plans

City Planner Becker presented the proposal for Lakewood Crossing 2nd Addition preliminary and final plat and PUD plans. The site and proposed improvements were reviewed along with the proposed PUD flexibilities. Discussion was held concerning fencing in outdoor dining areas and extension of city sewer lines to the adjacent undeveloped property.

Mayor Pearson, seconded by Councilmember Bloyer, moved TO ADOPT RESOLUTION 2017-063 APPROVING THE LAKEWOOD CROSSING 2ND ADDITION PRELIMINARY AND FINAL PLAT AND PUD PLANS WITH THE 23 CONDITIONS OF APPROVAL AS DRAFTED BY STAFF AND THE PLANNING COMMISSION BASED ON THE FINDINGS OF FACT LISTED IN THE STAFF REPORT.

Mayor Pearson, seconded by Councilmember Bloyer, moved TO AMEND THE PRIMARY MOTION TO STRIKE “THE LANDSCAPE PLAN SHALL INCLUDE ADDITONAL LANDSCAPING ALONG KEATS AVE. N. TO WB I-94 RAMP” FROM CONDITION #9. Motion passed 3 – 1 – 1. (Fliflet – nay; Lundgren – present/not voting)

Mayor Pearson, seconded by Councilmember Bloyer, moved TO AMEND THE PRIMARY MOTION TO ALLOW NON AMBULATORY MEDICAL CARE FACILITIES IN CONDITION 21. Motion passed 4 – 1. (Fliflet – nay)

Mayor Pearson, seconded by Councilmember Nelson, MOVED TO AMEND THE PRIMARY MOTION TO REVISE CONDITION 23 TO STATE “FENCING SHALL BE PROVIDED ENCLOSING ALL OUTDOOR DINING AREAS ADJACENT TO DRIVING LANES. Motion passed 5 – 0.

Councilmember Bloyer, seconded by Councilmember Nelson, moved TO STRIKE CONDITION #12 REGARDING THE EXTENSION OF SEWER AND WATER. Motion withdrawn.

Primary motion passed 4 – 1. (Fliflet – nay)

Councilmember Fliflet stated she would prefer a different look for the development versus a typical strip mall look.

ITEM 18: Fence Ordinance

City Planner Becker presented the background and Planning Commission recommendations regarding solid wall fences.

Councilmember Bloyer, seconded by Councilmember Nelson, moved TO ADOPT ORDINANCE 08-178, AMENDING SECTION 154.205: FENCING REGULATIONS OF THE CITY’S ZONING CODE. Motion passed 4 – 1. (Fliflet – nay)

Councilmember Fliflet stated she did not support the motion as the change is not aesthetically pleasing.

Mayor Pearson, seconded by Councilmember Bloyer, moved TO ADOPT RESOLUTION 2017-064 AUTHORIZING SUMMARY PUBLICATION OF ORDINANCE 08-178. Motion passed 5 – 0.

ITEM 19: Inwood 5th Addition Development Agreement Amendment

City Administrator Handt noted that the proposed amendment removes the items directed by Council at the previous meeting.

Councilmember Nelson, seconded by Mayor Pearson, moved TO ADOPT RESOLUTION 2017-067 APPROVING THE 1ST AMENDMENT TO THE DEVELOPERS AGREEMENT FOR INWOOD 5TH ADDITION PLANNED UNIT DEVELOPMENT. Motion passed 3 – 2. (Fliflet, Lundgren – nay)

Councilmember Fliflet stated she would not support the motion due to the removal of the requirement for a trail on 10th Street.

ITEM 20: Janero Avenue North Street Improvement

City Engineer Griffin presented a petition received from homeowners on Janero Avenue North requesting street improvements and the transfer of the street from private to public. Griffin reviewed current conditions and proposed improvements and requested direction from the Council. Discussion was held and consensus reached that the City would take over ownership of the road if the property owners bring the road up to current City standards.

Councilmember Bloyer, seconded by Councilmember Fliflet, moved TO ACCEPT THE PETITON. Motion passed 5 – 0.

ITEM 21: Assistant City Administrator

Administrator Handt reviewed the proposal for the additional of a staff member in the Administration Department and proposed job duties. Job descriptions for the Clerk and Deputy Clerk were also reviewed.

Mayor Pearson, seconded by Councilmember Lundgren, moved TO APPROVE THE ASSISTANT ADMINISTRATOR, CLERK AND DEPUTY CLERK JOB DESCRIPTIONS AND AUTHORIZE ADVERTISING FOR AN ASSISTANT ADMINISTRATOR. Motion passed 4 – 1. (Fliflet - nay)

ITEM 22: Remaining Parks 2017 CIP Items – 50th Street Trail and Pebble Park

Administrator Handt reviewed Parks Commission recommendations for items to not be completed this year.

Councilmember Fliflet, seconded by Councilmember Lundgren, moved TO SUPPORT THE PARKS COMMISSION RECOMMENDATION TO NOT COMPLETE PEBBLE PARK IMPROVMENTS IN 2017.

Mayor Pearson, seconded by Councilmember Bloyer, moved TO AMEND THE PRIMARY MOTION TO ADD THE REMOVAL OF THE 50TH STREET TRAIL FROM COMPLETION IN 2017. Motion passed 3 – 2. (Fliflet, Lundgren - nay)

Primary motion passed 3 – 2. (Fliflet, Lundgren – nay)

Councilmember Fliflet expressed concern for safety on 50th Street.

ITEM 23: Paperless Council Packet Policy

Administrator Handt presented a proposal for transitioning to paperless Council meeting packets and a reimbursement policy for

Councilmembers to purchase electronic devices to use for viewing meeting packets.

Mayor Pearson, seconded by Councilmember Fliflet, moved TO ADOPT RESOLUTION 2017-065 APPROVING PAPERLESS PACKETS FOR COUNCIL MEETINGS AND REIMBURSEMENT TO THE MAYOR AND COUNCIL MEMBERS FOR THE PURCHASE OF COMPUTER AND COMPUTER RELATED EQUIPMENT.

Councilmember Bloyer, seconded by Councilmember Nelson, moved TO STRIKE THE \$1,000 PER TERM REIMBURSEMENT. Motion failed 1 – 4. (Pearson, Fliflet, Lundgren, Nelson – nay)

Primary motion passed 2 – 3. (Bloyer, Fliflet, Lundgren – nay)

ITEM 8: Approve 2017 Staff Wage Increases

Councilmembers requested clarification on the Fire Chief's pay increase. Discussion held concerning the methodology for wage increases.

Councilmember Fliflet, seconded by Councilmember Lundgren, moved TO APPROVE 2017 STAFF WAGE INCREASES AS PRESENTED. Motion passed 5 – 0.

Reconsideration of ITEM 23: Paperless Council Packet Policy

Councilmember Bloyer, seconded by Councilmember Nelson, moved TO ADOPT RESOLUTION 2017-065 WITH REIMBURSEMENT OF UP TO \$1,000 FOR ALL TERMS IN OFFICE. Motion passed 3 – 2. (Fliflet, Lundgren – nay)

ITEM 9: Approve Integrated Pest Management Plan

Discussion was held concerning the proposed plan. Planning Director Wensman stated that the purpose of the policy is to protect pollinators and developers are asking for clarification of the City's current policy. Councilmembers indicated they would like to discuss the policy further at a future meeting or workshop.

Councilmember Fliflet, seconded by Councilmember Lundgren, moved TO APPROVE THE CITY OF LAKE ELMO INTEGRATED PEST MANAGEMENT PLAN. Motion passed 5 – 0.

COUNCIL REPORTS

Mayor Pearson: Announced that the Washington County Commissioners voted unanimously to accept the Lake Elmo Library back into the county system and thanked those involved. Announced that the 4th of July kids parade will be held as in past years. Met with Lake Elmo Avenue residents regarding construction and traffic concerns. Met with Lake Elmo Baseball. Thanked resident Al Bever for his service on the Public Safety Committee.

Councilmember Nelson: Attended Friends of Sunfish Lake Park meeting and the LMC Annual Conference.

Councilmember Lundgren: No report

Councilmember Bloyer: Commented on an incident that occurred on Lake Jane and commended first responders and a resident for saving two lives.

Councilmember Fliflet: No report

STAFF REPORTS AND ANNOUNCEMENTS

Administrator Handt: Reminded residents of the Ice Cream Social at Lions Park on Saturday, June 24th.

City Clerk Johnson: No report

City Attorney Sonsalla: Attended and spoke at the LMC Conference.

Planning Director Wensman: Announced Inwood 5th Addition construction has started and several other developments will follow soon. Announced Royal Golf Club grading and tree removal has started. Commented on MAC citizen engagement process.

City Engineer Griffin: Working on construction activity and plan review. Announced a public open house on June 27th, 4:00 – 7:00 p.m. for immediate neighbors in the Old Village next phase area.

Sergeant Osterman: Encouraged drivers to obey signs in construction areas and noted there has been increased enforcement activity.

Meeting adjourned at 11:10 pm.

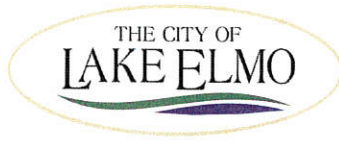
**LAKE ELMO CITY
COUNCIL**

ATTEST:

-

Mike Pearson, Mayor

Julie Johnson, City Clerk



& COUNCIL COMMUNICATION

DATE: July 5, 2017

CONSENT

ITEM#: 2

TO: Mayor and City Council

FROM: Brian Swanson, Finance Director

AGENDA ITEM: Approve Disbursements in the amount of
\$845,188.39

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: \$845,188.39

Claim #	Amount	Description
ACH	\$ 13,180.01	Payroll Taxes to IRS & MN Dept. of Revenue 06/22/17
ACH	\$ 7,265.71	Payroll Retirement to PERA 06/22/17
ACH	\$ 1,000.00	Payroll Retirement to MDCP 06/22/17
n/a	\$ 0.00	Payroll Checks (none)
Direct Deposits	\$ 35,949.81	Payroll Deposits 06/22/17
46096-46147	\$ 778,168.18	Accounts Payable 07/05/17
2836-2846	\$ 9,624.68	Accounts Payable 07/05/17 (Library Checks)
TOTAL	\$ 845,188.39	

RECOMMENDATION:

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

“Motion to approve the aforementioned disbursements in the amount of \$845,188.39.”

ATTACHMENTS:

1. Accounts Payable – check register

Accounts Payable To Be Paid Proof List

User: Amy
Printed: 06/29/2017 - 1:45 PM
Batch: 023-06-2017

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	PO Line #
3D Specialties											
3DSPECIA											
455395	06/02/2017	1,691.85	0.00	07/05/2017	Sign Posts		-		No		0000
101-430-3120-42260	Sign Repair Materials										
	455395 Total:	1,691.85									
	3DSPECIA Total:	1,691.85									
3D Specialties Total:											
		1,691.85									
Alex Air Apparatus, Inc											
ALEXAIR											
33281	06/26/2017	575.00	0.00	07/05/2017	Annual Breathing Air Compressor		-		No		0000
101-420-2220-44040	Repairs/Maint Eqp				Service						
	33281 Total:	575.00									
	ALEXAIR Total:	575.00									
Alex Air Apparatus, Inc Total:											
		575.00									
Allied Generators											
ALLIEDGE											
14527	06/20/2017	154.50	0.00	07/05/2017	14527- Station 1 Repairs		-		No		0000
101-420-2220-44010	Repairs/Maint Bldg										
	14527 Total:	154.50									
14528	06/20/2017	190.00	0.00	07/05/2017	14528- Station 2 Repairs, Secure Panel		-		No		0000
101-420-2220-44010	Repairs/Maint Bldg										
	14528 Total:	190.00									
	ALLIEDGE Total:	344.50									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Allied Generators Total:		344.50								
Amazon Inc										
AMAZONIN	05/10/2017	745.51	0.00	07/05/2017	Adult, Tenn, & kids books & DVD's		-	No		0000
20170509	05/10/2017									
206-450-5300-42500	Library Collection Maintenance									
20170509	05/10/2017	107.51	0.00	07/05/2017	Operating Supplies		-	No		0000
206-450-5300-42000	Office Supplies									
20170509	05/10/2017	41.74	0.00	07/05/2017	Program Supplies		-	No		0000
206-450-5300-44300	Miscellaneous									
20170509	Total:	894.76								
AMAZONIN	Total:	894.76								
Amazon Inc Total:		894.76								
American Flagpole & Flag Corp										
AMFLAG	06/28/2017	79.88	0.00	07/05/2017	Replace station #2 Flag and Clips		-	No		0000
134051	06/28/2017									
101-420-2220-44010	Repairs/Maint Bldg									
134051	Total:	79.88								
AMFLAG	Total:	79.88								
American Flagpole & Flag Corp Total:		79.88								
Baker & Taylor										
BAKERTAY	05/08/2017	14.37	0.00	07/05/2017	INVOICE 2032856611		-	No		0000
2032856611	05/08/2017									
206-450-5300-42500	Library Collection Maintenance									
2032856611	Total:	14.37								
2032856612	05/08/2017	10.39	0.00	07/05/2017	INVOICE 2032856612		-	No		0000
206-450-5300-42500	Library Collection Maintenance									
2032856612	Total:	10.39								
2032863485	05/11/2017	15.51	0.00	07/05/2017	INVOICE 2032863485		-	No		0000
206-450-5300-42500	Library Collection Maintenance									
2032863485	Total:	15.51								
2032863486	05/11/2017	99.25	0.00	07/05/2017	INVOICE 2032863486		-	No		0000
206-450-5300-42500	Library Collection Maintenance									
2032863486	Total:	99.25								
2032877450	05/17/2017	15.51	0.00	07/05/2017	INVOICE 2032877450		-	No		0000
206-450-5300-42500	Library Collection Maintenance									
2032877450	Total:	15.51								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	POLine #
2032877451	05/17/2017	164.02	0.00	07/05/2017	INVOICE 2032877451		-		No		0000
206-450-5300-42500	Library Collection Maintenance										
	2032877451 Total:	164.02									
2032880670	05/18/2017	11.03	0.00	07/05/2017	INVOICE 2032880670		-		No		0000
206-450-5300-42500	Library Collection Maintenance										
	2032880670 Total:	11.03									
2032880671	05/18/2017	54.01	0.00	07/05/2017	INVOICE 2032880671		-		No		0000
206-450-5300-42500	Library Collection Maintenance										
	2032880671 Total:	54.01									
2032906180	06/01/2017	6.09	0.00	07/05/2017	INVOICE 2032906180		-		No		0000
206-450-5300-42500	Library Collection Maintenance										
	2032906180 Total:	6.09									
2032906181	06/01/2017	16.06	0.00	07/05/2017	INVOICE 2032906181		-		No		0000
206-450-5300-42500	Library Collection Maintenance										
	2032906181 Total:	16.06									
2032906182	06/01/2017	92.48	0.00	07/05/2017	INVOICE 2032906182		-		No		0000
206-450-5300-42500	Library Collection Maintenance										
	2032906182 Total:	92.48									
2032914308	06/01/2017	479.52	0.00	07/05/2017	INVOICE 2032914308		-		No		0000
206-450-5300-42500	Library Collection Maintenance										
	2032914308 Total:	479.52									
2032925519	06/06/2017	43.72	0.00	07/05/2017	INVOICE 2032925519		-		No		0000
206-450-5300-42500	Library Collection Maintenance										
	2032925519 Total:	43.72									
2032925520	06/06/2017	146.07	0.00	07/05/2017	INVOICE 2032925520		-		No		0000
206-450-5300-42500	Library Collection Maintenance										
	2032925520 Total:	146.07									
	BAKERTAY Total:	1,168.03									
	Baker & Taylor Total:	1,168.03									
Bayport Public Library											
BAYPORT											
20170531	06/01/2017	60.00	0.00	07/05/2017	Library Card Reimbursement		-		No		0000
206-450-5300-44300	Miscellaneous										
	20170531 Total:	60.00									
	BAYPORT Total:	60.00									
	Bayport Public Library Total:	60.00									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Becker Emily BECKEREM 20170627 101-410-1910-43310	06/27/2017 Mileage 20170627 Total: BECKEREM Total:	34.19 34.19 34.19	0.00	07/05/2017	Mileage Reimbursement - Becker		-	No		0000
Becker Emily Total:		34.19								
Beehive Industries LLC BEEHIVE 20170614 101-430-3120-43180 20170614 601-494-9400-43180 20170614 602-495-9450-43180 20170614 603-496-9500-43180	06/15/2017 Software Support 06/15/2017 Software Support 06/15/2017 Software Support 06/15/2017 Software Support 20170614 Total:	3,301.00 3,301.00 3,301.00 3,301.00 3,195.00 13,098.00 13,098.00	0.00 0.00 0.00 0.00 0.00	07/05/2017 07/05/2017 07/05/2017 07/05/2017 07/05/2017 07/05/2017 07/05/2017	Infrastr. Mgmt Sftwr Maint 070117-083118 Infrastr. Mgmt Sftwr Maint 070117-083118 Infrastr. Mgmt Sftwr Maint 070117-083118 Infrastr. Mgmt Sftwr Maint 070117-083118 Infrastr. Mgmt Sftwr Maint 070117-083118		- - - -	No No No No		0000 0000 0000 0000
Beehive Industries LLC Total:		13,098.00								
Biff's Inc. BIFFS W639776 101-450-5200-44120	06/21/2017 Rentals - Buildings W639776 Total: BIFFS Total:	816.00 816.00 816.00	0.00	07/05/2017	Portable Restrooms		-	No		0000
Biff's Inc. Total:		816.00								
Bolton & Menk, Inc BOLTONME 0204316 602-495-9450-43030 0204316 602-495-9450-43030	06/15/2017 Engineering Services 06/15/2017 Engineering Services 0204316 Total:	4,500.00 4,533.93 9,033.93	0.00 0.00	07/05/2017 07/05/2017	Design Phase Services Construction Phase Services		- -	No No		0000 0000

