

NOTICE OF MEETING

City Council Meeting Tuesday, June 19, 2018 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.** Accept Minutes
 - 1. June 5, 2018
- D. Public Comments/Inquires
- E. Presentations
- F. Consent Agenda
 - 2. Approve Payment of Disbursements and Payroll
 - 3. Accept Building Department May 2018 Report
 - 4. Accept Fire Department May 2018 Report
 - 5. Accept Public Works May 2018 Report
 - 6. Approve 2018 Wage Adjustments
 - 7. Approve Staggered EDA Terms
 - 8. Approve Public Library Site Improvements Pay Request No. 1
 - 9. Approve Old Village Phase 3 Street & Utility Improvements Pay Request No. 7
 - 10. Approve I-94 Lift Station Change Order No. 3
 - 11. Approve Eagle Point Blvd. Street Improvements Resolution Declaring Costs to be Assessed, Ordering Preparation of Proposed Assessments, and Calling Hearing on Proposed Assessment *Resolution 2018-069*
 - 12. Approve CSAH 17 Phase 3 Improvements Cooperative Cost Share and Maintenance Agreement *Resolution 2018-067 & 2018-068*
 - 13. Approve Hiring of POC Firefighter

G. Regular Agenda

- 14. Wyndam Village Preliminary Plat and Zoning Map Amendment *Ordinance 08-212; Resolution 2018-066*
- 15. Boulder Ponds 3rd Addition Final Plat and PUD *Resolution 2018-065*
- 16. Royal Golf 2nd Addition Final Plat, PUD and Easement Vacation Resolution 2018-062 & 2018-063
- 17. Royal Golf 2nd Addition Development Agreement *Resolution 2018-064*
- 18. Eden Park Storm Sewer Repair
- 19. Fire Rescue Engine & Equipment Purchase

H. Council Reports

I. Staff Reports and Announcements

J. Closed Session

The council will enter a closed session pursuant to MN Stat. 13D.05, subd. 2(b) for consideration of a Step 3 grievance

K. Adjourn

CITY OF LAKE ELMO CITY COUNCIL MINUTES JUNE 5, 2018

CALL TO ORDER/PLEDGE OF ALLEGIANCE

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

PRESENT: Mayor Mike Pearson and Councilmembers Julie Fliflet and Christine Nelson

Staff present: Administrator Handt, City Attorney Sonsalla, City Engineer Griffin, Planning Director Becker, Finance Director Iverson, Assistant Administrator Foster, Public Works Director Weldon and City Clerk Johnson.

APPROVAL OF AGENDA

Councilmember Nelson, seconded by Councilmember Fliflet, moved TO APPROVE THE AGENDA AS PRESENTED. Motion passed 3 – 0.

ACCEPT MINUTES

Minutes of the May 15, 2018 Regular Meeting were accepted as presented.

PUBLIC COMMENTS/INQUIRIES

None

PRESENTATIONS

None

CONSENT AGENDA

- 2. Approve Payment of Disbursements and Payroll
- 3. Accept Building Department April 2018 Report
- 4. Accept Fire Department April 2018 Report
- 5. Accept Public Works April 2018 Report
- 6. Accept 1st Quarter Financials
- 7. Approve Assessing Services Agreement with Washington County
- 8. Approve Summer Newsletter
- 9. Approve Lease with Roccos Pizza for Space in Brookfield Building
- 10. Approve 2018 Seal Coat Project West Lakeland & Denmark Township Joint Services Agreement.
- 11. Accept Bids and Award Contract for 2018 Seal Coat Project Resolution 2018-048
- 12. Accept Improvements and Approve Security Reduction –Easton Village 1st Addition.
- 13. Approve County Cooperative Agreement Payment No. 3 for CSAH15/50th Street Traffic Signal

- 14. Approve Royal Golf Security Reduction
- 15. Accept Resignation of Firefighter Paul Jorgenson

Councilmember Nelson, seconded by Councilmember Fliflet, moved TO APPROVE THE CONSENT AGENDA AS PRESENTED. Motion passed 3 - 0.

ITEM 9: Resolution Relating to the EDA Taxable Public Project Lease Revenue and Limited Tax Bonds, Series 2018A; Transfer of Property; and Lease Purchase Agreement

Administrator Handt presented an overview of the transaction and the City's space needs as well as the proposed EDA Bonds to finance the purchase of the Brookfield Building.

Mayor Pearson, seconded by Councilmember Nelson, moved TO APPROVE RESOLUTION 2018-059, RELATING TO ECONOMIC DEVELOPMENT AUTHORITY TAXABLE PUBLIC PROJECT LEASE REVENUE AND LIMITED TAX BONDS SERIES 2018A IN THE AMOUNT OF \$926,000; AUTHORIZING THE ISSUANCE OF BONDS; CONSENTING TO LIMITED TAX PLEDGE; AND AUTHORIZING THE EXECUTION OF DOCUMENTS. Motion passed 3 – 0.

<u>ITEM 10: Old Village Phase 4 Improvements – Award Contract with Change Order;</u> <u>Adopt Final Assessment Roll</u>

City Engineer Griffin presented updates including Change Order 1 extending a storm sewer stub for future alley draining and a reduction in assessment amounts for commercial properties. Griffin also reviewed assessment agreements with two property owners and an easement agreement for drainage and utilities on the CHEE property.

Councilmember Nelson, seconded by Councilmember Fliflet, moved TO ADOPT RESOLUTION NO. 2018-060 ADOPTING THE FINAL ASSESSMENT ROLL FOR THE OLD VILLAGE PHASE 4 STREET, DRAINAGE, AND UTILITY IMPROVEMENTS; AND TO APPROVE RESOLUTION NO. 2018–061, ACCEPTING BIDS AND AWARDING A CONTRACT TO THE LOWEST RESPONSIBLE BIDDER, A-1 EXCAVATING, INC., FOR THE BASE BID AMOUNT OF \$1,698,744.21, AND APPROVE CHANGE ORDER NO. 1 INCREASING THE CONTRACT AMOUNT BY \$24,518.00 FOR A TOTAL CONTRACT AMOUNT OF \$1,1,723,262.21; AND TO AUTHORIZE THE CITY ADMINISTRATOR TO PURCHASE INDIVIDUAL GRINDER STATIONS FROM A SUPPLIER IN THE NOT-TO-EXCEED AMOUNT OF \$50,000; TO ENTER INTO A MATERIAL TESTING CONTRACT IN THE NOT-TO-EXCEED AMOUNT OF \$20,000; AND TO APPROVE A TASK ORDER TO PROVIDE CONSTRUCTION OBSERVATION SERVICES IN AN AMOUNT NOT TO EXCEED \$130,000; AND TO APPROVE THE ASSESSMENT AGREEMENT DATED MAY 30, 2018 WITH C.A. GERBITZ CO., INC.; THE ASSESSMENT AGREEMENT DATED MAY 30, 2018 WITH ELMO INN ENTERPRISES, INC.; AND THE PURCHASE OF THE DRAINAGE AND UTILITY EASEMENT AGREEMENT WITH CHEEE LLC IN THE AMOUNT OF \$24,800. Motion passed 3-0.

ITEM 11: MS4 Program Public Meeting and Approval of Annual Report

Public Works Director Weldon presented the MS4 Annual Report. No public comments were received.

Councilmember Fliflet, seconded by Councilmember Nelson, moved TO ACCEPT THE MS4 ANNUAL REPORT FOR 2017 AND AUTHORIZE STAFF TO SUBMIT THE REPORT TO THE MPCA. Motion passed 3 – 0.

ITEM 12: National Night Out Event at Lions Park

Assistant City Administrator Foster presented a suggestion from a group of citizens for the City to assist with an event at Lions Park for National Night Out.

Councilmember Fliflet, seconded by Mayor Pearson, moved TO APPROVE THE CITY SPONSORSHIP OF THE CITYWIDE NATIONAL NIGHT OUT EVENT AT LIONS PARK AND THE CLOSURE OF LAVERNE AVENUE FROM THE FIRE STATION NORTH TO 36TH STREET FROM 5:30 PM TO 9:30 PM.

Mayor Pearson, seconded by Councilmember Nelson, moved TO LIMIT STAFF SUPPORT FOR THE EVENT TO INSURANCE COVERAGE, SHERIFF DEPUTIES AND FIRE DEPARTMENT. Motion passed 2 – 1. (Fliflet – nay)

Primary motion passed 2-0-1. (Fliflet – present/not voting)

ITEM 13: 2040 Comprehensive Plan Draft for Adjacent Jurisdictional Review

Planning Director Becker reviewed the status of the draft 2040 Comprehensive Plan. Information was also presented by Swanson Haskamp Consulting.

Mark Hogue spoke on behalf of Shiltgen Farms at 10880 Stillwater Blvd., commenting on Shiltgen Farms planned marketing for sale.

Jim Ogren, 11790 Little Bluestem Ct. spoke on behalf of his homeowners association, commenting on the change to remove the urban reserve designation.

Stefany Lorang, 9918 7th Street N., commented on the land directly east of the Savona single family homes, stating that the proposed mixed use business park alarms her.

Mayor Pearson, seconded by Councilmember Nelson, moved TO APPROVE THAT THE 2040 UPDATE BE SUBMITTED FOR ADJACENT JURISDICTIONAL REVIEW.

Councilmember Fliflet, seconded by Mayor Pearson, moved TO REINTRODUCE URBAN RESERVE AS WAS INCLUDED IN THE PREVIOUS DRAFT. Motion failed 1 – 2. (Pearson, Nelson – nay)

LAKE ELMO CITY COUNCIL MINUTES JUNE 5, 2018

Primary motion passed 3 - 0.

COUNCIL REPORTS

Mayor Pearson: Reported on calls received regarding feeding wild animals.

Councilmember Nelson: Attended the grand opening of the Sally Manzara Nature Center.

Councilmember Fliflet: Announced opening of farmers market June 23rd and thanked the

volunteers.

STAFF REPORTS AND ANNOUNCEMENTS

Administrator Handt: Provided an update on the Sanctuary outlot issue, water system updates, Carriage Station easement for the well generator and meeting with State of Minnesota representatives.

City Clerk Johnson: Reported on upcoming elections

City Attorney Sonsalla: Working on Royal Golf plat and development agreement.

Finance Director Iverson: Working on budget, CIP and software conversion.

City Engineer Griffin: Working with the county on Hudson Road/CSAH 19 traffic signal

Sergeant Osterman: Invited the public to attend K-9 officer graduation on June 6th.

Meeting adjourned at 9:30 pm.

	LAKE ELMO CITY COUNCIL
ATTEST:	
	Mike Pearson, Mayor
Julie Johnson, City Clerk	



STAFF REPORT

DATE: June 19, 2018

CONSENT

TO: Mayor and City Council FROM: Amy La Belle, Accountant AGENDA ITEM: Payments & Disbursements

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:

Claim #	Amount	Description
ACH	\$ 88,179.12	Payroll 06/07/18
47337 – 47513	\$ 465,535.45	Accounts Payable 06/19/18
TOTAL	\$ 553,714.57	

RECOMMENDATION:

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

ATTACHMENTS:

1. Accounts Payable – proof list(s)

[&]quot;Motion to approve the aforementioned disbursements in the amount of \$ 553,714.57"

K. Kult

Accounts Payable

To Be Paid Proof List

User:

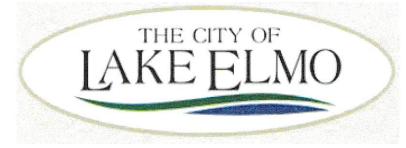
AmyLabelle

Printed:

06/14/2018 - 8:56AM

Batch:

00001.06.2018 - AP 061818



Invoice Number	Invoice Date	Amount	Quantity	Payment Date Task Label	Type	PO#	Close PO	Line#
Account Number				Description	Reference			
Accela, Inc								
ACCELA INV-ACC40045	5/31/2018	1,600.00	0.00	06/18/2018			No	0
101-410-1520-43190 Software Programs INV-ACC40045	5/31/2018	1,600.00		2018 Springbrook Upgrade 06/18/2018			No	0
601-494-9400-43180 Software Support	3/31/2010	1,000.00	0.00	2018 Springbrook Upgrade			110	Ü
INV-ACC40045	5/31/2018	1,600.00	0.00	06/18/2018			No	0
602-495-9450-43180 Software Support				2018 Springbrook Upgrade				
INV-ACC40045	5 Total:	4,800.00						
	,							
Accela, Inc Tota	ıl:	4,800.00						
Biff's Inc.								
BIFFS	- 1 1 1		2.22					
W677986	5/23/2018	66.00	0.00	06/18/2018			No	0
101-450-5200-44120 Rentals - Buildings	3.			Portable Restrooms				
W677986 Total:		66.00						
W677987	5/23/2018	76.00	0.00	06/18/2018			No	0
101-450-5200-44120 Rentals - Buildings				Portable Restrooms				
		V1094-2016						
W677987 Total:		76.00						
W677988	5/23/2018	54.28	0.00	06/18/2018			No	0
101-450-5200-44120 Rentals - Buildings				Portable Restrooms				
W677988 Total:		54.28						

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line #
Account Number				Description		Reference			
W677989	5/23/2018	54.28	0.00	06/18/2018			111-11	No	0
101-450-5200-44120 Rentals - Buildings				Portable Restrooms					
W677989 Total	:	54.28							
W677990	5/23/2018	54.28	0.00	06/18/2018				No	0
101-450-5200-44120 Rentals - Buildings				Portable Restrooms					
W677990 Total:		54.28							
W677991	5/23/2018	76.00	0.00	06/18/2018				No	0
101-450-5200-44120 Rentals - Buildings				Portable Restrooms					
W677991 Total:	:	76.00							
W677992	5/23/2018	54.28	0.00	06/18/2018				No	0
101-450-5200-44120 Rentals - Buildings				Portable Restrooms					
W677992 Total:		54.28							
W677993	5/23/2018	54.28	0.00	06/18/2018				No	0
101-450-5200-44120 Rentals - Buildings				Portable Restrooms					
W677993 Total:	:	54.28							
W677994	5/23/2018	54.28	0.00	06/18/2018				No	0
101-450-5200-44120 Rentals - Buildings				Portable Restrooms					
W677994 Total:		54.28							
W677995	5/23/2018	54.28	0.00	06/18/2018				No	0
101-450-5200-44120 Rentals - Buildings				Portable Restrooms					
W677995 Total:	,	54.28							
1,077,550 1544									
Biff's Inc. Total:		597.96							
City of Bloomington									
CTYBLOOM	6/1/2019	52.50	0.00	06/19/2019				NI -	0
1800109 601-494-9400-42270 Utility System Main	6/1/2018 tenance	52.50	0.00	06/18/2018 Lab Bacteria Testing	- Mav			No	0
of 171-7100-12270 Office System Main	Chance			z z resting					

AP-To Be Paid Proof List (06/14/2018 - 8:56 AM)

Page 2

Invoice Number	Invoice Date	Amount	Quantity	Payment Date Task Label	Type	PO #	Close PO	Line#
Account Number				Description	Reference			
1800109	Total:	52.50						
City of B	loomington Total:	52.50						
City of Maplewood CTYMAPLE								
9807	6/13/2018	3,600.00	0.00				No	0
101-420-2220-44370 Conferences	& Training			Training Facility rental for Fire Training				
9807 Tot	al:	3,600.00						
City of M	- faplewood Total:	3,600.00						
City of Roseville CTYROSEV								
224619	6/5/2018	52.00	0.00	06/18/2018			No	0
101-410-1520-43190 Software Prog 224619	grams 6/5/2018	26.00	0.00	2018 Adobe Acrobat Pro Subscription - SI, AL 06/18/2018			No	0
101-410-1910-43190 Software Pro				2018 Adobe Acrobat Pro Subscription - BP				
224619 T	otal:	78.00						
City of R	oseville Total:	78.00						
Clifton, Larson, Allen LLP CLIFTON								
1839283	5/31/2018	14,340.00	0.00	06/18/2018			No	0
101-410-1520-43150 Contract Serv 1839283	ices 5/31/2018	1,792.50	0.00	CLA Services 04/28/18 - 05/30/18 06/18/2018			No	0
601-494-9400-43150 Contract Serv		006.25	0.05	CLA Services 04/28/18 - 05/30/18				ner
1839283 602-495-9450-43150 Contract Serv	5/31/2018 ices	896.25	0.00	06/18/2018 CLA Services 04/28/18 - 05/30/18			No	0
1839283	5/31/2018	896.25	0.00	06/18/2018			No	0
603-496-9500-43150 Contract Serv	ices			CLA Services 04/28/18 - 05/30/18				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date Task Label	Type	PO#	Close PO	Line#
Account Number				Description	Reference			
	1839283 Total:	17,925.00						
	Clifton, Larson, Allen LLP	17,925.00						
Coleman, Michael COLEMANM 20180529 602-495-9450-44370 Co	5/29/2018 Conferences & Training	45.00	0.00	06/18/2018 Reimbursement - SD Certificate Copy			No	0
	20180529 Total:	45.00						
	Coleman, Michael Total:	45.00						
Comcast COMCAST 20180527 101-420-2220-44300 M	5/27/2018 fiscellaneous	7.89	0.00	06/18/2018 Monthly service			No	0
	20180527 Total:	7.89						
	Comcast Total:	7.89						
Dell Marketing L.P. DELLMARK 10244934992 101-410-1520-43180 Sc	5/29/2018 oftware Support	606.68	0.00	06/18/2018 New Computer - Intern Work Station			No	0
	10244934992 Total:	606.68						
	Dell Marketing L.P. Total:	606.68						
Douglas-Kerr Undergrou DOUGLASK Pay Req. No. 7	and, LLC 6/8/2018	47,087.38	0.00	06/18/2018			No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference			
409-480-8000-43150 Contract Services Pay Req. No. 7 601-494-9400-43150 Contract Services	6/8/2018	19,520.22	0.00	OV Phase 3 (Street Fund) 06/18/2018 OV Phase 3 (Water Fund)			No	0
Pay Req. No. 7 602-495-9450-43150 Contract Services	6/8/2018	25,252.28	0.00	06/18/2018 OV Phase 3 (Sanitary Sewer Fund)			No	0
002-473-9430-43130 Contract Scivices	,			ov Thuse 3 (Summary Sewer Fund)				
Pay Req. No. 7	Total:	91,859.88						
Douglas-Kerr U	Jnderground	91,859.88						
Emergency Response Solutions Erespsol								
11183 101-420-2220-44040 Repairs/Maint Eqpt	6/4/2018	147.12	0.00	06/18/2018 Restock Turnout Gear Wash			No	0
	•	147.10						
11183 Total:		147.12						
Emergency Res	ponse Solut	147.12						
Focus Engineering, Inc. FOCUS								
4697	5/30/2018	2,500.00	0.00	06/18/2018			No	0
101-410-1930-43030 Engineering Service	es -			General Engineering - Retainer				
4697 Total:		2,500.00						
4698 101-430-3100-43030 Engineering Service	5/30/2018 es	735.00	0.00	06/18/2018 General Engineering - Public Works			No	0
4698 Total:	-	735.00						
4699	5/30/2018	63.75	0.00	06/18/2018			No	0
101-430-3100-43030 Engineering Service	es -			General Engineering - ROW				
4699 Total:		63.75						
4700	5/30/2018	381.50	0.00	06/18/2018			No	0
601-494-9400-43030 Engineering Service 4700	5/30/2018	237.00	0.00	General Engineering - Water 06/18/2018	appropriate and propriate and the first species and the entire and delivers and the species an	DOMAN TERRITORIS ANNO CONTRA MANAGEMENT DE ANTONIO	No	0

AP-To Be Paid Proof List (06/14/2018 - 8:56 AM)

Page 5

Invoice Number	Invoice Date	Amount	Quantity	Payment Date Task Label	Type	PO#	Close PO	Line#
Account Number				Description	Reference			
603-496-9500-43030 Engineering Service	es			General Engineering - Stormwater				
4700 Total:	•	618.50						
4701	5/30/2018	330.00	0.00	06/18/2018			No	0
602-495-9450-43030 Engineering Service	es .			CSAH 15				
4701 Total:		330.00						
4702	5/30/2018	580.00	0.00	06/18/2018			No	0
409-480-8000-43030 Engineering Service	es .			LE Ave Corridor Improvements				
4702 Total:		580.00						
4703	5/30/2018	360.00	0.00	06/18/2018			No	0
409-480-8000-43030 Engineering Service	·s			State Highway 36 Corridor Plan				
4703 Total:		360.00						
4704	5/30/2018	426.25	0.00	06/18/2018			No	0
409-480-8000-43030 Engineering Service	S -			CSAH 13 - Ideal Ave				
4704 Total:		426.25						
4705	5/30/2018	230.00	0.00	06/18/2018			No	0
601-494-9400-43030 Engineering Service	s -			Inwood Water Tower				
4705 Total:		230.00						
4706	5/30/2018	1,875.00	0.00	06/18/2018 OV Bl - 2			No	0
409-480-8000-43030 Engineering Service	s -			OV Phase 3				
4706 Total:		1,875.00						
4707	5/30/2018	21.25	0.00	06/18/2018 I-94 Lift Station			No	0
602-495-9450-43030 Engineering Services	s -			1-94 Lift Station				
4707 Total:		21.25						
4708 409-480-8000-43030 Engineering Services	5/30/2018	967.50	0.00	06/18/2018 Lake Elmo Ave Phase 3			No	0
403-400-0000-43030 Engineering Services	5			Dake Lillio Ave Tilase 3				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date Task Label	Type	PO#	Close PO	Line#
Account Number				Description	Reference			
MARKET PERMIT AND SERVICE OF THE PERMIT OF T								
4708 Total:		967.50						
4709	5/30/2018	1,350.00	0.00	06/18/2018			No	0
101-430-3100-42250 Street Maintenance				CSAH 19				
4709 Total:	•	1,350.00						
4710	5/30/2018	60.00	0.00	06/18/2018			No	0
101-430-3100-42250 Street Maintenance				Hudson Blvd Transportation				
4710 Total:	,	60.00						
4711	5/30/2018	2,585.75	0.00	06/18/2018			No	0
409-480-8000-43030 Engineering Services		2,505.75	0.00	2018 Street Project			110	
		2 505 55						
4711 Total:		2,585.75						
4712	5/30/2018	8,677.75	0.00	06/18/2018 OV Phase 4			No	0
409-480-8000-43030 Engineering Services				OV Phase 4				
4712 Total:		8,677.75						
4713	5/30/2018	1,105.81	0.00	06/18/2018			No	0
101-430-3100-42250 Street Maintenance				2018 Seal Coat Project				
4713 Total:	•	1,105.81						
4714	5/30/2018	988.96	0.00	06/18/2018			No	0
101-430-3100-42250 Street Maintenance				2018 Crack Seal Project				
4714 Total:	*	988.96						
4715	5/30/2018	162.50	0.00	06/18/2018			No	0
601-494-9400-43030 Engineering Services	1			State Funded Water Projects				
4715 Total:		162.50						
	5/30/2018	21.25	0.00	06/18/2018			No	0
603-496-9500-43030 Engineering Services		21.23	0.00	Eden Park Storm Sewer Repair			NO	U
	a •			•				
4716 Total:		21.25						

AP-To Be Paid Proof List (06/14/2018 - 8:56 AM)

Page 7

Invoice Number	Invoice Date	Amount	Quantity	Payment Date Task Label	Type	PO #	Close PO	Line#
Account Number				Description	Reference			
4717	5/30/2018	5,022.50	0.00	06/18/2018			No	0
101-410-1910-43030 Engineering Service	es			2040 Comp Plan Update				
4717 Total:		5,022.50						
4718	5/30/2018	807.93	0.00	06/18/2018			No	0
803-000-0000-22910 Developer Payments	S			Hammes 1st				
4718 Total:	•	807.93						
4719	5/30/2018	30.00	0.00	06/18/2018			No	0
803-000-0000-22910 Developer Payments	S			Wildflower 1st				
4719 Total:	,	30.00						
4720	5/30/2018	51.25	0.00	06/18/2018			No	0
803-000-0000-22910 Developer Payments	S			Village Preserve 1st				
4720 Total:	•	51.25						
4721	5/30/2018	187.50	0.00	06/18/2018			No	0
803-000-0000-22910 Developer Payments	S			Easton Village 1st				
4721 Total:		187.50						
4722	5/30/2018	115.00	0.00	06/18/2018			No	0
803-000-0000-22910 Developer Payments				Village East Trunk Sewer				
4722 Total:	4	115.00						
4722 Total.	5/30/2018	10,503.07	0.00	06/18/2018			No	0
803-000-0000-22910 Developer Payments		10,505.07	0.00	Northport 1st			110	Ü
		10,503.07						
4723 Total:	5/20/2019		0.00	0.000000			No	0
4724 409-480-8000-43030 Engineering Service	5/30/2018	367.50	0.00	06/18/2018 Eagle Point Blvd Street Improvements			No	0
105 100 0000 15050 Engineering Service	•							
4724 Total:		367.50						
4725	5/30/2018	63.75	0.00	06/18/2018			No	0
803-000-0000-22910 Developer Payments	S			Arbor Glen Senior Living				

AP-To Be Paid Proof List (06/14/2018 - 8:56 AM)

Page 8

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line#
Account Number				Description		Reference			
4725 Total:		63.75							
4726	5/30/2018	131.32	0.00	06/18/2018				No	0
803-000-0000-22910 Developer Payme	nts			Savona 4th					
4726 Total:		131.32							
4727	5/30/2018	343.88	0.00	06/18/2018				No	0
803-000-0000-22910 Developer Payme	nts			Easton Village 2nd					
4727 Total:		343.88							
4728	5/30/2018	60.00	0.00	06/18/2018				No	0
803-000-0000-22910 Developer Payme		00.00	0.00	Inwood 3rd				23.00	
4728 Total:		60.00							
4729	5/30/2018	4,342.22	0.00	06/18/2018				No	0
803-000-0000-22910 Developer Payme	nts			Royal Golf 1st					
4729 Total:		4,342.22							
4730	5/30/2018	11,035.31	0.00	06/18/2018				No	0
803-000-0000-22910 Developer Payme	nts			Hidden Meadows 2nd	1				
4730 Total:		11,035.31							
4731	5/30/2018	2,056.44	0.00	06/18/2018				No	0
803-000-0000-22910 Developer Payme	nts			Southwind					
4731 Total:		2,056.44							
4732	5/30/2018	507.09	0.00	06/18/2018				No	0
803-000-0000-22910 Developer Payme		307.09	0.00	Wasatch Storage				110	J
4732 Total:		507.09							
4733	5/30/2018	265.91	0.00	06/18/2018				No	0
803-000-0000-22910 Developer Payme	nts			Wildflower - 2nd					
4733 Total:		265.91							

Invoice Number	Invoice Date	Amount	Quantity	Payment Date Task Label	Type	PO #	Close PO	Line#
Account Number				Description	Reference			
4734	5/30/2018	577.03	0.00	06/18/2018			No	0
803-000-0000-22910 Developer Paymen	ts			Easton Village 3rd				
4734 Total:		577.03						
4735	5/30/2018	1,013.49	0.00	06/18/2018			No	0
803-000-0000-22910 Developer Paymen	ts			Lakewood Crossing - 2nd Addition				
4735 Total:	•	1,013.49						
4736	5/30/2018	3,210.00	0.00	06/18/2018			No	0
803-000-0000-22910 Developer Paymen	ts			Legacy at North Star/Gonyea Homes				
4736 Total:	,	3,210.00						
4737	5/30/2018	60.00	0.00	06/18/2018			No	0
803-000-0000-22910 Developer Paymen	ts			McLeod Residential/Bush Homes				
4737 Total:	t.	60.00						
4738	5/30/2018	60.00	0.00	06/18/2018			No	0
101-410-1930-43030 Engineering Servic		00.00	0.00	Emerson - Section 36 Comm Sub			110	Ü
4-40 M	•	60.00						
4738 Total:		60.00						
4739	5/30/2018	2,170.68	0.00	06/18/2018			No	0
803-000-0000-22910 Developer Payment	is .	~		Hammes 3rd				
4739 Total:		2,170.68						
4740	5/30/2018	341.25	0.00	06/18/2018			No	0
803-000-0000-22910 Developer Payment	ts			Wildflower 3rd				
4740 Total:	•	341.25						
4741	5/30/2018	120.00	0.00	06/18/2018			No	0
803-000-0000-22910 Developer Payment	ts			Easton Village 4th				
4741 Total:	-	120.00						
4742	5/30/2018	1,405.00	0.00	06/18/2018			No	0
803-000-0000-22910 Developer Payment		The second secon	processor of the Section 1	Boulder Ponds 3rd			ASSESSMEN	

AP-To Be Paid Proof List (06/14/2018 - 8:56 AM)

Page 10

Invoice Number	In	voice Date	Amount	Quantity	Payment Date Task Labe	el .	Type	PO #	Close PO	Line#
Account Number					Description		Reference			
		•								
	4742 Total:		1,405.00							
4743		30/2018	495.00	0.00	06/18/2018				No	0
803-000-0000-22910 D	eveloper Payments				Royal Golf 2nd					
	4743 Total:		495.00							
4744	5/3	30/2018	90.00	0.00	06/18/2018				No	0
803-000-0000-22910 D	eveloper Payments				Four Corners - 1st Addition Bus Te	erminal				
	4744 Total:		90.00							
4745	5/3	30/2018	120.00	0.00	06/18/2018				No	0
803-000-0000-22910 D	eveloper Payments				Camping World/Gander Outdoors					
	4745 Total:	•	120.00							
	4745 Total.									
	Focus Engineering,	Inc. Tot	69,212.39							
Foster, Jacob										
FOSTERJA 20180531	5/3	31/2018	164.59	0.00	06/18/2018				No	0
101-410-1320-43310 M		51/2016	104.39	0.00	Reimbursement - Mileage				140	U
101 110 1020 10010 11	g.	-			Ü					
	20180531 Total:		164.59							
	Foster, Jacob Total:	-	164.59							
Goodpoint Technology, I GOODTECH	nc									
3759	12/	/4/2017	1,750.00	0.00	06/18/2018				No	0
101-430-3100-43150 C	ontract Services				Pavement Rating software support					
	3759 Total:	-	1,750.00							
	oroy rotal.	de:	-,. 55.55							
	Goodpoint Technolo	egy, Inc	1,750.00							
	w									

Invoice Number	Invoice Date	Amount	Quantity	Payment Date Task Label	Type Pe	O# Close PO	Line#
Account Number				Description	Reference		
Gopher State One Call ONECALL							
8050500	5/31/2018	392.17	0.00			No	0
601-494-9400-43150 Contra 8050500 602-495-9450-43150 Contra	5/31/2018	392.18	0.00	May 2018 Locates 06/18/2018 May 2018 Locates		No	0
80	050500 Total:	784.35					
Go	opher State One Call Tot	784.35					
Grainger GRAINGER 9806231412 101-420-2220-44040 Repair	6/4/2018 rs/Maint Eqpt	27.63	0.00	06/18/2018 Replacement bulb for B2		No	0
98	306231412 Total:	27.63					
Gı	rainger Total:	27.63					
Hawkins, Inc. HAWKINS 4287693 601-494-9400-42160 Chemi	5/25/2018 cals	15.00	0.00	06/18/2018 Chlorine		No	0
42	:87693 Total:	15.00					
На	awkins, Inc. Total:	15.00					
Innovative Office Solutions INNOVAT IN2037393 101-430-3100-42000 Office	5/6/2018 Supplies	60.37	0.00	06/18/2018 Misc Office Supplies		No	0
IN	[2037393 Total:	60.37					

Invoice Number	Invoice Date	Amount	Quantity	Payment Date Task Label	Type	PO#	Close PO	Line#
Account Number				Description	Reference			
	Innovative Office Solutions	60.37						
IUOE Local 49 Fringe Be IUOEHEAL 20180604 101-000-0000-21713 Un	6/4/2018	8,680.00	0.00	06/18/2018 Union Health Insurance - July 2018			No	0
	20180604 Total:	8,680.00						
	IUOE Local 49 Fringe Bene	8,680.00						
Jani-King of Minnesota, I JANIKING MIN06180177 101-430-3100-43150 Co	6/1/2018	208.49	0.00	06/18/2018 Cleaning Services - Public Works			No	0
	MIN06180177 Total:	208.49						
	Jani-King of Minnesota, In	208.49						
Kadrmas, Lee & Jackson, KADRMASL 10100480 101-430-3100-42250 St	5/25/2018	15,615.29	0.00	06/18/2018 Hudson Boulevard Transportation Planning Service			No	0
	. Kadrmas, Lee & Jackson, I	15,615.29						
Kamco, Corp KAMCO 3879 101-430-3100-43150 Co	6/4/2018 Ontract Services	175.00	0.00	06/18/2018 Tree branch removal - 32nd St & 38th St			No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference			
3879 Total:		175.00						
Kamco, Coi	-p Total:	175.00						
W 4 F 1016 : G								
Kath Fuel Oil Service Co kathfuel 625271	5/30/2018	1,123.76	0.00	06/18/2018			No	0
101-430-3100-42120 Fuel, Oil and Flo				Unleaded Fuel				
625271 Tota	al:	1,123.76						
625272 101-430-3100-42120 Fuel, Oil and Flo	5/30/2018 uids	349.99	0.00	06/18/2018 Diesel Fuel			No	0
625272 Tota	. al:	349.99						
625273 101-430-3100-42120 Fuel, Oil and Flo	5/30/2018 uids	1,388.21	0.00	06/18/2018 Diesel Fuel			No	0
625273 Tota	al:	1,388.21						
Kath Fuel C	vil Service Co T	2,861.96						
Kennedy & Graven, Chartered								
KENGRAVE 143132	5/31/2018	5,475.62	0.00	06/18/2018			No	0
101-410-1320-43040 Legal Services 143132	5/31/2018	5,921.77	0.00	General Matters 06/18/2018			No	0
601-494-9400-43040 Legal Services 143132	5/31/2018	1,665.00	0.00	3M litigation 06/18/2018			No	0
101-410-1320-43040 Legal Services 143132	5/31/2018	1,326.25	0.00	Haz Building - 9240 31st Street 06/18/2018			No	0
101-000-0000-11805 Loan Receivable 143132	5/31/2018	9,973.04	0.00	Purchase of 3880 Laverne Ave N 06/18/2018			No	0
101-410-1320-43040 Legal Services 143132	5/31/2018	107.50	0.00	Lake Elmo Inn Assessment Appeal 06/18/2018 Wildflower 3rd			No	0
803-000-0000-22910 Developer Paym	icins			Thanswel sid				

AP-To Be Paid Proof List (06/14/2018 - 8:56 AM)

Page 14

Invoice Number		Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line#
Account Number					Description		Referenc	e		
143132 101-410-1320-43040 Le	egal Services	5/31/2018	310.00	0.00	06/18/2018 Land Swap - Sanctu	ary HOA			No	0
	143132 Total:		24,779.18							
	Kennedy & Gr	raven, Charte	24,779.18							
Kodiak Power Systems KODIAK KPS0212 602-495-9450-44040 Re	epairs/Maint. Equ	5/23/2018 nip.	718.85	0.00	06/18/2018 Lisbon Generator R	epair			No	0
	KPS0212 Tota	1:	718.85							
	Kodiak Power	Systems To	718.85							
Krech Exteriors KRECH 20180605		6/5/2018	739.90	0.00	06/18/2018				No	0
101-000-0000-32210 Bu 20180605	uilding Permits	6/5/2018	19.72	0.00	Refund Cancelled Pe 06/18/2018	ermit 2018-381 & 360			No	0
101-000-0000-20801 Bu 20180605	_		340.60	0.00	Refund Surcharge C 06/18/2018	ancelled Permits 2018-381 & 30			No	0
101-000-0000-34104 Pla 20180605 101-000-0000-34112 Pla		6/5/2018 Review F	100.00	0.00	06/18/2018	v Cancelled Permits 2018-381 & w Cancelled Permits 2018-381			No	0
101 000 0000 51112110	20180605 Tota		1,200.22							
	Krech Exterior	s Total:	1,200.22							
Kwik Trip Inc KWIK 2336411 101-420-2220-42120 Fu	el, Oil and Fluids	6/2/2018 s	50.37	0.00	06/18/2018 Fuel				No	0

Invoice Number	Invoice Date	Amount	Quantity	Payment Date Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference			
	-							
	2336411 Total:	50.37						
	Kwik Trip Inc Total:	50.37						
Lake Elmo Oil, Inc.								
LEOIL 20180531	5/31/2018	153.75	0.00	06/18/2018			No	0
101-420-2220-42120 Fue	el, Oil and Fluids	9		Fuel				
	20180531 Total:	153.75						
	Lake Elmo Oil, Inc. Total:	153.75						
League of MN Cities Ins.	Trust							
LMCIT 3665	5/31/2018	1,000.00	0.00	06/18/2018			No	0
101-420-2400-43630 Inst	urance			LMCIT deductible MVA LE vs. Donery				
	3665 Total:	1,000.00						
	League of MN Cities Ins. T	1,000.00						
Maroney's Sanitation, Inc								
MARONEYS 732098	6/7/2018	127.48	0.00	06/18/2018			No	0
101-410-1940-43840 Ref 732098	iuse 6/7/2018	53.30	0.00	Trash Service - City Hall 0501-0531 06/18/2018			No	0
101-420-2220-43840 Ref 732098	iuse 6/7/2018	232.22	0.00	Trash Service - Fire Station 2 0501-0531 06/18/2018			No	0
101-450-5200-43840 Ref	iuse			Trash Service - Parks Bldg/Storage 0501-0531				
732098 101-430-3100-43840 Ref	6/7/2018	1,358.30	0.00	06/18/2018 Trash Service - Public Works 0501-0531			No	0
732098	6/7/2018	620.16	0.00	06/18/2018			No	0
101-000-0000-11805 Loa	ın Receivable			Trash Service - Brookfield Bldg 0501-0531				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date Task Label	Type	PO #	Close PO	Line #
Account Number				Description	Reference			
73209	- 8 Total:	2,391.46				esculpulation of the superior	TOTAL Minimum (M. 1921). Benediction of the English School (English).	
Maron	ey's Sanitation, Inc T	2,391.46						
Menards - Oakdale MENARDSO								
55185	5/22/2018	16.77	0.00	06/18/2018			No	0
602-495-9450-42270 Repair/Ma 55185	int. Supplies 5/22/2018	39.98	0.00	4" PVC cap 06/18/2018			No	0
101-430-3100-42210 Repair/Ma: 55185	int. Supplies 5/22/2018	99.96	0.00	Sprayers for asphalt trailer 06/18/2018			No	0
101-430-3100-42400 Small Tool	s & Minor Equipm			Rollers for shelving				
55185	Total:	156.71						
55187	5/22/2018	6.82	0.00	06/18/2018			No	0
101-450-5200-42400 Small Tool	s & Minor Equipm			Knife				
55187	Total:	6.82						
55370	5/22/2018	44.19	0.00	06/18/2018			No	0
101-430-3100-42150 Operating S	Supplies			Misc. Opperating Supplies				
55370	Total:	44.19						
55755	6/1/2018	3.59	0.00	06/18/2018			No	0
101-420-2220-44040 Repairs/Ma	aint Eqpt			Trailer connection				
55755	Total:	3.59						
55756	6/1/2018	-3.59	0.00	06/18/2018			No	0
101-420-2220-44040 Repairs/Ma	aint Eqpt			Trailer connection RETURN				
55756	Total:	-3.59						
55757	6/1/2018	3.59	0.00	06/18/2018			No	0
101-420-2220-44040 Repairs/Ma	aint Eqpt			Trailer connection				
55757	Total:	3.59						

Invoice Number	Invoice Date	Amount	Quantity	Payment Date Task Label	Туре	PO #	Close PO	Line#
Account Number				Description	Reference			
	Menards - Oakdale Total:	211.31						
Metropolitan Council METCOU 1084151 602-495-9450-43820 Se	6/5/2018 ewer Utility - Met Council	7,678.30	0.00	06/18/2018 Waste Water Services July 2018			No	0
	1084151 Total:	7,678.30						
20180531 602-000-0000-20802 SA	5/31/2018	72,065.00	0.00	06/18/2018 SAC Charges - May 2018			No	0
20180531	5/31/2018	-720.65	0.00	06/18/2018			No	0
602-000-0000-37220 SA	AC Early Pay discount/reve			SAC Charges - May 2018 prompt pay discount				
	20180531 Total:	71,344.35						
	Metropolitan Council Tota	79,022.65						
Mike McPhillips Inc McPhilli 48707 101-430-3100-43150 Co	5/23/2018 contract Services 48707 Total:	13,985.50	0.00	06/18/2018 Spring street sweeping			No	0
	Mike McPhillips Inc Total	13,985.50						
Miller Excavating, Inc. MILLEREX								
Pay Req. No. 6	6/7/2018 epairs/Maint Imp Not Bldg	15,577.49	0.00	06/18/2018 Library Parking Lot Construction - Project 2016.132			No	0
Pay Req. No. 6 411-480-8000-45200 Bu	6/7/2018	36,347.47	0.00	06/18/2018 Library Parking Lot Construction - Project 2016.132			No	0
+11-400-0000-43200 BU	Pay Req. No. 6 Total:	51,924.96		Library Larking Lot Consumeron - 1 roject 2010.132				

Invoice Number	Invoice Date	Amount	Quantity	Payment Date Task Label	Type	PO#	Close PO	Line#
Account Number				Description	Reference			
	Miller Excavating, Inc. Tota	51,924.96		,				
MN PEIP MNPEIP 703935 101-000-0000-21706 M	5/10/2018 dedical Insurance	10,410.92	0.00	06/18/2018 June 2018 PEIP Health Ins. Premium			No	0
714160	703935 Total: 6/10/2018	10,410.92 11,167.24	0.00	06/18/2018			No	0
101-000-0000-21706 M	fedical Insurance 714160 Total:	11,167.24		July 2018 PEIP Health Ins. Premium				
	MN PEIP Total:	21,578.16						
NCPERS Minnesota NCPERS 20180523 101-000-0000-21708 O	5/23/2018 ther Benefits	32.00	0.00	06/18/2018 June 2018 premium			No	0
	20180523 Total:	32.00						
	NCPERS Minnesota Total:	32.00						
Owl Engineering & EMC OWL 3767 803-000-0000-22910 De	6/11/2018	850.00	0.00	06/18/2018 Verizon Water Tower Intermodulation Study		¥	No	0
	3767 Total:	850.00						
	Owl Engineering & EMC T	850.00						
Prchal, Benjamin								

Invoice Number		Invoice Date	Amount	Quantity	Payment Date Task Label	Туре	PO #	Close PO	Line#
Account Number					Description	Reference			
PRCHALBE 20180604 101-410-1910-43310 M		6/4/2018	21.40	0.00	06/18/2018 Reimbursement - Mileage			No	0
	20180604 Total:		21.40						
	Prchal, Benjamin	Total:	21.40						
Rachel Contracting RACHELCO 17065.5 404-480-8000-43050 Ot		5/30/2018 Services	4,750.00	0.00	06/18/2018 Lions Park pay request			No	0
	17065.5 Total:		4,750.00						
	Rachel Contractin	ng Total:	4,750.00						
Ricci Media Group LLC. RITCHIET									
20180613		6/13/2018	55.00	0.00	06/18/2018			No	0
101-410-1450-43620 Ca 20180613 101-410-1450-43620 Ca		6/13/2018	55.00	0.00	Cable Oper - Plann Comm 060418 06/18/2018 Cable Oper - Parks Comm 061118			No	0
101-410-1450-45020 Ca	able Operations	3			Cable Oper - Parks Comm 001118				
	20180613 Total:		110.00						
	Ricci Media Grou	ip LLC. T	110.00						
River Country Cooperativ RIVRCOOP 20180531 101-420-2220-42120 Fu		5/31/2018	1,651.74	0.00	06/18/2018 Fuel			No	0
	20180531 Total:		1,651.74						

Invoice Number Account Number	Invoice Date	Amount	Quantity	Payment Date Task Label	Туре	PO #	Close PO	Line #
Account Number				Description	Reference			
	River Country Cooperative	1,651.74						
Schlomka Services LLC SCHLOMKA 21557 601-494-9400-43150 Co	5/18/2018 ontract Services	220.00	0.00	06/18/2018 Holding tank pumping at Booster Station			No	0
	21557 Total:	220.00						
	Schlomka Services LLC To	220.00						
Short Elliott Hendrickson SEH	ı, Inc							
350666	6/7/2018	3,908.13	0.00	06/18/2018			No	0
409-480-8000-43150 Co 350666	ontract Services 6/7/2018	1,620.13	0.00	OV Phase 3 (Street Fund) 06/18/2018			No	0
601-494-9400-43150 Co		700		OV Phase 3 (Water Fund)				
350666 602-495-9450-43150 Co	6/7/2018 ontract Services	2,095.88	0.00	06/18/2018 OV Phase 3 (Sanitary Sewer Fund)			No	0
	350666 Total:	7,624.14						
	Short Elliott Hendrickson,	7,624.14						
Smith Schafer & Associate SMITHSCH	tes,LTD							
61863	5/29/2018	14,450.00	0.00	06/18/2018			No	0
101-410-1520-43010 Au	idit Services			Interim Billing Audit year ending 12/31/17				
	61863 Total:	14,450.00						
	Smith Schafer & Associates	14,450.00						
T.A. Schifsky & Sons Inc								

AP-To Be Paid Proof List (06/14/2018 - 8:56 AM)

Invoice Number	Invoice Date	Amount	Quantity	Payment Date Task Label	Type	PO # Close PO	Line#
Account Number				Description	Reference		
62851	5/29/2018	2,292.68	0.00	06/18/2018		No	0
101-430-3100-42210 Repair/Ma	int. Supplies			Hot mix			
62851	Total:	2,292.68					
T.A. S	chifsky & Sons Inc T	2,292.68					
TDS Metrocom - LLC							
20180613	6/13/2018	-127.24	0.00	06/18/2018		No	0
101-420-2220-43210 Telephone 20180613	6/13/2018	214.23	0.00	Analog Lines 0613-0712 06/18/2018		No	0
101-430-3100-43210 Telephone 20180613	6/13/2018	106.54	0.00	Analog Lines 0613-0712 06/18/2018		No	0
602-495-9450-43210 Telephone			0.00	Analog Lines 0613-0712			Ü
20180613 601-494-9400-43210 Telephone	6/13/2018	53.27	0.00	06/18/2018 Analog Lines 0613-0712		No	0
	-			Tanadog Zines 0013 0712			
20180	613 Total:	246.80					
TDS N	Metrocom - LLC Tot	246.80					
Telemetry & Process Controls							
TELEMETR 107390	5/29/2018	489.50	0.00	06/18/2018		No	0
601-494-9400-43150 Contract S		100.50		Monthly SCADA Service			
107390 602-495-9450-43150 Contract So	5/29/2018 ervices	489.50	0.00	06/18/2018 Monthly SCADA Service		No	0
10739	- 0 Total:	979.00		•			
10735	- Total.						
Telemo	etry & Process Contr	979.00					
TKDA, Inc.							
TKDA 002018001851	6/6/2018	919.14	0.00	06/18/2018		No	0

AP-To Be Paid Proof List (06/14/2018 - 8:56 AM)

Page 22

Invoice Number	Invoice Date	Amount	Quantity	Payment Date Task Label	Туре	PO#	Close PO	Line#
Account Number				Description	Reference			
803-000-0000-22910 Developer Pa	yments			Northport 1st Addition				
00201800	01851 Total:	919.14						
TKDA, Iı	nc. Total:	919.14						
TruGreen TRUGREEN								
82434490	6/6/2018	178.00	0.00	06/18/2018			No	0
101-450-5200-43150 Contracted Se	rvices			Spring weed and feed (Public Works)				
82434490	Total:	178.00						
82825479	5/30/2018	297.00	0.00	06/18/2018			No	0
101-450-5200-43150 Contracted Se	rvices			Spring weed and feed				
82825479	Total:	297.00						
82848611	5/30/2018	345.00	0.00	06/18/2018			No	0
101-450-5200-43150 Contracted Se	rvices			Spring weed and feed				
82848611	Total:	345.00						
82860026	5/30/2018	138.00	0.00	06/18/2018			No	0
101-450-5200-43150 Contracted Se	rvices			Spring weed and feed				
82860026	Total:	138.00						
82873120	5/30/2018	227.00	0.00	06/18/2018			No	0
101-450-5200-43150 Contracted Se	rvices			Spring weed and feed				
82873120	Total:	227.00						
82883393	5/30/2018	219.00	0.00	06/18/2018			No	0
101-450-5200-43150 Contracted Se				Spring weed and feed			110	· ·
82883393	Total:	219.00						
82897462	5/30/2018	224.00	0.00	06/18/2018			No	0
101-450-5200-43150 Contracted Ser		224.00	0.00	Spring weed and feed			140	U
				20 200				

AP-To Be Paid Proof List (06/14/2018 - 8:56 AM)

Page 23

Invoice Number	Invoice Date	Amount	Quantity	Payment Date Task L	∟abel	Туре	PO#	Close PO	Line #
Account Number				Description	1	Reference			
00007460 77 1	9	224.00							
82897462 Total:		224.00	0.00	04/10/2010				N	0
82898392 101-450-5200-43150 Contracted Services	5/30/2018	463.00	0.00	06/18/2018 Spring weed and feed				No	0
101 150 5200 15150 Confidence Bervices	,			spring weed and reed					
82898392 Total:		463.00							
82901006	5/30/2018	50.00	0.00	06/18/2018				No	0
101-450-5200-43150 Contracted Services				Spring weed and feed					
82901006 Total:		50.00							
TruGreen Total:		2,141.00							
Wenck Associates Inc. WENCKASS									
11802445	6/11/2018	260.00	0.00	06/18/2018				No	0
803-000-0000-22910 Developer Payments 11802445	6/11/2018	156.00	0.00	Northport 06/18/2018				No	0
803-000-0000-22910 Developer Payments		150.00	0.00	Royal Golf				140	U
11802445	6/11/2018	65.00	0.00	06/18/2018				No	0
803-000-0000-22910 Developer Payments 11802445	6/11/2018	104.00	0.00	Legacy at Northstar 06/18/2018				No	0
803-000-0000-22910 Developer Payments		104.00	0.00	Hammes 3rd				140	U
		1202102							
11802445 Total:		585.00							
11803300	6/11/2018	104.00	0.00	06/18/2018				No	0
803-000-0000-22910 Developer Payments 11803300	6/11/2018	325.00	0.00	Northport 06/18/2018				No	0
803-000-0000-22910 Developer Payments				Royal Golf					
11803300	6/11/2018	1,534.79	0.00	06/18/2018				No	0
803-000-0000-22910 Developer Payments 11803300	6/11/2018	923.00	0.00	Boulder Ponds 06/18/2018				No	0
803-000-0000-22910 Developer Payments				Legacy at Northstar					
11803300	6/11/2018	658.50	0.00	06/18/2018				No	0
803-000-0000-22910 Developer Payments				Wyndham Village					

AP-To Be Paid Proof List (06/14/2018 - 8:56 AM)

Page 24

Invoice Number	Invoice Date	Amount	Quantity	Payment Date Task Label	Type	PO #	Close PO	Line#
Account Number				Description	Reference			
11803300 Tota	al:	3,545.29						
Wenck Associa	ates Inc. Tota	4,130.29						
White, Anita Whiteani 20180613	6/13/2018	80.00	0.00	06/18/2018			No	0
101-410-1450-43620 Cable Operations 20180613	6/13/2018	55.00		Cable Oper - Plan Comm 053018 + Bonus 06/18/2018			No	0
101-410-1450-43620 Cable Operations 20180613	6/13/2018	55.00	0.00	Cable Oper - EDA Mtg 060518 06/18/2018			No	0
101-410-1450-43620 Cable Operations 20180613 101-410-1450-43620 Cable Operations	6/13/2018	55.00	0.00	Cable Oper - Council Mtg 060518 06/18/2018 Cable Oper - Council Workshop 061218			No	0
20180613 Tota	ıl:	245.00						
White, Anita T	otal:	245.00						
Xcel Energy XCEL 593697906 101-420-2220-43810 Electric Utility	5/29/2018	14.75	0.00	06/18/2018 Warning Sirens			No	0
593697906 To	tal:	14.75						
593745211 101-450-5200-43810 Electric Utility	5/29/2018	93.22	0.00	06/18/2018 VFW Ballfield			No	0
593745211 Tot	tal:	93.22						
593817747	5/30/2018	226.66	0.00	06/18/2018			No	0
101-410-1940-43810 Electric Utility 593817747	5/30/2018	1,145.59	0.00	City Hall 06/18/2018			No	0
101-000-0000-11805 Loan Receivable 593817747 101-430-3100-43810 Electric Utility	5/30/2018	33.16	0.00	Brookfield Building 06/18/2018 Traffic Lights			No	0

AP-To Be Paid Proof List (06/14/2018 - 8:56 AM)

Page 25

Invoice Number	Invoice Date	Amount	Quantity	Payment Date	Task Label	Type	PO #	Close PO	Line#
Account Number				Description		Reference			
593	817747 Total:	1,405.41							
593844325	5/30/2018	1,106.66	0.00	06/18/2018				No	0
101-430-3100-43810 Electric	Utility			Public Works					
593	844325 Total:	1,106.66							
594092199	5/31/2018	852.18	0.00	06/18/2018				No	0
601-494-9400-43810 Electric	Utility			Booster Station					
594	092199 Total:	852.18							
594362879	6/4/2018	3,348.66	0.00	06/18/2018				No	0
101-430-3100-43810 Electric	Utility			Street Lights					
594.	362879 Total:	3,348.66							
594529121	6/5/2018	33.62	0.00	06/18/2018				No	0
101-450-5200-43810 Electric 594529121	Utility 6/5/2018	36.74	0.00	Legion Park 06/18/2018				N-	0
101-430-3100-43810 Electric		30.74	0.00	Traffic Lights				No	0
				<u> </u>					
	529121 Total:	70.36							
594548450 601-494-9400-43810 Electric	6/5/2018	1,689.51	0.00	06/18/2018 Wells 1 & 2				No	0
001-494-9400-43810 Electric	ounty .			wens 1 & 2					
594:	548450 Total:	1,689.51							
V	l Essenti Tetali	8,580.75							
Ace	l Energy Total:	0,380.73							
	,								
Rep	ort Total:	465,535.45							
	eutrocarino (1990 k. 190)								



STAFF REPORT

DATE:

CONSENT #3
MOTION

TO:

City Council

FROM:

Michael Bent, Building Official

AGENDA ITEM:

Approve Monthly Building Department Report for May 2018

REVIEWED BY:

Kristina Handt, City Administrator

BACKGROUND:

ISSUE BEFORE COUNCIL:

As part of its Consent Agenda, the City Council is asked to accept the monthly Building Department report. No specific motion is needed, as this is recommended to be part of the overall approval of the *Consent Agenda*.

PROPOSAL DETAILS/ANALYSIS:

Below is a snapshot of the monthly statistics for May 2018. Comparison data is also include from prior years for March for new home single family construction and total permitting activity for the month. Attached are the system summary reports breaking out this information further, including the statistics related to the inspection activity.

	<u>2018</u>	<u>2017</u>	<u>2016</u>
New Homes	27	19	19
Total Valuation	\$9,509,769	\$6,896,000	\$8,057,000
Average Home Value	\$352214	\$362,947	\$424,052
Total Permit Valuation YTD	\$50,495,800	\$50,802,333	\$43,478,797
Total Residential Units YTD	124	112	98

FISCAL IMPACT:

None

OPTIONS:

RECOMMENDATION:

Motion to accept the May 2018 monthly building permit report as presented.

ATTACHMENTS:

- 1. Valuation Report
- 2. Permits Issued & Fees Report
- 3. Inspection statistic report for May 2018
- 4. YTD Building Department Revenue Report

CITY OF LAKE ELMO Valuation Report - Summary

Issued Date From: 5/1/2018 To: 5/31/2018 Permit Type: All Property Type: All Construction Type: All Include YTD: Yes

Permit Kind		Permit Count	Valuation	Dwell Units
Permit Type: BUILDING				
COMMERCIAL RETAINING WALL		2	\$60,000.00	0
SINGLE FAMILY ACCESSORY BUILDING		1	\$25,000.00	0
SINGLE FAMILY DECK		15	\$157,000.00	0
SINGLE FAMILY DOOR		1	\$10,330.00	0
SINGLE FAMILY NEW CONSTRUCTION		27	\$9,509,769.00	0
SINGLE FAMILY REMODEL		1	\$45,000.00	0
SINGLE FAMILY ROOFING		93	\$1,406,269.26	0
SINGLE FAMILY SIDING		7	\$161,880.00	0
SINGLE FAMILY SOLAR PANEL INSTALL		1	\$11,688.00	0
SINGLE FAMILY WINDOWS		7	\$270,861.36	0
Permit Type: BUILDING - Total	Period	155	\$11,657,797.62	
	YTD	382	\$50,495,800.21	0
Report Total:	Period	155	\$11,657,797.62	0
	YTD	382	\$50,495,800.21	0

CITY OF LAKE ELMO Permits Issued & Fees Report - Summary

Permits Issued & Fees Report

Issued Date From: 5/1/2018 To: 5/31/2018

South Type: All Construction Type: All

13:	nen	ISSUED DATE FIGHT 3/1/2010 10. 3/31/2010	1/2010	10.3/31/2016
Permit Type:	All	Permit Type: All Property Type: All Construction	e: All	Constructio
	clud	Include YTD: Yes Status: Not Voided	Status:	Not Voided

Permit Kind	Permit Count		Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
Permit Type: BUILDING											
COMMERCIAL RETAINING WALL											
	Period	2	0	00'000'09	1,016.30		30.00				1,046.30
	YTD	2	0	00.000,09	1,016.30		30.00				1,046.30
COMMERCIAL TENNANT SPACE REMODEL	EMODEL										
	Period	0									
	YTD	2	0	1,226,650.00	10,209.60	5,351.48	592.70				16,153.78
MANUFACTURED HOME SIDING											
500	Period	0									
	YTD	_	0	500.00	29.50		0.25				29.75
SINGLE FAMILY ACCESSORY BUILDING	DING										
	Period	_	0	25,000.00	564.15	301.70	12.50				878.35
	YTD	_	0	25,000.00	564.15	301.70	12.50				878.35
SINGLE FAMILY ADDITION											
200.00	Period	0									
	YTD	_	0	120,000.00	1,741.65	859.07	00.09				2,660.72
SINGLE FAMILY ATTACHED NEW CONSTRUCTION	CONSTRU	CTIO]	7								
	Period	0									
	YTD	16	0	3,484,000.00	43,343.40	20,607.24	1,742.00	22,000.00	16	55,760.00	166,820.64
SINGLE FAMILY ATTACHED REMODEL	DEL										
	Period	0									
	YTD	-	0	40,000.00	1,104.00	418.60	20.00				1,542.60
SINGLE FAMILY BASEMENT FINISH	1										
	Period	0									
	YTD	5	0	108,950.00	2,564.65	1,277.03	54.47				3,896.15
SINGLE FAMILY DECK											
	Period	15	0	157,000.00	3,370.90	2,191.10	78.50				5,640.50

6/11/2018

Page 1 of 6

Permit Kind	Per C	Permit D Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
Permit Type: BUILDING											
	YTD	24	0	282,173.00	5,909.80	3,841.40	141.09				9,892.29
SINGLE FAMILY DEMOLITION											
	Period	0									
	YTD	1	0		200.00		1.00	0.00			201.00
SINGLE FAMILY DOOR											
	Period	1	0	10,330.00	232.45		5.16				237.61
	YTD	3	0	37,770.00	796.65		18.88				815.53
SINGLE FAMILY EGRESS WINDOW	>										
	Period	0									
	YTD	7	0	2,700.00	118.90		1.35				120.25
SINGLE FAMILY MANUFACTURED HOME	HOME										
	Period	0									
	YTD	6	0		1,800.00		00.6				1,809.00
SINGLE FAMILY NEW CONSTRUCTION	TION										
	Period	27	0	9,509,769.00	100,105.05	50,363.67	4,754.88	52,000.00	25	87,125.00	340,221.60
	YTD	108	0	41,347,993.00	415,774.70	213,789.68	20,599.48	214,000.00	104	362,440.00	1,388,017.86
SINGLE FAMILY POOL - IN GROUND	Ð										
	Period	-	0		175.00		1.00	1,683.10			2,009.10
	YTD	3	0		325.00		3.00	1,683.10			2,461.10
SINGLE FAMILY PORCH											
	Period	0									
	YTD	7	0	82,000.00	1,141.65	742.07	41.00				1,924.72
SINGLE FAMILY REMODEL											
	Period	-	0	45,000.00	824.00	457.60	22.50				1,304.10
	YTD	11	0	406,225.35	7,068.25	3,343.11	203.11				10,614.47
SINGLE FAMILY ROOFING											
	Period	93	0	1,406,269.26	28,109.00		703.12				28,812.12
	YTD	147	0	2,134,154.26	43,087.55		1,067.05				44,154.60
SINGLE FAMILY SIDING											
	Period	7	0	161,880.00	2,977.33		80.94				3,058.27
	YTD	32	0	500,509.24	9,855.63		250.25				10,105.88

Permit Kind	Per Cc	Permit I Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
Permit Type: BUILDING						7.					
SINGLE FAMILY SOLAR PANEL INSTALL	INSTALL				. 5						
	Period	1	0	11,688.00	249.00	161.85	5.84				416.69
	YTD	П	0	11,688.00	249.00	161.85	5.84				416.69
SINGLE FAMILY WINDOWS											
	Period	7	0	270,861.36	3,655.59		135.44				3,791.03
	YTD	23	0	625,487.36	9,808.74		312.75				10,121.49
Permit Type: BUILDING - Totals											
	Period	156	0	11,657,797.62	141,278.77	53,475.92	5,829.88	53,683.10	- 22 	87,125.00	387,415.67
	YTD	395	0	50,495,800.21	556,709.12	250,693.23	25,165.72	237,683.10	120	418,200.00	1,673,683.17
Permit Type: MECHANICAL	I		 								
ONWIND TAIL OF											
COMMERCIAL HVAC											
	Period	-	0		130.50		4.35				134.85
	YTD	7	0		190.50		5.35				195.85
MANUFACTURED HOME HVAC											
	Period	0									
	YTD	3	0		300.00		3.00				303.00
SINGLE FAMILY FIREPLACE											
	Period	3	0		240.00		3.00				243.00
	YTD	∞	0		00.009		8.00				00.809
SINGLE FAMILY HVAC											
	Period	10	0		840.00		10.00				850.00
	YTD	45	0		3,719.00		45.00				3,764.00
Permit Type: MECHANICAL - Totals											
	Period	14	0		1,210.50		17.35	5 7			1,227.85
	YTD	28	0		4,809.50		61.35				4,870.85

Permit Type: PLUMBING

COMMERCIAL FIXTURE INSTALLATION / APPLIANCE

Permit Kind	ď	Permit 1 Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park S Fees U	SAC Units	SAC Fees	Total Fees
Permit Type: PLUMBING							0				
	Period	1	0		00.09		1.00				1,101.00
	YTD	-	0		00.09		1.00				1,101.00
COMMERCIAL SEWER CONNECTION	NOI										
	Period	-	0		1,560.00		1.00		3	11,955.00	13,516.00
	YTD	П	0		1,560.00		1.00		3	11,955.00	13,516.00
PUBLIC FIXTURE INSTALLATION / APPLIANCE	/ APPLI	ANCE									
	Period	-	0		00.09		1.00				61.00
	YTD	-	0		00.09		1.00				61.00
SINGLE FAMILY FIXTURE INSTALLATION / APPLIANCE	LATIO	N/APP	LIANCE								
	Period	-	0		180.00		1.00				181.00
	YTD	4	0		540.00		4.00				544.00
SINGLE FAMILY SEWER CONNECTION	TION										
	Period	-	0		560.00		1.00		-	3,985.00	4,546.00
	YTD	9	0		2,860.00		5.00		9	20,422.00	23,287.00
SINGLE FAMILY WATER CONNECTION	TION										
	Period	0									
	YTD	-	0		1,000.00						10,150.00
SINGLE FAMILY WATER HEATER											
	Period	0									
	YTD	6	0		540.00		00.6				549.00
SINGLE FAMILY WATER SOFTNER	~										
	Period	6	0		540.00		00.6				549.00
	YTD	48	0		2,879.00		48.00				2,927.00
Permit Type: PLUMBING - Totals					Î						
	Period	14	0		2,960.00		14.00		4	15,940.00	19,954.00
	VTD	71	0		9,499.00		00.69		6	32,377.00	52,135.00
Downeld Thurst CODINIZI ED AND AT ADM		İ						1	I I		

Permit Type: SPRINKLER AND ALARM

ait Type: Stranger COMMERCIAL NEW CONSTRUCTION
Period

0

Permit Kind	Pe	Permit L Count	Dwell Units	Valuation	Revenue	Plan Check	State Surcharge	Park Fees	SAC Units	SAC Fees	Total Fees
Permit Type: SPRINKLER AND ALARM Permit Type: SPRINKLER AND ALARM	YTD -	-	0		320.00		8.00				328.00
	Period YTD	• -	0		320.00		8.00				328.00
Permit Type: ZONING COMMERCIAL SIGN											
	Period	1	0		180.00						180.00
YTD SINGLE FAMILY ACCESSORY BIIILDING	YTD	2	0		360.00						360.00
	Period	0 -	c		t						
Y1D SINGLE FAMILY BED AND BREAKFAST	YID	-	0		75.00						75.00
	Period	-	0								100.00
	YTD	2	0								200.00
SINGLE FAMILY DRIVEWAY											
	Period	7	0		120.00						120.00
	YTD	7	0		120.00						120.00
SINGLE FAMILY FENCE		9	c		745 00						00 345
	YTD	> ∞	0 0		995.00						995.00
SINGLE FAMILY GRADING											
	Period YTD	0 1	0		125.00			500.00			625.00
Permit Type: ZONING - Totals											
	Period	 =	 °		1,045.00				l 		1,145.00
	YTD	16	•		1,675.00			500.00			2,375.00
Report Total	Period	194	0	\$11,657,797.62	146,494.27	53,475.92	5,861.23	53,683.10	29	103,065.00	409,742.52

Page 5 of 6

Total Fees	1,733,392.02
SAC Fees	450,577.00
SAC Units	129
Park Fees	238,183.10
State Surcharge	25,304.07
Plan Check	250,693.23
Revenue	573,012.62
Valuation	\$50,495,800.21
well Jnits	0
Permit Dwell Count Units	541
Pe C	атх
Permit Kind	

CITY OF LAKE ELMO

Inspection Statistics Report - Detail

Actual Date From: 5/1/2018 To: 5/31/2018 Permit Type: All Property Type: All Construction Type: All

Inspection Type	Pass	Fail	No Status	Reinsp	Period Total	YTD Total
ABOVE CEILING	0	0	0	0	0	2
ACCESSIBILITY	0	0	0	0	0	1
AS BUILT	1	0	0	0	1	2
AIRTEST	2	0	0	0	2	7
BUILDING FINAL	27	9	0	9	36	187
DECK FINAL	8	1	0	1	9	19
DECK FOOTING	1	0	0	0	1	2
DECK FRAMING	0	0	0	0	0	1
DRYWALL	0	0	0	0	0	12
ELECTRICAL FINAL	4	0	0	0	4	74
ELECTRICAL ROUGH IN	2	0	0	0	2	30
EMERGENCY LIGHTING	1	0	0	0	1	2
ESCROW FINAL	3	2	0	0	5	7
EXIT SIGNS	0	0	0	0	0	1
FIRE ALARM FINAL	1	0	0	0	1	3
FIRE ALARM ROUGH	0	0	0	0	0	1
FINAL	2	0	0	0	2	12
FIREPLACE ROUGH IN	24	3	1	2	28	120
FOOTINGS/SLAB	44	1	i	0	46	143
FIREPLACE FINAL	0	0	0	0	0	7
FRAMING 2	1	0	0	1		5
FRAMING	28	3	1	1	32	146
FIRE SEPERATION WALL	4	0	1	0	5	41
FIRE SUPPRESSION FINAL	i	0	0	0		19
FIRE SUPPRESSION ROUGH IN	0	0	0	0	0	1
GASLINE / PRESSURE TEST	26	2	1	2	29	151
HEATING ROUGH 2	1	0	0	0	1	4
HOUSE WRAP	11	1	0	3	12	36
HYDROSTATIC TEST	0	0	0	0	0	1
IN FLOOR HEAT AIR TEST	0	0	0	0	0	3
INSULATION	23	4	0	2	27	124
LATH	28	2	0	2	30	120
HEATING FINAL	25	1	0	2	26	180
HEATING ROUGH IN	27	2	1	2	30	142
FIRE SPRINKLER ROUGH	0	0	0	0	0	5
PLUMBING BASEMENT ROUGH	1	0	0	0		1
PLUMBING FINAL	30	1	0	1	31	196
PLUMBING ROUGH IN	23	1	0	0	24	126
PLUMBING ROUGH 2	0	0	0	0	0	4
PLUMBING UNDERGROUND	47	2	0	1	49	
PLUMBING VISUAL	0	0	0	0	0	140 2
POLY/UNDER SLAB	38	4	0	3		
POURED WALL	33	0	0	0	42	128
RADON UNDERGROUND	9	0	0	0	33	114
ROOFING FINAL	24	2	0	0		75
ICE & WATER	47				26	64
SEWER & WATER	27	3	0	1	50	83
SEWER & WATER		3	0	0	30	98
	0	0	0	0	0	6
SIDING FINAL	8	0	0	0	8	26
SILT FENCE	1	0	0	0		67
SPRINKLER FINAL	0	0	0	0	0	3

Inspection Type	Pass	Fail	No Status	Reinsp	Period Total	YTD Total
SPRINKLER ROUGH IN	0	0	0	0	0	2
VISUAL	0	0	0	0	0	2
POURED WALL	0	0	0	0	0	1
WINDOW REPLACEMENT	6	0	0	0	6	19
WATERPROOF / DRAINTILE	28	0	0	0	28	95
WEATHER RESISTIVE BARRIER	15	0	1	0	16	104
Report Totals	632	47	7	33	686	2,967

6/11/2018 Page 2 of 2



DATE: June 19, 2018

CONSENT

ITEM #: 4

TO: City Council

FROM: Greg Malmquist, Fire Chief

AGENDA ITEM: Month End Fire Department Update for May 2018

REVIEWED BY: Kristina Handt, City Administrator

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

PROPOSAL DETAILS/ANALYSIS:

We had 52 calls in April:

- 2 Fire Alarms
- 1 Arcing/shorted electrical equipment
- 2 Structure fires
- 1 Carbon Monoxide incident
- 9 Cancelled en route
- 27 Medicals
- 1 Gas leak
- 2 Grass fires
- 2 Car accidents with injuries
- 1 Nothing found upon arrival
- 1 Vehicle fire
- 2 Downed power lines
- 1 Prescribed fire

52 Total

A Command vehicle did not respond on 12 calls for a response rate of 67%. Our average response time was 7.1 minutes from alarm to arrival. 23 calls had 3 or less responders minus the Duty Officer with 11 calls having only 1 personnel on the first due apparatus. 13 calls this month had only shift personnel for responders.