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
0204317	06/15/2017	8,330.00	0.00	07/05/2017	Royal Golf Club (H. C. GC Development)		-	No		0000
803-000-0000-22910	Developer Payments									
	0204317 Total:	8,330.00								
	BOLTONME Total:	17,363.93								
Bolton & Menk, Inc Total:		17,363.93								
Cardmember Service										
CARDMEMB										
20170620	06/20/2017	64.26	0.00	07/05/2017	Holiday Car Wash		-	No		0000
101-420-2220-44300	Miscellaneous									
20170620	06/20/2017	13.97	0.00	07/05/2017	Postage		-	No		0000
101-420-2220-42000	Office Supplies									
20170620	06/20/2017	27.39	0.00	07/05/2017	Office Max Office Supplies		-	No		0000
206-450-5300-42000	Office Supplies									
20170620	06/20/2017	67.45	0.00	07/05/2017	Jimmy Johns Program Supplies		-	No		0000
206-450-5300-44300	Miscellaneous									
20170620	06/20/2017	2.99	0.00	07/05/2017	Target Program Supplies		-	No		0000
206-450-5300-44300	Miscellaneous									
20170620	06/20/2017	52.07	0.00	07/05/2017	Target- Library Collection DVD's		-	No		0000
206-450-5300-42500	Library Collection Maintenance									
20170620	06/20/2017	61.86	0.00	07/05/2017	Office 365 MSFT Subscription		-	No		0000
206-450-5300-42185	Software									
20170620	06/20/2017	19.27	0.00	07/05/2017	Target- Library Collection DVD's		-	No		0000
206-450-5300-42500	Library Collection Maintenance									
20170620	06/20/2017	150.00	0.00	07/05/2017	Barnes & Noble- Gift Cards		-	No		0000
206-450-5300-44300	Miscellaneous									
20170620	06/20/2017	150.00	0.00	07/05/2017	Valley Bookseller- Gift Cards		-	No		0000
206-450-5300-44300	Miscellaneous									
20170620	06/20/2017	112.47	0.00	07/05/2017	Office Max- Office Supplies		-	No		0000
206-450-5300-42000	Office Supplies									
20170620	06/20/2017	65.48	0.00	07/05/2017	Dicks Market- Program Supplies		-	No		0000
206-450-5300-44300	Miscellaneous									
20170620	06/20/2017	73.64	0.00	07/05/2017	Office Max- Office Supplies		-	No		0000
206-450-5300-42000	Office Supplies									
20170620	06/20/2017	8.03	0.00	07/05/2017	Targer- Library Collection DVD's		-	No		0000
206-450-5300-42500	Library Collection Maintenance									
20170620	06/20/2017	29.76	0.00	07/05/2017	Office Max- Office Supplies		-	No		0000
206-450-5300-42000	Office Supplies									
20170620	06/20/2017	52.34	0.00	07/05/2017	Menards- Plants/ Sprinkler		-	No		0000
206-450-5300-44010	Repairs/Maint Bldg									
20170620	06/20/2017	75.89	0.00	07/05/2017	Michaels- Program Supplies		-	No		0000
206-450-5300-44300	Miscellaneous									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
20170620	06/20/2017	24.16	0.00	07/05/2017	Lowes- City Hall Plants		-	No		0000
101-410-1940-42230	Building Repair Supplies									
20170620	06/20/2017	14.40	0.00	07/05/2017	USPS- Postage Street Project		-	No		0000
101-410-1910-43220	Postage									
20170620	06/20/2017	58.84	0.00	07/05/2017	Walhart- Funeral Card & GC		-	No		0000
101-410-1940-44300	Miscellaneous									
20170620	06/20/2017	21.96	0.00	07/05/2017	Menards- Drinking Water Brookfield		-	No		0000
101-410-1320-42000	Office Supplies									
20170620	06/20/2017	50.00	0.00	07/05/2017	Constant Contact- Weekly Email Letter		-	No		0000
101-410-1450-43180	Information Technology/Web									
20170620	06/20/2017	34.44	0.00	07/05/2017	LMC Conf- Parking		-	No		0000
101-410-1320-44370	Conferences & Training									
20170620	06/20/2017	6.22	0.00	07/05/2017	LMC Conf- Meals		-	No		0000
101-410-1320-44370	Conferences & Training									
20170620	06/20/2017	222.46	0.00	07/05/2017	LMC Conf- Hotel		-	No		0000
101-410-1320-44370	Conferences & Training									
20170620	06/20/2017	16.45	0.00	07/05/2017	Atlas Notary - Stamp TN		-	No		0000
101-420-2400-42000	Office Supplies									
20170620	06/20/2017	125.00	0.00	07/05/2017	MNRWA Wastewater Conf - TS		-	No		0000
602-495-9450-44370	Conferences & Training									
20170620	06/20/2017	125.00	0.00	07/05/2017	MNRWA Wastewater Conf - JE		-	No		0000
602-495-9450-44370	Conferences & Training									
20170620	06/20/2017	125.00	0.00	07/05/2017	MNRWA Wastewater Conf - RG		-	No		0000
602-495-9450-44370	Conferences & Training									
20170620	06/20/2017	125.00	0.00	07/05/2017	MNRWA Wastewater Conf - JS		-	No		0000
602-495-9450-44370	Conferences & Training									
20170620	06/20/2017	125.00	0.00	07/05/2017	MNRWA Wastewater Conf - JC		-	No		0000
602-495-9450-44370	Conferences & Training									
20170620	06/20/2017	241.18	0.00	07/05/2017	Econo Signs- "Animal Control/ Leash Law"		-	No		0000
101-450-5200-44030	Repairs/Maint Imp Not Bldgs									
20170620	06/20/2017	150.00	0.00	07/05/2017	Tatens Software Subscription		-	No		0000
101-430-3100-44300	Miscellaneous									
20170620	06/20/2017	138.05	0.00	07/05/2017	Gemplers- Coolers		-	No		0000
101-430-3100-42150	Shop Materials									
20170620	06/20/2017	67.44	0.00	07/05/2017	TFL Rose & Floral- Funeral Arrangement		-	No		0000
101-410-1940-44300	Miscellaneous									
20170620	06/20/2017	40.91	0.00	07/05/2017	Amazon- Clipboard & HDMI Adapter		-	No		0000
101-410-1910-42000	Office Supplies									
20170620	06/20/2017	71.76	0.00	07/05/2017	Office Max- Office Supplies		-	No		0000
206-450-5300-42000	Office Supplies									
20170620 Total:		2,810.14								
CARDMEMB Total:		2,810.14								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	PO Line #
Cardmember Service Total:		2,810.14									
Century Power Equipment											
CENTPOW	06/22/2017	14.95	0.00	07/05/2017	weed whip blades		-		No		0000
720401											
101-450-5200-42210	Equipment Parts	14.95									
720401	Total:	14.95									
CENTPOW	Total:	14.95									
Century Power Equipment Total:		14.95									
Cintas Corporation #754											
CINTAS	02/28/2017	75.90	0.00	07/05/2017	Cleaning & Maint Supplies		-		No		0000
754699550											
206-450-5300-44030	Repairs/Maint Imp Not Bldgs	75.90									
754704813	03/14/2017	65.04	0.00	07/05/2017	Cleaning & Maint Supplies		-		No		0000
206-450-5300-44030	Repairs/Maint Imp Not Bldgs	65.04									
754720614	04/25/2017	104.79	0.00	07/05/2017	Cleaning & Maint Supplies		-		No		0000
206-450-5300-44030	Repairs/Maint Imp Not Bldgs	104.79									
754725721	05/09/2017	104.79	0.00	07/05/2017	Cleaning & Maint Supplies		-		No		0000
206-450-5300-44030	Repairs/Maint Imp Not Bldgs	104.79									
754730859	05/23/2017	104.79	0.00	07/05/2017	Cleaning & Maint Supplies		-		No		0000
206-450-5300-44030	Repairs/Maint Imp Not Bldgs	104.79									
754735941	06/06/2017	104.79	0.00	07/05/2017	Restroom Products		-		No		0000
206-450-5300-44010	Repairs/Maint Bldg	104.79									
754738946	06/14/2017	114.29	0.00	07/05/2017	Uniforms		-		No		0000
101-430-3100-44170	Uniforms	114.29									
754741437	06/21/2017	117.26	0.00	07/05/2017	Uniforms		-		No		0000
101-430-3100-44170	Uniforms	117.26									
754741852	06/20/2017	57.87	0.00	07/05/2017	Cleaning & Maintenance Supplies		-		No		0000
101-410-1940-44010	Repairs/Maint Contractual Bldg	57.87									
754741852	Total:	849.52									
CINTAS	Total:	849.52									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Cintas Corporation #754 Total:		849.52								
<hr/>										
Clear Channel Outdoor										
CLEAR										
40058352	05/29/2017	2,525.00	0.00	07/05/2017	Billboard Rental 5/29-06/25		-	No		0000
206-450-5300-44300	Miscellaneous									
	40058352 Total:	2,525.00								
CLEAR Total:		2,525.00								
<hr/>										
Clear Channel Outdoor Total:		2,525.00								
<hr/>										
Coordinated Business Systems										
COORDIN										
CNIN244133	05/31/2017	576.79	0.00	07/05/2017	Library IT Support		-	No		0000
206-450-5300-42500	Library Collection Maintenance									
	CNIN244133 Total:	576.79								
CNIN246201	06/22/2017	123.75	0.00	07/05/2017	Copier Mainten. 062217-092117		-	No		0000
101-410-1940-44010	Repairs/Maint Contractual Bldg									
	CNIN246201 Total:	123.75								
	coordin Total:	700.54								
<hr/>										
Coordinated Business Systems Total:		700.54								
<hr/>										
Delta Dental Of Minnesota										
DELTA										
39530213	06/15/2017	2,176.75	0.00	07/05/2017	July 2017 Premium		-	No		0000
101-000-0000-21706	Medical Insurance									
	39530213 Total:	2,176.75								
	DELTA Total:	2,176.75								
<hr/>										
Delta Dental Of Minnesota Total:		2,176.75								
<hr/>										
DPC Industries, Inc.										
DPCINDUS										
DE82000059-17	05/31/2017	20.00	0.00	07/05/2017	Chlorine		-	No		0000
601-494-9400-42160	Chemicals									
	DE82000059-17 Total:	20.00								
	DPCINDUS Total:	20.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Focus Engineering, Inc.										
FOCUS										
3775	06/24/2017	200.00	0.00	07/05/2017	General Engineering - Council Meetings		-	No	0000	
101-410-1930-43030	Engineering Services									
3775 Total:		200.00								
3776	06/24/2017	1,170.00	0.00	07/05/2017	General Engineering - Dept Mgt, StaffMtg		-	No	0000	
101-410-1930-43030	Engineering Services									
3776 Total:		1,170.00								
3777	06/24/2017	1,161.25	0.00	07/05/2017	General Engineering - Planning		-	No	0000	
101-410-1910-43030	Engineering Services									
3777 Total:		1,161.25								
3778	06/24/2017	60.00	0.00	07/05/2017	General Engineering - ROW		-	No	0000	
101-430-3100-43030	Engineering Services									
3778 Total:		60.00								
3779	06/24/2017	334.98	0.00	07/05/2017	General Engineering - Water		-	No	0000	
601-494-9400-43030	Engineering Services									
3779	06/24/2017	183.75	0.00	07/05/2017	General Engineering - Sewer		-	No	0000	
602-495-9450-43030	Engineering Services									
3779	06/24/2017	982.50	0.00	07/05/2017	General Engineering - Stormwater		-	No	0000	
603-496-9500-43030	Engineering Services									
3779 Total:		1,501.23								
3780	06/24/2017	2,216.00	0.00	07/05/2017	General Engineering - Transp & Traffic		-	No	0000	
409-480-8000-43030	Engineering Services									
3780 Total:		2,216.00								
3781	06/24/2017	635.89	0.00	07/05/2017	CSAH I5 - Safety Improvements		-	No	0000	
602-495-9450-43030	Engineering Services									
3781 Total:		635.89								
3782	06/24/2017	2,335.00	0.00	07/05/2017	LE Ave Corridor Improvements		-	No	0000	
409-480-8000-43030	Engineering Services									
3782 Total:		2,335.00								
3783	06/24/2017	238.75	0.00	07/05/2017	Inwood Booster Stion Impyvnt-Desn&Const		-	No	0000	
601-494-9400-43030	Engineering Services									
3783 Total:		238.75								
3784	06/24/2017	112.50	0.00	07/05/2017	Beehive Asset Management		-	No	0000	
409-480-8000-43030	Engineering Services									
3784 Total:		112.50								
3785	06/24/2017	216.00	0.00	07/05/2017	Eagle Point Blvd St Improvements		-	No	0000	
409-480-8000-43030	Engineering Services									
3785 Total:		216.00								
3786	06/24/2017	106.25	0.00	07/05/2017	CSAH I3 - Ideal Ave		-	No	0000	
409-480-8000-43030	Engineering Services									
3786 Total:		106.25								
3787	06/24/2017	332.50	0.00	07/05/2017	Inwood Water Tower		-	No	0000	
601-494-9400-43030	Engineering Services									
3787 Total:		332.50								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
3788	06/24/2017	580.00	0.00	07/05/2017	Public Library Site Improvements		-		No	0000
206-450-5300-43030	Engineering Services									
3788 Total:		580.00								
3789	06/24/2017	6,455.00	0.00	07/05/2017	Old Village Phase III Street & Utility		-		No	0000
409-480-8000-43030	Engineering Services									
3789 Total:		6,455.00								
3790	06/24/2017	1,215.00	0.00	07/05/2017	1-94 Lift Station - Sanitary Sewer		-		No	0000
602-495-9450-43030	Engineering Services									
3790 Total:		1,215.00								
3791	06/24/2017	2,529.50	0.00	07/05/2017	2017 Street Improvements		-		No	0000
409-480-8000-43030	Engineering Services									
3791 Total:		2,529.50								
3792	06/24/2017	1,792.31	0.00	07/05/2017	2017 Seal Coat Project		-		No	0000
409-480-8000-43030	Engineering Services									
3792 Total:		1,792.31								
3793	06/24/2017	707.66	0.00	07/05/2017	Lake Elmo Ave Phase III		-		No	0000
409-480-8000-43030	Engineering Services									
3793 Total:		707.66								
3794	06/24/2017	3,188.15	0.00	07/05/2017	2017 Mill & Overlay Project		-		No	0000
101-430-3120-42250	Seal Coat and Crack Fill									
3794 Total:		3,188.15								
3795	06/24/2017	8,944.44	0.00	07/05/2017	Hammes Estates		-		No	0000
803-000-0000-22910	Developer Payments									
3795 Total:		8,944.44								
3796	06/24/2017	639.63	0.00	07/05/2017	Engstrom Village - Wildflower 1st		-		No	0000
803-000-0000-22910	Developer Payments									
3796 Total:		639.63								
3797	06/24/2017	240.00	0.00	07/05/2017	Savonna - 2nd Addition		-		No	0000
803-000-0000-22910	Developer Payments									
3797 Total:		240.00								
3798	06/24/2017	306.97	0.00	07/05/2017	Savonna - 3rd Addition		-		No	0000
803-000-0000-22910	Developer Payments									
3798 Total:		306.97								
3799	06/24/2017	36.00	0.00	07/05/2017	Auto Owner Building		-		No	0000
803-000-0000-22910	Developer Payments									
3799 Total:		36.00								
3800	06/24/2017	2,383.12	0.00	07/05/2017	Savonna - 4th Addition		-		No	0000
803-000-0000-22910	Developer Payments									
3800 Total:		2,383.12								
3801	06/24/2017	906.96	0.00	07/05/2017	Easton Village II		-		No	0000
803-000-0000-22910	Developer Payments									
3801 Total:		906.96								
3802	06/24/2017	7,356.57	0.00	07/05/2017	Boulder Ponds - 2nd		-		No	0000
803-000-0000-22910	Developer Payments									
3802 Total:		7,356.57								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
3803	06/24/2017	487.30	0.00	07/05/2017	Village Preserve - 2nd		-	No		0000
803-000-0000-22910	Developer Payments									
3803 Total:		487.30								
3804	06/24/2017	2,854.28	0.00	07/05/2017	The Royal Golf Course		-	No		0000
803-000-0000-22910	Developer Payments									
3804 Total:		2,854.28								
3805	06/24/2017	240.00	0.00	07/05/2017	The Royal Golf Course		-	No		0000
803-000-0000-22910	Developer Payments									
3805 Total:		240.00								
3806	06/24/2017	1,705.00	0.00	07/05/2017	The Highlands (Diedrich-Reider)		-	No		0000
803-000-0000-22910	Developer Payments									
3806 Total:		1,705.00								
3807	06/24/2017	330.00	0.00	07/05/2017	Wasatch Storage		-	No		0000
803-000-0000-22910	Developer Payments									
3807 Total:		330.00								
3808	06/24/2017	4,468.03	0.00	07/05/2017	Inwood 4th Addition		-	No		0000
803-000-0000-22910	Developer Payments									
3808 Total:		4,468.03								
3809	06/24/2017	319.28	0.00	07/05/2017	Wildflower - 2nd		-	No		0000
803-000-0000-22910	Developer Payments									
3809 Total:		319.28								
3810	06/24/2017	446.78	0.00	07/05/2017	Hammes Estates II		-	No		0000
803-000-0000-22910	Developer Payments									
3810 Total:		446.78								
3811	06/24/2017	120.00	0.00	07/05/2017	AT&T Antenna Upgrades		-	No		0000
803-000-0000-22910	Developer Payments									
3811 Total:		120.00								
3812	06/24/2017	3,755.34	0.00	07/05/2017	Inwood 5th		-	No		0000
803-000-0000-22910	Developer Payments									
3812 Total:		3,755.34								
3813	06/24/2017	479.28	0.00	07/05/2017	9242 Hudson Blvd Site Improvements		-	No		0000
409-480-8000-43030	Engineering Services									
3813 Total:		479.28								
3814	06/24/2017	690.00	0.00	07/05/2017	Easton Village 3rd Addition		-	No		0000
803-000-0000-22910	Developer Payments									
3814 Total:		690.00								
3815	06/24/2017	630.00	0.00	07/05/2017	Lakewood Crossing - 2nd Addition		-	No		0000
803-000-0000-22910	Developer Payments									
3815 Total:		630.00								
3816	06/24/2017	1,080.00	0.00	07/05/2017	3M Litigation - Engineering Support		-	No		0000
601-494-9400-43030	Engineering Services									
3816 Total:		1,080.00								
FOCUS Total:		65,171.97								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	PO Line #
Focus Engineering, Inc. Total:		65,171.97									
G&N Enterprises											
G&NENTER	06/20/2017	99.50	0.00	07/05/2017	Bcc Spray		-		No	0000	
4225											
101-450-5200-42230	Building Repair Supplies	99.50									
	4225 Total:	99.50									
G&NENTER Total:		99.50									
G&N Enterprises Total:		99.50									
Graphic Resources Inc											
GRAPHICR	06/22/2017	247.00	0.00	07/05/2017	Utility Billin Inv Stock Paper		-		No	0000	
58885											
601-494-9400-42030	Printed Forms	247.00									
58885	06/22/2017		0.00	07/05/2017	Utility Billin Inv Stock Paper		-		No	0000	
603-496-9500-42030	Printed Forms	494.00									
	58885 Total:	494.00									
GRAPHICR Total:		494.00									
Graphic Resources Inc Total:		494.00									
Great America Financial											
GREATAM	06/15/2017	407.89	0.00	07/05/2017	Copier Main - Sharp MX-5141N June 2017		-		No	0000	
20828144											
101-410-1940-44040	Repairs/Maint Contractual Eqpt	407.89									
	20828144 Total:	407.89									
GREATAM Total:		407.89									
Great America Financial Total:		407.89									
Handt Kristina											
HANDT	06/28/2017	379.27	0.00	07/05/2017	Mileage & Parking Reimb - Handt		-		No	0000	
20170628											
101-410-1320-43310	Mileage	163.71									
20170628	06/28/2017		0.00	07/05/2017	Mileage Reimb - Handt		-		No	0000	
206-450-5300-43310	Mileage	542.98									
	20170628 Total:	542.98									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	PO Line #
	HANDT Total:	542.98									
	Handt Kristina Total:	542.98									
HD Supply Waterworks, Ltd.											
HDSUPPLY	06/14/2017	1,754.97	0.00	07/05/2017	Water meters parts		-	No		0000	
H336339											
601-494-9400-42300	Water Meters & Supplies	1,754.97									
H336339	Total:	1,754.97									
HDSUPPLY	Total:	1,754.97									
HD Supply Waterworks, Ltd. Total:											
		1,754.97									
Holiday Credit Office											
HOLIDAYC	06/15/2017	99.41	0.00	07/05/2017	Fuel		-	No		0000	
20171506											
101-420-2220-42120	Fuel, Oil and Fluids	99.41									
20171506	Total:	99.41									
HOLIDAYC	Total:	99.41									
Holiday Credit Office Total:											
		99.41									
Innovative Office Solutions											
INNOVAT	06/14/2017	94.70	0.00	07/05/2017	Office Supplies		-	No		0000	
1664016											
101-430-3100-42000	Office Supplies	94.70									
1664016	Total:	94.70									
IN1654550	06/21/2017	220.12	0.00	07/05/2017	Envelopes		-	No		0000	
101-410-1320-42000	Office Supplies	220.12									
IN1654550	06/21/2017	220.12	0.00	07/05/2017	Envelopes		-	No		0000	
101-410-1320-42000	Office Supplies	440.24									
IN1654550	Total:	440.24									
IN1656263	06/22/2017	65.94	0.00	07/05/2017	Office Supplies		-	No		0000	
101-410-1320-42000	Office Supplies	65.94									
IN1656263	Total:	65.94									
IN16744385	06/13/2017	338.01	0.00	07/05/2017	Toner & Office Supplies		-	No		0000	
101-410-1320-42000	Office Supplies	338.01									
IN16744385	Total:	338.01									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
INNOVAT Total:		938.89								
Innovative Office Solutions Total:		938.89								
Interstate All Battery Ctr										
INTERSTA										
1902701005456	06/22/2017	375.00	0.00	07/05/2017	5456 RPLCMT Batteries for portbl		-		No	0000
101-420-2220-43230	Radio	375.00			radios					
1902701005456 Total:		375.00								
1902702003659	05/30/2017	190.00	0.00	07/05/2017	Replacement batteries for portbl radios		-		No	0000
101-420-2220-43230	Radio	190.00								
1902702003659 Total:		190.00								
1902799006461	06/22/2017	143.25	0.00	07/05/2017	6461 RPLCMT Flashlight Batteries		-		No	0000
101-420-2220-42400	Small Tools & Equipment	143.25								
1902799006461 Total:		143.25								
INTERSTA Total:		708.25								
Interstate All Battery Ctr Total:		708.25								
Johnson & Turner Attorneys										
JOHNSON&										
62061	05/31/2017	3,500.00	0.00	07/05/2017	Prosecution Sys May 2017		-		No	0000
101-420-2150-43045	Attorney Criminal	3,500.00								
62061 Total:		3,500.00								
JOHNSON& Total:		3,500.00								
Johnson & Turner Attorneys Total:		3,500.00								
Kath Fuel Oil Service Co										
kathfuel										
593190	06/15/2017	874.67	0.00	07/05/2017	Fuel-Unleaded		-		No	0000
101-430-3100-42120	Fuel, Oil and Fluids	874.67								
593190 Total:		874.67								
593220	06/15/2017	51.32	0.00	07/05/2017	Fuel-diesel		-		No	0000
101-430-3100-42120	Fuel, Oil and Fluids	51.32								
593220 Total:		51.32								
593221	06/15/2017	635.11	0.00	07/05/2017	Fuel-diesel		-		No	0000
101-430-3100-42120	Fuel, Oil and Fluids	635.11								
593221 Total:		635.11								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
kathfuel Total:		1,561.10								
Kath Fuel Oil Service Co Total:		1,561.10								
Kennedy & Graven, Chartered										
KENGRAVE										
137335	06/27/2017	6,901.97	0.00	07/05/2017	Civil Matters		-	No	0000	
101-410-1320-43040	Legal Services									
137335	06/27/2017	1,807.69	0.00	07/05/2017	Library Matters		-	No	0000	
206-450-5300-43040	Legal Services									
137335	06/27/2017	24,604.42	0.00	07/05/2017	3M Litigation		-	No	0000	
101-410-1320-43040	Legal Services									
137335	06/27/2017	1,813.00	0.00	07/05/2017	Haz Bldg - 9240 1st St		-	No	0000	
101-410-1320-43040	Legal Services									
137335	06/27/2017	116.25	0.00	07/05/2017	Verizon Lease		-	No	0000	
101-410-1320-43040	Legal Services									
137335	06/27/2017	215.00	0.00	07/05/2017	Village Preserve 2nd Add. Final Plat		-	No	0000	
803-000-0000-22910	Developer Payments									
137335	06/27/2017	351.50	0.00	07/05/2017	Danielson Property Condemnation		-	No	0000	
101-410-1320-43040	Legal Services									
137335	06/27/2017	698.75	0.00	07/05/2017	The Royal Golf		-	No	0000	
803-000-0000-22910	Developer Payments									
137335	06/27/2017	2,197.37	0.00	07/05/2017	Zuleger v. City of Lake Elmo		-	No	0000	
101-410-1320-43040	Legal Services									
137335	06/27/2017	268.75	0.00	07/05/2017	Wildflower 2nd Addition		-	No	0000	
803-000-0000-22910	Developer Payments									
137335	06/27/2017	161.25	0.00	07/05/2017	Inwood 5th Addition		-	No	0000	
803-000-0000-22910	Developer Payments									
137335	06/27/2017	692.96	0.00	07/05/2017	Easton Village 2nd Addition		-	No	0000	
803-000-0000-22910	Developer Payments									
137335 Total:		39,828.91								
KENGRAVE Total:		39,828.91								
Kennedy & Graven, Chartered Total:										
39,828.91										
King Kassidy										
KINGK										
20170619	06/19/2017	55.00	0.00	07/05/2017	Cable Oper- Parks Comm 06/19/2017		-	No	0000	
101-410-1450-43620	Cable Operations									
20170619 Total:		55.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
	KINGK Total:	55.00								
	King Kassidy Total:	55.00								
KLM Engineering, Inc.										
KLMENG										
6396	06/01/2017	3,300.00	0.00	07/05/2017	Antenna Drawing Review (tasks 3-6)		-	No		0000
803-000-0000-22910	Developer Payments									
	6396 Total:	3,300.00								
	KLMENG Total:	3,300.00								
KLM Engineering, Inc. Total:		3,300.00								
Lake Elmo Associates, LLP										
LEASSOC										
20170701	07/01/2017	2,666.00	0.00	07/05/2017	2880 Brookfield Rent - July 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								
Marko Electrical Services, Inc										
MARKO										
3818LE-PW-B	06/23/2017	173.12	0.00	07/05/2017	Bathroom Light Repair at PW		-	No		0000
101-430-3100-44010	Repairs/Maint Bldg									
	3818LE-PW-B Total:	173.12								
	MARKO Total:	173.12								
Marko Electrical Services, Inc Total:		173.12								
Menards - Oakdale										
MENARDSO										
32206	06/12/2017	32.90	0.00	07/05/2017	Trash Bags		-	No		0000
101-450-5200-44030	Repairs/Maint Imp Not Bldgs									
	32206 Total:	32.90								
32449	06/12/2017	26.79	0.00	07/05/2017	Marking Paint		-	No		0000
101-430-3100-44030	Repairs/Maint Imp Not Bldgs									
	32449 Total:	26.79								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
32785	06/16/2017	34.98	0.00	07/05/2017	ratchet straps		-	No	0000	
101-430-3100-42210	Equipment Parts									
32785 Total:		34.98								
33094	06/22/2017	59.90	0.00	07/05/2017	tank sprayer - patching trailer		-	No	0000	
101-430-3120-42210	Equipment Parts									
33094 Total:		59.90								
33301	06/22/2017	45.98	0.00	07/05/2017	dolly tire		-	No	0000	
101-430-3120-42210	Equipment Parts									
33301	06/22/2017	36.51	0.00	07/05/2017	misc. shop supplies		-	No	0000	
101-430-3100-42150	Shop Materials									
33301 Total:		82.49								
MENARDSO Total:		237.06								
Menards - Oakdale Total:		237.06								
Municipal Emergency Svs. Inc.										
MES										
1139418	06/15/2017	1,609.31	0.00	07/05/2017	Replacement FF Hoods		-	No	0000	
101-420-2220-42400	Small Tools & Equipment									
1139418 Total:		1,609.31								
1139828	06/16/2017	320.00	0.00	07/05/2017	REplacement CO monitors for Duty Vehicle		-	No	0000	
101-420-2220-42400	Small Tools & Equipment									
1139828 Total:		320.00								
MES Total:		1,929.31								
Municipal Emergency Svs. Inc. Total:		1,929.31								
Norman James, LLC										
NORMAN										
20170627	06/27/2017	3,599.15	0.00	07/05/2017	Tax Abatement - 2017		-	No	0000	
101-000-0000-31010	Current Ad Valorem Taxes									
20170627 Total:		3,599.15								
NORMAN Total:		3,599.15								
Norman James, LLC Total:		3,599.15								
Northland Trust Services, Inc.										
NORTH										
ELMO13A	05/09/2017	79,662.50	0.00	07/05/2017	2013A GO Bond - Principal 7/15		-	No	0000	
601-494-9400-46010	Bond Principal									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	PO Line #
ELMO13A	05/09/2017	230,337.50	0.00	07/05/2017	2013A GO Bond - Principal	7/15	-	No		0000	
602-495-9450-4610	Bond Principal										
ELMO13A	05/09/2017	18,186.94	0.00	07/05/2017	2013A GO Bond - Interest	7/15	-	No		0000	
601-494-9400-46110	Bond Interest										
ELMO13A	05/09/2017	51,898.04	0.00	07/05/2017	2013A GO Bond - Interest	7/15	-	No		0000	
602-495-9450-46110	Bond Interest										
ELMO13A Total:		380,084.98									
ELMO15A	05/09/2017	1,175.00	0.00	07/05/2017	2015A GO Bond - Interest	7/15 Equip	-	No		0000	
324-470-7000-46110	Bond Interest										
ELMO15A	05/09/2017	14,843.75	0.00	07/05/2017	2015A GO Bond - Interest	7/15 EP	-	No		0000	
324-470-7000-46110	Bond Interest				100% AS						
ELMO15A	05/09/2017	10,887.50	0.00	07/05/2017	2015A GO Bond - Interest	7/15	-	No		0000	
601-494-9400-46110	Bond Interest										
ELMO15A	05/09/2017	3,300.00	0.00	07/05/2017	2015A GO Bond - Interest	7/15	-	No		0000	
602-495-9450-46110	Bond Interest										
ELMO15A Total:		30,206.25									
LKEL09B	05/09/2017	2,881.25	0.00	07/05/2017	2009B GO Bond - Interest	7/15	-	No		0000	
316-470-7000-46110	Bond Interest										
LKEL09B Total:		2,881.25									
LKEL14A	05/09/2017	6,366.25	0.00	07/05/2017	2014A GO Bond - Interest	7/15 Equip	-	No		0000	
323-470-7000-46110	Bond Interest										
LKEL14A	05/09/2017	25,052.50	0.00	07/05/2017	2014A GO Bond - Interest	7/15 Streets	-	No		0000	
323-470-7000-46110	Bond Interest										
LKEL14A	05/09/2017	30,068.13	0.00	07/05/2017	2014A GO Bond - Interest	7/15	-	No		0000	
601-494-9400-46110	Bond Interest										
LKEL14A	05/09/2017	9,901.87	0.00	07/05/2017	2014A GO Bond - Interest	7/15	-	No		0000	
602-495-9450-46110	Bond Interest										
LKEL14A Total:		71,388.75									
LKEL16A	05/09/2017	26,900.00	0.00	07/05/2017	2016A GO Bond - Interest	7/15	-	No		0000	
326-470-7000-46110	Bond Interest										
LKEL16A	05/09/2017	32,250.00	0.00	07/05/2017	2016A GO Bond - Interest	7/15	-	No		0000	
601-494-9400-46110	Bond Interest										
LKEL16A	05/09/2017	8,600.00	0.00	07/05/2017	2016A GO Bond - Interest	7/15	-	No		0000	
602-495-9450-46110	Bond Interest										
LKEL16A	05/09/2017	27,700.00	0.00	07/05/2017	2016A GO Bond - Interest	7/15	-	No		0000	
603-496-9500-46110	Bond Interest										
LKEL16A Total:		95,450.00									
NORTHL Total:		580,011.23									
Northland Trust Services, Inc. Total:		580,011.23									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close PO Line #
Oakdale Rental Center										
OAKDRC										
119448	06/20/2017	70.99	0.00	07/05/2017	Propane		-		No	0000
101-430-3100-42120	Fuel, Oil and Fluids									
119448	Total:	70.99								
OAKDRC	Total:	70.99								
Oakdale Rental Center Total:										
		70.99								
Plunkett's Pest Control Inc										
PLUNKETT										
5668286	05/03/2017	291.00	0.00	07/05/2017	Ant and Wasp Control		-		No	0000
206-450-5300-44010	Repairs/Maint Bldg									
5668286	Total:	291.00								
PLUNKETT	Total:	291.00								
Plunkett's Pest Control Inc Total:										
		291.00								
Pomp's Tire Service, Inc.										
POMPS										
210280154	04/04/2017	587.64	0.00	07/05/2017	Pick-up Tires		-		No	0000
101-430-3100-44040	Repairs/Maint Eqp									
210280154	Total:	587.64								
POMPS	Total:	587.64								
Pomp's Tire Service, Inc. Total:										
		587.64								
RABOUIN, INC										
RABOUIN										
20170701	07/01/2017	2,500.00	0.00	07/05/2017	July 2017 - Contracted Monthly		-		No	0000
101-410-1320-43100	Assessing Services				AssessFee					
20170701	Total:	2,500.00								
RABOUIN	Total:	2,500.00								
RABOUIN, INC Total:										
		2,500.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Sam's Club SAMSCLUB 20170607 101-420-2220-44300	05/09/2017 Miscellaneous 20170607 Total: SAMSCLUB Total:	74.64 74.64 74.64	0.00	07/05/2017	Rehab Supplies		-	No		0000
Sam's Club Total:		74.64								
Schaberg Susan L-SCHABE 20170626 206-450-5300-44300	06/26/2017 Miscellaneous 20170626 Total: L-SCHABE Total:	60.00 60.00 60.00	0.00	07/05/2017	Library Card Reimbursement		-	No		0000
Schaberg Susan Total:		60.00								
Short Elliott Hendrickson, Inc SEH 333246 601-494-9400-43030	06/09/2017 Engineering Services 333246 Total: SEH Total:	7,068.29 7,068.29 7,068.29	0.00	07/05/2017	Construction Services		-	No		0000
Short Elliott Hendrickson, Inc Total:		7,068.29								
Sprint SPRINT 761950227-169 101-420-2220-43210	06/18/2017 Telephone 761950227-169 101-420-2400-43210	15.11 82.89 72.63	0.00	07/05/2017	Cell Phone Service- Fire Dept		-	No		0000
761950227-169 101-430-3100-43210	06/18/2017 Telephone 761950227-169 101-450-5200-43210	6.69 5.62	0.00	07/05/2017	Cell Phone Service- Public Works Dept		-	No		0000
761950227-169 101-410-1910-43210	06/18/2017 Telephone 761950227-169 101-410-1910-43210	5.62	0.00	07/05/2017	Cell Phone Service- Parks Dept		-	No		0000
761950227-169 101-410-1910-43210	06/18/2017 Telephone 761950227-169 101-410-1910-43210	5.62	0.00	07/05/2017	Cell Phone Service- Planning Dept		-	No		0000

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
761950227-169	06/18/2017	168.67	0.00	07/05/2017	Cell Phone Service- Admin		-		No	0000
101-410-1940-43210	Telephone									
761950227-169	06/18/2017	-61.31	0.00	07/05/2017	Cell Phone Service- Admin		-		No	0000
101-410-1320-43210	Telephone									
761950227-169	Total:	290.30								
SPRINT	Total:	290.30								
Sprint Total:		290.30								
Stillwater Medical Group										
STILMED										
20170614	06/14/2017	1,187.00	0.00	07/05/2017	Annual Physicals- Supan Penman		-		No	0000
101-420-2220-43050	Physicals				Sachs					
20170614	Total:	1,187.00								
STILMED	Total:	1,187.00								
Stillwater Medical Group Total:		1,187.00								
Stillwater Printing										
STILLWAT										
20170531	05/31/2017	210.00	0.00	07/05/2017	Summer Program T-shirts		-		No	0000
206-450-5300-44300	Miscellaneous									
20170531	Total:	210.00								
STILLWAT	Total:	210.00								
Stillwater Printing Total:		210.00								
Stillwater Public Library										
STLIBRAR										
20170531	06/01/2017	1,140.00	0.00	07/05/2017	Library Card Reimbursement		-		No	0000
206-450-5300-44300	Miscellaneous									
20170531	Total:	1,140.00								
STLIBRAR	Total:	1,140.00								
Stillwater Public Library Total:		1,140.00								

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	PO Line #
Surplus Services											
SURPLUS	06/16/2017	156.00	0.00	07/05/2017	Bookcases x4		-		No	0000	
20037561	Office Supplies										
101-410-1320-4200	20037561 Total:	156.00									
	SURPLUS Total:	156.00									
Surplus Services Total:											
	Surplus Services Total:	156.00									
Swanson Haskamp Consulting											
SHC	06/20/2017	2,646.76	0.00	07/05/2017	2040 Comprehensive Plan Project		-		No	0000	
497	Comprehensive Planning										
101-410-1910-43020	497 Total:	2,646.76									
498	06/20/2017	598.75	0.00	07/05/2017	Comprehensive Plan- Living Healthy		-		No	0000	
101-410-1910-43020	Comprehensive Planning										
	498 Total:	598.75									
	SHC Total:	3,245.51									
Swanson Haskamp Consulting Total:											
	Swanson Haskamp Consulting Total:	3,245.51									
Twin City Pipeworks											
TWINPIPE	06/19/2017	347.00	0.00	07/05/2017	Pipe Repair Tower #2		-		No	0000	
9003	Repairs\Maint Imp Not Bldgs										
601-494-9400-44030	9003 Total:	347.00									
	TWINPIPE Total:	347.00									
Twin City Pipeworks Total:											
	Twin City Pipeworks Total:	347.00									
Verizon Wireless											
VERIZON	06/10/2017	35.01	0.00	07/05/2017	Air Card for Tablet		-		No	0000	
9787353355	Telephone										
101-420-2220-43210	9787353355 Total:	35.01									
	VERIZON Total:	35.01									
Verizon Wireless Total:											
	Verizon Wireless Total:	35.01									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
Washington County										
WASRADIO	06/21/2017	300.06	0.00	07/05/2017	2nd QTR 2017 Radio Usage		-		No	0000
123452										
101-430-3100-43230	Radio	300.06								
	123452 Total:	3,800.76	0.00	07/05/2017	1/4cily user fee for 800 MHz Radio		-		No	0000
123453	06/21/2017	3,800.76								
101-420-2220-43230	Radio	123453 Total:								
	WASRADIO Total:	4,100.82								
Washington County Total:										
		4,100.82								
Washington County Library										
WASHLIB	06/01/2017	2,139.00	0.00	07/05/2017	Library Card Reimbursement		-		No	0000
20170531										
206-450-5300-44300	Miscellaneous	2,139.00								
	20170531 Total:	2,139.00								
	WASHLIB Total:	2,139.00								
Washington County Library Total:										
		2,139.00								
Wensman Stephen										
WENSMAN	06/29/2017	14.34	0.00	07/05/2017	Mileage		-		No	0000
20170629										
803-000-0000-22910	Developer Payments	22.90	0.00	07/05/2017	Mileage		-		No	0000
20170629	06/29/2017									
101-410-1910-43310	Mileage	37.24								
	20170629 Total:	37.24								
	WENSMAN Total:	37.24								
Wensman Stephen Total:										
		37.24								
White Anita										
Whitcani	06/20/2017	55.00	0.00	07/05/2017	Cable Oper- Safety Comm 6/20/17		-		No	0000
20170620										
101-410-1450-43620	Cable Operations	55.00	0.00	07/05/2017	Cable Oper- City Council 6/20/17		-		No	0000
20170620	06/20/2017									
101-410-1450-43620	Cable Operations	25.00	0.00	07/05/2017	Cable Oper- Bonus 6/20/17 after 10PM		-		No	0000
20170620	06/20/2017									
101-410-1450-43620	Cable Operations									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	PO Line #
		20170620 Total:									
		Whiteamt Total:	135.00								
		White Anita Total:	135.00								
Xcel Energy											
XCEL											
550905133	06/20/2017	233.16	0.00	07/05/2017	New Lift Station		-		No	0000	
602-495-9450-43810	Electric Utility										
550905133	Total:	233.16									
550956621	06/20/2017	12.03	0.00	07/05/2017	Tennis Court		-		No	0000	
101-450-5200-43810	Electric Utility										
550956621	Total:	12.03									
550967658	06/20/2017	50.24	0.00	07/05/2017	Park Bldg		-		No	0000	
101-450-5200-43810	Electric Utility										
550967658	Total:	50.24									
550968477	06/20/2017	22.25	0.00	07/05/2017	Pebble Park		-		No	0000	
101-450-5200-43810	Electric Utility										
550968477	Total:	22.25									
550975335	06/20/2017	48.14	0.00	07/05/2017	Traffic Lights		-		No	0000	
101-430-3160-43810	Street Lighting										
550975335	Total:	48.14									
550978493	06/20/2017	20.76	0.00	07/05/2017	Lift Station		-		No	0000	
602-495-9450-43810	Electric Utility										
550978493	Total:	20.76									
550979327	06/20/2017	103.61	0.00	07/05/2017	Arts Center		-		No	0000	
101-450-5200-43810	Electric Utility										
550979327	Total:	103.61									
550983912	06/20/2017	18.39	0.00	07/05/2017	Lift Station		-		No	0000	
602-495-9450-43810	Electric Utility										
550983912	Total:	18.39									
550986780	06/20/2017	374.45	0.00	07/05/2017	Fire Station 1		-		No	0000	
101-420-2220-43810	Electric Utility										
550986780	Total:	374.45									
550991102	06/20/2017	69.91	0.00	07/05/2017	Legion Park		-		No	0000	
101-420-2220-43810	Electric Utility										
550991102	Total:	69.91									
550991262	06/20/2017	33.69	0.00	07/05/2017	Traffic-Manning & Stillwater Blvd		-		No	0000	
101-430-3160-43810	Street Lighting										
550991262	Total:	33.69									
550999413	06/20/2017	29.37	0.00	07/05/2017	Water Tower 2		-		No	0000	
601-494-9400-43810	Electric Utility										
550999413	Total:	29.37									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close POLine #
551004405	06/20/2017	13.29	0.00	07/05/2017	Speed Sign Hwy 5		-		No	0000
101-430-3160-43810	Street Lighting									
551004405	Total:	13.29								
551017301	06/20/2017	141.36	0.00	07/05/2017	Pumphouse		-		No	0000
601-494-9400-43810	Electric Utility									
551017301	Total:	141.36								
551021891	06/20/2017	1,879.34	0.00	07/05/2017	Pumphouse		-		No	0000
601-494-9400-43810	Electric Utility									
551021891	Total:	1,879.34								
551033753	06/20/2017	14.50	0.00	07/05/2017	Gates at Sunfish Park		-		No	0000
101-450-5200-43810	Electric Utility									
551033753	Total:	14.50								
551036943	06/20/2017	41.61	0.00	07/05/2017	Traffic Lights		-		No	0000
101-430-3160-43810	Street Lighting									
551036943	Total:	41.61								
551048392	06/20/2017	49.45	0.00	07/05/2017	Traffic Lights		-		No	0000
101-430-3160-43810	Street Lighting									
551048392	Total:	49.45								
551067361	06/21/2017	547.42	0.00	07/05/2017	Library		-		No	0000
206-450-5300-43810	Electric Utility									
551067361	Total:	547.42								
551110341	06/21/2017	331.90	0.00	07/05/2017	Fire Station 2		-		No	0000
101-420-2220-43810	Electric Utility									
551110341	Total:	331.90								
551288878	06/22/2017	27.53	0.00	07/05/2017	Street Lights		-		No	0000
101-430-3160-43810	Street Lighting									
551288878	Total:	27.53								
XCEL	Total:	4,062.40								
Xcel Energy	Total:	4,062.40								

Zack's, Inc.										
ZACK										
32022	06/07/2017	29.46	0.00	07/05/2017	Water meter supplies		-		No	0000
601-494-9400-42300	Water Meters & Supplies									
32022	06/07/2017	38.28	0.00	07/05/2017	sewer maintenance supplies		-		No	0000
602-495-9450-42270	Utility System Maint Supplies									
32022	06/07/2017	50.46	0.00	07/05/2017	Tools		-		No	0000
101-430-3100-42400	Small Tools & Minor Equipment									
32022	06/07/2017	3.50	0.00	07/05/2017	delivery surcharge		-		No	0000
101-430-3100-42400	Small Tools & Minor Equipment									
32022	06/07/2017	76.56	0.00	07/05/2017	Water Maint. Supplies		-		No	0000
601-494-9400-42270	Utility System Maintenance									

Invoice #	Inv Date	Amount	Quantity	Pmt Date	Description	Reference	Task	Type	PO #	Close	PO Line #
32022	06/07/2017	71.98	0.00	07/05/2017	Shop Supplies		-			No	0000
101-430-3100-42150	Shop Materials										
	32022 Total:	270.24									
	ZACK Total:	270.24									
	Zack's, Inc. Total:	270.24									
	Report Total:	787,792.86									



STAFF REPORT

DATE: July 5, 2017

CONSENT

ITEM #: 3

AGENDA ITEM: Old Village Phase 3 Street, Drainage, and Utility Improvements - Change Order No. 1

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator

Rob Weldon, Public Works Director

Chad Isakson, Project Engineer

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

BACKGROUND: Douglas-Kerr Underground, LLC was awarded a construction contract to complete the Old Village Phase 3 Street, Drainage, and Utility Improvements on May 16, 2017. The project is in construction with an anticipated substantial completion date of October 27, 2017.