Drills for the Month:

- #1 CEU: Engine Company Operations
- #2 Quarterly EMS
- #3 New County CAD system overview and Online Training system intro (Target Solutions)

Points of Interest:

- New ISO rating effective July 2018, that was obtained by a joint effort of Public Works and Fire Department. We were able to reduce our rating from a 6/9 to a 5 throughout Lake Elmo. This has the potential to save homeowners approximately \$250 on the annual insurance premium of a \$350,000 home, if their insurance carrier uses ISO.

- Staffing continues to be a struggle. The frequency appears to be on the rise where the only responders are the PT personnel. We currently have 3 PT Fire Fighter openings.
- One Personnel helped with the County wide Active Shooter training held this month.
- One part time fire fighter transitioned to a Substitute capacity as they can no longer meet the requirements of being scheduled part time.

Part Timer Accomplishments:

- Reinspection of Park Dental to help them with accredidation and Installed Knox Box to close out Inspection for Oakdale Gun Club.
- Assisted in and completed semi-annual gear washing for department.
- Updated and changed job board at Station 1 to account for shift workers.
- Grounskeeping and landscaping at Station 1.
- Conducted fire truck ride for LE Elementary school kids that one contest with the annual school carnival.
- Station 1 cleaning and equipment maintenance, (ice machine).
- Vehicle repairs power supply to Tender 1, broken storage box on Ranger trailer, faulty wiring on Boat trailer, Boat motor propeller.
- Completed multiple requested Safe Haven home inspections and detector installations.
- Vehicle and equipment inspections



MAYOR AND COUNCIL COMMUNICATION

DATE: 6/19/2018 **CONSENT** ITEM #: 5

AGENDA ITEM: Public Works Director Report

SUBMITTED BY: Rob Weldon, Public Works Director

REVIEWED BY: Kristina Handt, City Administrator

ISSUE BEFORE COUNCIL:

City Council is asked to review and accept, as part of Consent Agenda, a brief description of activities that have taken place in the Public Works Department in the month of May 2018.

PROPOSAL DETAILS/ANALYSIS:

- Irrigation turn-ons
- Final work at Lions Park
- Submitted Cross Country Ski Trail reimbursement request
- Obtain quotes for Well #2 generator
- Crack Seal Pre-con Mtg
- Meet with TPC on SCADA upgrades
- MN-APWA Spring Conf. (R. Weldon)
- Old Village Phase 3 walk through
- Inspect complaint in Tana Ridge (pond cleanout)
- 3-year Street Budget process w/ FOCUS Eng.
- Hammes Pressure Reducing Valve Mtg w/ FOCUS Eng.
- Raingarden work plan w/ Washington Conservation District
- Attend Night to Unite Mtg.
- Discover Crossing Bridge mtg w/ FOCUS Eng.
- Port-a-pottys delivered to parks
- Safety Training
- Street Sweeping
- Fan install at Public Works
- Haul Gravel to park parking lots
- Sod Repairs
- Pothole patching

RECOMMENDATION:

Base on the activities listed above, City Council is respectfully asked to accept the May 2018 Public Works Report.



DATE: June 19, 2018

CONSENT

ITEM #: 6

AGENDA ITEM: 2018 Staff Wage Adjustments

TO: Mayor and City Council

SUBMITTED BY: Kristina Handt, City Administrator

BACKGROUND:

Last year, the City Council adopted a Compensation Policy after review by the Human Resources Committee and gathering of data from Tessia Melvin at David Drown and Associates. Last July, most employees were placed into the next closest step in the step and grade system. In December, Council updated the step and grade plan to keep up with changes in other communities.

ISSUE BEFORE COUNCIL:

Should the proposed wages be effective June 30, 2018?

PROPOSAL:

The following wage adjustments are recommended effective with the pay period beginning June 30, 2018 for those paid bi weekly.

Employee	Current	Proposed	Frequency
Emily Becker	\$3,092.80	\$3,192.80	bi-weekly
Mike Bent	\$3,365.60	\$3,432.91	bi-weekly
Jake Foster	\$2,231.20	\$2,303.20	bi-weekly
Julie Johnson	\$2,469.60	\$2,591.20	bi-weekly
Amy LaBelle	\$27.75	\$29.21	hourly
Toni Liljedahl	\$31.75	\$33.29	hourly
Greg Malmquist	\$3,208.00	\$3,392.00	bi-weekly
Tanya Nuss	\$21.06	\$22.17	hourly
Ben Prchal	\$27.89	\$28.79	hourly
Nick Witter	\$21.75	\$22.93	hourly
Rob Weldon	\$3,398.40	\$3,596.00	bi-weekly
Joan Ziertman	\$22.41	\$23.55	hourly

In addition to our regular full and part time staff, the City has also considered adjustments to the paid on call pay structure for the fire department. Attached is a list of the different pay types and proposed rates effective in July. The proposal represents a 2% increase. Since the substitute firefighter and part time pay are new to the city (less than a year), no changes are proposed at this time.

FISCAL IMPACT:

The estimated fiscal impact for the remainder of 2018 is about \$21,000. This includes wages, taxes and benefits.

OPTIONS:

- 1) Approve the wage adjustments as presented
- 2) Approve the wage adjustments with a different effective date
- 3) Approve different wage adjustments
- 4) Do not approve any wage adjustments

RECOMMENDATION:

If removed from the consent agenda:

Motion to approve the 2018 staff wage adjustments as presented.

ATTACHMENTS:

• Paid on Call Firefighter Pay Plan

FIRE DEPT RATES OF PAY

- \bullet CALL PAY = \$13.33/hr
 - o Certified EMT's shall receive an additional \$1.15 per hour.
 - **→** Certified ENGINEERS shall receive an additional \$1.15 per hour.
 - ⊖ Officers shall receive an additional \$1.15 per hour.
- TRAINING and MEETING PAY = \$12.17/hr.
- o Probationary Incentive Pay = \$573.78
- OFFICERS PAY =
 - ASSISTANT CHIEF (1) \$2444.77/year
 - o CAPTAINS (4) \$1631.34/year
 - o LIEUTENANTS (2) \$815.67/year
- DUTY CREW/STANDBY PAY \$2.28 per hour.

	BASED ON YEAREN	D PERCENTAGE TOTALS
YEAR END INCENTIVE	26% - Less than 31% = \$460.04	51% - Less than 61% = \$660.42
PAY	31% - Less than 41% = \$516.42	61% - Less than $71%$ = \$745.93
	41% - Less than 51% = \$603.03	71% & ABOVE = \$860.69

- Part Time Shifts = \$17/hr
- Substitute Firefighter = \$17/hr

PAY RATES EFFECTIVE JULY 1, 2018



DATE: Jur

June 19, 2018

CONSENT

#7

AGENDA ITEM: Staggered Terms

TO: Mayor and Council

SUBMITTED BY: Kristina Handt, EDA Executive Director

BACKGROUND:

The City Council approved Resolution No 2013-05 in February of 2013. This resolution established the Economic Development Authority of the City of Lake Elmo. Under section 2 it states: "Terms shall be staggered as follows: (1) member serves a one-year term; (2) members serve a two-year term; (2) members serve a three-year term."

When appointments were first made later in 2013, there was no indication of how the terms would be staggered. In order to be in compliance with the enabling resolution, staff is suggesting the staggered terms be identified for each commissioner.

ISSUE BEFORE COMMITTEE:

How should the staggered terms be assigned amongst the current members?

PROPOSAL DETAILS/ANALYSIS:

Staff proposed and the EDA voted at their June 5, 2018 meeting to recommend the following terms:

Commissioner:	Term Ending:
John Schiltz	12/31/18
John Thompson	12/31/19
Steve Nelson	12/31/19
Dan Raleigh	12/31/2020
Anne Cohen	12/31/2020

After these staggered terms, members would be appointed to serve a six year term.

Mark and Linda were identified as alternates when they were appointed in 2014. Typically the city lets alternates stay until the fill a term. Alternatively, the EDA alternates could also be replaced on a six year term timetable.

The Mayor and Council member Lundgren would serve until their council term expires.

FISCAL IMPACT:

NA

OPTIONS:

1) Approval of the staggered terms as presented

RECOMMEDNAT	ΓΙΟΝ:		
Motion to approve	<mark>ΓΙΟΝ:</mark> the staggered terms a	s presented.	
ATTACHMENT:			
• None			



DATE: June 19, 2018

CONSENT

ITEM 8

AGENDA ITEM: Public Library Site Improvements – Pay Request No. 1

SUBMITTED BY: Chad Isakson, Project Engineer **REVIEWED BY:** Kristina Handt, City Administrator

Jack Griffin, City Engineer

<u>ISSUE BEFORE COUNCIL</u>: Should the City Council approve Pay Request No. 1 for the Public Library Site Improvements?

BACKGROUND: Miller Excavating, Inc. was awarded a construction contract to complete the Public Library Site Improvements in accordance with a Construction Contract dated December 7, 2017.

PROPOSAL DETAILS/ANALYSIS: Miller Excavating, Inc. has submitted Partial Pay Request No. 1 in the amount of \$51,924.96. The request has been reviewed and payment is recommended in the amount requested. In accordance with the contract documents, the City has retained 5% of the total work completed. The amount retained is \$2,732.89.

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

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

"Move to approve Pay Request No. 1 to Miller Excavating, Inc. in the amount of \$51,924.96 for the Public Library Site Improvements project".

ATTACHMENTS:

1. Partial Pay Estimate No. 1.

PROJECT PAY FORM

PARTIAI	_ PAY ESTIMA	TE NO.	<u> </u>		FOCL	JS ENGINEE	RING, inc.
	BRARY PARKIN	G LOT IMPROVEME	NTS		PERIOD OF ESTIM		6/7/2018
CITY OF 3880 LAV LAKE ELI	VIO, MN 55042	E NORTH, SUITE 1 2 ITY ENGINEER	00	MII 324 STI	NTRACTOR: LER EXCAVATING, INC 1 STAGECOACH TRAIL LWATER, MN 55082 N: STEVE ST. CLAIRE		
	CONTRACTOU	ANICE OPPED CUI	40.44.004		DAVECTION	ATE CLIA AN ANDV	
		ANGE ORDER SUN				ATE SUMMARY	Am. 101.00
No.	Approval		ount		riginal Contract Amou	,	\$71,401.80
	Date	Additions	Deduction	2000	et Change Order Sum		\$0.00
					evised Contract (1+2)		\$71,401.80
				1	Work Completed Stored Materials		\$54,657.85
				- 1	ubtotal (4+5)	-	\$0.00 \$54,657.85
					etainage* 5.0%		\$2,732.89
					revious Payments	_	\$0.00
TOTALS	3	\$0.00	ĊΩ		mount Due (6-7-8)		\$51,924.96
NET CH		\$0.00	ÇÜ		tailed Breakdown Attacl		331,324.30
TVLT CI	MINGE	90.00	CON	TRACT TIN		icu	
	TE: TIAL COMPLETION:	5/1/201 ON: 6/22/20 6/22/20	18	ORIGINAL REVISED D REMAININ	AYS 0	ON SCHEDULE YES NO	х
The under best of the estimate	eir knowledge a	that the work has be nd belief, the quant the work has been p	ities shown in	this	FOCUS ENGINEERING ENGINEER 6/8/2018 DATE	, Inc.	
The under knowledg estimate l document work for v	e, information a has been comple ts, that all amou which previous p	ICATION: tor certifies that to and belief the work eted in accordance ints have been paid payment estimates and that current pa	covered by this with the contract by the contract was issued and	s payment act ctor for I payments	CONTRACTOR BY 6 8 10 DATE	ll	
APPROVE	ED BY OWNER:	CITY OF LAI	KE ELMO, MIN	NNESOTA	ВУ		
DATE					DATE		
DATE					DATE		

PARTIAL PAY ESTIMATE NO.

PUBLIC LIBRARY PARKING LOT IMPROVEMENTS CITY OF LAKE ELMO, MINNESOTA PROJECT NO. 2016.132

FOCUS ENGINEERING, inc.

ITEM	DESCRIPTION OF PAY ITEM	UNIT		CONTRACT		THIS	PERIOD	TOTAL	TO DATE
ITEIVI	DESCRIF HOW OF PAT HEIVI	UNII	QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
	DIVISION 1								
1	MOBILIZATION	LS	1	\$3,400.00	\$3,400.00	1.00	\$3,400.00	1.00	\$3,400.00
2	COMMON EXCAVATION (P)	CY	792	\$11.00	\$8,712.00	792.00	\$8,712.00	792.00	\$8,712.00
3	SELECT GRANULAR - MOD. 5% (CV) (P) (12-INCH DEPTH)	CY	325	\$12.50	\$4,062.50	325	\$4,062.50	325	\$4,062.50
4	AGG. BASE, CL. 6 (CV) (PV) (6-INCH DEPTH)	CY	165	\$20.50	\$3,382.50	165	\$3,382.50	165	\$3,382.50
5	TYPE SP 9.5 WEARING COURSE MIXTURE (3,B) (3-INCH DEPTH)	TN	150	\$115.00	\$17,250.00	147.69	\$16,984.35	147.69	\$16,984.35
6	15" RC PIPE SEWER, DES 3006	LF	60	\$48.00	\$2,880.00	0	\$0.00	0	\$0.00
7	CONST DRAINAGE STRUCTURE TYPE 406 (W/ CASTING) (INCLUDES DIAMET	EA	1	\$3,260.00	\$3,260.00	1	\$3,260.00	1	\$3,260.00
8	CONST DRAINAGE STRUCTURE TYPE 404-2'x3' (W/ CASTING)	EA	1	\$2,266.00	\$2,266.00	0	\$0.00	0	\$0.00
9	5-INCH CONCRETE WALK	SF	221	\$7.40	\$1,635.40	93	\$688.20	93	\$688.20
10	CONCRETE CURB & GUTTER DESIGN B618	LF	330	\$22.65	\$7,474.50	362	\$8,199.30	362	\$8,199.30
11	5-INCH CONCRETE FLUME	LF	10	\$40.00	\$400.00	0	\$0.00	0	\$0.00
12	PEDESTRIAN CURB RAMP	EA	2	\$550.00	\$1,100.00	2	\$1,100.00	2	\$1,100.00
13	TRUNCATED DOMES	SF	24	\$75.00	\$1,800.00	24	\$1,800.00	24	\$1,800.00
14	SIGN TYPE C	SF	6	\$45.00	\$270.00	0	\$0.00	0	\$0.00
15	SILT FENCE, TYPE MS	LF	230	\$5.00	\$1,150.00	0	\$0.00	0	\$0.00
16	STORM DRAIN INLET PROTECTION	EA	2	\$100.00	\$200.00	0	\$0.00	0	\$0.00
17	SODDING TYPE LAWN	SY	459	\$7.00	\$3,213.00	0	\$0.00	0	\$0.00
18	IMPORT TOPSOIL (CV) (6-INCH DEPTH)	CY	92	\$40.00	\$3,680.00	32	\$1,280.00	32	\$1,280.00
19	PAVT MESSAGE (HANDICAP SYMBOL) – EPOXY	EA	2	\$500.00	\$1,000.00	0	\$0.00	0	\$0.00
20	4" SOLID LINE WHITE – EPOXY	LF	642	\$3.95	\$2,535.90	0	\$0.00	0	\$0.00
21	4" PVC SCH 40 DRAINTILE WITH COARSE FILTER AGGREGATE (MNDOT SPEC	LF	100	\$14.00	\$1,400.00	116	\$1,624.00	116	\$1,624.00
22	DRAINTILE CLEANOUT	EA	2	\$165.00	\$330.00	1	\$165.00	1	\$165.00
	SUBTOTAL - DIVISION 1				\$71,401.80	·	\$54,657.85		\$54,657.85

TOTALS \$71,401.80 \$54,657.85 \$54,657.85



DATE: June 19, 2018

CONSENT

ITEM 9

AGENDA ITEM: Old Village Phase 3: Street, Drainage and Utility Improvements – Pay

Request No. 7

SUBMITTED BY: Chad Isakson, Project Engineer **REVIEWED BY:** Kristina Handt, City Administrator

Jack Griffin, City Engineer

ISSUE BEFORE COUNCIL: Should the City Council approve Pay Request No. 7 for the Old Village Phase 3: Street, Drainage and Utility Improvements?

BACKGROUND: Douglas-Kerr Underground, LLC was awarded a construction contract on May 16, 2017 to complete the Old Village Phase 3: Street, Drainage and Utility Improvements.

PROPOSAL DETAILS/ANALYSIS: Douglas-Kerr Underground, LLC, has submitted Partial Pay Request No. 7 in the amount of \$91,859.88. The request has been reviewed and payment is recommended in the amount requested. In accordance with the contract documents, the City has retained 5% of the total work completed. The amount retained is \$78,217.71.

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

RECOMMENDATION: Staff is recommending that the City Council approve, *as part of the Consent Agenda*, Pay Request No. 7 for the Old Village Phase 3: Street, Drainage and Utility Improvements project. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve Pay Request No. 7 to Douglas-Kerr Underground, LLC in the amount of \$91,859.88 for the Old Village Phase 3: Street, Drainage and Utility Improvements project".

ATTACHMENTS:

1. Partial Pay Estimate No. 7.

PROJECT PAY FORM

PARTIAL PAY ESTIMATE NO						FOCUS EN	NGINEERING, inc.			
	AGE PHASE 3 IM NO. 2016.133	PROVEMENTS				RIOD OF ESTIMATE OM <u>1/27/2018</u>	TO 6/8/2018			
PROJECT OWNER: CITY OF LAKE ELMO 3800 LAVERNE AVENUE NORTH LAKE ELMO, MN 55042 ATTN: JACK GRIFFIN, CITY ENGINEER				CONTRACTOR: DOUGLAS-KERR UNDERGROUND, LLC 2142 330TH AVE MORA, MN 55051 ATTN: DENNY DOUGLAS						
	CONTRACT CHA	ANGE ORDER SUN	ΛΜΔRY			PAY ESTIMATE SUN	ANAADV			
	Approval		ount		1 Origina	Il Contract Amount	\$1,576,039.15			
No.	Date	Additions	Deduction	ons		ange Order Sum	\$1,576,039.15			
1	7/5/2017		\$16,58			d Contract (1+2)	\$1,583,940.42			
2	9/5/2017	\$10,085.50				Completed	\$1,564,354.16			
3	10/17/2017	\$9,016.07				d Materials	\$0.00			
4	2/7/2018	\$5,386.40			6. Subtota	_	\$1,564,354.16			
					7. Retaina		\$78,217.71			
					8. Previou	us Payments	\$1,394,276.57			
TOTAL		\$24,487.97	\$16,58	6.70	9. Amoun	t Due (6-7-8)	\$91,859.88			
NET CH	IANGE	\$7,901.27				Breakdown Attached				
	F(400)		CO	NTRAC	ACT TIME					
	TE: TIAL COMPLETIO MPLETION:	5/16/20: 0N: 10/20/20 6/30/20:	17	REVI	IGINAL DAYS 410 ON SCHEDULE VISED DAYS 0 YES X MAINING 22 NO					
The unde best of th estimate	eir knowledge ar	that the work has b nd belief, the quant he work has been p	tities shown i	n this	dance ENGIN	EER /2018				
CONTRACTOR'S CERTIFICATION: The undersigned Contractor certifies that to the best of their knowledge, information and belief the work covered by this payment estimate has been completed in accordance with the contract documents, that all amounts have been paid by the contractor for work for which previous payment estimates was issued and payments received from the owner, and that current payment shown herein is now due.										
	ED BY OWNER:	CITY OF LAK	E ELMO, MI	INNES	ота					
ВҮ					ВУ					
DATE					DATE					

PARTIAL PAY ESTIMATE NO. 7

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

FOCUS ENGINEERING, inc.

ITEM	DESCRIPTION OF PAY ITEM			CONTRACT			PERIOD		L TO DATE
		UNIT	QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
	DIVISION 1	16		\$58,045.95	\$58,045.95	0.00	\$0.00	0.75	\$43,534.46
1	Mobilization Clearing & Grubbing	LS ACRE	1.15	\$6,000.00	\$6,900.00	0.00	\$0.00	0.75 1.20	\$7,200.00
3	Clearing & Grubbing Clearing & Grubbing	TREE	42	\$200.00	\$8,400.00	0.00	\$0.00	43.00	\$8,600.00
4	Remove Water Main Pipe	LF	2884	\$1.20	\$3,460.80	0.00	\$0.00	2,780.00	\$3,336.00
5	Remove Sewer Pipe (Storm)	LF	144	\$11.45	\$1,648.80	0.00	\$0.00	101.00	\$1,156.45
6	Remove Concrete Curb & Gutter	LF	440	\$3.00	\$1,320.00	0.00	\$0.00	378.00	\$1,134.00
7	Remove Backstop Fence	EACH	1	\$450.00	\$450.00	0.00	\$0.00	1.00	\$450.00
8	Pulverize Bituminous Pavement (P)	SY	10246	\$1.10	\$11,270.60	0.00	\$0.00	10,246.00	\$11,270.60
9	Remove Bituminous Driveway & Parking Lot Pavement	SY	765	\$3.75	\$2,868.75	0.00	\$0.00	744.80	\$2,793.00
10	Remove Concrete Driveway Pavement	SY	300	\$6.25	\$1,875.00	0.00	\$0.00	491.44	\$3,071.50
11	Remove Catch Basin or Manhole (Storm)	EACH	3	\$260.00	\$780.00	0.00	\$0.00	3.00	\$780.00
12	Remove Gate Valve & Box	EACH	14	\$90.00	\$1,260.00	0.00	\$0.00	7.00	\$630.00
13	Remove Hydrant	EACH	6	\$450.00	\$2,700.00	0.00	\$0.00	6.00	\$2,700.00
14	Sawing Concrete Pavement (Full Depth)	LF	240	\$3.50	\$840.00	0.00	\$0.00	157.50	\$551.25
15	Sawing Bit Pavement (Full Depth)	LF	610	\$2.75	\$1,677.50	0.00	\$0.00	470.00	\$1,292.50
16	Salvage and Install Fence	LF	200	\$27.00	\$5,400.00	0.00	\$0.00	165.00	\$4,455.00
17	Salvage Retaining Wall	LF	100	\$24.00	\$2,400.00	0.00	\$0.00	90.00	\$2,160.00
18	Salvage Sign (Type C or Street Name Sign)	EACH	8	\$35.00	\$280.00	0.00	\$0.00	8.00	\$280.00
19	Salvage & Install Sign Type C	EACH	5	\$160.00	\$800.00	0.00	\$0.00	5.00	\$800.00
20	Salvage & Install Mailbox Assembly	EACH	26	\$90.00 \$23.00	\$2,340.00 \$4,600.00	0.00	\$0.00 \$0.00	27.50	\$2,475.00 \$3,036.00
21	Salvage & Install Pavers (Incl. Flagstone Steps & Wall)	SF	200	\$10.85	\$136,764.25	0.00	\$0.00	132.00	\$136,764.25
22 23	Common Excavation (P) Infiltration Basin Excavation (EV)	CY CY	12605 467	\$32.50	\$15,177.50	0.00	\$0.00	12,605.00	\$130,764.25
23	Infiltration Basin Excavation (EV) Subgrade Correction (EV)(Includes Select Granular Borrow - Mod 5%)	CY	467	\$32.50	\$15,177.50	0.00	\$0.00	0.00 77.60	\$2,316.36
25	Select Granular Borrow - Mod. 5% (CV)(P)	CY	7764	\$19.00	\$147,516.00	0.00	\$0.00	7,764.00	\$147,516.00
26	Geotextile Fabric, Type V	SY	1000	\$1.50	\$1,500.00	0.00	\$0.00	4,791.30	\$7,186.95
27	Agg. Base, Cl. 6 (CV) (P)	CY	2288	\$31.95	\$73,101.60	0.00	\$0.00	2,342.00	\$74,826.90
28	Street Sweeping	HOUR	40	\$150.00	\$6,000.00	6.00	\$900.00	58.75	\$8,812.50
29	Bit. Material for Tack Coat	GAL	501	\$1.40	\$701.40	350.00	\$490.00	460.00	\$644.00
30	Type SP 9.5 Wearing Course Mix (2,C) (Parking Lots, Driveways & Bike Trail:	TON	230	\$101.00	\$23,230.00	0.00	\$0.00	253.26	\$25,579.26
31	Type SP 9.5 Wearing Course Mix (3,8)	TON	590	\$54.50	\$32,155.00	610.87	\$33,292.42	610.87	\$33,292.42
32	Type SP 9.5 Wearing Course Mix (3,C)	TON	315	\$63.00	\$19,845.00	333.90	\$21,035.70	333.90	\$21,035.70
33	Type SP 12.5 Wearing Course Mix (3,8)	TON	790	\$48.75	\$38,512.50	0.00	\$0.00	789.11	\$38,469.11
34	Type SP 12.5 Wearing Course Mix (3,-C)	TON	420	\$56.25	\$23,625.00	0.00	\$0.00	420.85	\$23,672.81
35	Bituminous Wedge Paving	TON	170	\$0.01	\$1.70	0.00	\$0.00	203.91	\$2.04
36	Saw & Seal Joint (40' Intervals)	LF	1400	\$3.25	\$4,550.00	0.00	\$0.00	0.00	\$0.00
37	Pipe Foundation Rock	LF	1600	\$0.01	\$16.00	0.00	\$0.00	0.00	\$0.00
38	15" RC Pipe Apron w/Trash Guard	EACH	1	\$1,024.05	\$1,024.05	0.00	\$0.00	1.00	\$1,024.05
39	18" RC Pipe Apron w/Trash Guard	EACH	1	\$1,095.10	\$1,095.10	0.00	\$0.00	0.00	\$0.00
40	21" RC Pipe Apron w/Trash Guard	EACH	2	\$1,470.00	\$2,940.00	0.00	\$0.00	0.00	\$0.00
41	36" Span RC Pipe-Arch Apron w/Trash Guard	EACH	2	\$2,466.45	\$4,932.90	0.00	\$0.00	2.00	\$4,932.90
42	Infiltration Basin Underdrain System	LF	410	\$0.01	\$4.10	0.00	\$0.00	0.00	\$0.00
43	4" PVC Perf. Edge Drain w/ Backfill & Wrap	LF	1300	\$10.50	\$13,650.00	0.00	\$0.00	1,100.00	\$11,550.00
44	Draintile Cleanout	EACH	20	\$175.00	\$3,500.00	0.00	\$0.00	0.00	\$0.00
45	8" PVC Pipe Sewer (SDR 26)	LF	3236	\$35.10	\$113,583.60	0.00	\$0.00	3,236.00	\$113,583.60
46	12" RC Pipe Sewer, Des 3006 CL V	LF	125	\$36.55	\$4,568.75	0.00	\$0.00	125.00	\$4,568.75
47	15" RC Pipe Sewer, Des 3006 CL V	LF	741	\$32.60	\$24,156.60	0.00	\$0.00	678.00	\$22,102.80
48	18" RC Pipe Sewer, Des 3006 CL V	LF	350	\$30.35	\$10,622.50	0.00	\$0.00	282.00	\$8,558.70
49	21" RC Pipe Sewer, Des 3006 CL III	LF	178	\$37.85	\$6,737.30	0.00	\$0.00	117.00	\$4,428.45
50	36" Span RC Pipe-Arch Sewer CL IIA	LF	101	\$100.90	\$10,190.90	0.00	\$0.00	109.00	\$10,998.10
51	Connect to Existing Sanitary Sewer	EACH	2	\$2,939.55	\$5,879.10	0.00	\$0.00	2.00	\$5,879.10
52	Construct Drainage Structure 2'x3' (w/ Casting)	EACH	7	\$1,580.75	\$11,065.25	0.00	\$0.00	6.00	\$9,484.50
53	Construct Drainage Structure Des. CC - 48" (w/ Casting)	EACH	8	\$2,432.30	\$19,458.40	0.00	\$0.00	10.00	\$24,323.00
54	Construct Drainage Structure Des. CC - 60" (w/ Casting)	EACH	2	\$3,484.05	\$6,968.10	0.00	\$0.00	1.00	\$3,484.05
55	Construct Drainage Structure Des. CC - 72" (w/ Casting)	EACH	1	\$3,940.80	\$3,940.80	0.00	\$0.00	0.00	\$0.00
56	Construct Drainage Structure Des. CC - 84" (w/ Casting)	EACH	1	\$4,945.05	\$4,945.05	0.00	\$0.00	1.00	\$4,945.05
57	8"X4" PVC Wye, SDR 26	EACH	21	\$500.75	\$10,515.75	0.00	\$0.00	21.00	\$10,515.75
58	8"X6" PVC Wye, SDR 26	EACH	9	\$1,004.55	\$9,040.95	0.00	\$0.00	6.00	\$6,027.30
59	6" Clean-Out Assembly (SCH 40)	EACH	4	\$324.60	\$1,298.40	0.00	\$0.00	0.00	\$0.00
60	2" Pressure Cleanout & CurbstopAssembly	EACH	1	\$986.40	\$986.40	0.00	\$0.00	1.00	\$986.40
61	2"x1-1/4" Fused Tee	EACH	4	\$254.20	\$1,016.80	0.00	\$0.00	4.00	\$1,016.80
62	1-1/4" Curb Stop & Box	EACH	5	\$429.50	\$2,147.50	0.00	\$0.00	5.00	\$2,147.50
63	4" PVC Sanitary Service Pipe - Sch40	LF	815	\$11.05	\$9,005.75	0.00	\$0.00	869.00	\$9,602.45
64	6" PVC Sanitary Service Pipe - Sch40	LF	760	\$20.45	\$15,542.00	0.00	\$0.00	340.00	\$6,953.00
65	1-1/4" HDPE Service Pipe	LF	250	\$9.70	\$2,425.00	0.00	\$0.00	254.00	\$2,463.80
66	2" HDPE Pressure Pipe	LF	290	\$14.15	\$4,103.50	0.00	\$0.00	470.00	\$6,650.50
67	Tracer Wire Box - (at property line)	EACH	36	\$167.60	\$6,033.60	0.00	\$0.00	0.00	\$0.00
68	Sanitary Sewer Manhole (10' Deep)	EACH	14	\$3,175.50	\$44,457.00	0.00	\$0.00	15.00	\$47,632.50
69	Sanitary Sewer Manhole Extra Depth	LF	48	\$137.15	\$6,583.20	0.00	\$0.00	49.18	\$6,745.04
70	Sewer Televising	LF	3236	\$1.25	\$4,045.00	0.00	\$0.00	3,236.00	\$4,045.00
71	2" Rigid Insulation	SY	120	\$14.30	\$1,716.00	0.00	\$0.00	147.09	\$2,103.39
72	Temporary Water Service	LS	1	\$25,028.00	\$25,028.00	0.00	\$0.00	1.00	\$25,028.00
73	1" Corporation Stop	EACH	27	\$279.20	\$7,538.40	0.00	\$0.00	27.00	\$7,538.40
74	2" Corporation Stop	EACH	3	\$726.45	\$2,179.35	0.00	\$0.00	2.00	\$1,452.90
75	1" Curb Stop & Box	EACH	27	\$362.85	\$9,796.95	0.00	\$0.00	27.00	\$9,796.95
76	2" Curb Stop & Box	EACH	3	\$839.00	\$2,517.00	0.00	\$0.00	3.00	\$2,517.00
	8" x 1 -1/4" Saddle Tap	EACH	1	\$390.95	\$390.95	0.00	\$0.00	1.00	\$390.95
77	o x1-1/4 Saudie Tap				\$3,076.20		\$0.00		\$3,076.20