PROPOSAL DETAILS/ANALYSIS: Douglas-Kerr Underground, LLC has submitted a change order to address two design changes requested by the City as follows:

1. Remove the storm sewer piping and a stormwater treatment basin from the City Hall property. The stormwater treatment basin is no longer required after the City obtained a variance to the Valley Branch Watershed District rules. The variance was obtained after bids for the project were received.
2. The sanitary sewer main and service pipe was redesigned for the properties located at 11200 and 11240 Stillwater Boulevard to

accommodate easement constraints and address separation requirements from existing water service lines. An 8-inch sewer main (in lieu 3 6-inch sewer services) was extended across the property of 11200 Stillwater Blvd using watermain pressure grade pipe. Separation from drinking water facilities caused a watermain grade pipe material to be necessary which was not included in the original bid.

FISCAL IMPACT: This change order will decrease the contract in the amount of \$16,586.70 bringing the revised construction contract to \$1,559,452.45. With this change order the project remains within the authorized project budget and contingencies.

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

“Move to approve Change Order No. 1 for the Old Village Phase 3 Street, Drainage, and Utility Improvements, thereby decreasing the contract amount by \$16,586.70”.

ATTACHMENTS:

1. Change Order No. 1.

CONTRACT CHANGE ORDER FORM

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

FOCUS ENGINEERING, inc.

CHANGE ORDER NO. 1

DATE: June 22, 2017

TO: Douglas-Kerr Underground, LLC, 2142 330th Ave, Mora, MN 55051

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

CHANGE ORDER DESCRIPTION / JUSTIFICATION:

This change order addresses two design changes requested by the City. 1) Removes storm sewer piping and a stormwater treatment basin from the City Hall property. The stormwater treatment basin is no longer required after the City obtained a variance to the Valley Branch Watershed District rules. The variance was obtained after bids for the project were received. 2) The sanitary sewer main and service pipe was redesigned for the properties located at 11200 and 11240 Stillwater Boulevard to accommodate easement constraints and address separation requirements from existing water service lines. An 8-inch sewer main (in lieu of 3 6-inch sewer services) was extended across the property of 11200 Stillwater Blvd using watermain pressure grade pipe. Separation from drinking water facilities caused a watermain grade pipe material to be necessary which was not included in the original bid.

Attachments (list documents supporting change): Itemization

ITEM	DESCRIPTION OF PAY ITEM	UNIT	QTY	UNIT PRICE	INCREASE/(DECREASE)
	*SEE ATTACHED ITEMIZATION				
	Remove Stormwater Treatment Basin				(\$22,613.15)
	Revise Sanitary Sewer Main/Service configuration				\$6,026.45
NET CONTRACT CHANGE					(\$16,586.70)

Amount of Original Contract	\$	1,576,039.15
Sum of Additions/Deductions approved to date (CO Nos.)	\$	0.00
Contract Amount to date	\$	1,576,039.15
Amount of this Change Order (ADD) (DEDUCT) (NO-CHANGE)	\$	(16,586.70)
Revised Contract Amount	\$	1,559,452.45

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

APPROVED BY ENGINEER: FOCUS ENGINEERING



ENGINEER

6/22/2017

DATE

APPROVED BY CONTRACTOR



BY

6-23-17

DATE

APPROVED BY OWNER: CITY OF LAKE ELMO, MINNESOTA

BY

DATE

BY

DATE

CHANGE ORDER 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	CHANGE ORDER			DESCRIPTION / JUSTIFICATION
			QUANTITY	UNIT PRICE	AMOUNT	
CO1-1	REMOVE INFILTRATION BASIN EXCAVATION (EV)	CY	-467.0	\$32.50	-\$15,177.50	REMOVE ITEMS ASSOCIATED WITH STORMWATER POND BASINS ELIMINATED IN ORDER TO OBTAIN PERMIT FROM VALLEY BRANCH WATERSHED DISTRICT
CO1-2	REMOVE 15" RC PIPE APRON W/TRASH GUARD	EACH	-1.0	\$1,024.05	-\$1,024.05	
CO1-3	REMOVE 21" RC PIPE APRON W/TRASH GUARD	EACH	-1.0	\$1,470.00	-\$1,470.00	
CO1-4	REMOVE INFILTRATION BASIN UNDERDRAIN SYSTEM	LF	-410.0	\$0.01	-\$4.10	
CO1-5	REMOVE FILTER TOPSOIL BORROW (PULVERIZED) (LV)	CY	-125.0	\$39.50	-\$4,937.50	
CO1-6	8" C900 PIPE SEWER	LF	230.0	\$68.90	\$15,847.00	SANITARY SEWER PIPE REQUIRED TO PROVIDE SERVICE TO 12000 AND 12400 STILLWATER BOULEVARD
CO1-7	8"X6" C900 WYE	EACH	3.0	\$1,299.50	\$3,898.50	
CO1-8	REMOVE 8"X6" PVC WYE, SDR 26	EACH	-3.0	\$1,004.55	-\$3,013.65	
CO1-9	REMOVE 6" CLEAN-OUT ASSEMBLY (SCH 40)	EACH	-4.0	\$324.60	-\$1,298.40	
CO1-10	REMOVE 6" PVC SANITARY SERVICE PIPE - SCH 40	LF	-460.0	\$20.45	-\$9,407.00	

TOTALS - CHANGE ORDER NO. 1

-\$16,586.70



STAFF REPORT

DATE: July 5, 2017

CONSENT

ITEM #: 4

MOTION

TO: City Council

FROM: Emily Becker, City Planner

AGENDA ITEM: Royal Golf Zoning Map Amendment – Rezoning
Property from PF – Public and Quasi-Public Open
Space to Golf Course Community

REVIEWED BY: Stephen Wensman, Planning Director

BACKGROUND:

A public hearing was held to rezone PID#s that make up the area formerly known as Tartan Park and now known as Royal Golf Club (PID#s 25.029.21.12.0001, 25.029.21.14.0001, 25.029.21.21.0001, 25.029.21.31.0001, 25.029.21.42.0001, 25.029.21.43.0001, 25.029.21.43.0002 and 25.029.21.44.0001) from PF – Public and Quasi-Public Open Space to the Golf Course Community zoning district on March 13, 2017. The ordinance approving Zoning Map Amendment was never adopted by Council, however.

ISSUE BEFORE COUNCIL:

The City Council is being asked to adopt Ord. 08-179 which approves a Zoning Map Amendment to rezoned the aforementioned PID#s from PF – Public and Quasi-Public Open Space to the Golf Course Community Zoning District.

REVIEW/ANALYSIS:

History:

- January 17, 2017: Comprehensive Plan Amendment approved to re-guide PID#s from Public Facilities to Golf Course Community land use designation (Resolution 2017-008).
- March 13, 2017: Zoning Map Amendment and Preliminary Plat and Planned Unit Development (PUD) Plans reviewed by Planning Commission and public hearing held.
- May 24, 2017: Metropolitan Council approval of Comprehensive Plan Amendment to re-guide PID#s from Public Facilities to Golf Course Community land use designation.
- June 6, 2017: Approval of Royal Golf Preliminary Plat and PUD Plans.

The Royal Golf Preliminary Plat and PUD Staff report for the June 6, 2017 Council meeting mentioned the rezoning, but an ordinance was not formally adopted approving the rezoning. The Council is being asked to approve this ordinance.

FISCAL IMPACT:

None.

OPTIONS:

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

- 1) Adopt Ord. 08-179 as presented.
- 2) Amend Ord. 08-179 and adopt as amended.
- 3) Do not adopt Ord. 08-179

RECOMMENDATION:

Staff recommends the City Council adopt Ord. 08- approving a Zoning Map Amendment that rezones PID#s 25.029.21.12.0001, 25.029.21.14.0001, 25.029.21.21.0001, 25.029.21.31.0001, 25.029.21.42.0001, 25.029.21.43.0001, 25.029.21.43.0002 and 25.029.21.44.0001 from PF – Public and Quasi-Public Open Space to the Golf Course Community zoning district as part of tonight’s consent agenda.

If removed from the Consent Agenda, Staff recommends the following motion:

“Move to adopt Ord. 08-179 approving a Zoning Map Amendment that rezones PID#s 25.029.21.12.0001, 25.029.21.14.0001, 25.029.21.21.0001, 25.029.21.31.0001, 25.029.21.42.0001, 25.029.21.43.0001, 25.029.21.43.0002 and 25.029.21.44.0001 from PF – Public and Quasi-Public Open Space to the Golf Course Community zoning district .”

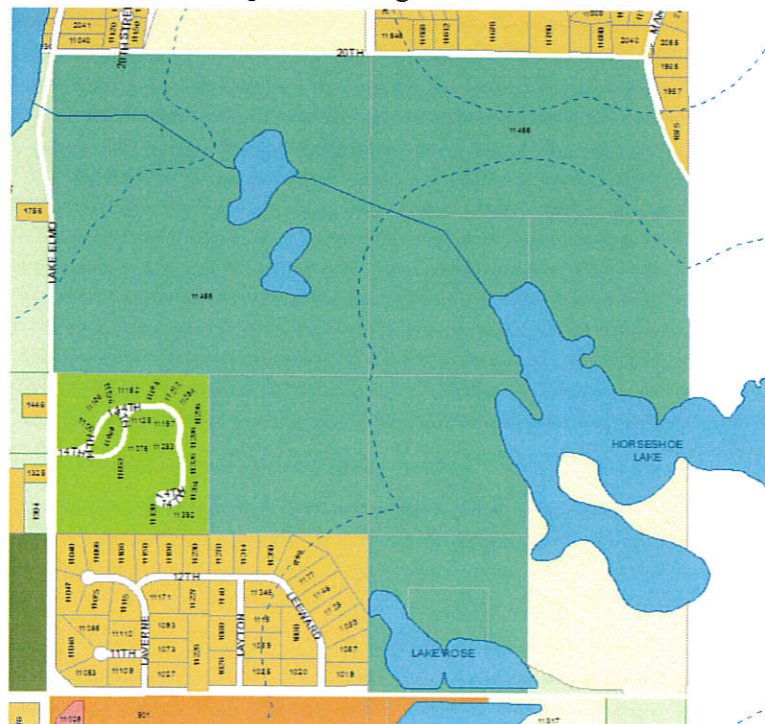
ATTACHMENTS:

- Zoning Map Exhibit
- Ord. 08-179

Current Zoning



Proposed Zoning



Zoning Districts

A	BP-PUD	GB	LC-PUD	MDR-PUD
OP	C	HDR	LDR	PF
BP	C-PUD	HDR-PUD	LDR-PUD	R2-PUD
GCC	CC	LC	MDR	

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

ORDINANCE NO. 08-179

**AN ORDINANCE AMENDING THE LAKE ELMO CITY CODE OF
ORDINANCES BY AMENDING THE OFFICIAL ZONING MAP OF THE
CITY OF LAKE ELMO**

SECTION 1. The City Council of the City of Lake Elmo hereby ordains the following properties to be rezoned from PF - Public and Quasi-Public Open Space to GCC - Golf Course Community:

PIDs:

25.029.21.12 .0001	25.029.21.14 .0001	25.029.21.21 .0001	25.029.21.31 .0001
25.029.21.43 .0002	25.029.21.44 .0001	25.029.21.43 .0001	25.029.21.42 .0001

SECTION 2. The City Council of the City of Lake Elmo also hereby ordains that the Zoning Administrator shall make the applicable changes to the official Zoning Map of the City of Lake Elmo.

SECTION 3. Effective Date. This ordinance shall become effective immediately upon adoption and publication in the official newspaper of the City of Lake Elmo.

SECTION 4. Adoption Date. This Ordinance 08-179 was adopted on this 5th 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 08-179 was published on the ____ day of _____, 2017.



STAFF REPORT

DATE: July 5, 2017

CONSENT

ITEM #: 5

AGENDA ITEM: Approval for Tax Abatement Payment for Valley
Cartage

TO: Mayor and City Council

SUBMITTED BY: Amy La Belle, Accountant

BACKGROUND:

In the winter of 2012 the City of Lake Elmo was approached by a company from Wisconsin with interest in purchasing a corporate office building at 8665 Hudson Boulevard for the purpose of establishing a headquarters and creating 50 new jobs. They requested a limited property tax abatement for the years 2014-2017.

This property was not in a TIF district so those incentives were not available. City staff took the lead on the project and put together an economic development package that included limited property tax abatements, a sizable forgivable loan (\$500k), job training funds and energy credits to bring new, good paying jobs to the region. The result of this public-private partnership resulted in the building being purchased and all of the stipulations of the partnership as well as the state funding requirements being met or exceeded.

ISSUE BEFORE COUNCIL:

Should the Council approve the Tax Abatement Payment for Valley Cartage?

PROPOSAL DETAILS/ANALYSIS:

On April 26, 2013, the City Council approved a limited property tax abatement for the 8665 Hudson Boulevard Property (Parcel ID #33.029.21.44.0037) for the tax years 2014, 2015, 2016 and 2017.

On or before July 30th of each year, the tax abatement for 8665 Hudson Boulevard needs to be remitted to the owner. Staff is seeking City Council approval to issue a property tax refund to Norman James, LLC, in the amount of \$3,599.15.

FISCAL IMPACT:

\$3,599.15

OPTIONS:

- 1) Approve the payment
- 2) Do not approve the payment

RECOMMENDATION:

Motion to approve a payment to Norman James, LLC, in the amount of \$3,599.15 which represents the property tax abatement due for 2017.

ATTACHMENTS:

Washington County worksheet on Lake Elmo component of the 2017 property tax abatement

City of Lake Elmo - Valley Cartage

City Resolution 2013-27

omic Development Tax Abatement

PID: 33.029.21.44.0037 TAG 3701

Duration: 4 years Pay 2014-Pay 2017 (Pay 2018 will be considered if requested by owner)

Terms: Market Value in year of abatement must be greater than Pay 2012 Market Value of 2,125,000

Total tax in year of abatement must be greater than Pay 2012 total tax of \$70,256.

Maximum of \$10,000 per year/\$40,000 total

Payment to be made on or before July 30 of each year.

Tax Year	Item	Total Tax	Taxable Market Value	Class Rate	Total Tax Capacity	FD%	FD Tax Capacity	Local Tax Capacity	Current City Rate	City NTC Tax	Change in City Tax	Amount of Abatement (\$10000 max)	Tax Payment Status Y / N (not part of city agreement)
Pay 2014:	Base Year		150,000	1.50%	2,250								
			1,975,000	2.00%	39,500								
		\$70,256	2,125,000		41,750	40.1589%	16,766	24,984	27.761%	\$6,935.74			<input type="checkbox"/> First half 2014 taxes paid?
	Current Year		150,000	1.50%	2,250								<input type="checkbox"/> No delinquent taxes?
			1,975,000	2.00%	39,500								
		\$77,675	2,125,000		41,750	40.1589%	16,766	24,984	27.761%	\$6,935.74	\$0.00	\$0.00	
		No Value Increase over 2012											
Pay 2015:	Base Year		150,000	1.50%	2,250								
			1,975,000	2.00%	39,500								
		\$70,256	2,125,000		41,750	34.3461%	14,339	27,411	23.798%	\$6,523.19			<input type="checkbox"/> First half 2015 taxes paid?
	Current Year		150,000	1.50%	2,250								<input type="checkbox"/> No delinquent taxes?
			3,136,300	2.00%	62,726								
		\$113,299	3,286,300		64,976	34.3461%	22,317	42,659	23.798%	\$10,151.87	\$3,628.68	\$3,628.68	payable July 30, 2015
Pay 2016:	Base Year		150,000	1.50%	2,250								
			1,975,000	2.00%	39,500								
		\$70,256	2,125,000		41,750	37.1277%	15,501	26,249	23.121%	\$6,069.00			<input type="checkbox"/> First half 2016 taxes paid?
	Current Year		150,000	1.50%	2,250								<input type="checkbox"/> No delinquent taxes?
			3,136,300	2.00%	62,726								
		\$110,005	3,286,300		64,976	37.1277%	24,124	40,852	23.121%	\$9,445.34	\$3,376.34	\$3,376.34	payable July 30, 2016
Pay 2017:	Base Year		150,000	1.50%	2,250								
			1,975,000	2.00%	39,500								
		\$70,256	2,125,000		41,750	33.1059%	13,822	27,928	20.018%	\$5,590.50			<input type="checkbox"/> First half 2017 taxes paid?
	Current Year		150,000	1.50%	2,250								<input type="checkbox"/> No delinquent taxes?
			3,318,900	2.00%	66,378								
		\$112,917	3,468,900		68,628	33.1059%	22,720	45,908	20.018%	\$9,189.65	\$3,599.15	\$3,599.15	payable July 30, 2017
Grand Total:												\$10,604.17	



STAFF REPORT

DATE: July 5, 2017

REGULAR

ITEM #: 6

MOTION

TO: Mayor and City Council

FROM: Julie Johnson, City Clerk

AGENDA ITEM: Lake Elmo Jaycees Special Event Permit &
Temporary Liquor License for Huff n' Puff Days

REVIEWED BY: Kristina Handt, City Administrator

BACKGROUND: Lake Elmo Jaycees will hold their annual Huff n' Puff Days event August 10 through 13, 2017 and have requested an on-sale temporary special event liquor license to allow for the safe sale of alcoholic beverages at the event. They are also requesting a special event permit.

City Council is respectfully requested to consider approval of a temporary on-sale liquor license issued to the Lake Elmo Jaycees for their annual Huff n' Puff Days event held August 10 through 13, 2017, subject to approval of the Director of Alcohol and Gambling Enforcement. In addition, the City Council is requested to waive the \$25 liquor license fee, the fee for the Lion's Park ball field lighting and the special event permit fee of \$75

ISSUE BEFORE COUNCIL: Should the Council approve the special event permit, liquor license and waive the fees for the liquor license, special event permit and ball field lighting? Should the Council place conditions on the approval requiring sheriff's deputies for the event? If so, should the City contribute to the cost of the deputies?

PROPOSAL DETAILS/ANALYSIS: The City Council approves special event permits under City Code Section 110.70. The code

establishes standards for special events in the following areas: maximum number of people, sound equipment, sanitary facilities, security, food service, fire protection, duration of special event, and a cleanup plan. Prior to the issuance of a permit, the City Council, may impose any other conditions reasonably calculated to protect the health, safety and welfare of persons, attendant or of the citizens of the City of Lake Elmo including, but not limited to, restrictions on parking and vehicle access, lighting, litter and noise.

With respect to security and safety procedures, the Jaycees are proposing to have people patrol the event and monitor the park continually for infractions. There is no live band included in the event this year.

Alcohol sales are proposed for the same hours as past years: Thursday 5:30 p.m. – 10:30 p.m., Friday 5:30 p.m. – 12:00 a.m., Saturday 8:00 a.m. – 12:00 a.m., and Sunday 10:00 a.m. – 8:00 p.m. Washington County Sheriff's Department is proposing two deputies on Thursday 6:30 p.m. – 10:30 p.m.; Friday and Saturday 6:00 p.m. – 12:00 a.m.; and Sunday from 4:00 p.m. – 8:00 p.m. Staff would support this recommendation. The cost is \$45/hour per deputy with a four hour minimum, for a total of \$1,800. If required to have the deputies as outlined above, the Jaycees are looking for City to make a contribution toward the cost of the deputies.

Clean up would be completed by volunteers including trash pickup surrounding the area after the event.

FISCAL IMPACT: The cost of the deputies at the event will be about \$1,800. The Council may participate in that cost at whatever level they deem appropriate. There was nothing in the City's budget for this event. However, the City will receive a donation of \$11,400 from the Jaycees this year. Staff is proposing a contribution from the City toward the cost of deputies in the amount of \$1,400.

OPTIONS:

- 1) Approve the special event permit for Huff n Puff Days 2017 with the following conditions:
 - The event shall be held as described in the application received on June 15, 2017.
 - Waive of the special event permit fee, liquor license fee and ball field lighting fee
 - Deputies will be onsite as recommended by the Washington County Sheriff's Office
- 2) Approve the special event permit for Huff n Puff Days 2017 with different conditions
- 3) Do not approve the special event permit for Huff n Puff Days

RECOMMENDATION:

“Motion to approve a 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 Lion’s Park ball field lighting.”

ATTACHMENTS:

- Special Event Permit Application
- Liquor License Application
- Certificate of Liability Insurance



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

SPECIAL EVENT PERMIT APPLICATION

I. Title and Brief Description of Event

Huff n' Puff Days

Softball tournament, kids games, concessions

II. Applicant Information

The applicant is responsible for answering all questions, including inquiries from media and citizens.

Applicant: Mike Slobodnik

Title: President

Address: PO Box 198, Lake Elmo, MN, 55042

Business/Organization: Lake Elmo Jaycees

Daytime Phone: _____ Mobile Phone: 952-210-6097 Emergency Phone: _____

III. Event Timetable

A. Requested day and date: August 10-13, 2017

B. Requested Hours of Operation, from See attached a.m./p.m. to _____ a.m./p.m.

C. Set up beginning day and date Aug 09 2017, time Noon a.m./p.m.

D. Dismantle by day and date Aug 14, time 10 a.m. ☒ p.m.

E. Anticipated number of participants: Unknown; and spectators: Unknown

IV. Insurance

Attach to this application either an insurance policy or a certificate of insurance including the policy number and showing liability amounts. The policy must state that any outside area to be used for an event is covered. The policy must also show evidence that the requested event is not excluded from insurance liability.

V. Check All Items that Apply to your Event

- ☒ Use of a Public Facility (note facility): Park/concessions bldg ;
- ☐ Event participant and/or spectator parking areas (describe): _____;
- ☐ Entertainment or stage location (provide to-scale drawings);
- ☒ Construction or erection of temporary structures (may need permit: check with planning department); Ticket Booth and Announcing stand in park
- ☒ Trash containers (indicate # and locations): Contracted/ we pay for ;
- ☒ Portable toilet facilities (indicate # and locations): Contracted/ we pay for ;
- ☒ First aid facilities (indicate who is providing): Kits on site ;
- ☐ Parade and/or parade floats (may need permit);
- ☐ Fireworks and/or pyrotechnics site (may need permit, check with the fire department);
- ☒ Cooking facilities, open flame, or vehicle fuels (may need permit, check with fire department); Propane grill
- ☒ Electricity (indicate source and plan): We have generators ;
- ☐ Other (please describe): _____

VI. Food, Beverages, and/or Entertainment

- A. If your event includes music, live entertainment, sound amplification or any other noise impact, please describe, including the intended hours of the music, sound or noise.
announcement booth - during game times

B. Will alcoholic beverages be served? ☒ Yes ☐ No

C. Name of liquor establishment: College city



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

D. For service of alcohol outside a licensed premise, include a diagram showing the defined area of the alcohol concession service and attach a copy of your certificate of liquor liability insurance covering the limits of the alcohol service area.

E. If serving alcohol, describe how you will ensure that alcohol will be possessed and consumed only by those persons 21 years or older. Describe all security measures in place.

We are Tips trained per insurance requirement

All servers receive traing each shift

We constantly patrol area ensuring no carry on/off

Wristbands to verify age

F. Will food and/or non-alcoholic beverages be served? ☒ Yes ☐ No

G. If yes, describe sanitation and food-handling procedures:

Sinks and buckets in concessions bldg

per food license requirement (licensed throught Washington County)

H. If yes, you will need to have a Temporary Food License from Washington County. Attach a copy of your Temporary Food License to this application.

We have asked for it in advance but they dont send them in too much advance

I. If you intend to cook food in the event area, describe your area layout, including fuel or electrical sources to be used:

Roasters and Flat propane grill

VII. Vendors or Concessionaires

List what vendors/concessionaires you will have at your event and list their Sales Tax ID Number:

VIII. Security and Safety Procedures

A. Describe your proposed procedures for security and crowd control:

We patrol and monitor park continually throughout the event with several people whos
only resonsibility is to monitor for carry on/off infractions, wristbands and repeal ID if
in question and look out for intoxicated patrons to cut off.

B. If the event is to occur at night, describe how you will light the event area in order to increase the safety of participants and spectators coming to and leaving the event:

Park lights

IX. Clean-up

List persons responsible for clean-up duties:

All volunteers

X. Mitigation of Impacts on Others

Describe how you intend to mitigate the impacts of the special event on businesses, churches, neighbors, motorists, and others:

We encourage and promote both to teams in pre-event package and to patrons during the
event to respect private property.
We also go around the sourounding area after the event for trash pick up.

Note: Any condition which causes adverse impacts may be cause to revoke the Special Events Permit



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

Applicant Signature: _____

[Handwritten Signature]
President JCI
Lake Elmo

Date of Application: _____

6-1-17



Minnesota Department of Public Safety
Alcohol and Gambling Enforcement Division
445 Minnesota Street, Suite 222, St. Paul, MN 55101
651-201-7500 Fax 651-297-5259 TTY 651-282-6555

**APPLICATION AND PERMIT FOR A 1 DAY
TO 4 DAY TEMPORARY ON-SALE LIQUOR LICENSE**

Name of organization		Date organized	Tax exempt number
Lake Elmo Jaycees		October 1970	1072528
Address	City	State	Zip Code
PO Box 198	Lake Elmo	MN	55042
Name of person making application		Business phone	Home phone
Bryan Oliverius		763-291-2324	
Date(s) of event	Type of organization		
August 10-13, 2017	<input type="checkbox"/> Club <input checked="" type="checkbox"/> Charitable <input type="checkbox"/> Religious <input type="checkbox"/> Other non-profit		
Organization officer's name	City	State	Zip Code
Mike Slobodnik- President	Minneapolis	MN	55410
Organization officer's name	City	State	Zip Code
Justin Schwingle- PRVP	South st. paul	MN	55075
Organization officer's name	City	State	Zip Code
		MN	
Organization officer's name	City	State	Zip Code
		MN	

Location where permit will be used. If an outdoor area, describe.

Lions park, Lake Elmo, MN. We will be having a beer Trailer next to the concessions build, behind counters and blocked off to prevent unauthorized access

If the applicant will contract for intoxicating liquor service give the name and address of the liquor license providing the service.
na

If the applicant will carry liquor liability insurance please provide the carrier's name and amount of coverage.

Insurance By Design, LLC 14041 Burnhaven Drive, suite #101, Burnsville, MN, 55337. \$1,000,000

APPROVAL

APPLICATION MUST BE APPROVED BY CITY OR COUNTY BEFORE SUBMITTING TO ALCOHOL AND GAMBLING ENFORCEMENT

City or County approving the license	Date Approved
Fee Amount	Permit Date
Date Fee Paid	City or County E-mail Address
	City or County Phone Number

Signature City Clerk or County Official

Approved Director Alcohol and Gambling Enforcement

CLERKS NOTICE: Submit this form to Alcohol and Gambling Enforcement Division 30 days prior to event.

ONE SUBMISSION PER EMAIL, APPLICATION ONLY.

PLEASE PROVIDE A VALID E-MAIL ADDRESS FOR THE CITY/COUNTY AS ALL TEMPORARY PERMIT APPROVALS WILL BE SENT BACK VIA EMAIL. E-MAIL THE APPLICATION SIGNED BY CITY/COUNTY TO AGE.TEMPORARYAPPLICATION@STATE.MN.US

Minnesota Department of Public Safety
Alcohol and Gambling Enforcement
445 Minnesota Street, Suite 222
St. Paul, MN 55101
651-201-7500

TEMPORARY 1 TO 4 DAY ON SALE SUNDAY LIQUOR LICENSE

Identification Number: 65280

Licensee Name: Lake Elmo Jaycees
Address: PO Box 198
City, State, Zip: Lake Elmo, MN 55042
Event Location: Lions Park

Event Dates: From 8/10/2017 To 8/13/2017





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
6/13/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Insurance By Design, LLC 14041 Burnhaven Drive Suite 100 Burnsville MN 55337	CONTACT NAME: Scott Rupp PHONE (A/C, No, Ext): (952) 808-7002 FAX (A/C, No): (952) 808-7004 E-MAIL ADDRESS: scottr@insurancedesign.net														
INSURED JCI Minnesota 1405 N Lilac Drive Suite #125 Golden Valley MN 55422	<table border="1"><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: Scottsdale Insurance Company</td><td></td></tr><tr><td>INSURER B:</td><td></td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Scottsdale Insurance Company		INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER C:															
INSURER D:															
INSURER E:															
INSURER F:															

COVERAGES

CERTIFICATE NUMBER: CL169602455

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			ACS0000376	9/22/2016	9/22/2017	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input checked="" type="checkbox"/> \$2,500 Deductible	X					MED EXP (Any one person) \$ 2,500
	<input checked="" type="checkbox"/> Excl Athletic Part						PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC					PRODUCTS - COMP/OP AGG \$ 2,000,000	
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS					BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS					PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	<input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$
A	Liquor Liability			ACS0000376	9/22/2016	9/22/2017	Each Occurrence \$1,000,000 Annual Aggregate \$1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Provides evidence of insurance for the Lake Elmo Jaycees as respects the Huff n Puff Days to be held 8/10 - 8/13/2017. The City of Lake Elmo is named Additional Insured under the General Liability per written contract.

CERTIFICATE HOLDER

City of Lake Elmo
Bryan Oliverius
3800 Laverne Ave N
Lake Elmo, MN 55042

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

LuAnn Paulet/LBP

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STAFF REPORT

DATE: July 5, 2017

REGULAR

ITEM #: 7

AGENDA ITEM: Jaycees Donation

TO: Mayor and City Council

SUBMITTED BY: Kristina Handt, City Administrator

BACKGROUND:

State statute requires that cities accept donations via resolution. The Lake Elmo Jaycees will be donating to the City of Lake Elmo at this meeting.

ISSUE BEFORE COUNCIL:

Should Council accept the donation of \$11,400 from the Lake Elmo Jaycees?

PROPOSAL:

The Lake Elmo Jaycees will be presenting a check for \$11,400 to the City Council at the meeting. Included in your packet is a resolution for the Council to officially accept the donation. The resolution provides for \$1,400 of the donation to be used for off duty police coverage at Huff n Puff Days.

FISCAL IMPACT:

The 2017 General Fund budget includes \$10,000 in donations. The additional \$1,400 will be offset then by the contribution to the police coverage. The net result is no change to the 2017 operating budget.

OPTIONS:

- 1) Approve Resolution No 2017-074

- 2) Amend and then Approve Resolution No 2017-074
- 3) Don not accept the donation from the Lake Elmo Jaycees

RECOMMENDATION:

Motion to approve Resolution No 2017-074

ATTACHMENTS:

- Resolution No 2017-074

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

RESOLUTION NO. 2017-074

**A RESOLUTION ACCEPTING DONATED FUNDS FROM
THE LAKE ELMO JAYCEES**

WHEREAS, Minnesota Statutes Section 465.03 provides that donations to the City be accepted by resolution of the City Council; and

WHEREAS, the Lake Elmo Jaycees have proposed contributing \$11,400 to the City of Lake Elmo; and

WHEREAS, the City Council of the City of Lake Elmo agrees that said contribution would be of benefit to the citizens of Lake Elmo; and

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Lake Elmo, Minnesota, does hereby acknowledges and agrees to accept said donation of \$11,400 from the Lake Elmo Jaycees on behalf of the citizens of Lake Elmo.

BE IT FURTHER RESOLVED that the City Council of the City of Lake Elmo designates \$1,400 of said donation for off duty police coverage at Huff n Puff Days 2017 with the remaining balance for use in the general fund.

APPROVED by the Lake Elmo City Council on this 5th day of July, 2017.

By:

Mike Pearson
Mayor

ATTEST:

Julie Johnson
City Clerk



STAFF REPORT

DATE: 7/5/2017

REGULAR

ITEM #: 8

TO: City Council

FROM: Emily Becker, City Planner

AGENDA ITEM: Southwind Easement Vacation

REVIEWED BY: Stephen Wensman, Planning Director

SUMMARY AND ACTION REQUESTED:

Southwind Builder, Inc. has made a request to the City to vacate a 120 foot wide easement for public roadway and utility purposes in order to develop the property.

GENERAL INFORMATION:

Applicant: Southwind Builders, Inc., 2372 Leibel St, White Bear Lake, MN 55110

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

Property: PID# 36.029.21.32.0002, Section 36 Township 029, Range 21

REQUEST DETAILS:

The applicant has submitted application for Final Plat and so has requested that the 120 foot wide easement for public roadway and utility purposes over the north 474.06 feet of recorded against the property be vacated. This easement was recorded in order to allow the City the right to enter upon the easement area for the purpose of constructing, maintaining, installing and repairing any roadway, equipment, materials or other relating items. The City will accept dedicated right-of-way for 5th Street with the Final Plat.

PLANNING COMMISSION REVIEW:

The Planning Commission held a public hearing and considered the easement vacation request at its May 8, 2017 public hearing. The Planning Commission recommended approval of the request with an affirmative vote of 7-0.

RECOMMENDED CONDITION OF APPROVAL:

Based on the above Staff report and analysis, Staff and the Planning Commission recommend the following conditions of approval 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:

- 1) Final Plat of the Property over which the easement is subject must be approved by Council and recorded.

RECOMMENDATION:

Staff and the Planning Commission recommend Council adopt Resolution 2017-069 approving vacation of the easement as recorded by Washington County on November 4, 2013 as Document Number 39701798. Suggested motion:

“Move to adopt Resolution 2017-069 approving vacation of the easement as recorded by Washington County on November 4, 2013 as Document Number 39701798.”

ATTACHMENTS:

1. Recorded Easement Requested to be Vacated
2. Resolution 2017-069

SOUTHWIND OF LAKE ELMO

KNOW ALL PERSONS BY THESE PRESENTS, that Southwind Builders, Inc. a Minnesota Corporation, owner of the following described property:

The north 474.08 feet of the Northwest Quarter of Section 36, Township 29 North, Range 21 West, Washington County, Minnesota.

Together with:

Quint D. HANSEN CROSSING 1ST ADDITION, according to the recorded plat thereof, said Washington County, Minnesota

Has caused this same to be surveyed and plotted as SOUTHWIND OF LAKE ELMO and does hereby dedicate to the public for public use the public way and the drainage and utility easements as created by the plat.

In witness whereof said Southwind Builders, Inc. a Minnesota Corporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Southwind Builders, Inc.

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this _____, by _____, its _____, a Minnesota Corporation, on behalf of the Corporation.

SURVEYOR'S CERTIFICATE

I, Peter J. Haskins, do hereby certify that this plat was prepared by me or under my direct supervision; 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 lines are correctly designated on this plat; that all monuments depicted on this plat have been set, or will be correctly set within one hundred feet of the true line, as defined in Minnesota Statutes, Section 505.01, Subd. 2, 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.

Dated this _____ day of _____, 20____.

Peter J. Haskins, Licensed Land Surveyor

Minnesota License No. 43239

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this _____, by Peter J. Haskins, Licensed Land Surveyor.

Notary Public,

My Commission Expires _____

CITY PLANNING COMMISSION, Lake Elmo, Minnesota

Approved by the Planning Commission of the City of Lake Elmo, Minnesota, this _____ day of _____, 20____.

By _____

Chairman

By _____

Secretary

CITY COUNCIL, Lake Elmo, Minnesota

This plat was approved by the City Council of the City of Lake Elmo, Minnesota, this _____ day of _____, 20____, and hereby certifies compliance with all requirements as set forth in Section 505.01, Subd. 2, Minnesota Statutes.

By _____

Mayor

By _____

Clerk

COUNTY SURVEYOR, Washington County, Minnesota

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 _____, 20____.

By _____

Washington County Surveyor

COUNTY AUDITOR/TREASURER, Washington County, Minnesota

Pursuant to Minnesota Statutes, Section 505.021, Subd. 8, laws payable in the year 20____ on the real estate transactions described have been paid. Not pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered on this _____ day of _____, 20____.

By _____

Washington County Auditor/Treasurer

By _____

Deputy

COUNTY RECORDER, Washington County, Minnesota

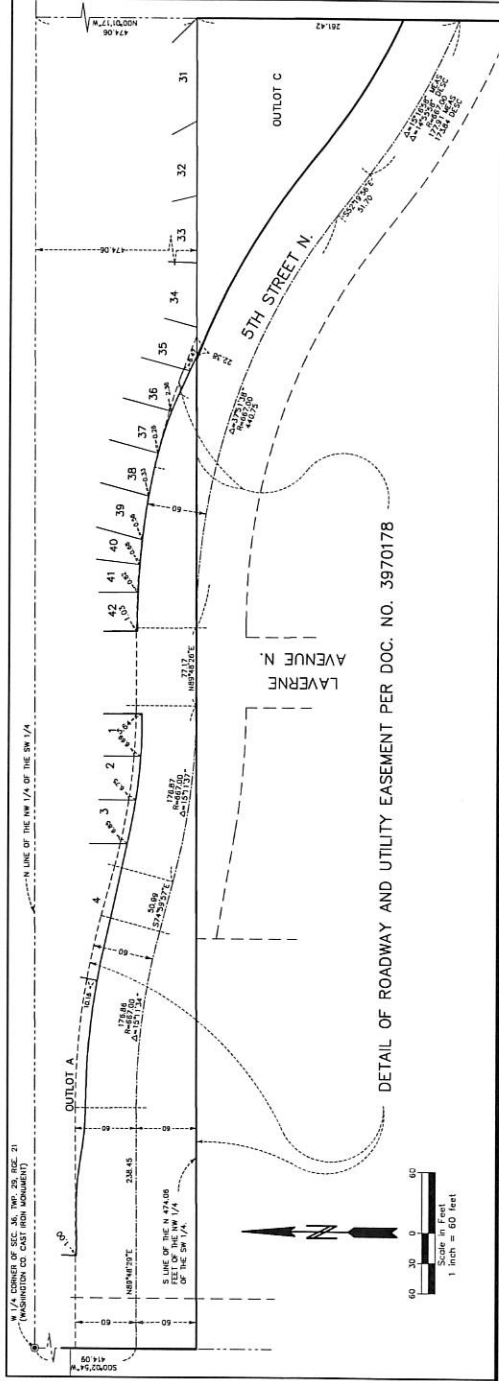
Document Number _____
I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____, 20____, at _____ o'clock _____ M. and was duly recorded in Washington County Records.