ITEM	DESCRIPTION OF PAY ITEM	UNIT	OLIANITITY	LINIT DDICE	ANAQUINIT	OLIANITITY	ANAQUAT		ANACHNIT
			QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT
79	Connect to Existing Water Service	EACH	34	\$382.35	\$12,999.90	0.00	\$0.00	32.00	\$12,235.20
80	Hydrant	EACH	8	\$4,199.10	\$33,592.80	0.00	\$0.00	11.00	\$46,190.10
81	6" Gate Valve & Box	EACH	14	\$1,586.10	\$22,205.40	0.00	\$0.00	15.00	\$23,791.50
82	8" Gate Valve & Box	EACH	8	\$2,036.45	\$16,291.60	0.00	\$0.00	8.00	\$16,291.60
83	16" Butterfly Valve & Box	EACH	4	\$3,023.65	\$12,094.60	0.00	\$0.00	4.00	\$12,094.60
84	1" Type K Copper Pipe	LF	1095	\$9.20	\$10,074.00	0.00	\$0.00	1,181.00	\$10,865.20
85	2" Type K Copper Pipe	LF	90	\$22.95	\$2,065.50	0.00	\$0.00	60.00	\$1,377.00
86	6" Water Main DIP - CL 52 (Poly Encased)	LF	394	\$24.45	\$9,633.30	0.00	\$0.00	267.00	\$6,528.15
87	8" Water Main DIP - CL 52 (Poly Encased)	LF	2424	\$32.30	\$78,295.20	0.00	\$0.00	2,441.00	\$78,844.30
88	16" Water Main DIP - CL 52 (Poly Encased)	LF	892	\$60.95	\$54,367.40	0.00	\$0.00	892.00	\$54,367.40
89	Water Main Fittings	LB	3606	\$3.25	\$11,719.50	0.00	\$0.00	3,726.00	\$12,109.50
90	Random Rip-Rap, Class III (includes Geotextile Fabric)	CY	40	\$115.00	\$4,600.00	0.00	\$0.00	33.00	\$3,795.00
				\$4.90	\$24,990.00		\$0.00		\$24,906.70
91	5" Concrete Walk	SF	5100	\$6.10	\$2,928.00	0.00	\$0.00	5,083.00	\$4,330.39
92	6" Concrete Walk - Pedestrian Ramp	SF	480			0.00		709.90	
93	B612 Concrete Curb & Gutter	LF	365	\$19.00	\$6,935.00	0.00	\$0.00	165.50	\$3,144.50
94	B618 Concrete Curb & Gutter	LF	5525	\$12.25	\$67,681.25	0.00	\$0.00	5,518.00	\$67,595.50
95	6" Concrete Driveway Pavement	SY	300	\$47.75	\$14,325.00	0.00	\$0.00	423.30	\$20,212.58
96	8" Concrete Driveway Pavement	SY	125	\$55.75	\$6,968.75	0.00	\$0.00	118.80	\$6,623.10
97	Truncated Domes	SF	72	\$30.00	\$2,160.00	0.00	\$0.00	92.50	\$2,775.00
98	Traffic Control	LS	1	\$2,300.00	\$2,300.00	0.00	\$0.00	0.75	\$1,725.00
99	Sign Panels, Type C	SF	21	\$43.50	\$913.50	0.00	\$0.00	21.00	\$913.50
100	Sign, Type Special (Street Name)	EACH	3	\$495.00	\$1,485.00	0.00	\$0.00	1.00	\$495.00
101	Silt Fence, Preassembled	LF	2400	\$1.25	\$3,000.00	0.00	\$0.00	715.00	\$893.75
102	Storm Drain Inlet Protection	EACH	23	\$125.00	\$2,875.00	0.00	\$0.00	30.00	\$3,750.00
103	Filter Topsoil Borrow (Pulverized) (LV)	CY	125	\$39.50	\$4,937.50	0.00	\$0.00	0.00	\$0.00
104	Common Topsoil Borrow (Pulverized) (LV)	CY	1500	\$24.75	\$37,125.00	0.00	\$0.00	920.23	\$22,775.69
105	Sodding, Type Mineral	SY	6300	\$5.25	\$33,075.00	5,905.00	\$31,001.25	11,095.00	\$58,248.75
105	Seeding (Seed Mixture Type 25-131)	ACRE	2	\$1,108.00	\$2,216.00	0.00	\$0.00	0.00	\$0.00
				\$777.00	\$155.40		\$0.00		\$0.00
107	Seeding (Seed Mixture Type Basin)	ACRE	0.2		\$3,240.00	0.00		0.00	
108	Erosion Control Blanket Category 3N	SY	2400	\$1.35		600.00	\$810.00	2,800.00	\$3,780.00
109	Sediment Control Log	LF	800	\$2.10	\$1,680.00	0.00	\$0.00	160.00	\$336.00
110	6' Wide Agg. Lime Walking Trail	LF	700	\$15.50	\$10,850.00	0.00	\$0.00	630.00	\$9,765.00
111	Temporary Rock Construction Entrance	EACH	4	\$1,400.00	\$5,600.00	0.00	\$0.00	0.00	\$0.00
	SUBTOTAL - DIVISION 1				\$1,576,039.15		\$87,529.37		\$1,519,136.94
	ASE CONTRACT				\$1,576,039.15		\$87,529.37		\$1,519,136.94
CO1-1	ORDER NO. 1 REMOVE INFILTRATION BASIN EXCAVATION (EV)	CY	-467.0	\$32.50	-\$15,177.50	0.00	\$0.00	0.0	\$0.00
	REMOVE 15" RC PIPE APRON W/TRASH GUARD	EACH	-1.0		-\$1,024.05	0.00	\$0.00	0.0	\$0.00
CO1-2	REMOVE 13 RC PIPE APRON W/TRASH GUARD			\$1,024.05					
CO1-3		EACH	-1.0	\$1,470.00	-\$1,470.00	0.00	\$0.00	0.0	\$0.00
CO1-4	REMOVE INFILTRATION BASIN UNDERDRAIN SYSTEM	LF	-410.0	\$0.01	-\$4.10	0.00	\$0.00	0.0	\$0.00
CO1-5	REMOVE FILTER TOPSOIL BORROW (PULVERIZED) (LV)	CY	-125.0	\$39.50	-\$4,937.50	0.00	\$0.00	0.0	\$0.00
CO1-6	8" C900 PIPE SEWER	LF	230.0	\$68.90	\$15,847.00	0.00	\$0.00	236.0	\$16,260.40
CO1-7	8"X6" C900 WYE	EACH	3.0	\$1,299.50	\$3,898.50	0.00	\$0.00	3.0	\$3,898.50
CO1-8	REMOVE 8"X6" PVC WYE, SDR 26	EACH	-3.0	\$1,004.55	-\$3,013.65	0.00	\$0.00	0.0	\$0.00
CO1-9	REMOVE 6" CLEAN-OUT ASSEMBLY (SCH 40)	EACH	-4.0	\$324.60	-\$1,298.40	0.00	\$0.00	0.0	\$0.00
CO1-10	REMOVE 6" PVC SANITARY SERVICE PIPE - SCH 40	LF	-460.0	\$20.45	-\$9,407.00	0.00	\$0.00	0.0	\$0.00
TOTALS -	CHANGE ORDER NO. 1				-\$16,586.70		\$0.00		\$20,158.90
	ORDER NO. 2								
CO2-1	BONDED FIBER MATRIX MULCH	AC	2.0	\$3,450.00	\$6,900.00	0.00	\$0.00	1.07	\$3,691.50
CO2-2	REMOVE SHED	LS	1.0	\$650.00	\$650.00	0.00	\$0.00	1.0	\$650.00
CO2-3	MULCH	CY	20.0	\$88.00	\$1,760.00	0.00	\$0.00	20.0	\$1,760.00
CO2-4	BLACK VINYL COATED FENCE	LF	15.0	\$51.70	\$775.50	0.00	\$0.00	15.0	\$775.50
TOTALS -	CHANGE ORDER NO. 2				\$10,085.50		\$0.00		\$6,877.00
CHANGE	ORDER NO. 3								
CO3-1	CONTRACTOR CREW TIME	HR	9.0	\$900.00	\$8,100.00	0.00	\$0.00	9.00	\$8,100.00
CO3-2	SERVICE PIPE MATERIALS	LS	1.0	\$391.15	\$391.15	0.00	\$0.00	1.0	\$391.15
CO3-3	HYDRANT EXTENSION	EA	1.0	\$524.92	\$524.92	0.00	\$0.00	1.0	\$524.92
TOTALS -	CHANGE ORDER NO. 3				\$9,016.07		\$0.00		\$9,016.07
CHANGE	ORDER NO. 4								
CO4-1	24" RC PIPE	LF	112.0	\$43.35	\$4,855.20	112.00	\$4,855.20	112.00	\$4,855.20
CO4-2	24" RC PIPE APRON W/ TRASH GUARD	EA	1.0	\$1,740.05	\$1,740.05	1.00	\$1,740.05	1.0	\$1,740.05
CO4-3	REMOVE 21" RC PIPE SEWER, DES, 3006 CL III	LF	-61.0	\$37.85	-\$2,308.85	0.00	\$0.00	0.0	\$0.00
CO4-4	REMOVE 21" RC PIPE APRON W/TRASH GUARD	EA	-1.0	\$1,470.00	-\$1,470.00	0.00	\$0.00	0.0	\$0.00
CO4-5	DISPOSE OF CONCRETE PILLAR MONUMENT	EA	1.0	\$450.00	\$450.00	1.00	\$450.00	1.0	\$450.00
CO4-6	ADD BARREL SECTION TO SANITARY SEWER MANHOLE	LS	1.0	\$2,120.00	\$2,120.00	1.00	\$2,120.00	1.0	\$2,120.00
	CHANGE ORDER NO. 4			. ,	\$5,386.40	•	\$9,165.25	-	\$9,165.25

CONTRACT

UNIT

ITEM DESCRIPTION OF PAY ITEM

THIS PERIOD

TOTAL TO DATE



DATE: June 19, 2018

CONSENT

ITEM# 10

AGENDA ITEM: I-94 Lift Station (No. 1) and Sanitary Sewer Improvements - Change Order No. 3

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. 3 for the I-94 Lift Station (No. 1) and Sanitary Sewer Improvements?

BACKGROUND: RL Larson Excavating, Inc. was awarded a construction contract to complete the I-94 Lift Station (No. 1) and Sanitary Sewer Improvements on May 2, 2017. Construction remains in progress with some site work and restoration remaining.

PROPOSAL DETAILS/ANALYSIS: RL Larson Excavating, Inc. has submitted a change order to revise the substantial completion date from November 17, 2017 to July 27, 2018 and revises the final completion date from December 15, 2017 to August 17, 2018. The extended construction contract completion period was needed to allow for the delay in ordering and delivery of the revised lift station pumps previously approved by the City as Change Order No. 1 and weather conditions turning in early November 2017 preventing further roadway improvements being constructed.

Also, a change order is needed to address additional work items requested by the City to be completed by the contractor, including sanitary sewer manhole extensions and additional pavement surface to enhance access and maintenance at the lift station site. This change order also addresses quantity overruns mainly associated with rebuilding the shoulder and turn lane on Hudson Boulevard. Poor soils were discovered during the construction causing an overrun of roadway materials.

FISCAL IMPACT: None. This change order increases the contract amount by \$62,338.80 for a total contract amount of \$889,332.22. With this change the project remains below the feasibility project budget but is \$29,500 over the project amount that the City bonded for.

RECOMMENDATION: Staff is recommending that the City Council approve, *as part of the Consent Agenda*, Change Order No. 3 for the I-94 Lift Station (No. 1) and Sanitary Sewer Improvements. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve Change Order No. 3 for the I-94 Lift Station (No. 1) and Sanitary Sewer Improvements, thereby revising the substantial completion date from November 17, 2017 to July 27, 2018; revising the final completion date from December 15, 2017 to August 17, 2018; and increasing the contract amount by \$62,338.80".

ATTACHMENTS:

1. Change Order No. 3.

CONTRACT CHANGE ORDER FORM

CITY OF LAKE ELMO, MINNESOTA

FOCUS ENGINEERING, inc.

I-94 LIFT STATION (NO. 1) AND SANITARY SEWER IMPROVEMENT PROJECT NO. 2016.134	rs			,				
CHANGE ORDER NO. 3		DATE:	June 19, 2018					
TO: RL Larson Excavating, Inc., 2255 12th Street SE, St. Clo	oud, MN 5	6304						
This Document will become a supplement to the Contract and all modified as follows upon execution of this Change Order.	provisions	s will appl	y hereto. The Contr	ract Documents are				
CHANGE ORDER DESCRIPTION / JUSTIFICATION:								
This Change Order revises the substantial completion date from Normal completion date from December 15, 2017 to August 17, 2018. The needed to allow for the delay in ordering and delivery of the revision Change Order No. 1 and weather conditions turning in early Nove constructed.	e extended sed lift stat	d construction pump	ction contract compose previously appro	oletion period was oved by the City as				
pavement at the lift station site has been requested by Public Wo	The City is requesting the contractor to complete additional work on the I-94 Lift Station Improvement project. Additional pavement at the lift station site has been requested by Public Works for access, maintenance, and operation purposes. In addition, two sanitary sewer manholes need to be raised to match the field graded ditch section and to meet City standards.							
This change order also addresses quantity overruns mainly associ Boulevard. Poor soils were discovered during the construction ca								
Attachments (list documents supporting change): Item	nization							
ITEM DESCRIPTION OF PAY ITEM	UNIT	QTY	UNIT PRICE	INCREASE/(DECREASE)				
See attached itemization				\$62,338.80				
see attached itemization				702,330.00				
	NET	CONTR/	ACT CHANGE	\$62,338.80				
Amount of Original Contract								
Sum of Additions/Deductions approved to date (CO No. 1, 2				\$00 129 70				
)			809,129.70 17,853.72				
Contract Amount to date)		\$ \$ \$	17,853.72				
Amount of this Change Order (ADD) (DEDUCT) (NO CHANGE			\$ \$ \$	5 17,853.72 8 826,983.42 6 62,338.80				
			\$ \$	5 17,853.72 8 826,983.42 6 62,338.80				
Amount of this Change Order (ADD) (DEDUCT) (NO CHANGE	E))) (DECRE	\$ \$ \$	5 17,853.72 8 826,983.42 6 62,338.80				
Amount of this Change Order (ADD) (DEDUCT) (NO CHANGE Revised Contract Amount	E) INCREASED		\$ \$ \$	17,853.72 826,983.42 6 62,338.80 889,322.22 245 days				
Amount of this Change Order (ADD) (DEDUCT) (NO CHANGE Revised Contract Amount The Contract Period for Completion will be (UNCHANGED) (IDEDUCT) (UNCHANGED) (UNCHANG	E) INCREASED		\$ \$ \$ \$ ******************************	17,853.72 826,983.42 6 62,338.80 889,322.22 245 days				
Amount of this Change Order (ADD) (DEDUCT) (NO CHANGE Revised Contract Amount The Contract Period for Completion will be (UNCHANGED) (IDENTITY OF THE PROVED BY ENGINEER: FOCUS ENGINEERING COMPLETED FOR THE PROVED BY ENGINEER: 6/13/2018	E) INCREASED API BY	PROVED	\$ \$ \$ \$ ******************************	17,853.72 826,983.42 6 62,338.80 889,322.22 245 days				
Amount of this Change Order (ADD) (DEDUCT) (NO CHANGE Revised Contract Amount The Contract Period for Completion will be (UNCHANGED) (IDEDUCT) (UNCHANGED) (UNCHANG	E) INCREASEE	PROVED	\$ \$ \$ \$ ******************************	17,853.72 826,983.42 6 62,338.80 889,322.22 245 days				
Amount of this Change Order (ADD) (DEDUCT) (NO CHANGE Revised Contract Amount The Contract Period for Completion will be (UNCHANGED) (IDENTITY OF THE PROVED BY ENGINEER: FOCUS ENGINEERING COMPLETED FOR THE PROVED BY ENGINEER: 6/13/2018	E) INCREASED API BY	PROVED	\$ \$ \$ \$ ******************************	17,853.72 826,983.42 6 62,338.80 889,322.22 245 days				
Amount of this Change Order (ADD) (DEDUCT) (NO CHANGE Revised Contract Amount The Contract Period for Completion will be (UNCHANGED) (IDEDUCT) (UNCHANGED) (UNCHANG	E) INCREASED API BY	PROVED	\$ \$ \$ \$ ******************************	17,853.72 826,983.42 6 62,338.80 889,322.22 245 days				

FOCUS Engineering, inc.

CHANGE ORDER FORM

I-94 LIFT STATION (NO. 1) AND SANITARY SEWER IMPROVEMENTS CITY OF LAKE ELMO, MINNESOTA PROJECT NO. 2016.134

FOCUS ENGINEERING, inc.

ITEM	DESCRIPTION OF PAY ITEM	UNIT	(ORIGINAL CONT	RACT	CHANGE	ORDER NO. 3	REVISED CONTRACT AMOUNT		
I I LIVI	DESCRIPTION OF FAITHER	UNII	QUANTITY	UNIT PRICE	AMOUNT	QUANTITY	AMOUNT	QUANTITY	AMOUNT	
1	MOBILIZATION	LS	1	\$30,000.00	\$30,000.00	0.00	\$0.00	1.00	\$30,000.00	
2	TRAFFIC CONTROL	LS	1	\$6,300.00	\$6,300.00	0.00	\$0.00	1.00	\$6,300.00	
3	PRECAST CONCRETE JERSEY BARRIERS	LS	1	\$33,000.00	\$33,000.00	0.00	\$0.00	1.00	\$33,000.00	
4	TREE REMOVAL	EA	5	\$315.00	\$1,575.00	2.00	\$630.00	7.00	\$2,205.00	
5	REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT	SY	1,500	\$4.00	\$6,000.00	10.00	\$40.00	1,510.00	\$6,040.00	
6 7	REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT REMOVE AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER	SY LF	30 80	\$10.00	\$300.00	-20.90	-\$209.00	9.10	\$91.00	
8	REMOVE AND DISPOSE OF EXISTING CONCRETE CORB AND GOTTER REMOVE AND DISPOSE OF EXISTING GUARDRAIL	LF LF	180	\$10.00 \$10.00	\$800.00 \$1,800.00	3.00 0.00	\$30.00 \$0.00	83.00 180.00	\$830.00 \$1,800.00	
9	REMOVE AND DISPOSE OF EXISTING GOARDICALE	LF	1,770	\$4.00	\$7,080.00	-3.00	-\$12.00	1,767.00	\$7,068.00	
10	REMOVE AND DIPSOSE OF EXISTING STORM SEWER PIPE	LF	175	\$10.00	\$1,750.00	-2.00	-\$20.00	173.00	\$1,730.00	
11	REMOVE AND DISPOSE OF EXISTING SANITARY SEWER MANHOLE	EA	7	\$500.00	\$3,500.00	0.00	\$0.00	7.00	\$3,500.00	
12	REMOVE AND DISPOSE OF EXISTING EDGE DRAIN	LF	20	\$10.00	\$200.00	-20.00	-\$200.00	0.00	\$0.00	
13	REMOVE AND DISPOSE OF EXISTING SIGN	EA	1	\$55.00	\$55.00	0.00	\$0.00	1.00	\$55.00	
14	SALVAGE AND REINSTALL MAILBOX	EA	1	\$130.00	\$130.00	0.00	\$0.00	1.00	\$130.00	
15	SALVAGE AND REINSTALL SIGN	EA	4	\$160.00	\$640.00	0.00	\$0.00	4.00	\$640.00	
16	SAWING BITUMINOUS PAVEMENT	LF	1,300	\$2.50	\$3,250.00	447.00	\$1,117.50	1,747.00	\$4,367.50	
17	CORE DRILL CONNECTION TO EXISTING STRUCTURE	EA	2	\$4,200.00	\$8,400.00	1.00	\$4,200.00	3.00	\$12,600.00	
18	CONNECT TO EXISTING SANITARY SEWER SERVICE	EA	5	\$1,500.00	\$7,500.00	0.00	\$0.00	5.00	\$7,500.00	
19	CONNECT EXISTING PIPE TO NEW MANHOLE	EA	2	\$1,605.00	\$3,210.00	0.00	\$0.00	2.00	\$3,210.00	
20	15" PVC, SDR 35 SANITARY SEWER PIPE, 0' - 10' DEEP	LF	445	\$45.00	\$20,025.00	-2.00	-\$90.00	443.00	\$19,935.00	
21	15" PVC, SDR 35 SANITARY SEWER PIPE, 10' - 15' DEEP	LF	920	\$46.00	\$42,320.00	0.00	\$0.00	920.00	\$42,320.00	
22	15" PVC, SDR 35 SANITARY SEWER PIPE, 15' - 20' DEEP	LF	55	\$117.00	\$6,435.00	0.00	\$0.00	55.00	\$6,435.00	
23	16" PVC, C900 SANITARY SEWER PIPE, 0' - 10' DEEP	LF	356	\$56.00	\$19,936.00	0.00	\$0.00	356.00	\$19,936.00	
24	16" DIP, CL 50 SANITARY SEWER PIPE, 0' - 10' DEEP	LF	20	\$93.00	\$1,860.00	56.00	\$5,208.00	76.00	\$7,068.00	
25	16" SANITARY SEWER OUTSIDE DROP 15" X 6" WYF BRANCH	EA	1	\$3,317.00	\$3,317.00	0.00	\$0.00	1.00	\$3,317.00	
26	15" X 6" WYE BRANCH 4' DIAMETER SANITARY SEWER MANHOLE	EA	5	\$1,025.00	\$5,125.00	0.00	\$0.00	5.00	\$5,125.00	
27	4' DIAMETER EXCESS MANHOLE DEPTH	EA VF	7	\$3,500.00	\$24,500.00	1.00	\$3,500.00	8.00	\$28,000.00	
28 29	MANHOLE LINER	EA	12 1	\$120.00 \$4,200.00	\$1,440.00 \$4,200.00	8.66 0.00	\$1,039.20 \$0.00	20.66 1.00	\$2,479.20 \$4,200.00	
30	REMOVAL OF UNSTABLE FOUNDATION MATERIAL	CY	50	\$20.00	\$1,000.00	20.00	\$400.00	70.00	\$1,400.00	
31	ROCK FOUNDATION BORROW	CY	50	\$50.00	\$2,500.00	20.00	\$1,000.00	70.00	\$3,500.00	
32	TELEVISING	LF	1,792	\$1.35	\$2,419.20	0.00	\$0.00	1,792.00	\$2,419.20	
33	LIFT STATION	LS	1	\$350,000.00	\$350,000.00	0.00	\$0.00	1.00	\$350,000.00	
34	STANDBY GENERATOR	LS	1	\$53,000.00	\$53,000.00	0.00	\$0.00	1.00	\$53,000.00	
35	BYPASS PUMPING	LS	1	\$28,000.00	\$28,000.00	0.00	\$0.00	1.00	\$28,000.00	
36	SALVAGE AND REINSTALL APRON	EA	3	\$750.00	\$2,250.00	0.00	\$0.00	3.00	\$2,250.00	
37	SALVAGE AND REINSTALL STORM SEWER STRUCTURE	EA	2	\$1,650.00	\$3,300.00	0.00	\$0.00	2.00	\$3,300.00	
38	SALVAGE AND REINSTALL STORM SEWER PIPE	LF	60	\$44.00	\$2,640.00	-14.00	-\$616.00	46.00	\$2,024.00	
39	PERFORATED PVC EDGE DRAIN	LF	20	\$20.00	\$400.00	-20.00	-\$400.00	0.00	\$0.00	
40	18" RCP STORM SEWER, CLASS V	LF	32	\$47.00	\$1,504.00	0.00	\$0.00	32.00	\$1,504.00	
41	18" RCP FLARED END SECTION WITH TRASH GUARD	EA	2	\$1,064.00	\$2,128.00	0.00	\$0.00	2.00	\$2,128.00	
42	18" CM DRIVEWAY CULVERT	LF	120	\$33.00	\$3,960.00	-60.00	-\$1,980.00	60.00	\$1,980.00	
43	18" CM APRON	EA	4	\$350.00	\$1,400.00	-2.00	-\$700.00	2.00	\$700.00	
44	RIPRAP CLASS III	CY	6	\$70.00	\$420.00	0.00	\$0.00	6.00	\$420.00	
45	LIFT STATION SITE GRADING	LS	1	\$5,000.00	\$5,000.00	0.00	\$0.00	1.00	\$5,000.00	
46	BITUMINOUS DRIVEWAY PAVEMENT (LIFT STATION)	SY	450	\$15.75	\$7,087.50	57.00	\$897.75	507.00	\$7,985.25	
47	COMMON EXCAVATION (DRIVEWAY AND STREET PATCHES) GEOTEXTILE FOR ROAD STABILIZATION	CY	450	\$35.00	\$15,750.00	112.21	\$3,927.35	562.21	\$19,677.35	
48		SY	130	\$2.00	\$260.00	-130.00	-\$260.00 -\$420.48	0.00	\$0.00	
49 50	AGGREGATE BASE, CLASS 6	TON	700	\$12.00	\$1,500.00	-35.04 612.00	-\$420.48 \$12,240.00	1,312.00	\$1,079.52	
51	TYPE SP 9.5 BITUMINOUS WEARING COURSE MIXTURE (2,B)	TON	450	\$89.00	\$40,050.00	85.00	\$12,240.00	535.00	\$47,615.00	
52	B618 CONCRETE CURB AND GUTTER	LF	80	\$37.00	\$2,960.00	10.00	\$370.00	90.00	\$3,330.00	
53	4" CONCRETE MEDIAN	SF	130	\$10.50	\$1,365.00	-65.00	-\$682.50	65.00	\$682.50	
54	6" CONCRETE PEDESTRIAN RAMP	EA	1	\$800.00	\$800.00	-0.75	-\$600.00	0.25	\$200.00	
55	TRUNCATED DOME PANELS	SF	12	\$51.00	\$612.00	-12.00	-\$612.00	0.00	\$0.00	
56	ADJUST MANHOLE CASTING	EA	1	\$500.00	\$500.00	0.00	\$0.00	1.00	\$500.00	
57	ADJUST GATE VALVE BOX	EA	1	\$350.00	\$350.00	1.00	\$350.00	2.00	\$700.00	
58	HYDRANT EXTENSION	LF	1	\$1,000.00	\$1,000.00	0.00	\$0.00	1.00	\$1,000.00	
59	EXTEND VALVE BOX	EA	1	\$360.00	\$360.00	0.00	\$0.00	1.00	\$360.00	
60	SIGN PANEL, TYPE C	SF	9	\$55.00	\$495.00	0.00	\$0.00	9.00	\$495.00	
61	OFF ROAD STRUCTURE MARKER	EA	6	\$100.00	\$600.00	0.00	\$0.00	6.00	\$600.00	
62	4" SOLID LINE WHITE EPOXY	LF	1,000	\$1.26	\$1,260.00	553.00	\$696.78	1,553.00	\$1,956.78	
63	PAVEMENT MESSAGE, RIGHT TURN ARROW THERMOPLASTIC (GROUND IN)	EA	2	\$500.00	\$1,000.00	0.00	\$0.00	2.00	\$1,000.00	
64	STREET SWEEPING	HR	5	\$140.00	\$700.00	4.00	\$560.00	9.00	\$1,260.00	
65	EROSION CONTROL BLANKET	SY	6,600	\$1.74	\$11,484.00	490.00	\$852.60	7,090.00	\$12,336.60	
66	TEMPORARY HYDROMULCH	SY	100	\$2.60	\$260.00	-100.00	-\$260.00	0.00	\$0.00	
67	SEEDING	AC	1.3	\$210.00	\$273.00	0.06	\$12.60	1.36	\$285.60	
68	INLET PROTECTION	EA	5	\$180.00	\$900.00	-5.00	-\$900.00	0.00	\$0.00	
69	DITCH CHECK	EA	7	\$52.00	\$364.00	-1.00	-\$52.00	6.00	\$312.00	
70	SILT FENCE	LF	200	\$3.15	\$630.00	-200.00	-\$630.00	0.00	\$0.00	

TOTALS - BASE CONTRACT \$809,129.70 \$35,992.80 \$845,122.50

CHANGE		

CO1-1	REVISE PUMP DESIGN	EA	3 :	5,951.24	\$17,853.72	0	\$0.00	3	\$17,853.72
TOTALS -	CHANGE ORDER NO. 1				\$17,853.72		\$0.00		\$17,853.72
CHANGE	ORDER NO. 3								
CO3-1	MOBILIZATION	LS		9,400.00	\$0.00	1.00	\$9,400.00	1.00	\$9,400.00
CO3-2	TRAFFIC CONTROL	LS	:	3,900.00	\$0.00	1.00	\$3,900.00	1.00	\$3,900.00
CO3-3	REMOVE PAVEMENT MARKING	LF		\$ 4.60	\$0.00	200.00	\$920.00	200.00	\$920.00
CO3-4	AGGREGATE BASE CLASS 5 (LIFT STATION SITE)	TN		\$ 30.00	\$0.00	14.00	\$420.00	14.00	\$420.00
CO3-5	AGGREGATE BASE, CLASS 6 (SHOULDER / TURN LANE)	TN		\$ 22.00	\$0.00	40.00	\$880.00	40.00	\$880.00
CO3-6	COMMON EXCAVATION (LIFT STATION SITE)	CY		\$ 52.00	\$0.00	10.00	\$520.00	10.00	\$520.00
CO3-7	COMMON EXCAVATION (SHOULDER / TURN LANE)	CY		\$ 42.00	\$0.00	80.00	\$3,360.00	80.00	\$3,360.00
CO3-8	TOPSOIL	CY		\$ 34.00	\$0.00	24.00	\$816.00	24.00	\$816.00
CO3-9	STRIPING	LS	9	1,800.00	\$0.00	1.00	\$1,800.00	1.00	\$1,800.00
CO3-10	SEEDING	AC	:	4,500.00	\$0.00	0.20	\$900.00	0.20	\$900.00
CO3-11	ADD 1' SECTION	LS	:	1,635.00	\$0.00	1.00	\$1,635.00	1.00	\$1,635.00
CO3-12	ADD 2' SECTION	LS		1,795.00	\$0.00	1.00	\$1,795.00	1.00	\$1,795.00
TOTALS -	CHANGE ORDER NO. 3				\$0.00		\$26,346.00		\$26,346.00

TOTALS - CHANGE ORDER NO. 3 \$62,338.80 \$889,322.22



DATE: June 19, 2018

CONSENT

ITEM # 11

AGENDA ITEM: Eagle Point Blvd Street Improvements – Resolution Declaring Costs to be

Assessed, Ordering Preparation of Proposed Assessments, and Calling for Hearing

on Proposed Assessment

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator

Sue Iverson, Finance Director Sarah Sonsalla, City Attorney Ryan Stempski, Project Engineer

ISSUE BEFORE COUNCIL: Should the City Council call a final assessment hearing for the Eagle Point Boulevard Street Improvements project to be held on July 17, 2018?

BACKGROUND: The Eagle Point Boulevard Street Improvements project had a final completion date of February 7, 2017. All project costs have been accounted for and are summarized below. This project is to be 100% assessed by the benefitting properties due to the area being within a commercial district.

PROPOSAL DETAILS/ANALYSIS: Pursuant to Minnesota Statutes, Section 429 the Council must declare the amount to be assessed against the benefitting properties and Call the Hearing on the Proposed Assessment for these improvements. The Assessment Hearing is proposed for July 17, 2018. The Final Assessment Roll must be certified to the County Auditor by November 30, 2018.

The estimated total project cost, at completion, is \$1,344,000; down from the feasibility report cost of \$1,351,000. The final assessments have been calculated based on the estimated final project costs. The attached final assessment roll details the proposed assessment for each parcel.

Assessments are being levied over 10 years at the rate of 4.30 percent for this project.

FISCAL IMPACT: The total project cost is \$1,344,000 with \$1,182,900 paid through special assessments, \$99,000 paid directly by Inwood 10, LLC for sanitary sewer improvements, and the remaining \$62,100 paid through the Water Enterprise Fund.

RECOMMENDATION: Staff is recommending that the City Council approve, *as part of the Consent Agenda*, a resolution declaring the total street improvement costs to be assessed to be \$1,182,900, ordering the preparation of the proposed assessments, and Calling for the Hearing on the proposed Assessments for July 17, 2018 at or around 7:00 pm. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve Resolution No. 2018-069; A Resolution Declaring Costs to be Assessed, Ordering Preparation of Proposed Assessment, and Calling for the Hearing on the Proposed Assessment for the Eagle Point Boulevard Street Improvements."

ATTACHMENTS: Resolution Declaring Cost to be Assessed, Ordering Preparation of Proposed Assessment, and Calling for Hearing on Proposed Assessment. Notice of Hearing on Proposed Assessment. 3. Final Assessment Roll.

CITY OF LAKE ELMO WASHINGTON COUNTY STATE OF MINNESOTA

RESOLUTION NO. 2018-069 A RESOLUTION DECLARING COST TO BE ASSESSED, ORDERING PREPARATION OF PROPOSED ASSESSMENTS, AND CALLING HEARING ON PROPOSED ASSESSMENT FOR THE

EAGLE POINT BLVD – STREET IMPROVEMENTS

WHEREAS, estimated total project costs have been calculated for the Eagle Point Boulevard Street Improvements; and

WHEREAS, the total cost of the improvements will be \$1,344,000.

WHEREAS, the City Clerk and City Engineer have prepared the proposed assessment roll and will maintain said assessment roll on file in the City offices for public inspection.

NOW, THEREFORE, BE IT RESOLVED,

- 1. The portion of the cost of such street improvements to be assessed against benefited properties is hereby declared to be \$1,182,900, and the portion of the cost to be paid by the City is \$161,100.
- 2. The City Clerk, with the assistance of the City Engineer, has calculated the proper amount to be specially assessed for such improvements against every assessable lot, piece or parcel of land to be benefited by the improvements, and the Clerk has filed a copy of such proposed assessment in the City offices for public inspection.
- 3. Assessments shall be payable in equal annual installments extending over 10 years for street improvements, the first of the installments to be payable on or before the first Monday in January, 2019, and shall bear interest at the rate of 4.30 percent per annum from the date of the adoption of the assessment resolution.
- 4. A public hearing shall be held on the 17th day of July, 2018, in the Council Chambers of the City Hall at or approximately after 7:00 P.M. to pass upon such proposed assessment. All persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.
- 5. The City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and she shall state in the notice the total cost of the improvement. She shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearings.
- 6. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the entire assessment on such property, with interest accrued to the date of payment, to the City Clerk. No interest shall be charged if the entire assessment is paid within 30 days from the adoption of this assessment. A property owner may at any time thereafter, pay to the City Clerk the entire amount of the assessment

remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year.

ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE NINETEENTH DAY OF JUNE, 2018.

CITY OF LAKE ELMO

(Seal) ATTEST:	By: Mike Pearson Mayor
Julie Johnson City Clerk	-

CITY OF LAKE ELMO NOTICE OF HEARING ON PROPOSED ASSESSMENT EAGLE POINT BLVD – STREET IMPROVEMENTS

Notice is hereby given that the City Council of Lake Elmo will meet in the council chambers of the city hall at or approximately after 7:00 P.M. on Tuesday, July 17, 2018, to consider, and possibly adopt, the proposed assessment against benefitting property for the Eagle Point Boulevard Street Improvements. Adoption by the Council of the proposed assessment may occur at the hearing. The following describes the area proposed to be assessed:

• Street improvements completed along Eagle Point Boulevard from Inwood Avenue to Hudson Boulevard and consisted of the reconstruction of the existing street with a sand subbase, draintile, new concrete curb and gutter and extension of the existing storm sewer system.

You may at any time prior to certification of the assessment to the county auditor pay the entire assessment on such property to the City Clerk with interest accrued to the date of payment. No interest shall be charged if the entire assessment is paid to the City Clerk within 30 days from the adoption of this assessment. You may at any time thereafter, pay to the City Clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year. If you decide not to prepay the assessment before the date given above the rate of interest that will apply is 4.30 percent per year.

Once assessments are certified to the County, the assessments are payable in equal annual installments extending over a period of 10 years for street improvements, the first of the installments to be payable on or before the first Monday in January 2019, and will bear interest at the rate of 4.30 percent per annum from the date of adoption of the assessment resolution. To the first installment shall be added interest on the entire assessment from the date of the assessment resolution until December 31, 2018. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

The proposed assessment roll is on file for public inspection at the City Clerk's office. The total amount of the proposed street improvement assessments is \$1,182,900. Written or oral objections will be considered at the meeting. No appeal may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. The Council may upon such notice consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners as it deems advisable.

An owner may appeal an assessment to district court pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the Mayor or Clerk within 30 days

after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Mayor or Clerk.

The City Council may, in its discretion, defer the payment of this assessment for any homestead property owned by a person for whom it would be a hardship to make payment if the owner is 65 years of age or older and/or the owner is a person retired by virtue of a permanent and total disability or by a person who is a member of the Minnesota National Guard or other military reserves who is ordered into active military service, as defined in section 190.05 subdivision 5b or 5c, as stated in the person's military orders. The owner must request a deferment of the assessment at or before the public hearing at which the assessment is adopted and make application on forms prescribed by the City Clerk within 30 days after the adoption.

Notwithstanding the standards and guidelines established by the City for determining a hardship, a deferment of an assessment may be obtained pursuant to Minnesota Statutes Section 435.193.

DATED: June 19, 2018

BY ORDER OF THE LAKE ELMO CITY COUNCIL

Mike Pearson, Mayor

(Published in the Oakdale-Lake Elmo Review on June 27, 2018)

STREET IMPROVEMENTS EAGLE POINT BOULEVARD FINAL ASSESSMENT ROLL AREA METHOD

NO.	NAME		ADDRESS					MAILING A	DDRESS			PID	AREA (AC)	ΑN	OUNT
1	UNITED LAND LLC					3600	AMERICAN	BLVD W #750	BLOOMINGTON	MN	55431	3302921440009	11.68	\$:	168,500
2	DAKOTA UPREIT LP	8530 EAGLE POINT	BLVD	LAKE ELMO	55042	3003	32ND	AVE S	FARGO	ND	58203	3302921420015	5.06	\$	73,000
3	BREMER FINANCIAL SERVICES INC	8555 EAGLE POINT	BLVD	LAKE ELMO	55042	8555	EAGLE POINT	BLVD	LAKE ELMO	MN	55042	3302921410054	25.69	\$:	370,500
4	BREMER FINANCIAL SERVICES INC					8555	EAGLE POINT	BLVD	LAKE ELMO	MN	55042	3302921420007	1.47	\$	21,200
5	NORTHEASTERN METROPOLITAN ISD #916	8568 EAGLE POINT	BLVD N	LAKE ELMO	55042	2540	COUNTY	ROAD F E	WHITE BEAR LAKE	MN	55110	3302921420019	19.49	\$:	281,100
6	DANATE PROP INV I LLC	8519 EAGLE POINT	BLVD	LAKE ELMO	55042	1590	MEADOW VIEW	TR S	HASTINGS	MN	55033	3302921420008	3.82	\$	55,100
7	EAGLE POINT MEDICAL BUILDING LLC	8515 EAGLE POINT	BLVD	LAKE ELMO	55042	222	S 9TH	ST #3255	MINNEAPOLIS	MN	55402	3302921420014	3.77	\$	54,400
8	DAKOTA UPREIT LP	8550 HUDSON	BLVD N	LAKE ELMO	55042	3003	32ND	AVE S	FARGO	ND	58203	3302921420012	3.69	\$	53,300
9	RPSLEGACYDESOTO LLC					2935	COUNTY	DR	LITTLE CANADA	MN	55117	3302921420017	0.45	\$	6,500
10	RPSLEGACYDESOTO LLC					2935	COUNTY	DR	LITTLE CANADA	MN	55117	3302921420018	0.43	\$	6,300
11	DOMINUS PROPERTIES LLC	8687 EAGLE POINT	BLVD	LAKE ELMO	55042	2500	EAGLE VALLEY	DR	WOODBURY	MN	55129	3302921440012	0.27	\$	4,000
12	C&G PROPERTIES LLC	8685 EAGLE POINT	BLVD N	LAKE ELMO	55042	16220	53RD	AVE N	PLYMOUTH	MN	55446	3302921440013	0.27	\$	4,000
13	LAW SPACE LLC	8681 EAGLE POINT	BLVD N	LAKE ELMO	55042	8681	EAGLE POINT	BLVD N	LAKE ELMO	MN	55042	3302921440014	0.27	\$	4,000
14	LAW SPACE LLC	8679 EAGLE POINT	BLVD N	LAKE ELMO	55042	8681	EAGLE POINT	BLVD N	LAKE ELMO	MN	55042	3302921440015	0.23	\$	3,300
15	ZYWIEC JOSEPH J & DEBORAH A	8677 EAGLE POINT	BLVD N	LAKE ELMO	55042	7980	113TH	ST S	COTTAGE GROVE	MN	55016	3302921440016	0.27	\$	4,000
16	ZYWIEC JOSEPH J	8673 EAGLE POINT	BLVD N	LAKE ELMO	55042	9471	JEFFERY	AVE S	COTTAGE GROVE	MN	55016	3302921440017	0.32	\$	4,600
17	BACHMANN CLINIC PROPERTY	8671 EAGLE POINT	BLVD N	LAKE ELMO	55042	8669	EAGLE POINT	BLVD N	LAKE ELMO	MN	55042	3302921440018	0.23	\$	3,300
18	BACHMANN CLINIC PROPERTY	8669 EAGLE POINT	BLVD N	LAKE ELMO	55042	8669	EAGLE POINT	BLVD N	LAKE ELMO	MN	55042	3302921440019	0.32	\$	4,600
19	JTZ LLC & TMZ LLC	8665 EAGLE POINT	BLVD N	LAKE ELMO	55042	8665	EAGLE POINT	BLVD N	LAKE ELMO	MN	55042	3302921440020	0.27	\$	4,000
20	P & R PROPERTIES LLC	8663 EAGLE POINT	BLVD N	LAKE ELMO	55042	8661	EAGLE POINT	BLVD	LAKE ELMO	MN	55042	3302921440021	0.23	\$	3,300
21	P & R PROPERTIES LLC	8661 EAGLE POINT	BLVD N	LAKE ELMO	55043	8661	EAGLE POINT	BLVD	LAKE ELMO	MN	55042	3302921440022	0.27	\$	4,000
22	MILES LLC	8657 EAGLE POINT	BLVD N	LAKE ELMO	55042	8657	EAGLE POINT	BLVD N	LAKE ELMO	MN	55042	3302921440023	0.27	\$	4,000
23	EJM PROPERTIES LLC	8655 EAGLE POINT	BLVD N	LAKE ELMO	55042	8653	EAGLE POINT	BLVD N	LAKE ELMO	MN	55042	3302921440024	0.23	\$	3,300
24	EJM PROPERTIES LLC	8653 EAGLE POINT	BLVD N	LAKE ELMO	55042	8653	EAGLE POINT	BLVD N	LAKE ELMO	MN	55042	3302921440025	0.27	\$	4,000
25	JTAAA PROPERTIES LLC	8649 EAGLE POINT	BLVD N	LAKE ELMO	55042	8649	EAGLE POINT	BLVD N	LAKE ELMO	MN	55042	3302921440026	0.27	\$	4,000
26	JTAAA PROPERTIES LLC	8647 EAGLE POINT	BLVD N	LAKE ELMO	55042	8649	EAGLE POINT	BLVD N	LAKE ELMO	MN	55042	3302921440027	0.23	\$	3,300
27	GIGUERE ROBIN M	8645 EAGLE POINT	BLVD N	LAKE ELMO	55042	1101	PARIS	AVE N	WEST LAKELAND	MN	55082	3302921440028	0.27	\$	4,000
28	JTZ LLC & TMZ LLC	8615 EAGLE POINT	BLVD N	LAKE ELMO			EAGLE POINT	BLVD N	LAKE ELMO	MN	55042	3302921440029	0.27	\$	4,000
29	LEE EDWARD CASEY TRS	8617 EAGLE POINT	BLVD N	LAKE ELMO	55042	1251	SILVERWOOD	RD	WOODBURY	MN	55125	3302921440030	0.27	\$	4,000
30	D GETSCH LLC	8621 EAGLE POINT	BLVD N	LAKE ELMO	55042	11711	ASTER	WAY	WOODBURY	MN	55129	3302921440031	0.27	\$	4,000
31	LEGACY ASSET PROPERTIES	8623 EAGLE POINT	BLVD N	LAKE ELMO	55042	8623	EAGLE POINT	BLVD N	LAKE ELMO	MN	55042	3302921440032	0.23	\$	3,300
32	SCHNY ZONE LLC	8625 EAGLE POINT	BLVD N	LAKE ELMO	55042	8625	EAGLE POINT	BLVD N	LAKE ELMO	MN	55042	3302921440033	0.27	\$	4,000
33	LUCIA INVESTMENTS LLC	8631 EAGLE POINT	BLVD N	LAKE ELMO	55042	8631	EAGLE POINT	BLVD N	LAKE ELMO	MN	55042	3302921440034	0.27	\$	4,000
34	LUCIA INVESTMENTS LLC	8633 EAGLE POINT	BLVD N	LAKE ELMO	55042	8631	EAGLE POINT	BLVD N	LAKE ELMO	MN	55042	3302921440035	0.27	\$	4,000

TOTAL 81.86 \$1,182,900



DATE: June 19, 2018

CONSENT

ITEM #: 12

AGENDA ITEM: Lake Elmo Avenue (CSAH17) Phase 3 Pavement and Drainage Improvements –

Resolution Approving Cooperative Cost Share and Maintenance Agreements, and

Resolution Establishing No On-Street Parking Zones along CSAH 17

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator

Rob Weldon, Public Works Director Chad Isakson, Assistance City Engineer

ISSUE BEFORE COUNCIL: Should the City Council approve the Cost Share and Maintenance Cooperative Agreements with Washington County for the Lake Elmo Avenue (CSAH17) Phase 3 Pavement and Drainage Improvements and approve a Resolution establishing No On-Street Parking Zones?

BACKGROUND, PROPOSAL DETAILS/ANALYSIS: At the April 3, 2018 council meeting the City Council approved Resolution No. 2018-035 providing City support for the preliminary design layout for the Lake Elmo Avenue (CSAH17) Phase 3 Pavement and Drainage Improvements. With this approval the County proceeded with the final project design and property acquisition and is preparing to receive contractor bids for construction in 2018.

The Lake Elmo Avenue (CSAH17) Phase 3 Pavement and Drainage Improvements includes a full-depth reclaim pavement rehabilitation from I-94 to 20th Street, including the construction of new turn lanes at 5th Street North (Hunters Crossing & Southwind developments), at 24th Street North (new entrance for Royal Golf), and along CSAH 10 at the new Royal Golf entrance. Between 20th Street North and 30th Street North, the improvements will also include a full-depth reclaim pavement rehabilitation, however new concrete curb and gutter will be installed to replace existing bituminous curb along the east side and to replace a rural section shoulder along the west side. Stormwater runoff will be captured and conveyed by the new concrete cub and gutter to various sump manholes to pretreat the storm water runoff prior to discharging to Lake Elmo.

The purpose for the Cooperative Agreements are to outline the cost participation requirements by the City and to address the respective ownership and maintenance responsibilities for the new improvements. Key elements of the agreements are as follows:

- The County shall be responsible for implementing the project including design and construction.
- The estimated cost share participation by Lake Elmo is \$730,731.82. These costs are based on estimated quantities. See cost breakdown below under Fiscal Impacts.
- The agreement includes a payment schedule with three City payments. 1) 10% of City cost share due upon the bid award (June/July of 2018). 2) 50% of City cost share due February 1, 2019. 3) 50% of City cost share due February 1, 2020.
- There are no new maintenance responsibilities for the City. The City currently owns and operates
 a trunk watermain, gravity sanitary sewer main and sanitary sewer forcemain with County rightof-way. The Cooperative Maintenance Agreement specifies that the City shall own and maintain,

- under this project, the municipal utilities, including sanitary sewer, forcemain, and water main, and all permanent roadway signing on City roads.
- The County will be responsible for the maintenance for all other improvements including the storm sewer trunk line, catch basins and sump manholes.

In addition, the improvements being proposed by Washington County include street sections along Lake Elmo Avenue (CSAH 17) that do not accommodate on-street parking between 10th Street North and 20th Street North, and only accommodate on-street parking along the east side between 20th Street North and 30th Street North. State Aid rules require a council resolution establishing no parking zones before State Aid funds may be expended on the improvement. Parking will be prohibited along both sides of Lake Elmo Avenue (CSAH 17) from 10th Street North to 20th Street North and along the west side of Lake Elmo Avenue (CSAH 17) from 20th Street North to 576-feet south of 30th Street North.

FISCAL IMPACT: The estimated cost share participation by Lake Elmo is \$730,731.82. Because the agreement is based on estimated quantities, the actual cost share is determined once the project is complete and the final quantities and costs are known.

CSAH 10 Turn Lane (Royal Golf Club): \$371,431.56
CSAH 17 Turn Lane (Royal Golf Club): \$240,424.46
CSAH 17 Turn Lane at 5th Street: \$50,000.00
CSAH 17 Street & Drainage Cost Share: \$55,660.50
City Utilities Cost Share: \$13,215.30
To be reimbursed by Royal Golf.
To be reimbursed by Royal Golf.
To be reimbursed by Royal Golf.
Watermain/Sewer Forcemain Adjustments

City cost participation is based on 50% cost share for the west side concrete curb and gutter between 20th Street and 30th Street, miscellaneous project overhead costs, and 55% cost share for right-of-way costs. In addition, the County will require cost reimbursement from the City for turn lanes at 5th Street North (Hunters Crossing/Southwind), 24th Street North (Royal Golf), and along CSAH 10 (Royal Golf). The City has included language in the respective development agreements to obtain turn lane cost reimbursement.

RECOMMENDATION: Staff is recommending that the City Council approve, *as part of the Consent Agenda*, the Cost Share and Maintenance Cooperative Agreements with Washington County for the Lake Elmo Avenue (CSAH17) Phase 3 Pavement and Drainage Improvements. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve Resolution No. 2018-067 approving Cooperative Cost Share Agreement 11802 and Cooperative Maintenance Agreement 11803 for the Lake Elmo Avenue (CSAH17) Phase 3 Pavement and Drainage Improvements."

Staff is further recommending, as part of the Consent Agenda, that the City Council approve a resolution establishing No On-Street Parking Zones along the project corridor. If removed from the consent agenda, the recommended motion for the action is as follows:

"Move to approve Resolution No. 2018-068 establishing a No On-Street Parking Zone along both sides of Lake Elmo Avenue (CSAH 17) from 10th Street North to 20th Street North, and along the west side of Lake Elmo Avenue (CSAH 17) from 20th Street North to 576-feet south of 30th Street North."

ATTACHMENTS:

- 1. Resolution Approving Cooperative Agreements for Lake Elmo Avenue (CSAH17) Phase 3 Pavement and Drainage Improvements.
- 2. Resolution Establishing No On-Street Parking Zones along Lake Elmo Avenue (CSAH17).
- 3. Cooperative Agreement 11802 for Cost Sharing.
- 4. Cooperative Maintenance Agreement 11803.

CITY OF LAKE ELMO WASHINGTON COUNTY STATE OF MINNESOTA

RESOLUTION NO. 2018-067 A RESOLUTION APPROVING COOPERATIVE AGREEMENTS WITH WASHINGTON COUNTY FOR THE LAKE ELMO AVENUE (CSAH 17) PHASE 3 PAVEMENT AND DRAINAGE IMPROVEMENTS

WHEREAS, Washington County intends to make pavement and drainage improvements along Lake Elmo Avenue (CSAH 17) from I-94 to 300' south of 30th Street ('Project'), located in the City of Lake Elmo; and

WHEREAS, items included in the project require City cost participation in general accordance with "Washington County Cost Participation Policy #8001 for Cooperative Highway Improvement Projects"; and

WHEREAS, a cooperative effort between the City and County is the appropriate method to facilitate the project cost sharing and on-going maintenance of the items constructed by the Project; and

WHEREAS, this Agreement is made pursuant to statutory authority contained in Minnesota Statute 162.17 sub.1 and Minnesota Statute 471.59.

NOW, THEREFORE, BE IT RESOLVED,

City Clerk

- 1. That Cooperative Agreement 11802, between the City of Lake Elmo and Washington County, is hereby approved and the Mayor and City Administrator are hereby authorized to execute the agreement on behalf of the City of Lake Elmo.
- 2. That Cooperative Maintenance Agreement 11803, between the City of Lake Elmo and Washington County is hereby approved and the Mayor and City Administrator are hereby authorized execute the agreement on behalf of the City of Lake Elmo.

CITY OF LAKE ELMO

ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE NINETHEENTH DAY OF JUNE 2018.

By: Mike Pearson Mayor (Seal) ATTEST: Julie Johnson

CITY OF LAKE ELMO WASHINGTON COUNTY STATE OF MINNESOTA

RESOLUTION NO. 2018-068

A RESOLUTION ESTABLISHING A NO ON-STREET PARKING ZONE ON BOTH SIDES OF COUNTY STATE AID HIGHWAY (CSAH) NO. 17 (LAKE ELMO AVENUE) FROM 10TH STREET NORTH (CSAH 10) TO 20TH STREET NORTH AND THE WEST SIDE OF CSAH NO. 17 FROM 20th STREET NORTH TO 576-FEET SOUTH OF 30TH STREET NORTH

WHEREAS, Washington County has planned improvements for Lake Elmo Avenue (CSAH 17) from I-94 to 576' south of 30th Street ('Project'), located in the City of Lake Elmo; and

WHEREAS, Lake Elmo Avenue north of 10th Street North (CSAH 10) is designated as a County State Aid Highway; and

WHEREAS, Washington County will be expending State Aid Funds for the improvements on Lake Elmo Avenue (CSAH 17); and

WHEREAS, these improvements do not provide adequate width for parking; and approval of the proposed construction as a State Aid project must therefore be conditioned upon certain restrictions; and

WHEREAS, Washington County has determined that no on-street parking shall be allowed along both sides of Lake Elmo Avenue (CSAH 17) from 10th Street North to 20th Street North and the west side of Lake Elmo Avenue (CSAH 17) from 20th Street North to 576-feet south of 30th Street North; and

WHEREAS, The City Council has authority to establish No Parking Zones.

NOW, THEREFORE, BE IT RESOLVED, by the City Council that no on-street parking be allowed along both sides of Lake Elmo Avenue (CSAH 17) from 10th Street North to 20th Street North and the west side of Lake Elmo Avenue (CSAH 17) from 20th Street North to 576-feet south of 30th Street in the City of Lake Elmo.

ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE NINETHEENTH DAY OF JUNE 2018.

CITY OF LAKE ELMO

	By:
	Mike Pearson Mayor
(Seal) ATTEST:	
Julie Johnson City Clerk	

COOPERATIVE AGREEMENT BETWEEN THE CITY OF LAKE ELMO AND WASHINGTON COUNTY FOR CONSTRUCTION COST OF COUNTY STATE AID HIGHWAY (CSAH) 17 FROM I-94 TO 300' SOUTH OF 30TH STREET AND COUNTY STATE AID HIGHWAY (CSAH) 10 FROM to 2200' EAST OF CSAH 15 TO 700' EAST OF CSAH 15

WASHIN	WASHINGTON COUNTY										
CONTRACT NO.	11802										
DEPT.	PUBLIC WORKS										
DIVISION	TRANSPORTATION										
TERM	SIGNATURE - END OF PROJECT										

THIS AGREEMENT, by and between the City of Lake Elmo, a municipal corporation, herein after referred to as the "City", and Washington County, a political subdivision of the State of Minnesota, hereinafter referred to as the "County."

WITNESSETH:

WHEREAS, the County intends to construct County State Aid Highway (CSAH) 17 from I-94 to 300' south of 30th Street; and

WHEREAS, the County intends to construct County State Aid Highway (CSAH) 10 from 2200' east of County State Aid Highway (CSAH) 15 to 700' east of County State Aid Highway (CSAH) 15; and

WHEREAS, items included in the project require City cost participation in accordance with "Washington County Cost Participation Policy #8001 for Cooperative Highway Improvement Projects"; and

WHEREAS, the County desires to use local funds and State Aid for these improvements; and

WHEREAS, a cooperative effort between the City and County is the appropriate method to facilitate the construction of these transportation improvements; and

WHEREAS, this Agreement is made pursuant to statutory authority contained in Minnesota Statute 162.17 sub.1 and Minnesota Statute 471.59.

NOW THEREFORE, IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:

A. PURPOSE

The purpose of this agreement is set forth in the above whereas clauses which are all incorporated by reference as if fully set forth herein and shall consist of this agreement, Exhibit A (Location Map) and Exhibit B (Estimated Construction Cost and Cost Splits).

B. PLANS AND SPECIFICATION PREPARATION

- The County shall be responsible for the preparation of all the plans and specifications for the project, including but not limited to, compliance with all applicable standards and policies and obtaining all approvals required in formulating the bid specifications for all County and City components of this project.
- 2. The following County project numbers have been assigned to the project: SAP 082-617-011 (CSAH 17) AND 082-610-016 (CSAH 10).

C. RIGHT OF WAY AND EASEMENTS

1. The County shall acquire all permanent rights of way, permanent easements, and temporary slope easements, which will be acquired in the name of the County.

D. ADVERTISEMENT AND AWARD OF CONTRACT

After plans and specifications have been approved by the County, all permits and approvals obtained, and acquisition of necessary rights-of-way and easements, the County shall advertise for construction bids

Once bids are received, the City will be given the opportunity to review and evaluate the bid and provide City Council concurrence on the approval of the bids. Once City concurrence is provided, the County shall award the contract to the lowest responsible bidder.

E. CONSTRUCTION ADMINISTRATION, OBSERVATION, AND TESTING

The County shall be responsible for the construction administration, inspection, and for the observation and testing for all construction items.

F. COST PARTICIPATION ITEMS AND ESTIMATED COSTS

The City's cost participation is set forth in Table 1 and is broken down into four categories which are: 1) Construction; 2) Design Engineering; 3) Construction Engineering/Contract Administration; 4) Right of Way. The cost participation breakdown is based on "Washington County Cost Participation Policy #8001 for Cooperative Highway Improvement Projects".

1. Construction

Construction costs shall be the cost to construct the project. The County has prepared a statement of estimated quantities and cost splits hereto attached as Exhibit B. The City shall pay to the County its share of the total cost as shown in Exhibit B and set forth in Table 1. After the County has awarded the construction contract, Exhibit B will be updated to reflect the actual contractor's unit prices.

2. Design Engineering

Design engineering costs shall be professional design engineering services, project coordination, preparation of plans and specification, stakeholder engagement, geotechnical studies, and other administrative functions necessary for the project. Based on the City's share of the construction cost, the City shall pay the prorated cost of design engineering for the entire project as set forth in Table 1.

3. Construction Engineering/Contract Administration

Construction engineering/contract administration costs shall be construction observation, construction testing, construction administration, staking, conducting and recording the pre-bid, pre-construction and weekly construction meetings, reviewing monthly pay estimates, labor compliance, and other administrative functions necessary for the project. Construction engineering/contract administration is 8% of the construction cost. Based on the City's share of the construction cost, the City shall pay the prorated cost of construction engineering/contract administration as set forth in Table 1.

4. Right of Way

Right of Way costs shall be permanent right-of-way, permanent utility and/or drainage easements, temporary easements, title work costs, appraisal costs, relocation specialist costs, relocation costs, and condemnation commissioner costs. If applicable, the City shall pay their share of the final right of way cost. The estimated amount is set forth in Table 1.

TABLE 1 – ESTIM City of Lake Elmo			
ITEM	TOTAL COST	CITY SHARE	CITY COST
Construction	\$2,569,657.25	23.35%	\$599,936.96
Design Engineering	\$357,500	23.35%	\$83,476.25
Construction Engineering/Contract Administration	\$205,572.58	23.35%	\$48,001.20
Right of Way	\$10,000	55%	\$5,500
VBWD Grant	(\$6,182.59)	100%	(\$6,182.59)
TOTAL ESTIMATED COST	\$3,136,547.24		\$730,731.82

- 5. The costs and shares attributable to the City and payable to the County as shown in Table 1 are merely estimated and a final reconciliation of costs as set forth in Section G below shall be done at the end of the project. Actual City costs and shares are based on the following:
 - a. Construction shall be based on the contractor's unit prices and final quantities at project completion including all contract changes.
 - b. Design engineering shall be based on the contractor's unit prices at the time of contract award.
 - c. Construction engineering/contract administration shall be based on the contractor's unit prices at the time of contract award.
 - d. Right of way shall be based on the final costs to acquire right of way.

G. PAYMENT

1. Right of way, preliminary design, final design, construction inspection/administration and construction costs for the City's cost share shall be invoiced by the County to the City with no interest. The payment due dates are presented on Table 2.

	TABLE 2 – PAYMENT DUE DATI	ES
Date	Percentage	Estimated Payment
Bid Award	10% of Estimated Total City Cost	\$73,073.18
February 1, 2019	50% of Estimated Total City Cost	\$365,365.91
February 1, 2020	Remaining Estimated Total City Cost	\$292,292.73

- 2. In the event that the City paid more in advance than the actual cost of the City's portion of the project, the County shall refund without interest the amount to the City.
- 3. The City shall pay 100 percent of an undisputed invoice amount within thirty (30) days of receipt.

H. CONTRACT CHANGES

Any modifications or additions to the final approved plans and/or specifications of the project shall be made part of the construction contract through a written amendment to the construction contract and the cost for such changes shall be appropriated as set forth in Section F. of this Agreement.

I. LIQUIDATED DAMAGES

Any liquidated damages assessed the contractor in connection with the work performed on the project shall be shared by the City and the County in the following proportion: The respective total share of construction work to the total construction cost without any deduction for liquidated damages.

J. CONDITIONS

The City shall not assess or otherwise recover any portion of its cost for this project through special assessment of County property on County-owned property.

K. CIVIL RIGHTS AND NON-DISCRIMINATION

The provisions of Minn. Stat. 181.59 and of any applicable ordinance relating to civil rights and discrimination shall be considered part of this Agreement as if fully set further herein, and shall be part of any Agreement entered into by the parties with any contractor subcontractor, or material suppliers.

L. WORKERS COMPENSATION

It is hereby understood and agreed that any and all employees of the City and all other persons employed by the City in the performance of construction and/or construction engineering work or services required or provided for under this agreement shall not be considered employees of the County and that any and all claims that may or might arise under the Worker's Compensation Act of the State of Minnesota on behalf of said employees while so engaged and any and all claims made by any third parties as a consequence of any act or omission on the part of said City employees while so engaged on any of the construction and/or construction engineering work or services to be rendered herein shall in no way be the obligation or responsibility of the County.