By _____

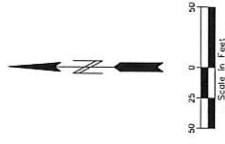
Washington County Recorder

By _____

Deputy



AREA SKETCH



BLOCK #	LOT #	SIZE (sq ft)	WIDTH (ft)	DEPTH (ft)
2	20	6068 sq ft	41.1	135.5
2	21	6068 sq ft	41.1	135.5
2	22	6230 sq ft	39.9	159.5
2	23	6230 sq ft	39.9	159.5
2	24	14142 sq ft	114.3	124.0
2	25	14142 sq ft	114.3	124.0
2	26	14142 sq ft	114.3	124.0
2	27	6250 sq ft	39.5	157.7
2	28	6250 sq ft	39.5	157.7
2	29	7830 sq ft	38.0	205.3
2	30	7830 sq ft	38.0	205.3
2	31	10607 sq ft	52.1	205.3
2	32	10607 sq ft	52.1	205.3
2	33	10607 sq ft	52.1	205.3
2	34	10607 sq ft	52.1	205.3
2	35	8740 sq ft	43.5	199.5
2	36	8740 sq ft	43.5	199.5
2	37	8993 sq ft	43.5	205.0
2	38	8993 sq ft	43.5	205.0
2	39	8993 sq ft	43.5	205.0
2	40	8993 sq ft	43.5	205.0
2	41	10157 sq ft	51.6	215.8
2	42	10157 sq ft	51.6	215.8

[illegible]

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

RESOLUTION NO. 2017-069

*A RESOLUTION VACATING A PUBLIC ROADWAY AND UTILITY
EASEMENT*

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

WHEREAS, the City Council approved a Preliminary Plat formerly known as Lennar Diedrich Townhouses (PID#s 36.029.21.32.0002 and 36.029.21.32.0034) on July 7, 2015; and

WHEREAS, PID# 36.029.21.32.0002 is owned by Tammy Diedrich and Gerhard Rieder, 7401 Wyndham Way, Woodbury, MN 55125 (Owner); and

WHEREAS, the City of Lake Elmo was granted a Public Roadway and Utility Easement over a portion of the PID# 36.029.21.32.0002, and this easement was recorded by the Office of the Registrar of Titles of Washington County on November 4, 2013 as Document Number 39701798; and

WHEREAS, the City has received an application for Final Plat approval for PID#s 36.029.21.32.0002 and 36.029.21.32.0034; and

WHEREAS, a request has been made to the City Council pursuant to Minnesota Statute §412.851 to vacate the Public Roadway and Utility Easement recorded on November 4, 2013 over a portion of PID# 36.029.21.32.0002, legally described as follows:

A 120.00 foot wide easement for public roadway and utility purposes lying over, under, and across the following described property:

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

The centerline of said easement is described as follows:

Commencing at the West Quarter corner of Section 36, Township 29 North, Range 21 West, Washington County, Minnesota; thence on an assumed bearing of South 00 degrees 02 minutes 54 seconds West along the west line of the Northwest Quarter of the Southwest Quarter of said Section 36, a distance of 414.09 feet to the point of beginning of said centerline; thence North distance of 176.86 feet along a tangential curve concave to the southwest having a radius of 667.00 feet and a central angle of 15 degrees 11 minutes 34 seconds; thence South 74 degrees 59 minutes 57 seconds East tangent to said curve, a distance of 50.99 feet; thence southeasterly a distance of 176.87 feet along a tangential curve concave to the northeast having a radius of 667.00 feet and a central angle of 15 degrees 11 minutes 37 seconds; thence North 89 degrees 48 minutes 26 seconds East tangent to said curve, a distance of 77.17 feet; thence southeasterly a distance of 440.75 feet along a tangential curve concave to the southwest having a radius of 667.00 feet and a central angle of 37 degrees 51 minutes 38 seconds; thence South 52 degrees 19 minutes 56 seconds East tangent to said curve, a distance of 51.70 feet; thence southeasterly a distance of 173.84 feet along a tangential curve, concave to the northeast, having a radius of 667.00 feet and a central angle of 14 degrees 55 minutes 58 seconds, to the east line of said Northwest Quarter of the Southwest Quarter there terminating.

The sidelines of said easement shall be prolonged or shortened to terminate on said east line of the Northwest Quarter of the Southwest Quarter.

WHEREAS, the City Clerk reviewed and examined the signatures on said request and determined that such signatures constituted all of the

landowners abutting upon the portion of easement to be vacated and rededicated; and

WHEREAS, a public hearing to consider the vacation of the Water Main Easement was held on the 8th day of May 2017 before the Planning Commission in the Lake Elmo City Hall located at 3800 Laverne Avenue North at 7:00 p.m. or shortly thereafter after due published and posted notice had been given, as well as personal mailed notice to all property owners within 350 feet of the Public Roadway and Utility Easement by the City Clerk on the 26th day of April 2017 and all interested and affected persons were given an opportunity to voice their concerns and be heard; and

WHEREAS, the Planning Commission in its discretion has determined that the vacation will benefit the public interest because:

- 1) The Applicant, upon receiving Final Plat approval, will construct the northern portion of 5th Street along PID#s 36.029.21.32.0002 and 36.029.21.32.0034.

WHEREAS, the Council, at its meeting on the 5th day of July 2017, considered the recommendation of the Planning Commission.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE ELMO, COUNTY OF WASHINGTON MINNESOTA, that such request for vacation of an existing Public Roadway and Utility Easement is hereby granted in accordance with the property descriptions provided above, subject to the following conditions.

- 1) Final Plat of the Property over which the easement is subject must be approved by Council and recorded.

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are hereby authorized to sign all documents necessary to effectuate the intent of this resolution.

Adopted by the Council this 5th day of July 2017.

Effective Date: _____

Approved:

Mike Pearson, Mayor

Attested by:

Julie Johnson, City Clerk



STAFF REPORT

DATE: 7/5/2017

REGULAR

ITEM #: 9

TO: City Council

FROM: Emily Becker, City Planner

AGENDA ITEM: Southwind of Lake Elmo Final Plat

REVIEWED BY: Stephen Wensman, Planning Director
Jack Griffin, City Engineer
Washington County Public Works
Greg Malmquist, Fire Chief
Michael Bent, Building Official

SUMMARY AND ACTION REQUESTED:

The City Council is being asked to consider a Final Plat request from Southwind Builders, Inc. for the development of 46 single-family attached dwellings to be located on site of approximately 15 gross acres north of Hunters Crossing and 5th Street North and east of Lake Elmo Avenue. This will be the first and only phase of this development.

GENERAL INFORMATION:

Applicant: Southwind Builders, Inc., 2372 Leibel St, White Bear Lake, MN 55110

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

Property: PID# 36.029.21.32.0034, Lot D of Hunters Crossing 1st Addition
PID# 36.029.21.32.0002, Section 36 Township 029, Range 21

Request: Application for Final Plat approval of a 46 unit single family attached residential subdivision to be named Southwind of Lake Elmo.

Existing Land PID# 36.029.21.32.0034: Vacant land, Medium Density Residential

Use/Zoning: PID# 36.029.21.32.0002: Vacant land, Low Density Residential

Surrounding North – Manufactured home park/Rural Development Transitional; East – Gruber
Land Use/ pallets; South – Hunters Crossing Single Family Detached Dwelling

Zoning: Development/Limited Density Residential; West – Agricultural Residential/Rural Development Transitional

Comp. Plan: Medium Density Residential (4.5-7 units per acre)

History: Comprehensive Plan Land Use Amendment – Re-guided Parcel from High Density to Medium Density - 2013
Sketch Plan Review – February and March of 2015 (formerly known as Lennar Townhomes)
Preliminary Plat Approval – July 2015 (formerly known as Diedrich Property Preliminary Plat)
Final Plat Deadline Extension – December 2015 and 2016
Planning Commission reviewed Final Plat on June 12, 2017 and recommended approval

Deadline Application Complete – 5/26/2017

For Action: 60 Day Deadline – 7/25/2017

Extension Letter Mailed – No
120 Day Deadline – N/A

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

REQUEST DETAILS:

Outlots. Outlots A and C will be used for stormwater management and owned by the City, and Outlot B will be used for landscaping. The Homeowners Association will own and maintain Outlot B.

Right-of-Way. The Final Plat proposes a total right-of-way area of approximately 4.6792 acres. Proposed minor collector right-of-way (5th Street) is 1.5016 acres, and proposed major collector right-of-way (Lake Elmo Avenue) is 1.0015 acres.

Minimum Lot Size and Width.

- *Minimum Lot Width.* The minimum lot width of the approved Preliminary Plat was 40 feet. There are some lots proposed in the Final Plat that are less than 40 feet, but they still exceed the minimum requirement of 25 feet per unit for a single-family attached dwelling in the MDR zoning district.
- *Minimum Lot Size.* The lot sizes are generally consistent with that of the approved Preliminary Plat.

Parkland Dedication. No parkland was proposed in the approved Preliminary Plat. The Preliminary Plat Staff Report to the Planning Commission dated 6/22/15 stated that Staff was supportive of there being no parkland dedicated for public use due to the site and general location not being suitable for a park or any specific trail connections. Current Staff can find no documentation that the Preliminary Plat was proposed to the Parks Commission for review and recommendation. The Parks Commission reviewed the Southwind Final Plat at its April 17, 2017 meeting and had indicated they would have liked to see a park, however, the approved Preliminary Plat did not provide actual parkland.

The Applicant has provided a purchase agreement indicating the purchase price of the land will be \$700,000. The required parkland dedication amount for this zoning district is 10% of the total acreage of the property \$70,000, which will be collected with the execution of the Development Agreement.

5th Street Plans. The Applicant will finish construction of the north side of 5th Street. 5th Street Plans have been provided.

Landscape Plans. The City's Landscape Architect has conducted a review of the Landscape Plans

- There are a number of tree/utility conflicts (Lots 30 and 31 (hydrant), and Lots 28 and 29, tree blocking maintenance bench near Outlot C (the storm pond in the southeast triangle has maintenance access from 5th Street, which will likely impact landscape plans).
- A few of the transplanted pines and other trees are encroaching on the drainage and utility easement behind Lot 33.
- Design and maintenance access to the infiltration basin on the northeast portion of the plat needs to be more clearly defined.
- Approved 5th Street Irrigation Plans are required prior to recording of the Final Plat. This has been added as a condition of approval.

Roadway easement to be vacated. There is a Public Roadway and Utility Easement created by Doc. No 3970178, attached that will need to be vacated. The City will be accepting right-of-way for 5th Street with the Final Plat. The Applicant has submitted application and has requested approval of this vacation. The vacation of this easement is listed as a condition of approval.

Density.

- The net residential density as shown on the proposed Final Plat is 3.88 units per acre.

- The Final Plat indicates that the net density of the development is 3.26, which excludes CSAH 17 and 5th Street right-of-way, however, the right-of-way provided for these streets may be subtracted from the gross acreage of the property to determine density: 15.1137 acres subtracted by (0.7637 acres for the outlot in Hunters Crossing, which was already accounted for in the development 1.5008 and 1.0012 acres of arterial right-of-way=11.848 acres and 46/11.848 acres=3.64 units).
- *Does not meet Comprehensive Plan Residential Density Number for Urban Medium Density.* The Comprehensive Plan designates areas guided for Urban Medium Density to be at a residential density of 4.5 to 7 units per acre. The original Sketch Plan had proposed 50 units. The number of units originally proposed for Preliminary Plat was reduced to 48 units and then was further reduced to 46 units due to several issues concerning the configuration of lots and in order to address City, County, and watershed district comments and concerns (which ultimately led to the inclusion of public, rather than private, streets). The number of units being proposed for Final Plat is 46, which is consistent with the approved Preliminary Plat. While a density of 3.88 units per acre does not meet the Comprehensive Plan density designation for the Urban Medium Density land use category, the Final Plat is consistent with the approved Preliminary Plat. It would not be appropriate for the area to be re-guided and rezoned to Urban Low Density Residential, as single-family attached dwellings are not an allowed use in this zoning district.

Missing Cul-de-Sac Connection. A cul-de-sac connection was not originally proposed in the Sketch Plan. The Preliminary Plat shows a cul-de-sac trail connection connecting the bulb of the cul-de-sac on

proposed 6th Street Circle North. The Final Plat has eliminated this cul-de-sac trail connection. On June 12, 2017, the Planning Commission recommended that the trail be put back in the plans as a condition of approval.

Sideyard Setbacks. The townhomes all appear to be setback an average of 7.5 feet on each side. The minimum setback for a principal structure is ten feet, and garages are allowed to be setback five feet, however Staff allows average setbacks of 7.5 feet. This has been a discussion item in the past, but it is something that Staff wants to make the Commission aware of. These homes will be required to be sprinklered, as they are single-family attached homes on two separate lots, and the Building Code requires that they be sprinklered, so the Building Official and Fire Chief see no issue with this.

Streets and Parking. The proposed streets are 28 feet in width, and so there will be no restriction on parking except in the cul-de-sacs. The development provides two car garages and there is room for two cars to park in the driveway. This meets Specific Minimum Off-Street Parking Requirements of Section 154.210: Off-Street Parking.

Impervious Surface. The impervious surface calculations are not provided. Each lot will need to adhere to maximum amount of 50% impervious lot coverage.

Public Works Review. Public Works asked that the proper turning radius and setback of islands accommodates snowplows and fire trucks. The final construction plans will be reviewed as such.

Engineering Comments. The Engineer's memo dated June 5, 2017 is attached to this report. All comments in this memo should be addressed. Issues to highlight are as follows:

1. The County shall review and approve the proposed right-of-way along CSAH 17 (Lake Elmo Avenue). If additional right-of-way is required, the final plat and construction plans shall be revised, resubmitted and approved.
2. The Applicant shall contribute \$25,000 to the costs of constructing turn lanes at the intersection of 5th Street North and CSAH 17 (Lake Elmo Avenue). This shall be addressed in the Developer Agreement.
3. The Applicant shall complete the construction of 5th Street North from CSAH 17 (Lake Elmo Avenue) to the east plat line at the developer's sole cost.
4. The plat shall be updated to provide an Outlot for Infiltration Basin 7. City access to this basin may prove difficult and be an issue. After consultation with the Valley Branch Watershed District, Staff is willing to allow this deviation from City standards as long as maintenance is the responsibility of the Homeowners' Association and because the raingarden is relatively small
5. Stormwater management plan must be approved by the City meeting State, Valley Branch Watershed District (VBWD) regulations. A Valley Branch Watershed District permit is required prior to grading activities.
6. The stormsewer pipe along the northern retaining wall shall be privately owned and maintained, as the proximity to the retaining wall and rear yard patios does not allow for adequate City maintenance access.
7. The proposed stormwater discharge from Basin 8 (along the northwest portion of the site) will be significantly reduced but will be at a point of discharge instead of sheet flow. A temporary easement may be needed from Cimarron to construction improvements as proposed including the Basin 8 storm water outfall pipe and the northerly retaining wall. If this is needed, the easement may be difficult to obtain, as the Applicant had previously attempted to obtain an easement from this property and had difficulty. Upon further review, although a concern, the drainage onto Cimarron reduces a natural flow from around 300

feet to a 25 foot point discharge, however the area is under the powerline easement and into a tall grass area of the golf course with no structures nearby. The risk for impact is minimal.

Final Plat Process. A public hearing is not required for a final plat. The City's approval of a final plat is contingent on the plat's consistency with the preliminary approval. The approval of the preliminary plat had conditions of approval. In order to proceed, the conditions of approval must be met by the applicant. The applicant has complied with the conditions which are addressed in the "Review and Analysis" section below. Staff has reviewed the final plat and has found that it is consistent with the approved preliminary plat.

REVIEW AND ANALYSIS:

The Preliminary Plat for Southwind (then referred to as Diedrich Property Preliminary Plat) was approved with several conditions. Staff has provided a response to each condition of preliminary plat approval. Please also note that the applicant provided a response to the preliminary plat conditions which has been included in the application materials attached to this report. The applicant's response has not been duplicated for this report. Staff's comments related to each condition are indicated in ***bold italics***. In some instances, staff's comments are different than the developers.

Preliminary Plat Conditions:

1) The landscape plan and tree preservation plan shall be reviewed and approved by an independent forester or landscape architect in advance of the approval of a final plat and final construction plans. ***The plans have been reviewed by the city landscape architect, and amendments to the plans are required as noted herein. These plans will need to be amended according to comments and approved by the City's***

Landscape Architect; this has been added as a recommended condition of approval.

2) The final landscape plan shall incorporate additional plantings where feasible adjacent to the shared property lines with parcel at 11490 Hudson Boulevard. The landscape plan of the Preliminary Plat proposed densely placed Eastern White Pines along the eastern property line. ***The landscape plan submitted with the Final Plat application proposes less dense plantings on the eastern edge but proposes many more plantings in the southwest corner of the site adjacent to Gruber Pallets.***

3) The applicant shall be responsible for updating the final construction plans to include the construction of all improvements within the Lake Elmo Avenue (CSAH 17) right-of-way as required by Washington County and further described in the review letter received from the County dated March 3, 2015. The required improvements shall include, but not be limited to the construction of a northbound right turn lane and southbound center turn lane. ***The County has reviewed the Final Plat and has indicated the Applicant's participation in the turn lane improvements will be \$25,000, which will be collected with the execution of the Developers Agreement.***

4) The developer shall follow all of the rules and regulations spelled out in the Wetland Conservation Act, and shall acquire the needed permits from the Valley Branch Watershed District prior to the commencement of any grading or development activity on the site. ***The Applicant has submitted application to the Valley Branch Watershed District, which was approved on April 13, 2017, subject to 15 conditions of approval.***

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

6) The developer shall be required to pay a fee in lieu of park land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance. A cash payment in lieu of land dedication shall be paid by the applicant prior to the release of the final plat for recording. ***This has been added as a condition of Final Plat, and the parkland dedication fees will be collected with the execution of the Developers Agreement.***

7) The applicant must enter into a separate grading agreement with the City prior to the commencement of any grading activity in advance of final plat and plan approval. The City Engineer shall review any grading plan that is submitted in advance of a final plat, and said plan shall document extent of any proposed grading on the site. ***The Applicant plans to grade the property after Final Plat approval under the Developers Agreement.***

8) All required modifications to the plans as requested by the City Engineer in a review letter dated June 17, 2015 shall be incorporated into the plans prior to consideration of a final plat. ***It is a recommended condition of approval that final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, street and utility construction plans and agreements shall be reviewed and approved by the City Engineer and that all comments outlined by the Engineer's memorandum dated June 5, 2017 shall be addressed.***

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

10) Although the updated site plan does not incorporate a private street, any request for flexibility from City regulations and standards must be considered and addressed as part of the final plat submission. ***The applicant had originally proposed a private street located in a 30-foot***

outlot. One of the reasons for this is that the applicant had wanted to slightly vary setbacks of the townhouse units in order to help minimum the visual impact of a row of townhouses all at the same setback. The developer at the time had still wanted to look for ways to add some variation to setbacks, and so current Staff deduces that this is why this condition was added. The current developer, however, is not proposing varying setbacks, and varying setbacks are not a code requirement.

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

12) The architectural covenants for the homeowner's association shall include provisions that discourage blank garage doors. All garage doors shall incorporate windows or decorative trim to minimize the visual impact of the garage-forward home design. *The applicant has provided architectural renderings of the townhomes, and these do not include blank garage doors. The Applicant has provided a draft Common Interest Community Declaration, but the proposed document does not include architectural covenants that discourage blank garage doors. The Applicant will need to amend this document to include this. This has been carried over as a recommended condition of Final Plat approval.*

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

14) The site plan and construction plans shall be revised to include a sidewalk along at least one side of all streets within the subdivision. ***The sidewalk is proposed along 6th Street Circle N shown as 6th Street North in the Grading Plan), but only to the edge of the loop of this street. Staff is not recommending that this sidewalk be extended along the cul-de-sac loop due to its large size.***

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

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

PLANNING COMMISSION REVIEW:

The Southwind Final Plat was reviewed by the Planning Commission at its June 12, 2017 meeting. The Planning Commission had the following comments regarding the proposed Final Plat:

- They commented on the 100 year overflow going to the north and asked if it could go to the west instead of the north. The developer had clarified that it actually goes east-west and doesn't create any more discharge than what currently exists.
- They mentioned County improvements for Lake Elmo Avenue. It is a condition of approval that the developer pay \$25,000 towards the cost of the intersection at Lake Elmo Avenue and 5th Street North.

- They commented on the missing trail connection from the westerly cul-de-sac to 5th Street. The developer was questioned as to why this trail connection was eliminated, as the trail connection would connect to the trail on the north end of 5th Street North. The developer did not know why this connection had been eliminated but deduced that it may have been eliminated due to a lack of on-street parking. The Commission would like to see this cul-de-sac connection put back in.

The Planning Commission recommended making the following amendments to Staff-recommended conditions of approval:

- Recommendation to strike #14:

~~14) A signed copy by Xcel of the Consent to Improvements document shall be provided to the City which approves the proposed work within the Xcel Energy Transmission Easement along the northern property line and shall outline any terms and restrictions for ongoing maintenance by the City.~~ Staff comment: This was removed, as

updated plans no longer disturb area within this easement.