M. INDEMNIFICATION

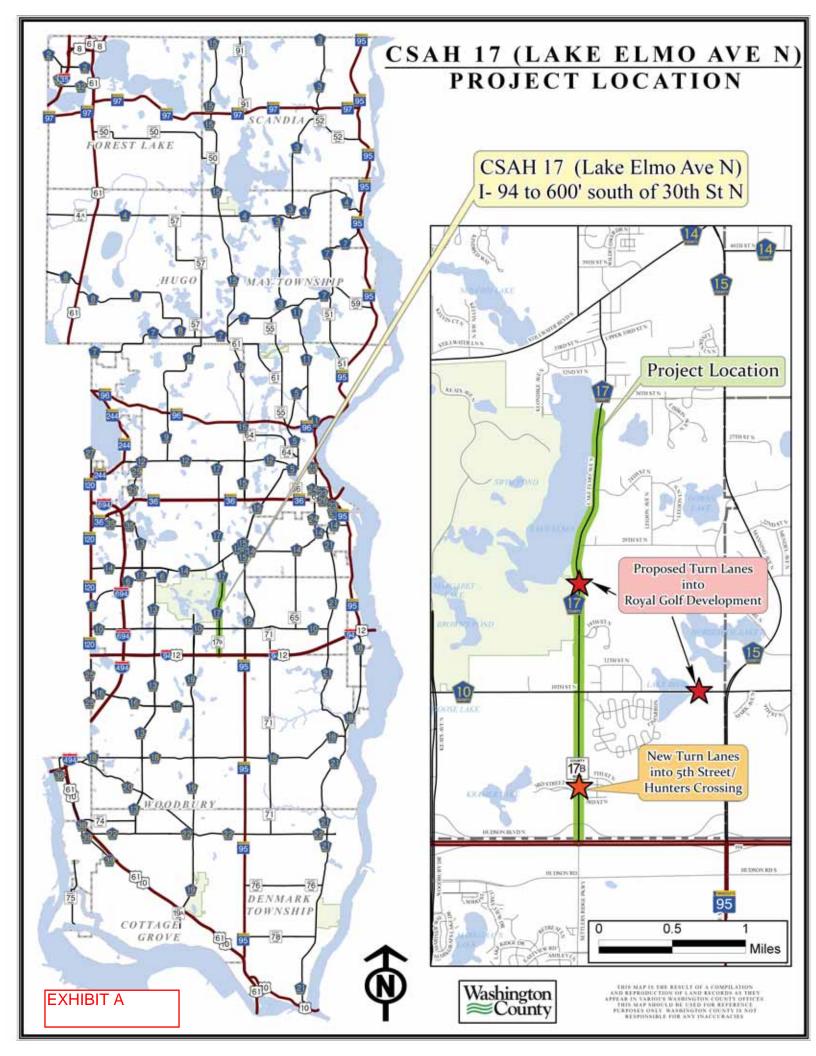
- 1. The City agrees that it will defend, indemnify and hold harmless the County against any and all liability, loss, damages, costs and expenses which the County may hereafter sustain, incur or be required to pay by reason of any negligent act by the City, its agents, officers or employees during the performance of this agreement.
- The County agrees that it will defend, indemnify and hold harmless the City against any and all liability, loss, damages, costs and expenses which the City may hereafter sustain, incur or be required to pay by reason of any negligent act by the County, its agents, officers or employees during the performance of this agreement.
- 3. To the fullest extent permitted by law, actions by the parties to this Agreement are intended to be and shall be construed as a "cooperative activity" and it is the intent of the parties that they shall be deemed a "single governmental unit" for the purposes of liability, as set forth in Minnesota Statutes, Section 471.59, subd. 1a.(b). The parties to this Agreement are not liable for the acts or omissions of another party to this Agreement except to the extent they have agreed in writing to be responsible for the acts or omissions of the other parties as provided for in Section 471.59, subd. 1a.
- 4. Each party's liability shall be governed by the provisions of Minnesota Statutes, Chapter 466 and other applicable law. The parties agree that liability under this Agreement is controlled by Minnesota Statute 471.59, subdivision 1a. and that the total liability for the parties shall not exceed the limits on governmental liability for a single unit of government as specified in 466.04, subdivision 1(a).

N. DATA PRACTICES

All data collected, created, received, maintained, disseminated, or used for any purposes in the course of this Agreement is governed by the Minnesota Government Data Practices Act, Minnesota Statutes 1984, Section 13.01, et seq. or any other applicable state statutes and state rules adopted to implement the Act, as well as state statutes and federal regulations on data privacy.

IN TESTIMONY WHEREOF the parties have duly executed this agreement by their duly authorized officers.

WASHINGTON COUNTY		CITY OF LAKE ELMO	
Chair Board of Commissioners	Date	Mayor	Date
Molly O'Rourke County Administrator	Date	City Administrator	Date
Approved as to form:		Approved as to form:	
Assistant County Attorney	 Date	City Attorney	Date



CSAH 17 / CSAH 10

S.A.P. 082-617-011, S.A.P. 082-610-016

						3.A.F. 002	2-617-011, S.A	A.P. 082-610-	016														
								RECONS	TRUCTION							RECONE	DITIONING						
ITEM NO.	ITEM DESCRIPTION UN	IT UNIT C		D TOTAL ESTIMATED		S.A.P. 08	32-617-011			CITY P	W-010				S.A.P. 082-617-011				S.A.P. 0	82-610-016	CR	17B	
			QUANTITY	COST	ROA	ADWAY	DRAI	NAGE	ROAL	DWAY	CITY UTILIT	TIES .	ROAD	DWAY	DRAINAGE	CSAH17 T	URN LANE	CITY UTILITIES	CSAH10	TURN LANE	CITY UTILITIES	CSAH17 TUF	RN LANE TO ST N
					EST. QUANT.	. EST. COST	EST. QUANT.	EST. COST	EST. QUANT.	EST. COST	EST. QUANT.	ST. COST	EST. QUANT.	EST. COST	EST. QUANT. EST. COST	ST. QUANT.	EST. COST	EST. QUANT. EST. COST	EST. QUANT	. EST. COST	EST. QUANT. EST. COST	EST. QUANT.	EST. COST
2021.501 2031.502	MOBILIZATION LUMP FIELD OFFICE TYPE D LUMP			\$135,000.00 \$25,000.00	0.41 0.41	\$55,350.00 \$10,250.00	0.14 0.14	\$18,900.00 \$3,500.00		\$2,700.00 \$500.00				\$33,750.00 \$6,250.00		0.08	\$10,800.00 \$2,000.00		0.10 0.10	\$13,500.00 \$2,500.00			
2101.505	CLEARING AC	RE \$3,50	.00 0.22	\$770.00	0.12	\$420.00							0.05	\$175.00		0.05	\$175.00						
2101.505	CLEARING TR			\$3,000.00	9	\$2,700.00										1	\$300.00						
2101.524 2101.524	GRUBBING AC GRUBBING TR			\$110.00 \$2,500.00	0.12 9	\$60.00 \$2,250.00							0.05	\$25.00		0.05 1	\$25.00 \$250.00						
2104.502	REMOVE MANHOLE OR CATCH BASIN EA	CH \$450	00 5	\$2,250.00	5	\$2,250.00																	
2104.502	REMOVE SIGN TYPE C EA			\$2,320.00	29	\$1,160.00							26	\$1,040.00					3	\$120.00			
2104.502	REMOVE SIGN TYPE SPECIAL EAR REMOVE ENERGY ABSORBING TERMINAL EAR			\$150.00					3	\$150.00				A4 000 00									
2104.502 2104.502	REMOVE ENERGY ABSORBING TERMINAL EAR SALVAGE SIGN PANEL TYPE C EAR			\$1,200.00 \$70.00									2	\$1,200.00 \$70.00						+			
2104.503	REMOVE BITUMINOUS CURB LIN			\$4,998.00	4998	\$4,998.00							_	7.0.00									
2104.502	REMOVE GUARDRAIL LIN			\$4,408.00									551	\$4,408.00									
2104.503	REMOVE PIPE CULVERTS LIN	FT \$11.	0 655	\$7,205.00	351	\$3,861.00							304	\$3,344.00									
2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH) LIN	FT \$5.0	75	\$375.00	75	\$375.00														1			
2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	FT \$3.0	5595	\$16,785.00	418	\$1,254.00							210	\$630.00		1913	\$5,739.00		3054	\$9,162.00			
2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT SQ	YD \$6.7	67	\$452.25	67	\$452.25																	
2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT SQ	YD \$5.0	268	\$1,340.00	268	\$1,340.00																	
2104.504	REMOVE BITUMINOUS PAVEMENT SQ	YD \$2.0	26101	\$52,202.00	21911	\$43,822.00										1212	\$2,424.00		2978	\$5,956.00			
2104.601	HAUL SALVAGED MATERIAL LUMP	SUM \$1,50	.00 1	\$1,500.00									1	\$1,500.00						1			
2401.601	REMOVE AND HAUL TREATED WOOD LUMP			\$3,000.00									1	\$3,000.00									
2106.507	EXCAVATION - COMMON CU	YD \$10.	0 7425	\$74,250.00	2797	\$27,970.00							1212	\$12,120.00		1935	\$19,350.00		1481	\$14,810.00			
2106.507	EXCAVATION - COMMINION CU EXCAVATION - SUBGRADE CU			\$24,760.00	2/9/	\$27,970.00							1212	\$12,120.00		654	\$6,540.00		1822	\$18,220.00			
2106.507	GRANULAR EMBANKMENT (CV) CU	YD \$23.	0 88	\$2,024.00	44	\$1,012.00										44	\$1,012.00						
2106.507 2106.507	SELECT GRANULAR EMBANKMENT CU COMMON EMBANKMENT (CV) CU			\$83,904.00 \$64,974.00	1469	\$10,283.00							2796	\$19,572.00		1408 3690	\$32,384.00 \$25,830.00		2240 1327	\$51,520.00 \$9,289.00			
2106.607	EXCAVATION - SUBGRADE CORRECTION CU			\$880.00	44	\$440.00							2/90	\$19,572.00		44	\$440.00		1321	φ9,269.00			
2118.507 2118.609	AGGREGATE SURFACING (CV) CLASS 1 MOD CU AGGREGATE SURFACING SPECIAL TC			\$15,990.00 \$1,512.00	11 54	\$330.00 \$1,512.00							358	\$10,740.00					164	\$4,920.00			
2123.601	UTILITY PROTECTION LUMP			\$5,000.00	0.41	\$2,050.00	0.14	\$700.00	0.02	\$100.00			0.25	\$1,250.00		0.08	\$400.00		0.10	\$500.00			
2123.610	TRACTOR MOUNTED BACKHOE HO			\$2,200.00	20	\$2,200.00																	
2123.610 2130.523	STREET SWEEPER (WITH PICKUP BROOM) HO WATER MG			\$35,000.00 \$14,000.00	125 350	\$17,500.00 \$7,000.00							75	\$10,500.00 \$4,200.00		25	\$3,500.00 \$1,400.00		25 70	\$3,500.00 \$1,400.00			
2131.601	DUST PALLIATIVE SQ			\$17,927.00	17927	\$17,927.00							210	\$4,200.00		70	\$1,400.00		70	\$1,400.00			
2211.507	AGGREGATE BASE (CV) CLASS 6 CU	YD \$25.	0 7671	\$191,775.00	5568	\$139,200.00										716	\$17,900.00		1387	\$34,675.00			
2215.604	FULL DEPTH RECLAMATION- MOD SQ	YD \$3.0	21298	\$63,894.00									21298	\$63,894.00						1			
2231.509	BITUMINOUS PATCHING MIXTURE TO			\$84.00	1	\$84.00																	
2232.504	MILL BITUMINOUS SURFACE (2.0") SQ	YD \$1.0	0 4051	\$4,051.00															4051	\$4,051.00			
2301.602	DRILL & GROUT REINF BAR (EPOXY COATED) EA			\$160.00	8	\$160.00																	
2360.509 2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C) TYPE SP 12.5 WEARING COURSE MIXTURE (3,C) TO			\$580,905.00 \$210,015.00	3089 1052	\$200,785.00 \$68,380.00								\$273,715.00 \$117,325.00			\$30,225.00 \$10,660.00			\$76,180.00 \$13,650.00			
2300.309	TITE OF 12.5 WEAKING COURSE WINTOKE (5,C)	14 \$00.	3231	\$210,013.00	1032	\$00,300.00							1000	\$117,323.00		104	\$10,000.00		210	\$13,030.00			
2411.607	CONCRETE STEPS CU			\$2,875.00	5	\$2,875.00																	
2451.507 2451.507	FINE AGGREGATE BEDDING (LV) FINE AGGREGATE BEDDING (CV) CU			\$7,731.00 \$10,290.00				\$7,530.00 \$10,010.00							7 \$201.00 8 \$280.00					+			
															φ200.00								
2501.502	15" RC PIPE APRON EA			\$1,860.00				\$1,860.00							2 6/ 222 22								
2501.502 2501.502	18" RC PIPE APRON EAI 21" RC PIPE APRON EAI			\$2,600.00 \$1,360.00			2	\$1,300.00 \$1,360.00							2 \$1,300.00								
2501.502	24" RC PIPE APRON EA	CH \$700	00 1	\$700.00			1	\$700.00															
2501.525 2501.561	21" SPAN CAS PIPE-ARCH APRON EAI 18" RC PIPE CULVERT DESIGN 3006 CLASS IV LIN			\$115.00 \$3,813.00											1 \$115.00 93 \$3,813.00								
2301.301	IO NOT IL 2 COLVENT DEGIGN 3000 CENGO IV	\$41.	93	φ3,013.00											93 \$3,813.00								
2503.503	15" RC PIPE SEWER DES 3006 CL V LIN			\$72,713.00				\$72,713.00															
2503.503 2503.503	18" RC PIPE SEWER DES 3006 CL III LIN 18" RC PIPE SEWER DES 3006 CL IV LIN			\$59,136.00 \$390.00			1408 10	\$59,136.00 \$390.00															
2503.503	21" RC PIPE SEWER DES 3006 CL IV LIN LIN LIN			\$15,200.00			380	\$15,200.00															
2503.503	21" RC PIPE SEWER DES 3006 CL IV			\$210.00			5	\$210.00															
2503.503 2503.503	24" RC PIPE SEWER DES 3006 CL III LIN 24" RC PIPE SEWER DES 3006 CL IV LIN			\$1,794.00 \$700.00			39 14	\$1,794.00 \$700.00															
2505.505	LIN	φ30.	14	ψ100.00				Ç7 00.00															
2503.602	CONNECT TO INPLACE CULVERT EAR			\$850.00				00 550							1 \$850.00								
2503.602 2503.603	CONNECT TO EXISTING STORM SEWER EAI CLEAN PIPE SEWER LIN			\$2,550.00 \$1,060.00			3	\$2,550.00							53 \$1,060.00								
2503.604	4" INSULATION SQ			\$4,598.00			114	\$4,332.00							7 \$266.00								
05	AD HIGT HYDDRAYT	NI		040								0.500.											
2504.602 2504.602	ADJUST HYDRANT EAI ADJUST GATE VALVE EAI	. ,		\$10,000.00 \$3,770.00	14	\$1,820.00					1 \$	\$2,500.00	11	\$1,430.00		4	\$520.00	2 \$5,000.00			1 \$2,500.00		
2504.602	ADJUST WATER MAIN OFFSET EAR			\$0,113.00		Ţ.,OZ.0.00								Ţ., 100.00°			,020.00						
0500 500	OVERTING VOCEMBLY	NI	20 50	044 000 00				044 000 00															
2506.502 2506.502	CASTING ASSEMBLY EAI ADJUST FRAME & RING CASTING EAI			\$41,300.00 \$2,940.00			59 3	\$41,300.00 \$1,260.00			1	\$420.00	2	\$840.00				1 \$420.00					
		4420		1=,010.00			Ľ						_	45.0.00				. 4.20.00					
2506.503	CONST DRAINAGE STRUCTURE DESIGN H LIN			\$14,280.00			56	\$14,280.00															
2506.503	CONST DRAINAGE STRUCTURE DES 48-4020 LIN	FT \$315	00 215	\$67,725.00			215	\$67,725.00															

CSAH 17 / CSAH 10

S.A.P. 082-617-011, S.A.P. 082-610-016

								017 011, 0.7.																			
									RECONST	RUCTION								RECONI	DITIONING								
ITEM NO.	ITEM DESCRIPTION	UNIT	UNIT COST		TOTAL ESTIMATED		S.A.P. 08	2-617-011			CITY P	W-010				S.A.P. 082-	617-011					S.A.P. 082	2-610-016		CR	17B	
	,	·····	S.II. 3551	QUANTITY	COST	ROAI	DWAY	DRAIN	AGE	ROADWA	AY	CITY UT	TILITIES	ROAD	DWAY	DRAINA	AGE	CSAH17	TURN LANE	CITY UTI	ILITIES	CSAH10 TI	URN LANE	CITY UT	ILITIES		RN LANE TO ST N
						EST. QUANT.	EST. COST	EST. QUANT.	EST. COST	EST. QUANT.	ST. COST	EST. QUANT.	EST. COST	EST. QUANT.	EST. COST	EST. QUANT.	EST. COST	EST. QUANT.	. EST. COST	EST. QUANT.	EST. COST	EST. QUANT.	EST. COST	EST. QUANT.	EST. COST	EST. QUANT.	EST. COST
2506.503	CONST DRAINAGE STRUCTURE DES 60-4020	LIN FT	\$450.00	32	\$14,400.00			32	\$14,400.00																		
2506.503	CONST DRAINAGE STRUCTURE DES 72-4020	LIN FT	\$565.00	6	\$3,390.00			6	\$3,390.00																		
0500.000	CONCERNIOT CONTROL OTRIJOTURE	54011	A E 000 00	_	A05.000.00				A05 000 00																		
2506.602	CONSTRUCT CONTROL STRUCTURE	EACH	\$5,000.00	7	\$35,000.00			7	\$35,000.00																		
2511.504	GEOTEXTILE FILTER TYPE 4	SQ YD	\$3.50	186	\$649.95			135	\$472.50							51	\$177.45										
2511.507	RANDOM RIPRAP CLASS III	CU YD	\$75.00	48	\$3,607.50			35	\$2,625.00							13	\$982.50										
2512.507	RANDOM RIPRAP CLASS IV	CU YD	\$80.00	38	\$3,040.00	30	\$2,400.00							8	\$640.00												
2531.503	CONCRETE CURB & GUTTER DESIGN B424	LIN FT	\$16.00	9608	\$153,728.00 \$4.860.00		\$115,296.00			2402 \$	38,432.00																
2531.503 2531.504	CONCRETE CURB & GUTTER - MANUAL PLACEMENT 6" CONCRETE DRIVEWAY PAVEMENT	LIN FT SQ YD	\$45.00 \$55.00	108 284	\$4,860.00 \$15,620.00	284	\$4,860.00 \$15,620.00																				
2001.004	O CONORETE DIVIVEWAT PAVEIWENT	3Q 1D	φυσ.00	204	φ10,020.00	204	φ13,020.00																				
2540.602	MAIL BOX SUPPORT	EACH	\$175.00	25	\$4,375.00	25	\$4,375.00																				
2554.502	GUIDE POST TYPE B	EACH	\$55.00	11	\$605.00			8	\$440.00							3	\$165.00										
2554.502	ANCHORAGE ASSEMBLY - PLATE BEAM	EACH	\$700.00	2	\$1,400.00									2	\$1,400.00												
2554.502	END TREATMENT- TANGENT TERMINAL	EACH	\$2,400.00	2	\$4,800.00									2	\$4,800.00												
2554.503	TRAFFIC BARRIER DESIGN TYPE 31	LIN FT	\$55.00	520	\$28,600.00									520	\$28,600.00												
2563.601	TRAFFIC CONTROL SUPERVISOR	LUMP SUM	\$25,000.00	1	\$25,000.00	0.41	\$10,250.00	0.14	\$3,500.00	0.02	\$500.00			0.25	\$6,250.00			0.08	\$2,000.00			0.10	\$2,500.00				
2563.601	TRAFFIC CONTROL	LUMP SUM	\$35,000.00	1	\$35,000.00	0.41	\$14,350.00	0.14	\$4,900.00		\$700.00			0.25	\$8,750.00			0.08	\$2,800.00			0.10	\$3,500.00				
2563.602	TYPE III BARRICADES	EACH	\$300.00	1	\$300.00		\$11,000.00		4 1,000.00					1	\$300.00				42,000.00				40,000.00				
2563.610	FLAGGER	HOUR	\$90.00	20	\$1,800.00	10	\$900.00							10	\$900.00												
2563.618	CONSTRUCTION SIGN - SPECIAL	SQ FT	\$65.00	13	\$845.00	13	\$845.00																				
2564.502	INSTALL SIGN PANEL TYPE C	EACH	\$120.00	2	\$240.00	004	£40 FC0 00							2	\$240.00			00	64 200 00			74	f0.000.00				
2564.518 2564.518	SIGN PANELS TYPE C SIGN PANELS TYPE D	SQ FT SQ FT	\$40.00 \$40.00	631 91	\$25,240.00 \$3,640.00	264	\$10,560.00							260 48	\$10,400.00 \$1,920.00	+		33	\$1,320.00			74 43.00	\$2,960.00 \$1,720.00				
2564.518	SIGN PANELS TYPE D SIGN PANELS TYPE SPECIAL	SQ FT	\$65.00	48	\$3,120.00					48 \$	\$3,120.00			40	\$1,920.00							43.00	\$1,720.00				
			700.00		44,12444						+0,:=0:00																
2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	\$3,000.00	1	\$3,000.00	1	\$3,000.00																				
2573.502	STORM DRAIN INLET PROTECTION	EACH	\$185.00	58	\$10,730.00	58	\$10,730.00																				
2573.502	CULVERT END CONTROLS	EACH	\$250.00	6	\$1,500.00	2	\$500.00							4	\$1,000.00												
2573.503	SILT FENCE, TYPE MS	LIN FT	\$2.25	12523	\$28,176.75	4381	\$9,857.25							4609	\$10,370.25							3533	\$7,949.25				
2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	LIN FT	\$3.00	9382	\$28,146.00	4892	\$14,676.00							2431	\$7,293.00	-		2059	\$6,177.00								
2574.508	FERTILIZER TYPE 3	POUND	\$1.00	178	\$178.00	155	\$155.00							12	\$12.00			11	\$11.00								
2574.508	FERTILIZER TYPE 4	POUND	\$1.00	361	\$361.00	55	\$55.00							225	\$225.00			81	\$81.00								
			·																								
2575.504	EROSION CONTROL BLANKETS CATEGORY 0	SQ YD	\$2.50	10242	\$25,605.00		\$6,932.50							3496	\$8,740.00			3973	\$9,932.50								
2575.504	EROSION CONTROL BLANKETS CATEGORY 3N	SQ YD	\$2.00	13103	\$26,206.00	1613	\$3,226.00							5584	\$11,168.00			34	\$68.00			5872	\$11,744.00				
2576.504	EROSION CONTROL BLANKETS CATEGORY 4N	SQ YD	\$2.50	861	\$2,152.50		¢260.00							183	\$457.50				\$164.44			678	\$1,695.00				
2575.505 2575.508	SEEDING SEED MIXTURE 25-121	ACRE POUND	\$220.00 \$4.00	5 53	\$1,157.23 \$212.00	1 47	\$269.86 \$188.00							3	\$428.23 \$12.00			3	\$161.41 \$12.00			1	\$297.73				
2575.508	SEED MIXTURE 33-261	POUND	\$26.00	154	\$4,004.00	17	\$188.00							66	\$1,716.00			24	\$624.00			47	\$1,222.00				
				-	. ,									-	. ,								. ,				
2582.503	4" SOLID LINE MULTI-COMPONENT LIQUID GROUND IN (WR)	LIN FT	\$0.35	25255	\$8,839.25	10900	\$3,815.00							11205	\$3,921.75			1000	\$350.00			2150	\$752.50				
2582.503	6" SOLID LINE MULTI-COMPONENT LIQUID GROUND IN (WR)	LIN FT	\$0.60	2505	\$1,503.00									1230	\$738.00							1275	\$765.00				
2582.503	24" SOLID MULTI-COMPONENT GROUND IN (WR)	LIN FT	\$12.00	1060	\$12,720.00	640	\$7,680.00							420	\$5,040.00												
2582.503	4" BROKEN LINE MULTI-COMPONENT LIQUID GROUND IN (WR) 4" DOUBLE SOUD LINE MULTI-COMPONENT GROUND IN (WR)	LIN FT	\$0.60 \$1.25	40 8775	\$24.00 \$10.968.75	1625	\$2,031,25							40 4100	\$24.00 \$5.125.00							3050	\$3,812,50				
2002.000	PAVEMENT MESSAGE - PREFORM THERMOPLASTIC GROUND IN	SQ FT	\$30.00	180	\$5,400.00	1625	\$2,031.25							4100	\$1,800.00			60	\$1,800.00			3030	\$1,800.00				
2002.010	TATEMENT INCOORDE THE CAME THE AMOUNT ENGINEERING	54.1	φου.σσ	100	ψο, 100.00										ψ1,000.00				ψ1,000.00			00	ψ1,000.00				
	TURN LANE	LUMP SUM	\$41,013.07	1	\$41,013.07																					1	\$41,013.07
	TOTAL ESTIMATED CONSTRUCTION COST			\$2.56	9,657.25	\$875	084.11	\$392,1	77.50	\$46,202.	.00	\$2.03	20.00	\$693,2	48.73	\$9,209	9.95	\$107	,210.91	\$5,42	0.00	\$304,6	570.98	\$2,50	00.00	\$41,0	13.07
	TOTAL ESTIMATED CONSTRUCTION COST			φ∠,30		φ013,	VV7.11	φ 3 32, I		φ40,202.		\$2,92	20.00	φυσ 3 ,2	3.73	φ 3 ,209		φ19 <i>1</i>	,210.31	φ3,42	0.00	φ304,0	7. 3.30	\$ 2 ,30	70.00	φ41,0	10.01
	DESIGN ENGINEERING			1.00	\$357,500.00	0.34055	\$121,744.86	0.15262	\$54,561.15	0.01798 \$	\$6,427.79	0.00114	\$406.24	0.26978	\$96,447.27	0.00358	\$1,281.32	0.07675	\$27,436.69	0.00211	\$754.05	0.11856	\$42,386.93	0.00097	\$347.81	0.01596	\$5,705.89
	CONSTRUCTION ENGINEERING			1.00	\$205,572.58	0.34055	\$70,006.73	0.15262	\$31,374.20	0.01798 \$	\$3,696.16	0.00114	\$233.60	0.26978	\$55,459.90	0.00358	\$736.80	0.07675	\$15,776.87	0.00211	\$433.60	0.11856	\$24,373.68	0.00097	\$200.00	0.01596	\$3,281.05
	RIGHT OF WAY - 55% CITY, 45% COUNTY			1.00	\$10,000.00	0.45	\$4,500.00			0.55 \$	\$5,500.00																
	ESTIMATED COST				2,729.83	\$1,071	,335.71	\$478,1	12.85	\$61,825.		\$3,55	59.84	\$845,1	55.89	\$11,22	8.07	\$240	,424.48	\$6,60	7.65	\$371,4	131.58	\$3,04	17.81	\$50,0	00.00
	VBWD GRANT			1.00	-\$6,182.59						\$6,182.59																
	TOTAL ESTIMATED COST			\$3,13	6,547.24	\$1,071	,335.71	\$478,1	12.85	\$55,643.	.36	\$3,55	59.84	\$845,1	55.89	\$11,22	8.07	\$240	,424.48	\$6,60	7.65	\$371,4	131.58	\$3,04	17.81	\$50,0	00.00

COOPERATIVE AGREEMENT BETWEEN THE CITY OF LAKE ELMO AND WASHINGTON COUNTY FOR MAINTENANCE OF

COUNTY STATE AID HIGHWAY (CSAH) 17 FROM I-94 TO 300' SOUTH OF 30TH STREET AND COUNTY STATE AID HIGHWAY (CSAH) 10 FROM to 2200' EAST OF CSAH 15 TO 700' EAST OF CSAH 15

WASHINGTON COUNTY											
CONTRACT NO.	11803										
DEPT.	PUBLIC WORKS										
DIVISION	TRANSPORTATION										
TERM	SIGNATURE - PERPETUAL										

THIS AGREEMENT, by and between the City Lake Elmo, a municipal corporation, herein after referred to as the "City", and Washington County, a political subdivision of the State of Minnesota, hereinafter referred to as the "County", shall consist of this agreement and Exhibit A.

WITNESSETH:

WHEREAS, the County intends to construct and maintain County State Aid Highway (CSAH) 17 from I-94 to 300' south of 30th Street; and

WHEREAS, the County intends to construct and maintain County State Aid Highway (CSAH) 10 from 2200' east of County State Aid Highway (CSAH) 15 to 700' east of County State Aid Highway (CSAH) 15; and

WHEREAS, a cooperative effort between the City and County is the appropriate method to facilitate the maintenance of these transportation improvements; and

WHEREAS, this Agreement is made pursuant to statutory authority contained Minnesota Statute 471.59.

NOW THEREFORE, IT IS HEREBY MUTUALLY AGREED AS FOLLOWS:

A. PURPOSE

The purpose of this agreement is set forth in the above whereas clauses which are all incorporated by reference as if fully set forth herein.

B. MAINTENANCE/OWNERSHIP

- 1. Upon completion of the project, the City shall own and maintain the following under this project:
 - a. Municipal Utilities, including sanitary sewer, forcemain, and water main.
 - b. Signing. All permanent roadway signing on City roads will be controlled by the City.
- 2. Upon completion of this project the County shall own and maintain the following under this project:
 - a. Storm sewer. The County shall own and maintain the storm sewer trunk line and catch basin and leads on its County right-of-way existing or constructed under this project.
 - b. Storm sewer sump manholes and energy dissipaters: The County shall own and maintain all storm sewer sump manholes, and energy dissipaters located within County right-of-way.
 - c. Signing. All permanent roadway signing on County roads will be controlled by the County.
 - d. With respect to the constructed corridor boulevard, the County will mow the corridor boulevards a minimum of twice per year.
 - e. Pavement. The County shall own and maintain all pavement systems constructed under this project.
 - f. Guardrail. The County shall own and maintain all guardrail constructed under this project.
 - g. Ditch Check. The County shall own and maintain all ditch checks constructed under this project.
- 3. All maintenance required to be performed by this agreement by the Parties shall be performed

in a manner which shall be at the sole discretion of the party so obligated.

- 4. In order to protect plantings, the County shall not alter inter-maintenance strategies/techniques.
- 5. The City and County will follow work zone traffic control procedures required in the Minnesota Manual of Uniform Traffic Control Devices for all maintenance activities.
- 6. The County and City will notify each other at least 24 hours in advance of any maintenance activities requiring a lane closure for work within the other party's right-of-way.
- 7. The County will control all parking and other regulations on County roads, subject to any previous Agreements between the City and the County.

C. CIVIL RIGHTS AND NON-DISCRIMINATION

The provisions of Minn. Stat. 181.59 and of any applicable ordinance relating to civil rights and discrimination shall be considered part of this Agreement as if fully set further herein, and shall be part of any Agreement entered into by the parties with any contractor subcontractor, or material suppliers.

D. WORKERS COMPENSATION

It is hereby understood and agreed that any and all employees of the County and all other persons employed by the County in the performance of construction and/or construction engineering work or services required or provided for under this agreement shall not be considered employees of the City and that any and all claims that may or might arise under the Worker's Compensation Act of the State of Minnesota on behalf of said employees while so engaged and any and all claims made by any third parties as a consequence of any act or omission on the part of said County employees while so engaged on any of the construction and/or construction engineering work or services to be rendered herein shall in no way be the obligation or responsibility of the City.

E. INDEMNIFICATION

- The City agrees that it will defend, indemnify and hold harmless the County against any and all liability, loss, damages, costs and expenses which the County may hereafter sustain, incur or be required to pay by reason of any negligent act by the City, its agents, officers or employees during the performance of this agreement.
- 2. The County agrees that it will defend, indemnify and hold harmless the City against any and all liability, loss, damages, costs and expenses which the City may hereafter sustain, incur or be required to pay by reason of any negligent act by the County, its agents, officers or employees during the performance of this agreement.
- 3. To the fullest extent permitted by law, actions by the parties to this Agreement are intended to be and shall be construed as a "cooperative activity" and it is the intent of the parties that they shall be deemed a "single governmental unit" for the purposes of liability, as set forth in Minnesota Statutes, Section 471.59, subd. 1a.(b). The parties to this Agreement are not liable for the acts or omissions of another party to this Agreement except to the extent they have agreed in writing to be responsible for the acts or omissions of the other parties as provided for in Section 471.59, subd. 1a.
- 4. Each party's liability shall be governed by the provisions of Minnesota Statutes, Chapter 466 and other applicable law. The parties agree that liability under this Agreement is controlled by Minnesota Statute 471.59, subdivision 1a. and that the total liability for the parties shall not exceed the limits on governmental liability for a single unit of government as specified in 466.04, subdivision 1(a).

F. CONDITIONS

The City shall not assess or otherwise recover any portion of its cost for this project through special

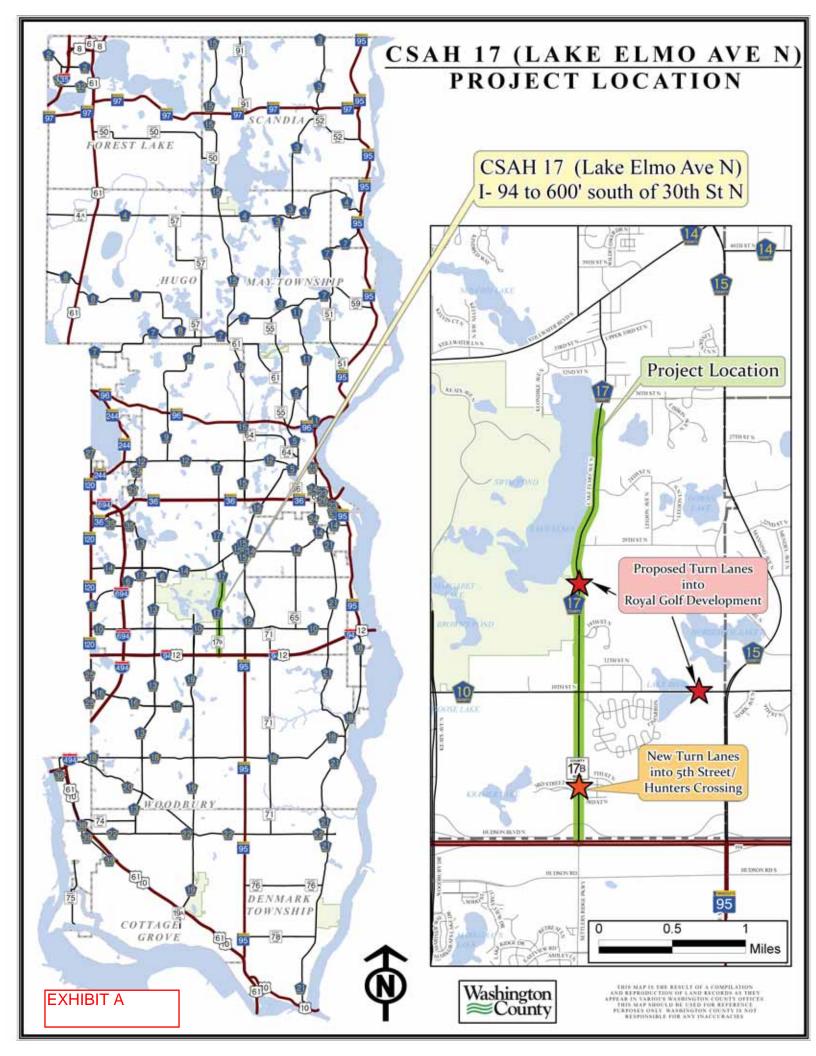
assessment of County property on County-owned property.

G. DATA PRACTICES

All data collected, created, received, maintained, disseminated, or used for any purposes in the course of this Agreement is governed by the Minnesota Government Data Practices Act, Minnesota Statutes 1984, Section 13.01, et seq. or any other applicable state statutes and state rules adopted to implement the Act, as well as state statutes and federal regulations on data privacy.

IN TESTIMONY WHEREOF the parties have duly executed this agreement by their duly authorized officers.

WASHINGTON COUNTY		CITY OF LAKE ELMO	
Chair Board of Commissioners	Date	Mayor	Date
Molly O'Rourke County Administrator	Date	City Administrator	Date
Approved as to form:		Approved as to form:	
Assistant County Attorney	 Date	City Attorney	Date





STAFF REPORT

DATE: June 19, 2018

CONSENT

ITEM #: 13

TO: City Council

FROM: Greg Malmquist, Fire Chief

AGENDA ITEM: Conditional Job Offer to Paid on Call Firefighter Applicant, Douglas Lovett

REVIEWED BY: Kristina Handt, City Administrator

BACKGROUND:

The Lake Elmo Fire Department is continually seeking applicants to fill the Paid on Call ranks. We currently have 17 out of an allowed 32 Paid on Call personnel. Paid on Call personnel continue to be a vital part of our overall response coverage in conjunction with the Part Time Firefighters. Paid on Call personnel fill in open shifts, respond on calls outside the 6AM – 6 PM timeframe and for any All Call pages.

ISSUE BEFORE COUNCIL:

Should the Council make a conditional job offer to Douglas Lovett, to allow him to continue in the hiring process?

PROPOSAL DETAILS/ANALYSIS:

Staff is recommending the Council make the offer to applicant to allow him to proceed in the process.

Applicant has met the requirements of the hiring process to date. These include attending at least 3 department training drills, complete a background check, successfully completed the Ability Test, and has been interviewed. Upon approval of this Conditional Job Offer, the applicant will move forward in the process. Pending successful completion of the Pre-Placement Physical and Pshychological Evaluation, the applicant will be placed on the department as a Probationary Firefighter. During the probationary period, the applicant will complete all required training, Firefighter I & II, HazMat Operations, First Responder and CPR/AED.

FISCAL IMPACT:

Psychological Exam = \$425.00 and Preplacement Physical Exam = \$363.00 for a total of \$788.00.

Future costs of training, uniforms and wages.

OPTIONS:

- 1) Make conditional job offer to continue with process.
- 2) Do not approve conditional job offer

RECOMMENDATION:

If removed from consent agenda:

Motion of a conditional job offer to Douglas Lovett to allow him to continue with and complete the additional requirements of the hiring process, Pre-Placement Physical and Pshychological Evaluation.

ATTACHMENTS:

None





STAFF REPORT

Date: 6/19/18 REGULAR

AGENDA ITEM: #14

TO: Council

FROM: Emily Becker, Planning Director

ITEM: Wyndham Village Preliminary Plat and Zoning Map Amendment

REVIEWED BY: Jack Griffin, City Engineer

BACKGROUND:

The City has received a request from JP Bush Homes for a Preliminary Plat for a ten unit single family detached home development to be called Wyndham Village as well as a Zoning Map Amendment to rezone the property from Rural Single Family Residential to Urban Low Density Residential.

REVIEW/ANALYSIS:

Applicant: JP Bush Homes, 1980 Quasar Ave S, Lakeland, MN 55043

Property Owners: James McLeod, 11580 30th St N, Lake Elmo, MN 55042

Location: Part of the southwest quarter of the southeast quarter of Section 13,

Township 29 North, Range 21West

PID: 13-029-21-43-0001

Request: Preliminary Plat and Zoning Map Amendment

Existing Land Use: Single Family Detached Residential Home

Existing Zoning: RS – Rural Single Family

Surrounding Area: North – Northport (Urban Low Density Residential); East – Northport

(Urban Low Density Residential); West – Rural Single Family Residential; South – the Homestead (Open Space Preservation

Development)

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

Proposed Zoning: V-LDR – Village Urban Low Density Residential (1.5 – 2.49 units

per acre)

History: The property has long been used as a single family detached dwelling

unit. A Comprehensive Plan Amendment to re-guide the property from Rural Single Family to Village Urban Low Density as well as Sketch Plan Review was approved by the City on February 7, 2018

and by Metropolitan Council on March 14, 2018.

Deadline for Action: Application Complete – 5/7/2018

 $60\ Day\ Timeline-7/6/2018$

Extension Sent - N/A

Applicable Regulations: Article XII – Urban Residential Districts (LDR)

Chapter 153: Subdivision Regulations

Usable Backyard Issue. The developer has revised the proposed sketch plan that was previously submitted to the city. The initial sketch plan did not provide backyards that the City had felt were usable, as a 66 foot wide Northern Natural Gas Easement ran along the majority of the backyards of the lots to the west of Liberty Court North. The proposed preliminary plat reduces the number of proposed lots from 13 to 10, as approved by Council, reducing the proposed density from 2.17 units per acre to 1.67 units per acre. Additionally, the developer had provided an exhibit which shows proposed building pad locations that show a 20 foot rear yard principal building setback from the Northern Natural Gas Easement. This exhibit shows that a pool and play set could reasonably fit within these backyards. The standard rear yard setback for properties located within the Village Low Density Residential Zoning District is 20 feet, and so Staff believes that so long as the lots in which the Northern Natural Gas Easement is located maintain a 20 foot principal building rear yard setback from the easement that these proposed lots will provide a sufficient rear yard. This has been added as a recommended condition of approval.

Density. The total site acreage is 5.97 acres, and the proposed number of homes is 10. Because none of the area within the proposed preliminary plat can be netted out (i.e. none of it is arterial right-of-way or parkland), the proposed density is 1.67 units per acre. This is within the required density of the Village Urban Low Density (1.5-2.49 units per acre).

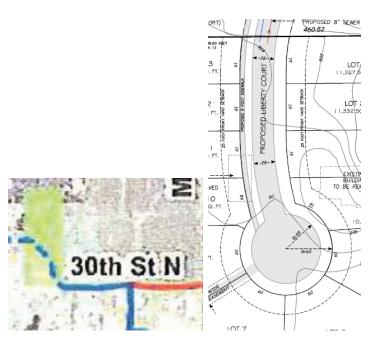
Greenbelt Buffer. The updated sketch plan increases the greenbelt buffer to the south of the development. Since the initially-proposed sketch plan, the applicant has increased the buffer to approximately 80 feet, which is approximately equal to the buffer provided by the development to the east, Northport. The lot on to which the single family home shall be relocated (Lot 7) does not match this buffer, as the Outlot A does not buffer it from 30th Street. The Village Low Density Residential zoning district designates that residential lots are not to encroach on the Village Open Space Overlay District unless berming or screening protected by a landscape easement is provided as an alternative approved by Council. It is a recommended condition of approval that the applicant provide a detailed site plan for this lot showing the proposed house location and screening/buffering to be approved by Council and protected by a landscape easement.

Landscape Plans. The City's landscape architect has reviewed the landscape plans, but due to insufficient information provided by the applicant has not yet completed review. Approval is contingent upon approved landscape and tree preservation plans being approved by the City's Landscape Architect.

Park Dedication. The proposed development is to the east of Reid Park. With recording of the Northport plat, the City received approximately an additional 12.5 acres of parkland for an extension of Reid Park. The Neighborhood Park Search Area map of the Comprehensive Plan's Parks and Recreation Plan does not identify this area for a neighborhood park. Therefore, Staff would not recommend that parkland be dedicated within this development and that the City accept fees in lieu of parkland dedication. Per the City's Subdivision Ordinance, 10% of the fair market value of the

land will need to be paid as the parkland dedication fee. The fair market value of the land is determined by current market data, if available, or by obtaining an appraisal from a licensed real estate appraiser, and the subdivider is required to pay for the appraisal. In this case, if the owner of the property will be selling the land to the Applicant to be developed, there will be current market data available. If the owner is not selling the land, an appraisal to determine the fair market value will likely be required in order to determine the amount of parkland dedication the City will receive. The Parks Commission reviewed the proposed sketch plan at its November 2017 meeting and recommended that there be a fee paid lieu of park land and that a trail connection connecting the culde-sac to 30th Street would not be desirable because pedestrian crossings are preferred at controlled intersections and that there is a hill at the location of the cul-de-sac, which would create a safety hazard.

Trails. No trails are being proposed within the development, only a sidewalk on the west side of Liberty Court North. There is already a trail along the south of 30th Street, and the developers of Northport will be constructing a segment of a trail from the southern edge of that development off Liberty Court North. This trail segment will not connect to the existing trails in Reid Park, however, as approved by Council. The City may extend this trail through to the existing trails in Reid Park in the future. The City's trail plan indicates a trail along 30th Street North, which already exists on the south side of the street.





Access. Access to the proposed lots will be provided from Lower 31st Street North to the north of the subject property (part of the Northport development). Access to this parcel was pre-planned with the adjacent subdivision in order to preserve the proper access management along 30th Street North. The existing driveway will be eliminated as suggested by Staff. Access to the new Lot 7 is proposed to be provided off the cul-de-sac of Liberty Court North.

Streets. The proposed streets appear to be meeting the City's minimum standards:

- Liberty Court is proposed to be 28-feet wide within a 60-foot right-of-way;
- A 60 foot cul-de-sac right-of-way width is provided with a 45 foot pavement radius;
- The cul-de-sac length is proposed to be 510 feet long;
- There is a proposed sidewalk to the west of this street. The residential maximum longitudinal grade is 6% with a sidewalk which appears to be feasible. Potential connections to this sidewalk should be considered moving forward.
- Surmountable concrete curb and gutter needs to be installed in single family areas with future driveways.

Street Naming. The proposed name of Liberty Court is consistent with the City's Street Naming Policy in that it starts with Li-, which is appropriate within the grid system. There are existing Listreets both west and far east of this development on the grid pattern, and so it does not necessarily make sense to use an existing street's name, as it is not specifically in line with an existing street on the grid. Additionally, Northport Final Plat has already been recorded providing a street stub in to this development with the name of Liberty Court N.

Utilities – Municipal Water Supply and Municipal Sanitary Sewer. Public water and sanitary sewer service will be extended to the site with the development of Northport. The preliminary plans will need to include detailed utility construction plans that meet City engineering standards.

Environmental Review. The proposed development is within the Village Alternative Urban Area Wide Review (AUAR), which was completed in order to address the expected cumulative environmental impacts associated with the anticipated growth and development within the Village.

City Engineer Review. The City Engineer's review comments are found as part of the attachments. Items of note are as follows. These are included as recommended conditions of approval.

- Preliminary plat and plans should be revised to dedicate additional right-of-way along 30th Street and/or to expand the storm water to the 100-year High Water Level (HWL) flood area.
- Written easement owner permission must be obtained, and copies provided to the City, for work to be completed within the Northern Natural Gas easement. The City must receive copies of the written permission prior to approval of the final plat.
- Written landowner permission must be submitted as part of the final plat development applications for any off-site grading work and storm water discharges to adjacent properties.
- There were a number of other amendments required to the plan for approval, which can be reviewed in the memo. It is a recommended condition of approval that all of these comments be addressed on the plans prior to submission of final plat for approval.

Fire Chief and Building Official Review. The Fire Chief and Building Official worked with Engineering to address any issues with this plat and provided no further comment.

Airport. The proposed development is not within the Lake Elmo Airport Existing Runway Protection Zones; however, the Metropolitan Airports Commission was given the opportunity to review the proposed development with the Preliminary Plat application and has provided a review memo, attached. From this review memo, it is a recommended condition of approval that the applicant be required to submit a disclosure statement (similar to that required of homes within Easton Village) that alerts prospective buyers about the proximity of the development to the airport and encourages appropriate noise attenuation construct practices for residential structures.

Lot Dimensions and Bulk Requirements. The proposed sketch plan appears to the meet the lot dimensions and bulk requirements for the Village Urban Low Density Residential zoning district, except for Lot 1. This is the only lot that does not meet the required lot width at the setback line. It is a recommended condition of approval that this lot width be increased to 70 feet.

Standard	Required	Proposed
Minimum Lot Area	9,000 square feet	9,185 square feet – 41,980 square feet (average of 16,423 square feet)
Minimum Lot Width	70 feet	65-229.30 feet
Maximum Impervious Surface	35%	Unknown
Minimum Front Yard Setback	25 feet	Grading plan indicates this can be met
Minimum Interior Sideyard Setback (principal buildings)	10 feet	Grading plan indicates this can be met

Minimum Interior Sideyard Setback (accessory structures)	5 feet	N/A
Minimum Corner Sideyard Setback	15 feet	N/A
Minimum Rear Yard Setback	20 feet	All required rear yard setbacks appear to be met, including from the Northern Natural Gas Easement

Outlot A. Outlot A will be City-owned for ponding purposes. This development will also utilize Outlot H of Northport, which contains an infiltration basin.

Lot Easements. Lot easements (front, rear and side yard) need to be shown on the plan meeting City requirements.

Zoning Map Amendment. Zoning Map Amendments are typically processed during preliminary plat. As such, the applicant has requested a Zoning Map Amendment to rezone the property from Rural Single Family to Urban Low Density Residential. The properties to the north and east of the subject parcel are guided for Village Urban Low Density (V-LDR) and have been re-zoned to Urban Low Density Residential. This was because when these properties received Preliminary Plat approval, there did not exist a Village Urban Low Density zoning district. The V-LDR ordinance was created on 5/26/17. While it would be preferable that the property be rezoned the Urban Low Density in order to align with the zoning of surrounding parcels, the Zoning Code states that densities within the Urban Low Density Zoning District shall range from two 2 to 4 units per acre. Because the proposed density of the development is not within the 2-4 units per acre range, it is not appropriate to re-zone Urban Low Density Residential as the adjacent parcels are zoned. As such, Staff would recommend that the property be re-zoned V-LDR. This is consistent with the Comprehensive Plan in that the parcel is now guided for Village Urban Low Density Residential, as approved by the City Council on February 7, 2018 and the Metropolitan Council on March 14, 2018.

Planning Commission Review. The Planning Commission held a public hearing and considered the proposed Preliminary Plat and Zoning Map Amendment at its June 4, 2018 meeting. At the public hearing, there was concern brought up about the density and the greenbelt buffer encroaching on Lot 7. It was clarified that the zoning is Village Low Density Residential, which is not the same as Low Density Residential, and that the Village Low Density Residential zoning district requires that buffering/screening be provided on residential lots that encroach the Village Open Space Overlay District. As such, there was an added aforementioned condition of approval that the applicant provide a detailed site plan that showed the proposed house location along with screening and buffering to be approved by Council and protected by a landscape easement. There was also an adjacent property owner who questioned if he would be able to develop similarly to this parcel, as his property also has the Northern Easement running through it. It was clarified that the Draft 2040 Comprehensive Plan also guides his parcel as Village Low Density Residential, and so as long as he came up with a plan that worked and went through the required application processes and the development adhered to all City Code requirements and standards, then the property could develop.

Recommended Findings. Staff recommends the following findings in regards to the proposed Preliminary Plat:

- 1) That the Wyndham Village preliminary plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 2) That the Wyndham Village preliminary plat complies with the City's Village Urban Low Density Residential zoning districts with required condition of approval.
- 3) That the Wyndham Village preliminary plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, and is consistent with the City's engineering design standards with corrections as noted by the City Engineer Review Memo dated May 30, 2018.
- 4) That the Wyndham Village preliminary plat complies with the City's subdivision ordinance.

Recommended Conditions of Approval. Staff recommends the following conditions of approval:

- 1. That the City approve a Zoning Map Amendment to rezone the property from Rural Single Family to Village Low Density Residential
- 2. Homes within lots in which the Northern Natural Gas Company Easement (Document 384029) ("Northern Easement") is located shall maintain a 20 foot principal building rear yard setback from the Northern Easement.
- 3. All required modifications to the plans as requested by the City Engineer in a review letter dated May 30, 2018 shall be incorporated into the plans, and plans shall be approved prior to consideration of a final plat.
- 4. Preliminary plat and plans should be revised to dedicate additional right-of-way along 30th Street and/or to expand the storm water to the 100-year High Water Level (HWL) flood area.
- 5. Written easement owner permission must be obtained, and copies provided to the City, for work to be completed within the Northern Easement. The City must receive copies of the written permission prior to approval of the final plat.
- 6. Written landowner permission must be submitted as part of the final plat development applications for any off-site grading work and storm water discharges to adjacent properties.
- 7. The developer shall pay a cash contribution in lieu of land for park dedication equal to 10% of the fair market value of the entire parcel.
- 8. The developer shall obtain all required permits from Northern Natural Gas to perform construction work over the gas line that runs from north to south across this site.
- 9. The preliminary landscape plan shall be approved by the City prior to recording of the final plat.
- 10. The lot width of Lot 1 shall be increased to 70 feet, and all other lot dimension and bulk requirements of the Village Urban Low Density zoning district must be met.
- 11. The applicant shall provide a disclosure statement to all first homeowners in the development advising of the airport and associated over-flights as well as its proximity to the railroad and associated noise and vibration.

- 12. All builders shall be encouraged to incorporate interior noise reduction measures into single family residential structures within the subdivision based on the Metropolitan Council's Builder Guide.
- 13. All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.
- 14. Prior to recording the Final 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.
- 15. The Applicant shall provide a detailed site plan for Lot 7 showing the proposed house location and screening/buffering to be approved by Council and protected by a landscape easement.

FISCAL IMPACT:

There would be no fiscal impact to the City at this time, as the developer would be required to pay for any amendments needed to accommodate the increase in REC units. When the property develops, it will have urban services and will pay sewer and water connection charges, building permit fees and the like.

OPTIONS:

- Approve the proposed preliminary plat and zoning map amendment with recommended findings and conditions of approval.
- Amend Staff and Planning Commission-recommended findings and conditions of approval and approve the proposed preliminary plat and zoning map amendment.
- Do not approve the proposed preliminary plat and zoning map amendment, directing Staff to draft findings for denial and bring back to a future meeting.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Wyndham Village Preliminary Plat and Zoning Map Amendment.

"Move to adopt Ord. 08-212 approving the proposed Zoning Map Amendment to rezone 11580 30th Street North from Rural Single Family to Village Urban Low Density Residential"

"Move to adopt Resolution 2018-066 approving the Wyndham Village Preliminary Plat subject to recommended findings and conditions of approval."

ATTACHMENTS:

- 1. Application and Narrative
- 2. Preliminary Plat
- 3. Preliminary Landscape Plans
- 4. Engineer Review Memo
- 5. Metropolitan Airports Commission Review Memo
- **6.** Resolution 2018-066 approving Preliminary Plat
- 7. Ord. 08-212 approving the Zoning Map Amendment



May 4 2018

City of Lake Elmo Zoning Map Amendment and Preliminary Plat Narrative.

Property: 11580 30th Street North Lake Elmo MN 55043 James McLeod Revocable Trust (5.9 Acres)

Usage: Currently a single family ZONED: RURAL RESIDENTIAL Request to Change to: LOW DENSITY RESIDENTIAL

Proposer: Mr. and Mrs. James McLeod Revocable Trust, Land Owner. <u>JP Bush Homes, Developer.</u>

The proposed subdivision is called "Wyndham Village". James McLeod and the Developer, JP Bush Homes desires to keep this proposed Development in harmony with the Comprehensive Plan. McLeod's and JP. Bush Homes request Zoning our subdivision to LOW DENSITY RESIDENTIAL. In addition: The developer has followed, organized and done the items listed here within to create a reasonable request for the change of Zoning Map and Preliminary Plat.

- 1. Completed applications and approvals for the Comprehensive Plan.
- 2. Completed the required documents for the Zoning map Amendment and Preliminary Plat (attached)

The attached documents are a complete set of the documents required Preliminary Plat and Land Use Zoning Map Amendment. They are listed.

- 1. Applications and required Fees for Zoning Map Amendment \$1,245.00 Escrow \$2,500.00 Preliminary Plat \$1,850.00 Escrow \$10,000.00.
- 2. Copies of detailed road designs, Storm Water Management, Grading and site engineering, (Plowe Engineering).
- 3. Copies of certified Survey (Landmark Survey).
- 4. Copies of Landscape designs (Calyx Design Group).
- 5. Mailing labels from Washington County of all Neighbors within 350 feet.

The Landscape plans description.

Sheet L1: Preliminary Tree Inventory Plan:

This sheet illustrates the locations of both the trees the current owner had planted, locations of some volunteer trees, and anticipated adjacent development new tree & buffering locations. Numbered tree tags were applied to both

Sheet L2: Preliminary Landscape Plan:

This sheet shows the locations of existing trees to remain, existing trees to be re-located via mechanical spade, and new nursery stock to be planted. A staggered row of evergreen trees is shown along the west and southern edges for screening.

Sheet L3: Field Tree Inventory Log:

This sheet reflects all tagged trees on the property, including if they were owner-planted or volunteer and which trees will be transplanted. Existing trees to remain and to be relocated are as shown on Plan Sheet L1.

Sheet L4: Landscape Details Sheet:

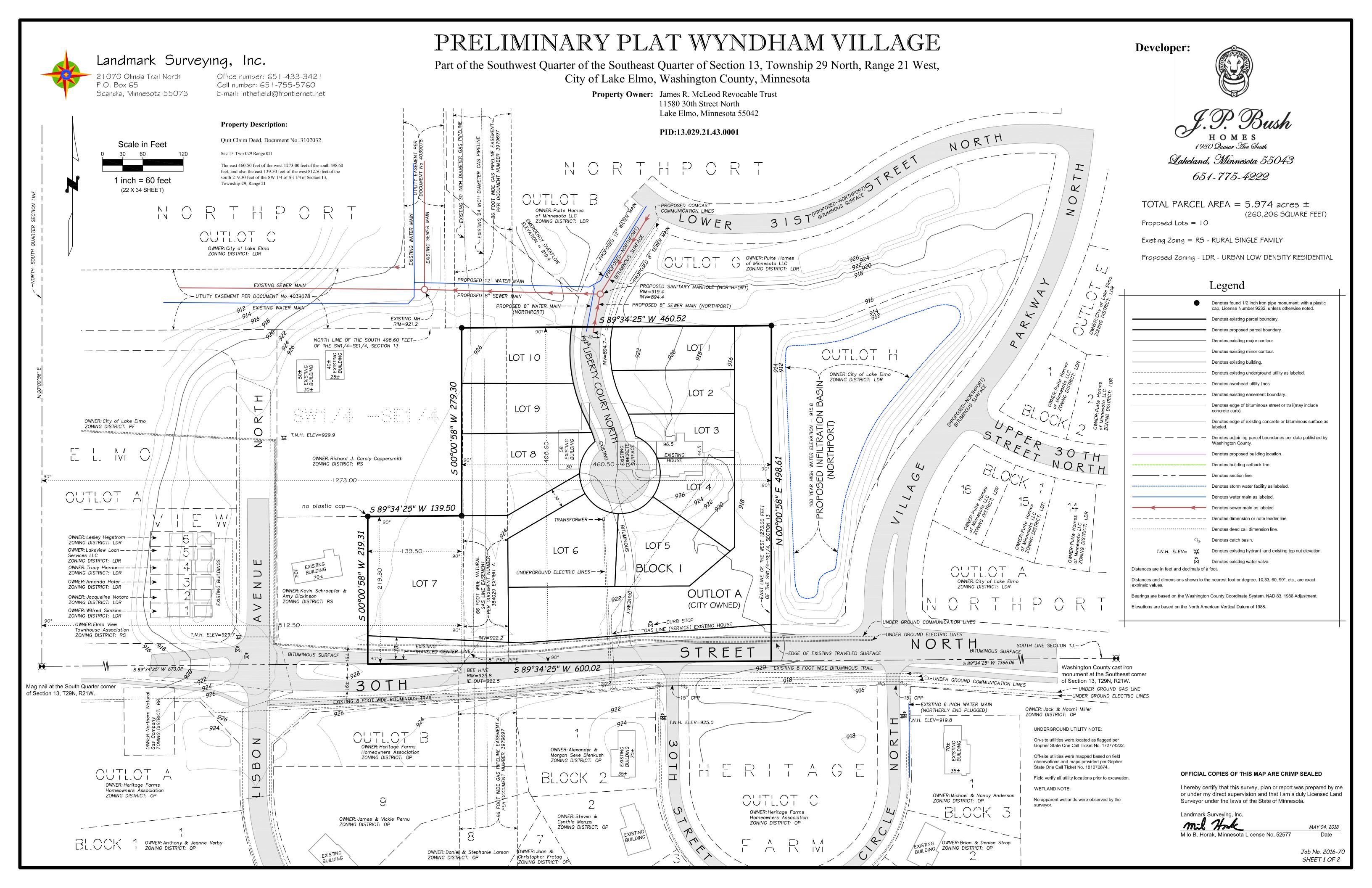
> This sheet illustrates the new trees to be planted on the proposed lots, the City of Lake Elmo Tree Protection detail and standard notes.

Sheet L5: Landscape Details Sheet:

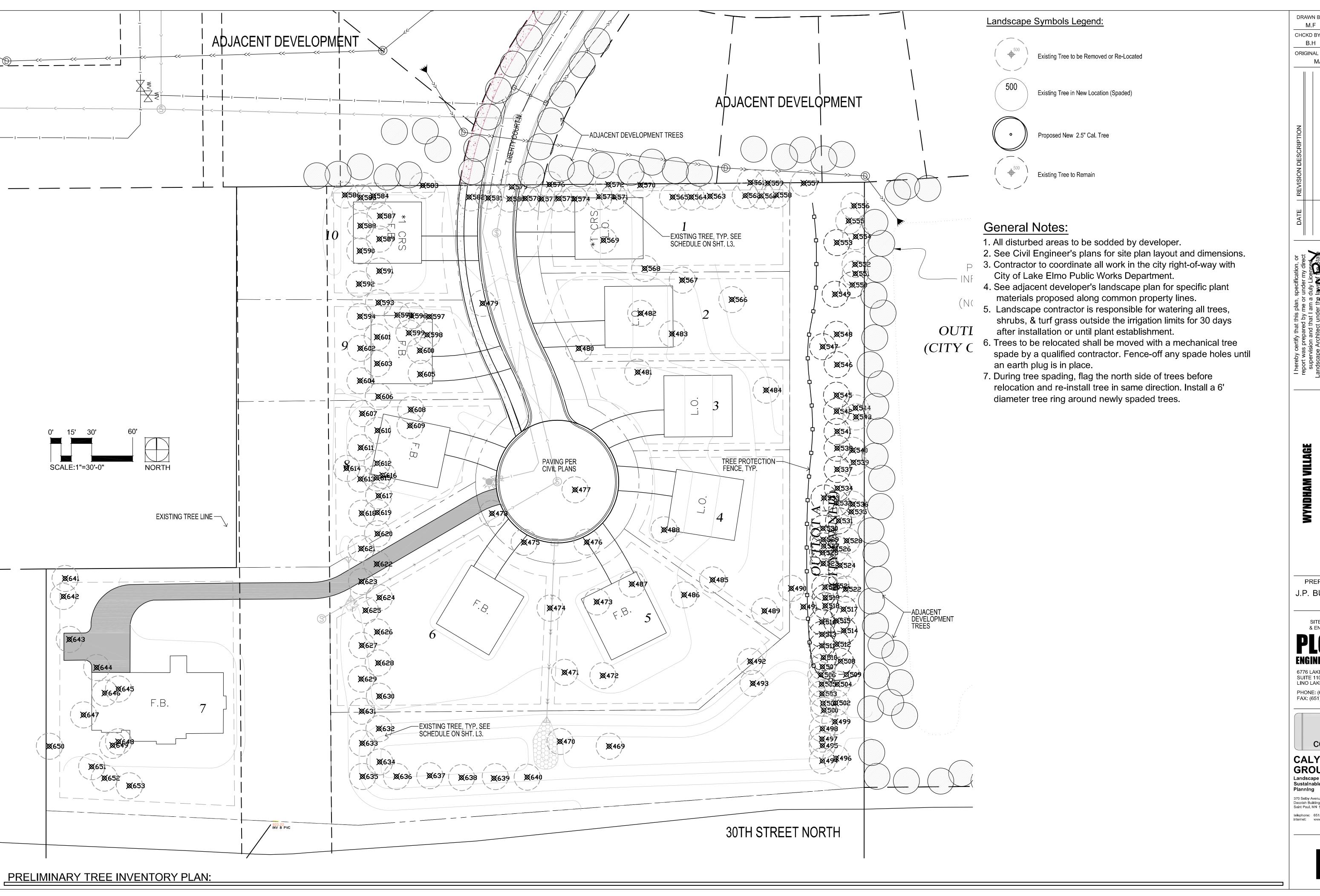
> This sheet illustrates City of Lake Elmo standard tree planting and irrigation controls details.

The above description along with all the required documents and planning that have been performed allow the Planning Commission and City Council proper information to make decisions on Rezoning Map Amendment and Preliminary Plat approval. Please accept our plan and submissions to the City of lake Elmo Planning Commission and City Council.

Joseph P Bush J.P. Bush Homes



PRELIMINARY PLAT WYNDHAM VILLAGE **Developer:** Landmark Surveying, Inc. Part of the Southwest Quarter of the Southeast Quarter of Section 13, Township 29 North, Range 21 West, City of Lake Elmo, Washington County, Minnesota 21070 Olinda Trail North Office number: 651-433-3421 Cell number: 651-755-5760 P.O. Box 65 Property Owner: James R. McLeod Revocable Trust Scandia, Minnesota 55073 E-mail: inthefield@frontiernet.net 11580 30th Street North Lake Elmo, Minnesota 55042 PID:13.029.21.43.0001 NORTHPORT NORTHPORT 5 89°34'25" W 460.52 Lakeland, Minnesota 55043 ___181______ 651-775-4222 **<**--28--> LOT I TOTAL PARCEL AREA = 5.974 acres ± 11,956 SQ. FT. LOT 10 (260,206 SQUARE FEET) 13,524 SQ. FT. Proposed Lots = 10LIBERTY Existing Zoing = RS - RURAL SINGLE FAMILY OWNER: Richard J. Caroly Coppersmith ZONING DISTRICT: RS Proposed Zoning - LDR - URBAN LOW DENSITY RESIDENTIAL Legend LOT 2 11,184 SQ. FT. Denotes found 1/2 inch iron pipe monument, with a plastic COURT BITUMINOUS SURF LOT 9 13,172 SQ. FT. $\bigcap_{}$ Denotes existing major contour. Denotes existing minor contour. Denotes existing building. LOT 3 Denotes existing underground utility as labeled. 9,185 SQ. FT. PROPOSED BUILDING SETBACKS: — — — — — — — — Denotes existing easement boundary. Denotes edge of bituminous street or trail(may include FRONT YARD - 25 FET SIDE YARD - 10 FEET (PRINCIPAL STRUCTURE) SIDE YARD - 5 FEET (ATTACHED GARAGE) Denotes edge of existing concrete or bituminous surface as REAR YARD - 20 FEET Denotes adjoining parcel boundaries per data published by LOT 8 DEDICATED RIGHT OF WAY 18,704 SQ. FT. Denotes proposed building location. 21,355 SQ. FT. Denotes building setback line. Denotes proposed drainage and utility boundary line. LOT 4 Scale in Feet 11,686 SQ. FT. Denotes water main as labeled. (22 X 34 SHEET) — — — — — — — — — Denotes dimension or note leader line. 5 89°34'25" W 139.50 Denotes deed call dimension line. O_{cs} Denotes catch basin. DRIVEWAY PROPOSED Distances are in feet and decimals of a foot. LOT 6 Distances and dimensions shown to the nearest foot or degree, 10,33, 60, 90°, etc., are exact 17,601 SQ. FT. LOT 5 15,244 SQ. FT. Bearings are based on the Washington County Coordinate System, NAD 83, 1986 Adjustment. Elevations are based on the North American Vertical Datum of 1988. BLOCK EXISTING BUILDING Drainage and utility easements are shown thus: RELOCATED EXISTING HOUSE 270 OUTLOT A - 1.167 ACRES OWNER: Kevin Schroepfer & Amy Dickinson ZONING DISTRICT: RS 50,818 SQ. FT. Being five feet in width and adjoining all lot lines and 10 feet in width and adjoining public ways, unless (CITY OWNED) 41,980 SQ. FT. otherwise indicated on this proposed plat. ... ✓— curb stop OFFICIAL COPIES OF THIS MAP ARE CRIMP SEALED S 85°43'10" W 372.00 N 87°18′54″ W ↑ 229.30 I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land DEDICATED RIGHT OF WAY Surveyor under the laws of the State of Minnesota. NORTH STREET 23,797 SQ. FT. 30TH Landmark Surveying, Inc. MAY, 04 2018 Milo B. Horak, Minnesota License No. 52577 5 89°34'25" W 600.02 Job No. 2016-70 SHEET 2 OF 2



B.H. CHCKD BY: PROJ. NO. 18-143 ORIGINAL DATE: MAY 7, 2018

of MINNESON PROPERTY TO BENJAMIN D. HARTRET

PREPARED FOR: J.P. BUSH HOMES

> SITE PLANNING & ENGINEERING

ENGINEERING, INC.