Recommended with an affirmative vote of 4-1.

- Recommendation to add two new conditions:

15) That a sidewalk or trail be constructed from the bulb of the westerly cul-de-sac within the development to the trail along 5th Street North. Staff comment: Recommended with an affirmative vote of 5-0.

16) The Landscape Plan shall be amended to provide additional buffering behind Lots 26-29 to the extent possible. Staff comment: Recommended with an affirmative vote of 5-0. There is a swale in this area and this may be difficult to execute.

RECOMMENDED CONDITIONS OF APPROVAL:

Based on the above Staff report and analysis, Staff and the Planning Commission recommend the following conditions of approval 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:

- 1) That Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, street and utility construction plans and agreements shall be reviewed and approved by the City Engineer prior to recording of Final Plat. All comments outlined by the Engineer's memorandum dated June 5, 2017 shall be addressed.
- 2) The vacation of Public Roadway and Utility Easement created by Doc. No. 3970178 shall be approved by Council before recording of the Final Plat.
- 3) The utility plans shall be updated to include an additional fire hydrant at the entrance of the development.
- 4) All easements as requested by the City Engineer and Public Works shall be documented on the Final Plat prior to recording.
- 5) The Landscape Plans, including 5th Street Irrigation Plans, shall be updated and approved by the City.
- 6) The Applicant shall enter into Landscape and License 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/or open space on the final plat.

- 7) 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 with financial guarantees therefore.
- 8) The Developers Agreement shall address all costs associated with the development including but not limited to construction of the northern half of 5th Street from CSAH 17 to the east plat line, partial responsibility (\$25,000) for the improvements required by Washington County at the intersection of 5th Street and CSAH 17, and payment of a Water Availability Charge consistent with the Lake Elmo Fee Schedule for the entire development.
- 9) 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.
- 10) The applicant shall provide evidence that all conditions attached the Valley Branch Watershed District permit for the final plat and associated grading work have been met prior to the commencement of any grading activity.
- 11) A finalized stormwater management plan must be approved by the City, meeting all State, VBWD and City rules and regulations.
- 12) The Plat must be updated to provide an outlot dedicated to the City as well as maintenance access for Infiltration Basin 7.
- 13) The Applicant shall provide written correspondence from Washington County indicating that adequate CSAH 17 right-of-way is being dedicated as part of this plat. If additional right-of-way is required by the County, the plat and construction plans must be revised and resubmitted as necessary.

- 14) The Applicant shall amend the proposed Common Interest Agreement to include architectural covenants that include provisions that discourage blank garage doors. All garage doors shall incorporate windows or decorative trim to minimize the visual impact of the garage-forward home design.
- 15) That a sidewalk or trail be constructed from the bulb of the westerly cul-de-sac within the development to the trail along 5th Street North.
- 16) The Landscape Plan shall be amended to provide additional buffering behind Lots 26-29 to the extent possible.

DRAFT FINDINGS:

Staff and the Planning Commission recommend the following findings with regards to the proposed Southwind Final Plat:

- 1) That the Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on July 21, 2015.
 - 2) That the Final Plat is generally consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
 - 3) That the Final Plat complies with the City's Urban Medium Density Residential zoning district, except as noted in the Staff Report to the Planning Commission dated June 5, 2017.
 - 4) That the 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 plan revisions as requested by the City.
 - 5) That the Final Plat is consistent with the City's engineering standards with the plan revisions as requested by the City Engineer.
 - 6) That the Final Plat complies with the City's subdivision ordinance.
-

RECOMMENDATION:

Staff and the Planning Commission recommend Council adopt Resolution 2017-070 approving the Southwind Final Plat with the 16 conditions of approval as listed in the Staff report. Suggested motion:

“Move to adopt Resolution 2017-068 approving the Southwind Final Plat with the recommended 16 conditions of approval”

ATTACHMENTS:

1. Application Forms
2. Southwind Final Plat and Plans
3. City Engineer Review Letter June 5, 2017
4. Resolution 2017-070

Date Received: _____
Received By: _____
LU File #: _____



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

FINAL PLAT APPLICATION

Applicant: Southwind Builders Inc.
Address: 2372 Leibel St White Bear Lake MN
Phone #: 651-773-8780
Email Address: southwind.larry@comcast.net

Fee Owner: Tammy Diedrich and Gerhard Rieder
Address: 7401 Wyndham Way Woodbury MN 55125
Phone #: _____
Email Address: _____

Property Location (Address): _____
Complete (long) Legal Description: attached

PID#: 36.029.21.32.0002 XPID IL 36.029.21.32.0034

General information of proposed subdivision: _____

46 twin home

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

Signature of applicant: [Signature] Date: 3-23-17

Fee Owner Signature: [Signature] Date: 3/23/17

Southwind of Lake Elmo

Legal Description

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

Together with:

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



March 27, 2017

Stephen Wensman
Planning Director
City of Lake Elmo MN 55042

Re: Southwind of Lake Elmo

Dear Mr. Wensman and Staff

As part of our submittal today please find the following information as delineated in section 2 of the City required submittals entitled Written Statement.

Section 2 Subsection a.

Land Owner:

Tammy Diedrich & Gerhard Rieder
7401 Wyndham Way
Woodbury MN 55125

Applicant:

Larry Alm
Southwind Builders Inc
2372 Leibel St
White Bear Lake MN 55110
651-773-8780
Civil Engineering and Surveyor
Pioneer Engineering
2422 Enterprise Dr.
Mendota Heights MN 55120
651-681-1914

Subsection b.

Site Address:

XXXX County Rd 17
Lake Elmo MN 55042

Zoning:

Residential

Parcel Size:

15 Acres

648960 Sq. Ft +/-

PID # 3602921320034 Lot D Hunters Crossing 1st Add

PID # 3602921320002 Section 36 Twp. 029 Range 021

9511-60011111-715 225 1819
451-303-1111
5311



Legal Description:

OUTLOT D, HUNTERS CROSSING 1ST ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF,
WASHINGTON COUNTY, MINNESOTA.

THE NORTH 474.06 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4, SW 1/4) OF
SECTION 36, TOWNSHIP 29 NORTH, RANGE 21 WEST, WASHINGTON COUNTY, MINNESOTA

Subsection c.

Plat Name:

Southwind of Lake Elmo

SEE ENGINEERS COMMENTS, ii thru vi.

Subsection d.

As of this writing we aware of no issues that were raised at the time of Preliminary Plat.

Southwind has discussed the project with the owners of both of the adjacent properties, AKA "the Pallet
Company" and Equity LifeStyle Properties Inc. Both are aware of the project and have made no objection.

Page 2

Subsection e.

The Final Density of the Project:

The density is 3.07 units per acre totaling 46 units which is consistent with the Preliminary Plat approval

Subsection f.

The project includes public streets, public sewer and water connections which will be constructed in its
entirety.

The site includes sidewalk as shown on plans. There is no regional trail connection provided.

Each unit provides for 4 contiguous parking spaces, 2 under cover and 2 in the open. This totals 92 dedicated
parking spaces throughout the project. In addition parking is available on the public streets which is
consistent with the City of Lake Elmo rules regarding parking on public streets.

Subsection g.

As noted in Subsection d. we are aware of no issues with surrounding land owners.

Subsection h.

N/A

Subsection i.

Since the Preliminary Plat was approved prior to this submittal based on 46 units being built, we are unaware
of any issues that this amount of homes will place a burden on City of Lake Elmo police, fire or other public
services provided by the City. The 16 findings of fact approving the Preliminary Plat under Resolution no.
2015-056 raised no concerns regarding these services. Regarding school impact it is assumed by the



Developer that the majority of the homeowners living within this development will be 55 years of age or older and will not have many school age children.

Subsection j.

N/A

Subsection k.

The developer will pay a park dedication Fee consistent with city requirements of the neighboring Hunters Crossing Development.

Subsection l.

The developer has applied with this submission for a grading permit. The Developer assumes that the project land clearing covered under the Grading Permit to begin forthwith. The site grading will start on May 1st, utilities and streets to start approx. May 15th. The developer assumes the first lift to laid about June 15th.

Best Regards

Larry Alm
Southwind Builders Inc.



March 27, 2017

Stephen Wensman
Planning Director
City of Lake Elmo

Re: Southwind Builders Inc. Townhome Submittal.

Dear Steve,

As part of our submittal today please find the following information as delineated in Section 2 of the City required submittals entitled Written statements. As always please contact me directly for any additional needed information or clarifications.

Section 2. Subsection a.

Land Owner:

Tammy Diedrich & Gerhard Rieder
7401 Wyndham Way
Woodbury MN 55125
651-587-0829

Applicant:

Larry Alm
Southwind Builders Inc.
2372 Leibel St.
White Bear Lake MN 55110
651-773-8780

Civil Engineering & Land Survey

Pioneer Engineering
2422 Enterprise Drive
Mendota heights MN 55120
651-681-1914

Subsection b.

Site Address:

XXXX County Road 17
Lake Elmo MN 55042

Zoning:

Residential

Parcel Size:

15 Acres +/-
648960 Sq. Ft. +/-



Page 2

Legal Description:

PID # 36.029.21.32.0034 AKA Lot D Hunters Crossing 1st Addition

PID # 36.029.21.32.0002 AKA Section 36 Township 029 Range 021

Parcel Size:

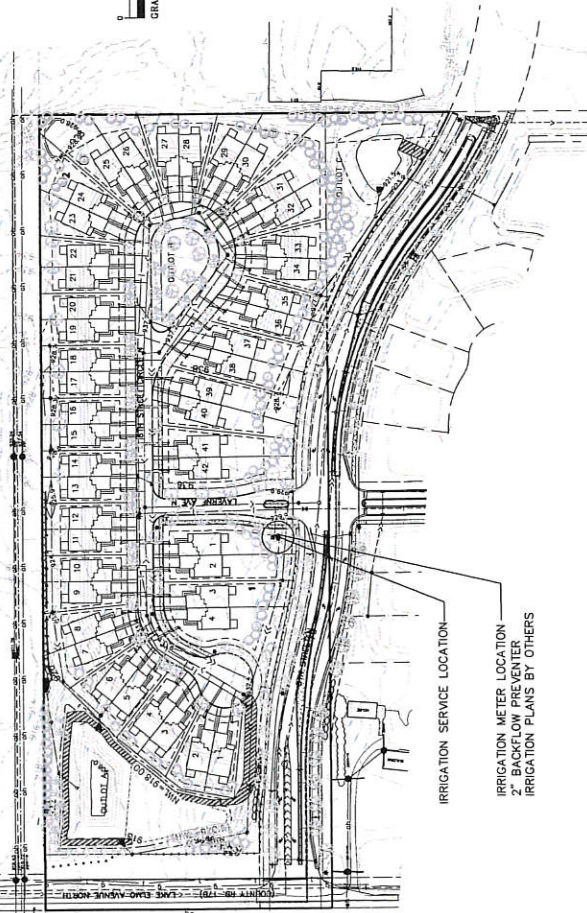
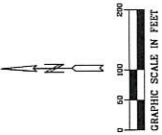
15 Acres +/-

648960 Sq. Ft. +/-

Warm Regards,

Larry Alm
Southwind Builders Inc.

14 01P



IRRIGATION SERVICE LOCATION
IRRIGATION METER LOCATION
2" BACKFLOW PREVENTER
IRRIGATION PLANS BY OTHERS

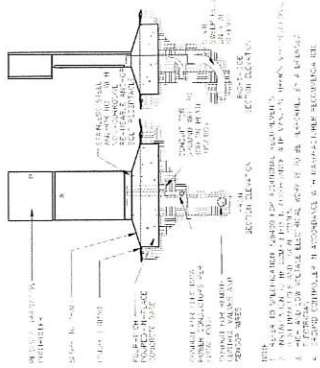
APRIL 2017

LAKE ELMO

CITY OF LAKE ELMO

STANDARD DRAWING NO.
IRI.1
LAKE ELMO

2-WIRE PEDESTAL IRRIGATION CONTROLLER



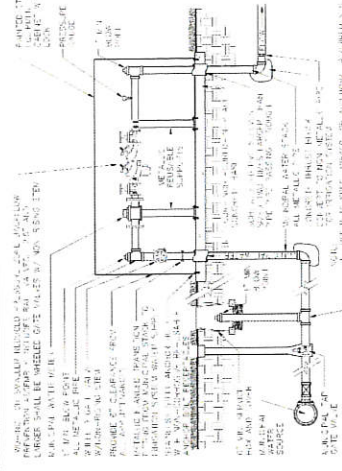
APRIL 2017

LAKE ELMO

CITY OF LAKE ELMO

STANDARD DRAWING NO.
IRI.0
LAKE ELMO

IRRIGATION WATER SUPPLY (MUNICIPAL)



SEE SHEET L1 FOR PLANTING SCHEDULE
SEE SHEET L3 FOR SEEDING DETAILS

LANDSCAPE NOTES

1. ALL PLANTS TO BE INSTALLED AFTER CONSTRUCTION.
2. SEE SHEET L1 FOR LANDSCAPE REQUIREMENT DATA.
3. ALL PLANTS TO BE PLANTED WITHIN CITY PARKS AND ON CITY PROPERTIES SHALL COMPLY WITH THE CITY'S RESOLUTION ENDORSING BEE-SAFE POLICIES AND PROCEDURES. WRITTEN ACKNOWLEDGEMENT WILL BE PROVIDED.
4. TREES WITHIN BOULEVARDS WITH SIDEWALKS WILL BE PLANTED 5' FROM CURB
5. TREES WITHIN BOULEVARDS WITHOUT SIDEWALKS WILL BE PLANTED 8' FROM CURB

STANDARD PLAN NOTES

LANDSCAPE PLANS

FEBRUARY 2015

CITY OF LAKE ELMO

STANDARD DRAWING NO.
IRI.0
LAKE ELMO

PIONEER engineering

2412 Enterprise Drive
Bismarck, ND 58103
www.pioneereng.com

CITY OF LAKE ELMO

STANDARD DRAWING NO.
IRI.0
LAKE ELMO

CITY DETAILS

SOUTHWIND BUILDERS INC.

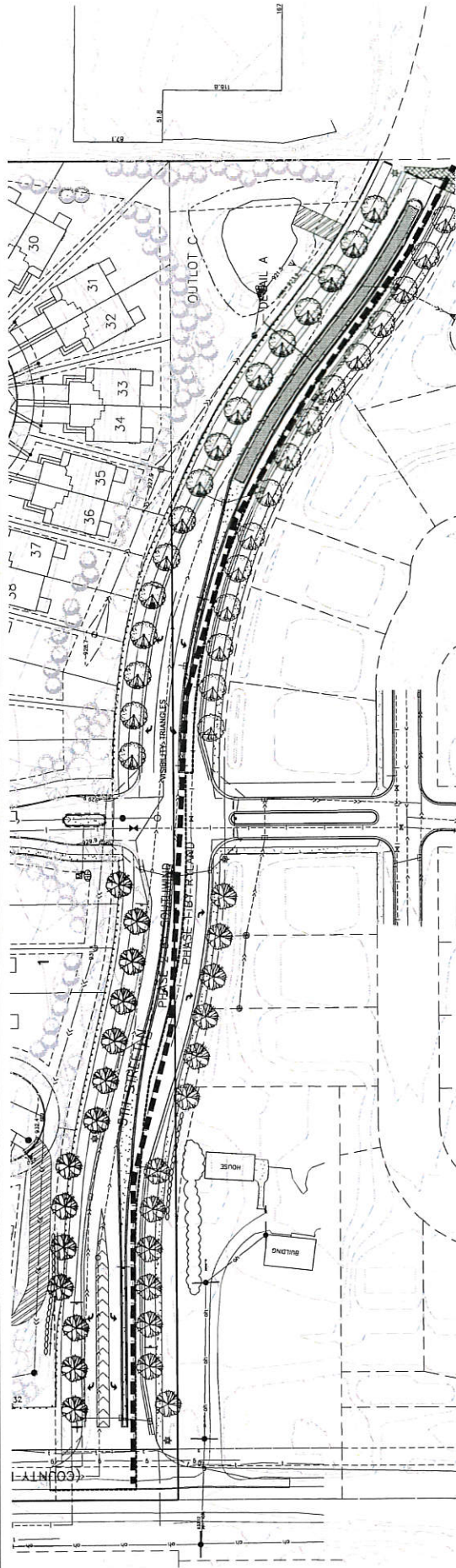
2412 Enterprise Drive
Bismarck, ND 58103

SOUTHWIND OF LAKE ELMO

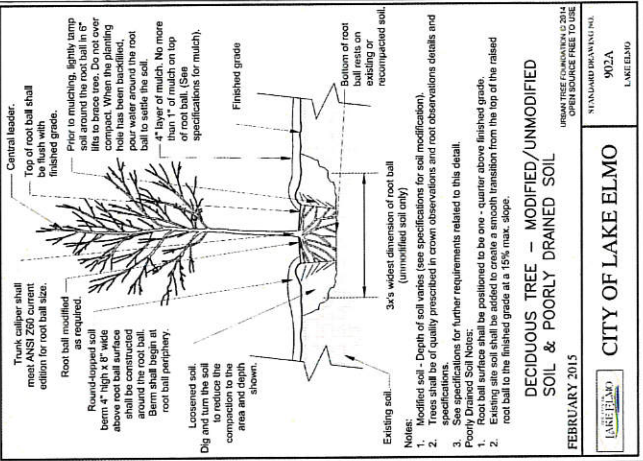
2412 Enterprise Drive
Bismarck, ND 58103

L2

3



AS PER DETAIL 902A, DECIDUOUS TREE PLANTING WITHIN 5TH STREET REQUIRES MODIFIED SOIL FOR BACKFILL. BACKFILL TO MEET MNDOT 3877 F BOULEVARD TOPSOIL BORROW FOR 3X WIDEST DIMENSION OF ROOT BALL FOR FULL DEPTH OF ROOT BALL AS ILLUSTRATED



1. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT CITY OF LAKE ELMO FOR ANY EXISTING UTILITIES, WHERE PRIVATE UTILITIES EXIST ON-SITE THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL.
2. PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (MNS://americanstandard.org/documents/ANSI_Nursery_Stock_Standard_American_Standard_2014.pdf) FROM THE CITY.
3. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION FROM THE CITY.
4. ALL TREE PROTECTION MEASURES TO BE FIELD STAKED PRIOR TO INSTALLATION. WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION INSTALLATION.
5. COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE INSTALLATION.
6. ALL PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO PROJECT SITE. NO PLANTS SHALL BE STORED ON SITE FOR MORE THAN 48 HOURS PRIOR TO BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY.
7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY. BEGINNING FROM DATE OF PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF ALL PLANTS AND TURF LAWN FOR THE DURATION OF THE WARRANTY PERIOD AS DETERMINED AND APPROVED BY CITY.
8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WEEDS, WEEDING, RE-MULCHING, FERTILIZATION, IRRIGATION AND ALL OTHER MAINTENANCE ACTIVITIES UNTIL THE END OF THE WARRANTY PERIOD AS DETERMINED AND APPROVED BY CITY.
9. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOULEVARDS SHALL BE REPAIRED AND MAINTAINED FOR CITY DIRECTION.
10. MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLOTS AND ROW AREAS:
11. COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPING AREAS SHALL BE FIELD STAKED PRIOR TO ANY PLANTING. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS LANDSCAPE PLAN REVIEW.
12. ALL TRADITIONAL TURF LAWN AREAS WITHIN ROW OR LOCATED ON COMMONS OR OTHER AREAS SHALL BE FIELD STAKED PRIOR TO ANY PLANTING. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS LANDSCAPE PLAN REVIEW.

PLANT SCHEDULE			
REF	COMMON NAME / Scientific name	ROOT BALL	PHASE 1 PHASE 2
1	NEW HORIZON Elm/Unus 'New Horizon'	4" B&B	15
2	AUTUMN BLAZE Maple/acer 'Autumn Blaze'	4" B&B	13
3	BLUE HEAVEN LITTLE BLUESTEM/Chrysanthemum 'Blue Heaven'	4" POT	1,000
4	MEADOW BLAZINGSTAR/Liatris ligustrale	#1 POT	500
5	DOUBLE HOOD DUTCH MASTER DAFFODIL/Aquilegia 'Dutch Master'	B&B	6,000

SEE DETAIL A SHEET F2 FOR BLUESTEM, LIATRIS, AND DAFFODIL LOCATIONS.

PHASE 1 INSTALLED BY RYLAND/CALATLANTIC HOMES.
PHASE 2 TO BE INSTALLED BY SOUTHWIND BUILDERS.
PHASE 2 INCLUDES THE CENTER MEDIAN

ALL PLANTS TO BE PLANTED WITHIN CITY PARKS AND ON CITY PROPERTIES SHALL COMPLY WITH THE CITY'S RESOLUTION ENDORSING BEE-SAFE POLICIES AND PROCEDURES. AN MDA CERTIFICATE OF COMPLIANCE STATING THAT ALL PLANT MATERIALS SUPPLIED ARE FREE OF NEONICOTINOIDS WILL BE SUPPLIED TO CITY AT TIME OF PLANTING. (CITY REQUIREMENT)

SEE CITY SPECIFICATIONS 3290 AND 3292 FOR MORE DETAILS REGARDING LANDSCAPING AND TURF ESTABLISHMENT AND RESTORATION.

PLANTING SOILS THAT ARE COMPACTED AFTER PLACEMENT DUE TO OTHER CONSTRUCTION ACTIVITIES NEED TO BE TILLED PRIOR TO PLANTING OPERATIONS. (CITY REQUIREMENT)

THIS PLAN WAS PREVIOUSLY APPROVED BY THE CITY AS PART OF THE HUNTERS CROSSING DEVELOPMENT TO THE SOUTH.

PIONEER engineering

2422 Evergreen Drive
Minnetonka, MN 55305
www.pioneereng.com

DATE: 02/01/2015
BY: J. H. / J. H.

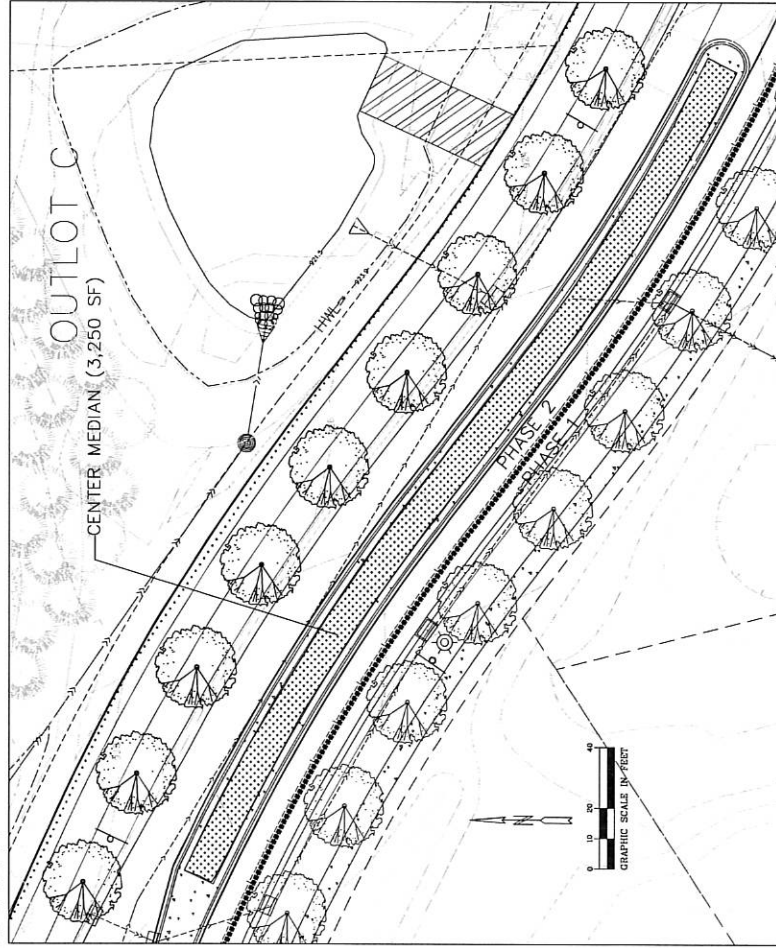
STANDARD PLAN NOTES
LANDSCAPE PLANS
FEBRUARY 2015
CITY OF LAKE ELMO
STANDARD PLAN 900
LAKE ELMO

STANDARD PLAN 900
LAKE ELMO
FEBRUARY 2015
CITY OF LAKE ELMO
STANDARD PLAN 900
LAKE ELMO

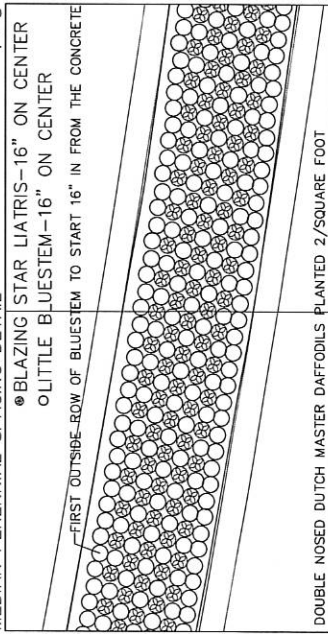
STANDARD PLAN 900A
LAKE ELMO
FEBRUARY 2015
CITY OF LAKE ELMO
STANDARD PLAN 900A
LAKE ELMO

STANDARD PLAN 902A
LAKE ELMO
FEBRUARY 2015
CITY OF LAKE ELMO
STANDARD PLAN 902A
LAKE ELMO

DETAIL A

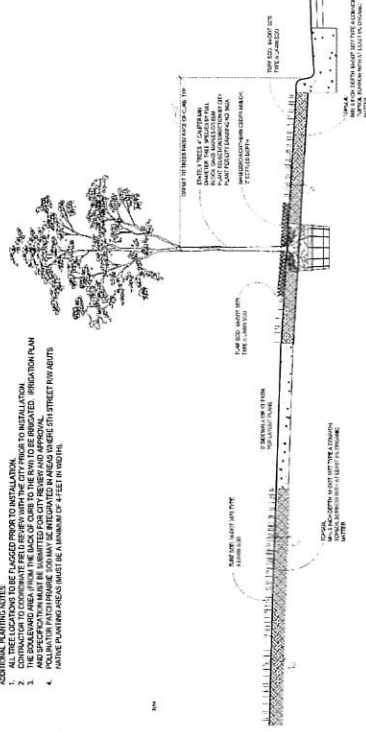


1"=5'



5TH STREET BOULEVARDS

1. ALL PLANTING NOTES TO BE ADDED PRIOR TO INSTALLATION.
2. THE PLANTING NOTES TO BE ADDED PRIOR TO INSTALLATION.
3. THE PLANTING NOTES TO BE ADDED PRIOR TO INSTALLATION.
4. THE PLANTING NOTES TO BE ADDED PRIOR TO INSTALLATION.



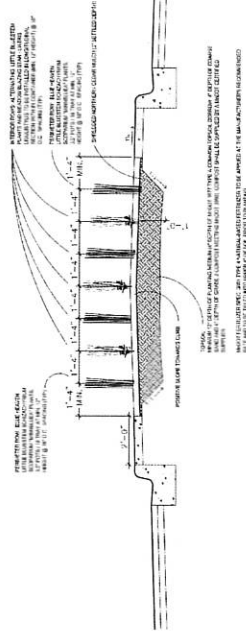
LAKE ELMO

5TH STREET
STANDARD DETAILS
AUGUST 2015

STREET BOULEVARD LANDSCAPE PLAN

5TH STREET MEDIAN PLANTING AREAS (PHASE 2)

1. ALL PLANTING NOTES TO BE ADDED PRIOR TO INSTALLATION.
2. THE PLANTING NOTES TO BE ADDED PRIOR TO INSTALLATION.
3. THE PLANTING NOTES TO BE ADDED PRIOR TO INSTALLATION.
4. THE PLANTING NOTES TO BE ADDED PRIOR TO INSTALLATION.



LAKE ELMO

5TH STREET
STANDARD DETAILS
AUGUST 2015

CENTER MEDIAN LANDSCAPE PLAN

PHASE 1: INSTALLED BY RYLAND/CATALANIC HOMES.
PHASE 2: TO BE INSTALLED BY SOUTHWIND BUILDERS.
PHASE 2 INCLUDES THE CENTER MEDIAN

THIS PLAN WAS PREVIOUSLY APPROVED BY THE CITY AS PART OF THE
HUNTERS CROSSING DEVELOPMENT TO THE SOUTH.

PIONEER engineering
2322 Enterprise Drive
Bryn Mawr, PA 19003
Tel: 610-526-8888
Fax: 610-526-8889
www.pioneereng.com

DATE: 08/11/15
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]
PROJECT: 5TH STREET MEDIAN PLANTING AREAS (PHASE 2)
SHEET: 2 OF 2

5TH STREET LANDSCAPE PLAN

SOUTHWIND BUILDERS INC.
WHITE BEAR LAKE, MINNESOTA 55110

SOUTHWIND OF LAKE ELMO
LAKE ELMO, MINNESOTA

F2 OF 2

April 6, 2017

Ms. Emily Becker
City Planner
City of Lake Elmo
3800 Laverne Ave. N.
Lake Elmo, MN 55042

Re: Southwind of Lake Elmo
City of Lake Elmo, Minnesota
P.E.# 117021

Dear Ms. Becker:

Our response to your review letter dated March 28, 2017 is as follows:

- The Applicant will provide the required escrow fee.
- The Applicant will provide the required escrow agreement.
- The legal description for the property is attached
- The Applicant will provide the deed for Outlot D.
- A table listing the lot data is shown on the area map
- No public open space is been provided on this site. None was required in the preliminary plat approval
- No wetlands are present onsite Attached is the wetland determination
- An area calculation showing the area of arterial ROW dedication is shown on the area map
- Outlot A will be used for stormwater management. The City of Lake Elmo will own and maintain Outlot A
- Outlot B will be used for landscaping. The Homeowners Association will own and maintain Outlot B
- Medium density standards have been added to the site plan
- Preliminary plat conditions have addressed as follows:
 1. A revised landscape plan has been submitted for review.
 2. It is understood that maximizing screen to the industrial use is desirable however space for additional landscaping on the east property line is limited. Please review the revised plan.
 3. Revised 5th street plans have been submitted. It is acknowledged that 5th street will be constructed by the applicant.
 4. An application has been made to WBWD. There are no wetlands onsite. A determination letter was submitted.
 5. The HOA will be responsible for landscape maintenance upon turn over from the developer.
 6. The applicant acknowledges that park fees will be paid in lieu of land dedication.
 7. A grading permit application has been submitted to the City.
 8. Significant changes have been made to the plan. Public streets are proposed. A detention basin along with infiltration is proposed for storm water management. A storm water reuse system is not proposed. New engineer comments are required.
 9. Updated plans with public streets have been submitted.
 10. Please review the site plan for requested setbacks.

11. The southern portion of 5th Street has been constructed by CalAtlantic. The applicant will complete the remainder of 5th Street construction.
 12. The applicant has submitted architecture for review.
 13. The applicant will enter into a Developers Agreement with the City.
 14. Sidewalk has been added to the plans.
 15. The applicant will pay WAC charges as shown in the developer's agreement.
 16. The applicant is working with XCEL and the landowner to the north on grading agreements.
- The final density calculation is located on the area map:
 - The applicant will discuss, neighbor concerns and excessive burden in the narrative.
 - An existing conditions map is attached.
 - The street name will be 6th Street Circle North as requested.
 - The applicant will furnish protective covenants for review
 - 5th Street North plans and specifications are attached

The existing roadway easement must be vacated. A legal description for vacation of the existing street easement is attached.

Attached are revised plans. If you have any questions or require further information please call me at 651-251-0630.

Sincerely,

PIONEER ENGINEERING P.A.

Paul J. Cherne, P.E

Cc: Larry Alm, Southwind Builders

MEMORANDUM

FOCUS ENGINEERING, inc.

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

Date: June 5, 2017

To: Emily Beck, City Planner
Cc: Stephen Wensman, Planning Director
Chad Isakson, P.E., Assistant City Engineer
From: Jack Griffin, P.E., City Engineer

Re: Southwind of Lake Elmo – Final Plat
Engineering Review Comments

An engineering review has been completed for Southwind of Lake Elmo. Final Plat/Final Construction Plans were received on May 26, 2017. The submittal consisted of the following documentation prepared by Pioneer Engineering, or as noted:

- Southwind of Lake Elmo Final Plat, received on May 26, 2017.
- Southwind of Lake Elmo Existing Conditions and Site Plan dated May 4, 2017.
- Grading and Erosion Control Plans and Project Manual dated May 4, 2017.
- Utility and Street Construction Plans and Project Manual dated May 4, 2017.
- 5th Street North, Phase 2 Utility and Street Construction Plans dated May 26, 2017.
- Landscape/Tree Preservation Plans dated May 26, 2017.
- Stormwater Management Plan dated May 26, 2017.
- Stormwater Pollution Prevention Plan dated March 27, 2017.
- Geotechnical Report dated April 2, 2017 by Haugo Geotechnical Services.

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: SOUTHWIND OF LAKE ELMO

- The Final Plat shall be contingent upon the applicant dedicating right-of-way along CSAH 17 (Lake Elmo Avenue) to Washington County. The County shall review and approve the right-of-way dedication prior to the recording of the Final Plat. If additional right-of-way is required by the County the Plat/construction plans must be revised and resubmitted.
- The Final Plat shall be contingent upon the applicant contributing to the costs to construct turn lanes at the intersection of 5th Street and CSAH 17 (Lake Elmo Avenue). A cost contribution in the amount of \$25,000 should be addressed in the Development Agreement for the subdivision.
- Final Plat shall be contingent upon the applicant completing the construction of 5th Street North from CSAH 17 (Lake Elmo Avenue) to the east plat line at the developer's sole cost. Construction plans for the 5th Street Improvements should be considered a part of the required development improvements for the Southwind of Lake Elmo Plat approval.
- Outlots A and C (Stormwater Facilities) must be dedicated to the City as part of the Final Plat. City ownership of the Outlots have been noted on the final construction plans as required.
- The Plat must be updated to provide an Outlot for Infiltration Basin 7. City ownership of the Outlot must be noted on the final construction plans.

- A finalized storm water management plan must be approved by the City and the VBWD permit must be obtained prior to grading activities. The site plan is subject to a storm water management plan meeting State, VBWD and City rules and regulations. Storm water facilities proposed as part of the site plan to meet State and VBWD permitting requirements must be constructed in accordance with the City Engineering Design Standards Manual.
 - Infiltration Basin 8 must be revised to drain dry in 48-hours. The bottom elevation of Infiltration Basin 8 must therefore be revised to be above the adjacent storm pond 918.0 NWL.
 - Infiltration Basin 3 must be reconfigured to be fully outside of the existing Outlot C utility easement, including the Basin 100-year HWL. The Basin must also be revised to have the bottom elevation and normal operating water levels below the adjacent 5th Street granular subbase elevation. Also, the east side berm in Outlot C must be raised to provide greater margin of error than the proposed 0.1 foot difference from the Outlot EOF. Additional horizontal separation from 5th Street along with embankment lining may also be considered; subject to City review.
 - Infiltration Basin 7 must be placed in an Outlot dedicated to the City for ongoing operation and maintenance including the maintenance access road; or Basin 7 should be removed from the project. City ownership of the Outlot must be noted on the final construction plans as required.
- The Final Plat shall be contingent upon the storm sewer pipe run from CBMH-857 to FES-849, along with the adjacent retaining wall, to be privately owned and maintained by the HOA. The proximity of this storm sewer to the proposed retaining wall and rear yard patios does not allow for adequate City maintenance access. Private HOA ownership must be noted on the 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. Additional storm sewer pipe easement is needed along Lots 1-4, Block 1 to provide a minimum 15 foot easement from the pipe centerline.
- The Final Plat shall not be recorded until final construction plan approval is granted for both the Southwind of Lake Elmo subdivision improvements and the 5th Street Improvements.
- No construction for the Southwind of Lake Elmo development may begin until the applicant has received City Engineer approval for the Final Grading Plans, Final Street and Utility Construction Plans, and the Final 5th Street 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 proposed storm water discharge rate from Basin 8 will be significantly reduced from 32.72 cfs to 17.20 cfs. However, the discharge will be a point discharge instead of sheet flow. This change may be perceived as an adverse change for the adjacent property.
- A temporary easement may be needed from Cimarron to construct the improvements as proposed including the Basin 8 storm water outfall pipe and the northerly retaining wall.

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

RESOLUTION NO. 2017-070

*A RESOLUTION APPROVING FINAL PLAT FOR SOUTHWIND OF
LAKE ELMO*

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

WHEREAS, Southwind Builders Inc, 2372 Leibel Street, White Bear Lake, MN 55110 (“applicant”) has previously submitted an application to the City of Lake Elmo (“City”) for a Final Plat for Southwind of Lake Elmo Development; and

WHEREAS, on February 23, 2015, the Lake Elmo Planning Commission reviewed a General Sketch Plan of the property; and

WHEREAS, on March 3, 2015, the Lake Elmo City Council reviewed a General Sketch Plan, but took no action; and

WHEREAS, on July 7, 2015, the Lake Elmo Planning Commission reviewed and recommended approval of the preliminary plat; and

WHEREAS, on July 21, 2015, the Lake Elmo City Council adopted Resolution 2015-056 approving the Preliminary Plat for a 46-unit single family attached (townhouse) development, subject to 21 conditions; and

WHEREAS, on December 15, 2015, The Lake Elmo City Council adopted Resolution 2015-88 approving a 12-month extension to the final plat submittal deadline of the approved plat to allow for additional time

to prepare for financing and other planning activities, thereby extending the final plat application deadline to December 1, 2016, and

WHEREAS, on November 15, 2016, The Lake Elmo City Council adopted Resolution 2016-102 approving a 12-month extension to the final plat submittal deadline of the approved plat to allow for additional time to prepare for financing and other planning activities, thereby extending the final plat application deadline to December 1, 2017, and

WHEREAS, on June 12, 2017, the Lake Elmo Planning Commission reviewed the Southwind of Lake Elmo Final plat and recommended approval subject to 16 conditions; and

WHEREAS, on July 5, 2017, the Lake Elmo City Council reviewed the Southwind of Lake Elmo Final Plat and made the following findings:

- 1) That the Final Plat is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on July 21, 2015.
- 2) That the Final Plat is generally consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 3) That the Final Plat complies with the City's Urban Medium Density Residential zoning district, except as noted in the Staff Report to the City Council dated July 5, 2017.
- 4) That the 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 plan revisions as requested by the City.
- 5) That the Final Plat is consistent with the City's engineering standards with the plan revisions as requested by the City Engineer.
- 6) That the Final Plat complies with the City's subdivision ordinance.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Southwind of Lake Elmo Final Plat subject to the following conditions:

- 1) That Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, street and utility construction plans and agreements shall be reviewed and approved by the City Engineer prior to recording of Final Plat. All comments outlined by the Engineer's memorandum dated June 5, 2017 shall be addressed.
- 2) The vacation of Public Roadway and Utility Easement created by Doc. No. 3970178 shall be approved by Council before recording of the Final Plat.
- 3) The utility plans shall be updated to include an additional fire hydrant at the entrance of the development.
- 4) All easements as requested by the City Engineer and Public Works shall be documented on the Final Plat prior to recording.
- 5) The Landscape Plans, including 5th Street Irrigation Plans, shall be updated and approved by the City.
- 6) The Applicant shall enter into Landscape and License 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/or open space on the final plat.
- 7) 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 with financial guarantees therefore.
- 8) The Developers Agreement shall address all costs associated with the development including but not limited to construction of the

northern half of 5th Street from CSAH 17 to the east plat line, partial responsibility (\$25,000) for the improvements required by Washington County at the intersection of 5th Street and CSAH 17, and payment of a Water Availability Charge consistent with the Lake Elmo Fee Schedule for the entire development.

- 9) 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.
- 10) The applicant shall provide evidence that all conditions attached the Valley Branch Watershed District permit for the final plat and associated grading work have been met prior to the commencement of any grading activity.
- 11) A finalized stormwater management plan must be approved by the City, meeting all State, VBWD and City rules and regulations.
- 12) The Plat must be updated to provide an outlot dedicated to the City as well as maintenance access for Infiltration Basin 7.
- 13) The Applicant shall provide written correspondence from Washington County indicating that adequate CSAH 17 right-of-way is being dedicated as part of this plat. If additional right-of-way is required by the County, the plat and construction plans must be revised and resubmitted as necessary.
- 14) The Applicant shall amend the proposed Common Interest Agreement to include architectural covenants that include provisions that discourage blank garage doors. All garage doors shall incorporate windows or decorative trim to minimize the visual impact of the garage-forward home design.
- 15) That a sidewalk or trail be constructed from the bulb of the westerly cul-de-sac within the development to the trail along 5th Street North.

- 16) The Landscape Plan shall be amended to provide additional buffering behind Lots 26-29 to the extent possible.

Passed and duly adopted this 5th day of July, 2017 by the City Council of the City of Lake Elmo, Minnesota.

Mike Pearson, Mayor

ATTEST:

Julie Johnson, City Clerk