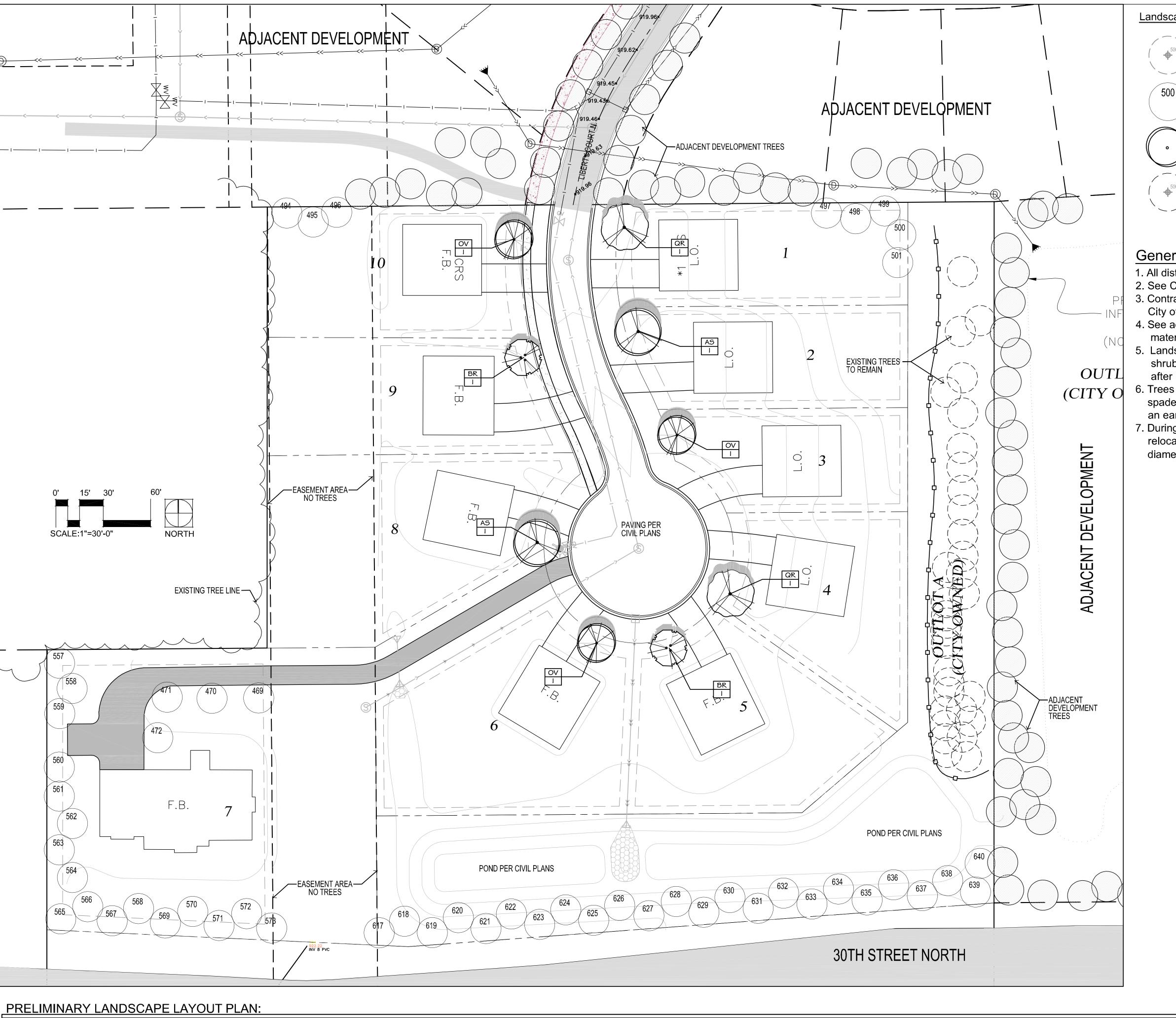
6776 LAKE DRIVE SUITE 110 LINO LAKES, MN 55014 PHONE: (651) 361-8210 FAX: (651) 361-8701



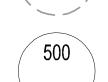
CALYX DESIGN GROUP Landscape Architecture Sustainable Design

370 Selby Avenue Dacotah Building, Suite 301 Saint Paul, MN 55102

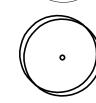
telephone: 651.788.9018



Landscape Symbols Legend:



Existing Tree in New Location (Spaded)



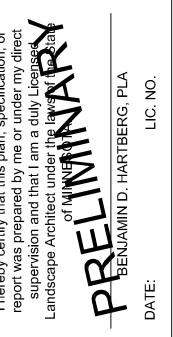
Proposed New 2.5" Cal. Tree



General Notes:

- 1. All disturbed areas to be sodded by developer.
- 2. See Civil Engineer's plans for site plan layout and dimensions. 3. Contractor to coordinate all work in the city right-of-way with
- City of Lake Elmo Public Works Department.
- 4. See adjacent developer's landscape plan for specific plant materials proposed along common property lines.
- 5. Landscape contractor is responsible for watering all trees, shrubs, & turf grass outside the irrigation limits for 30 days after installation or until plant establishment.
- 6. Trees to be relocated shall be moved with a mechanical tree spade by a qualified contractor. Fence-off any spade holes until an earth plug is in place.
- 7. During tree spading, flag the north side of trees before relocation and re-install tree in same direction. Install a 6' diameter tree ring around newly spaded trees.

B.H. CHCKD BY: PROJ. NO. 18-143 ORIGINAL DATE: MAY 7, 2018



PREPARED FOR: J.P. BUSH HOMES

6776 LAKE DRIVE SUITE 110 LINO LAKES, MN 55014 PHONE: (651) 361-8210 FAX: (651) 361-8701



CALYX DESIGN GROUP Landscape Architecture Sustalnable Design

370 Selby Avenue Dacotah Building, Suite 301 Saint Paul, MN 55102 telephone: 651.788.9018

		30 30th Street North, Lak				
DATE: TIME:	5/3/2018 11:15 AM		Developed 70 Degrees F.			
TAG NO.	TREE DIA. (IN)	SPECIES	CONDITION	NOTES	OWNER PLANTED?	TRANSPLANT?
469	10	Autumn Blaze Maple	Good		Y	Y
470 471	10 11	Autumn Blaze Maple Autumn Blaze Maple	Good Good		Y	Y Y
472	11	Autumn Blaze Maple	Good		Y	Y
473 474	10 10	Autumn Blaze Maple Autumn Blaze Maple	Good Good		Y	N N
475	10	Autumn Blaze Maple	Good		Y	N
476	10	Autumn Blaze Maple	Good		Y	N
477 478	10 12	Autumn Blaze Maple Autumn Blaze Maple	Good Good		Y	N N
479	12	Autumn Blaze Maple	Good		Y	N
480 481	12 12	Autumn Blaze Maple Autumn Blaze Maple	Good Good		Y	N N
482	10	Autumn Blaze Maple	Good		Y	N
483 484	10 9	Autumn Blaze Maple River Birch	Good Good		Y	N N
485	11	Autumn Blaze Maple	Good		Y	N
486 487	14 11	Autumn Blaze Maple Autumn Blaze Maple	Good Good		Y	N N
488	6	Bur Oak	Good		Y	N
489 490	7 6	Silver Maple Silver Maple	Good Good	Volunteer Tree Volunteer Tree	N N	N N
490 491	8	Silver Maple Silver Maple	Good	Volunteer Tree Volunteer Tree	N N	N N
492	6	Ash	Good	Volunteer Tree	N	N
493 494	8 12'	Silver Maple Spruce	Good Good	Volunteer Tree	N Y	N Y
495	10'	Spruce	Good		Y	Y
496 497	11' 10'	Spruce Spruce	Good Good		Y	Y
498	14'	Spruce	Good		Y	Y
499 500	10' 9'	Spruce Spruce	Fair Good		Y	Y
501	15'	Spruce	Good		Y	Y
502 503	13' 11'	Spruce	Good Good		Y	N N
503	8'	Spruce Spruce	Good		Y	N
505	12'	Spruce	Good		Y	N
506 507	9' 13'	Spruce Spruce	Good Good		Y	N N
508	8'	Spruce	Good		Y	N
509 510	8 15'	Cottonwood Spruce	Fair Good		N	N N
511	9'	Spruce	Good		Y	N
512 513	9' 20'	Spruce Spruce	Good Good	Multi-Leader	Y	N N
514	8	Boxelder	Good	iviuiti-Leadei	N N	N
515	9'	Spruce	Good		Y	N
516 517	20' 8'	Spruce Spruce	Good Good		Y	N N
518	8	Silver Maple	Good		N	N
519 520	8' 20'	Spruce Spruce	Good Good		Y	N N
521	10'	Spruce	Good		Y	N
522 523	6 10'	Boxelder Spruce	Fair Good		N	N N
524	20'	Spruce	Good		Y	N
525 526	15' 15'	Spruce Spruce	Good Good		Y	N N
527	13'	Spruce	Good		Y	N
528 529	8	Boxelder	Poor		N V	N N
529 530	12' 10'	Spruce Spruce	Good Good		Y	N N
531	10'	Spruce	Good		Y	N
532 533	9' 8'	Spruce Spruce	Good Good		Y	N N
534	15'	Spruce	Good		Y	N
535 536	8 8	Boxelder Boxelder	Good Fair		N N	N N
537	8'	Spruce	Good		Y	N
538 539	12' 9	Spruce Boxelder	Good Fair		Y	N N
540	8	Boxelder	Good		N	N
541 542	12' 6'	Spruce	Good Good		Y	N N
542	6	Spruce Boxelder	Poor		N N	N N
544	6	Boxelder	Poor		N Y	N
545 546	10' 9'	Spruce Spruce	Good Good		Y	N N
547	8'	Spruce	Good		Y	N
548 549	8' 20'	Spruce Spruce	Good Good		Y	N N
550	6	Boxelder	Good		N	N
551 552	6 6	Boxelder Boxelder	Good Good		N N	N N
553	6 7'	Boxelder Spruce	Good		Y	N N
554	12	Boxelder	Poor		N	N
555 556	6 6	Boxelder Boxelder	Fair Poor		N N	N N
557	12'	Spruce	Good		Y	Υ
558 550	15'	Spruce	Good		Y	Y
559 560	12' 12'	Spruce Spruce	Good Good		Y	<u> </u>

		30 30th Street North, Lal				
DATE: TIME:	5/3/2018 11:15 AM	Lot Condition: Sunny	Developed 70 Degrees F.			
AG NO.	TREE DIA. (IN)	SPECIES	CONDITION	NOTES	OWNER PLANTED?	TRANSPLANT?
561	10'	Spruce	Good	NOTES	Y	Y
562	11'	Spruce	Good		Y	Υ
563	9' 10'	Spruce	Good		Y	Y Y
564 565	8'	Spruce Spruce	Good Good		Y	Y Y
566	15'	Spruce	Good	Located In Back Yard With Orange Tape	Ÿ	Y
567	15'	Spruce	Good	Located In Back Yard With Orange Tape	Y	Υ
568	15'	Spruce	Good	Located In Back Yard With Orange Tape	Y	Y
569 570	15' 10'	Spruce Spruce	Good Good		Y	Y Y
571	12'	Spruce	Good	Has Orange Tape	Y	Y
572	10'	Spruce	Good		Y	Y
573 574	15' 11'	Spruce Spruce	Good Good	Has Orange Tape	Y	<u>Y</u> N
575	12'	Spruce	Good		Y	N N
576	13'	Spruce	Good		Y	N
577	13'	Spruce	Good		Y	N
578 579	12' 8'	Spruce Spruce	Good Good		Y	N N
580	15'	Spruce	Good	Has Orange Tape	Ÿ	N
581	13'	Spruce	Good	Has Orange Tape	Y	N
582	15'	Spruce	Good		Y	N
583 584	15' 12'	Spruce Spruce	Good Good		Y	N N
585	13'	Spruce	Good		Y	N
586	8'	Spruce	Good		Y	N
587 588	13' 13'	Spruce	Good Good	Has Orange Tape	Y	N N
588	13'	Spruce Spruce	Good	Has Orange Tape	Y	N N
590	11'	Spruce	Good		Y	N
591	11'	Spruce	Good		Y	N
592 593	9' 15'	Spruce Spruce	Good Good		Y	N N
594	11'	Spruce	Good		Y	N N
595	7'	Spruce	Good		Y	N
596	15'	Spruce	Good		Y	N
597 598	10' 10'	Spruce Spruce	Good Good		Y	N N
599	7'	Spruce	Good		Y	N
600	11'	Spruce	Good		Y	N
601	12'	Spruce	Good	Has Orange Tape	Y	N
602 603	11' 15'	Spruce Spruce	Good Good		Y	N N
604	13'	Spruce	Good		Ý Ý	N
605	10'	Spruce	Good		Y	N
606	12'	Spruce	Good		Y	N
607 608	12' 10'	Spruce Spruce	Good Good		Y	N N
609	9'	Spruce	Fair		Ÿ	N
610	15'	Spruce	Good		Y	N
611	15' 15'	Spruce	Good Good		Y	N N
612 613	13'	Spruce Spruce	Good		Y	N N
614	7	Cottonwood	Good		N	N
615	6	Cottonwood	Fair		N	N
616 617	9 15'	Cottonwood Spruce	Good Good		N Y	N Y
618	15'	Spruce	Good		Y	<u>'</u> Ү
619	10'	Spruce	Good		Y	Υ
620	15'	Spruce	Good		Y	Y
621 622	13' 13'	Spruce Spruce	Good Good		Y	Y
623	10'	Spruce	Good		Y	Y
624	12'	Spruce	Good		Y	Y
625 626	12' 12'	Spruce	Good Good		Y	Y Y
627	12'	Spruce Spruce	Good		Y	<u> </u>
628	10'	Spruce	Good		Y	Υ
629	12'	Spruce	Good		Y	Y
630 631	8' 10'	Spruce Spruce	Good Good		Y	Y Y
632	10'	Spruce	Good		Y	<u>т</u> Ү
633	12'	Spruce	Good		Y	Y
634	12'	Spruce	Good		Y	Y
635 636	10' 10'	Spruce Spruce	Good Good		Y	Y
637	10'	Spruce	Good		Y	Y
638	12'	Spruce	Good		Y	Y
639	13'	Spruce	Good		Y	Y
640 641	10' 8	Spruce Ash	Good Good		Y N	<u>Y</u> N
642	6	Boxelder	Poor		N	N
643	12	Silver Maple	Good		N	N
644	10	Boxelder Silver Menle	Fair		N	N
645 646	6 12	Silver Maple Boxelder	Good Poor		N N	N N
647	6	Boxelder	Poor	Clump	N N	N
648	6	Silver Maple	Good	p	N	N
649	6	Silver Maple	Fair		N	N
650 651	11 6	Ash Boxelder	Poor Fair		N N	N N
652	6	Boxelder	Fair Fair		N N	N N
653	6	Silver Maple	Good		N	N
	- - -	NO 07	055			
	185	NO. OF TREES TAG	GED		Y = Tress To Be Relocated	53

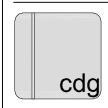
CHCKD BY: PROJ. NO. 18-143 B.H ORIGINAL DATE: MAY 7, 2018



PREPARED FOR: J.P. BUSH HOMES

SITE PLANNING & ENGINEERING

6776 LAKE DRIVE SUITE 110 LINO LAKES, MN 55014 PHONE: (651) 361-8210 FAX: (651) 361-8701



CALYX DESIGN GROUP Landscape Architecture Sustainable Design Planning

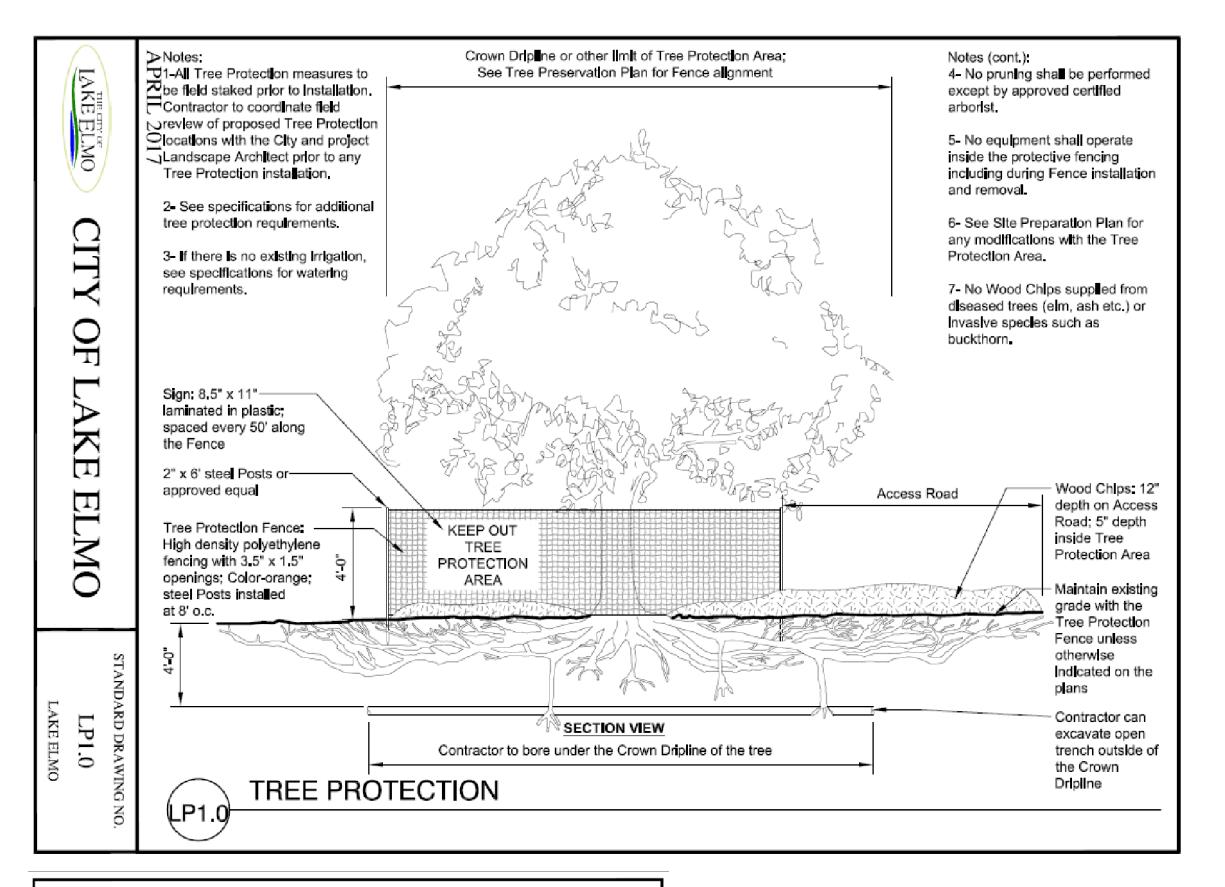
370 Selby Avenue Dacotah Building, Suite 301 Saint Paul, MN 55102 telephone: 651.788.9018 internet: www.calyxdesigngroup.com

PLANT SCHEDULE



Landscape Notes & Requirements:

- 1. Tree saucer for individual trees outside of a plant bed to be four inches (4") depth natural single-shred hardwood mulch for trees outside of a plant bed. Install per tree planting detail. Do not place mulch against tree trunk. Remove wire and burlap from top third of root ball before final soil back-fill and mulch.
- 2. Refer to civil plan sheets for grading, drainage, site dimensions, survey, tree removal, proposed utilities & erosion control.
- 3. All plant material shall comply with the latest edition of the American Standard for Nursery Stock, American Association of Nurserymen. Unless noted otherwise, deciduous shrubs shall have at least 5 canes at the specified shrub height. Plant material shall be delivered as specified.
- 4. Plan takes precedence over plant schedule if discrepancies in quantities exist.
- 5. All proposed plants shall be located and staked as shown.
- 6. Adjustment in location of proposed plant material may be needed in field. Should an adjustment be required, the client will provide field approval. Significant changes may require city review and approval.
- 7. The project landscape contractor shall be held responsible for watering and properly handling all plant materials brought on the site both before and after installation. Schedule plant deliveries to coincide with expected installation time within 36 hours.
- 8. All plant materials shall be fertilized upon installation as specified.
- 9. The landscape contractor shall provide the owner with a watering schedule appropriate to the project site conditions and to plant material growth requirements
- 10. If the landscape contractor is concerned or perceives any deficiencies in the plant selections, soil conditions, drainage or any other site condition that might negatively affect plant establishment, survival or guarantee, they must bring these deficiencies to the attention of the landscape architect & client prior to bid submission. Plant bed drainage concerns during plant installation shall be brought to the attention of the Owner and General Contractor immediately.
- 11. Contractor shall establish to his/ her satisfaction that soil and compaction conditions are adequate to allow for proper drainage at and around the building site.
- 12. Contractor is responsible for ongoing maintenance of all newly installed material until time of owner acceptance. Any acts of vandalism or damage which may occur prior to owner acceptance shall be the responsibility of the contractor. Contractor shall provide the owner with a maintenance program including, but not limited to, pruning, fertilization and disease/pest control.
- 13. The contractor shall guarantee newly planted material through one calendar year from the date of written owner acceptance. Plants that exhibit more than 10% die-back damage shall be replaced at no additional cost to the owner. The contractor shall also provide adequate tree wrap and deer/rodent protection measures for the plantings during the warranty period.
- 14. This layout plan constitutes our understanding of the landscape requirements listed in the ordinance. Changes and modifications may be requested by the city based on applicant information, public input, council
- 15. The landscape contractor shall be responsible for obtaining any permits and coordinating inspections as required throughout the work process.
- 16. Plant size & species substitutions must be approved in writing prior to acceptance in the field.
- 17. The landscape contractor shall furnish an Irrigation Layout Plan for head-to-head coverage of all tree, turf and shrub planting areas. Use commercial-grade irrigation equipment and provide product cut-sheets and (4) copies of the proposed layout plan to the landscape architect for review and approval prior to installation. Coordinate irrigation connection point, controller, back-flow and valving locations with the mechanical engineer, architect, & general contractor. Include 1 fall shut-down and spring start-up in irrigation bid. Sch 80 PVC sleeves necessary under paved areas to be coordinated between the landscape contractor, irrigation contractor, excavator, paving contractor, and General Contractor.
- 18. Landscape Contractor is responsible for coordination with the General Contractor, to protect the new improvements on and off-site during landscape work activities. Report any damage to the General Contractor immediately.
- 19. All planting, seeding, and sodded areas shall be prepared prior to installation activities with a harley power box rake or equal to provide a firm planting bed free of stones, sticks, construction debris, etc.
- 20. Turf Sodding and Seeding activity shall conform to all rules and regulations as established in the MnDOT Seeding Manual, 2014 edition, for turf bed preparation, installation, maintenance, acceptability, and warranty. Turf Seed installation to include TWO years of maintenance in the bid price. This includes mowing, weeding, & spot-spraying invasive weeds no less than 3 times per year. Maintenance also includes re-seeding bare patches larger than 6" in any direction, and fertilization no less than twice per calendar year. An acceptable stand of seeded turf is lush, full, and weed-free.
- 21. The Landscape Contractor shall furnish samples of all landscape materials for approval prior to installation
- 22. The Landscape Contractor shall clear and grub the underbrush from within the work limits to remove dead branches, leaves, trash, weeds and foreign materials.
- 23. The landscape contractor shall contact Gopher State One Call no less than 48 hours before digging for field utility locations.
- 24. The landscape contractor shall be responsible for the removal of erosion control measures once vegetation has been established to the satisfaction of the municipal staff. This includes silt curtain fencing and sediment logs placed in the landscape.
- 25. The landscape contractor shall be responsible for visiting the site to become familiar with the conditions prior to bidding and installation. Coordinate with the general contractors on matters such as fine grading, landscaped area conditions, staging areas, irrigation connection to building, etc.
- 26. See Site and Civil plans for additional information regarding the project, including infiltration area soils and sub-surface drainage requirements and performance.
- 27. Topsoil Requirements: All graded areas of the site that are designated on the plan set for turf sod shall have no less than 6" of imported top soil, areas designated for shrubs, trees, and perennials shall have no less than 12" of imported top soil, meeting MnDOT classifications for planting soil for trees, shrubs, and turf. Slope away from building.
- 28. Landscape contractor must prove the open sub-grade of all planting areas after their excavation is capable of infiltrating a minimum requirement of 1/4-inch of water per hour prior to installation of plant materials, topsoil, irrigation, weed mat, and mulch. Planting areas not capable of meeting this requirement shall have 4" diameter X 48" depth holes augured every 36" on-center and filled with MnDOT Free-Draining Coarse Filter Aggregate. Re-test sub-grade percolation for compliance to infiltration minimum requirement.
- 29. Landscape contractor to provide nursery pull list (bill of lading) including plant species and sizes shipped to the site. Additionally, the landscape contractor shall provide nursery stock traceability, proving none of the materials provided contain or are genetic strains of the neonicotinoid family including acetamiprid, clothianidin, imidacloprid, nitenpyram, nithiazine, thiacloprid and thiamethoxam.



STANDARD PLAN NOTES

LANDSCAPE PLANS

- L Contractor must contact Gopher State One Call 811 (www.gopherstateonecall.org) prior to tree staking and planting operations to verify underground utilities. Where private utalties 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, latest
- 3. No plant substitutions shall be made without the prior written authorization from the City
- 4. All tree locations to be field staked prior to installation. Contractor to coordinate field review of proposed tree locations with the City and Project Landscape Architect prior to any tree Installation.
- 5. All plants shall be planted immediately upon arrival to project site. No plant material is to be left overnight on the project site without being installed unless written approval by
- All trees, shrubs, perennials, turf lawn and native seeding to have a two-year warranty beginning upon written acceptance by the City. Defective plants as determined by the City shall be replaced within 30 days of notice during the growing season, and replacement materials shall receive the same two year warranty until plants are successfully established.
- Contractor to protect and maintain all plantings and plant beds, including protection from wildlife, weeding, re-mulching, fertilization, irrigation and all other typical forms of horticultural care until the end of the warranty period as determined and approved by
- 8. All plants installed and maintained on City property shall be in accordance with City of Lake Elmo Bee-Safe Resolution No. 2015-13.
- An Irrigation system or other water supply adequate to support the specified plant materials shall be provided.

APRIL 2017

CITY OF LAKE ELMO

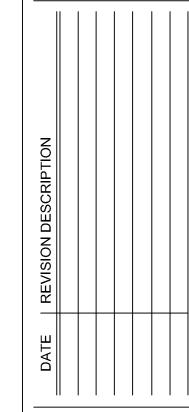
STANDARD DRAWING NO. LP2.0 LAKE ELMO

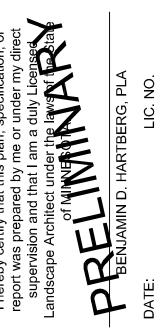
General Notes:

- 1. All disturbed areas to be sodded by developer.
- 2. See Civil Engineer's plans for site plan layout and dimensions.
- 3. Contractor to coordinate all work in the city right-of-way with City of Lake Elmo Public Works Department.
- 4. See adjacent developer's landscape plan for specific plant materials proposed along common property lines.
- 5. Landscape contractor is responsible for watering all trees, shrubs. & turf grass outside the irrigation limits for 30 days after installation or until plant establishment.
- 6. Trees to be relocated shall be moved with a mechanical tree spade by a qualified contractor. Fence-off any spade holes until an earth plug is in place.
- 7. During tree spading, flag the north side of trees before relocation and re-install tree in same direction. Install a 6' diameter tree ring around newly spaded trees.

B.H. M.F CHCKD BY: PROJ. NO. B.H 18-143 ORIGINAL DATE:

MAY 7, 2018





PREPARED FOR: J.P. BUSH HOMES

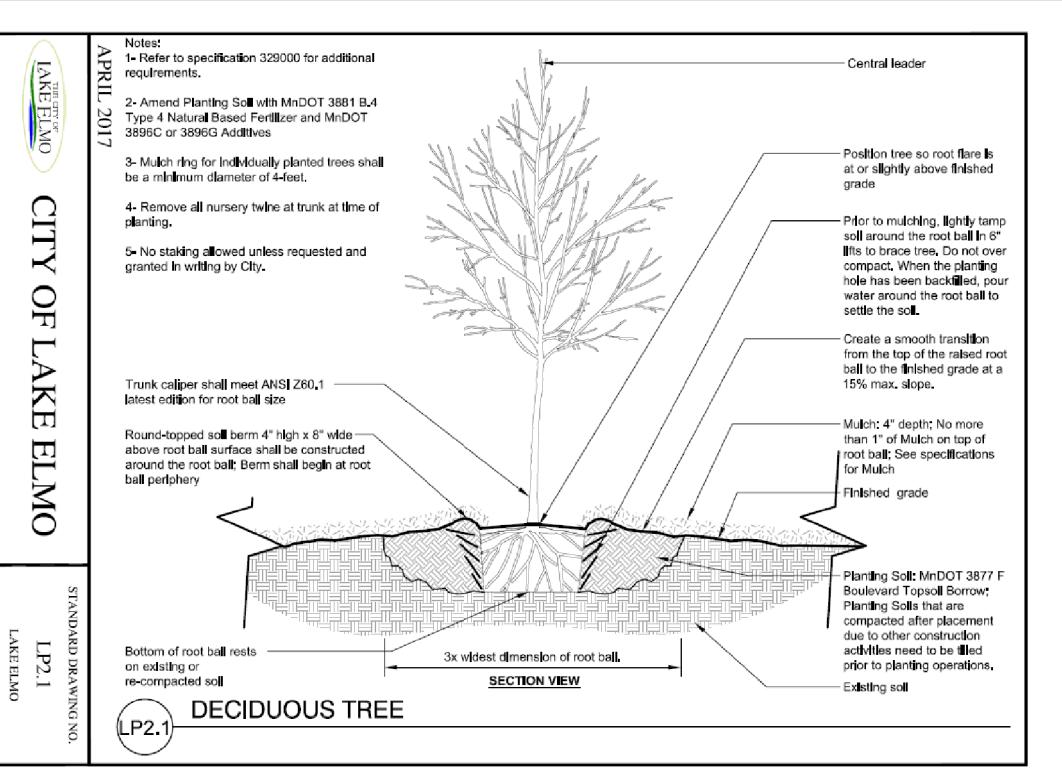
SITE PLANNING & ENGINEERING

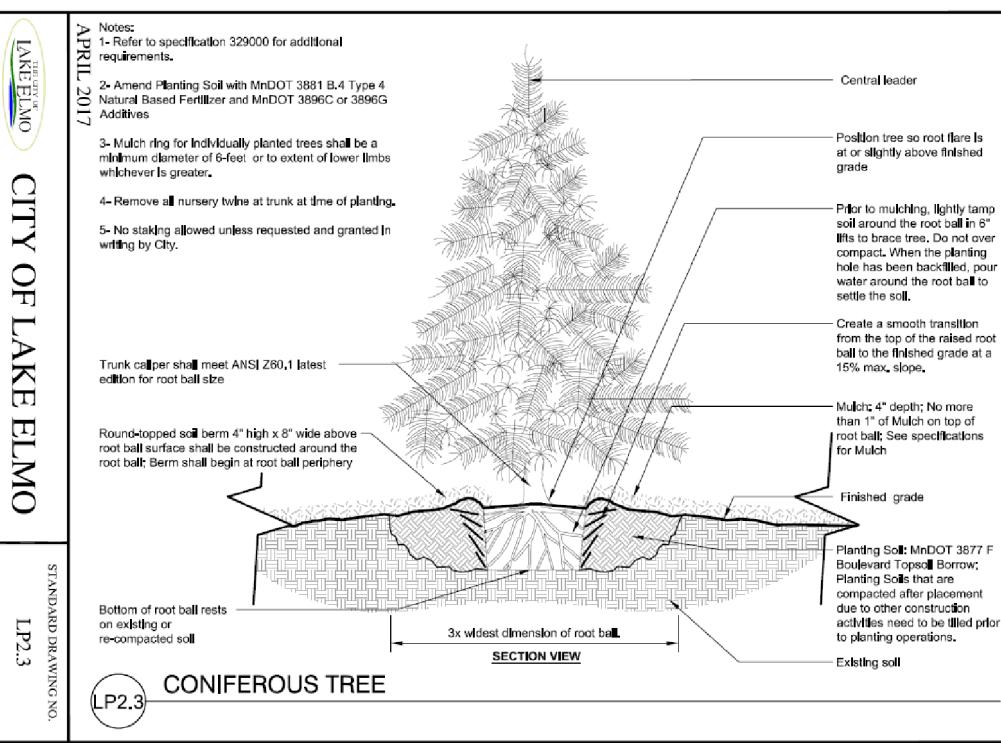
6776 LAKE DRIVE SUITE 110 LINO LAKES, MN 55014 PHONE: (651) 361-8210 FAX: (651) 361-8701

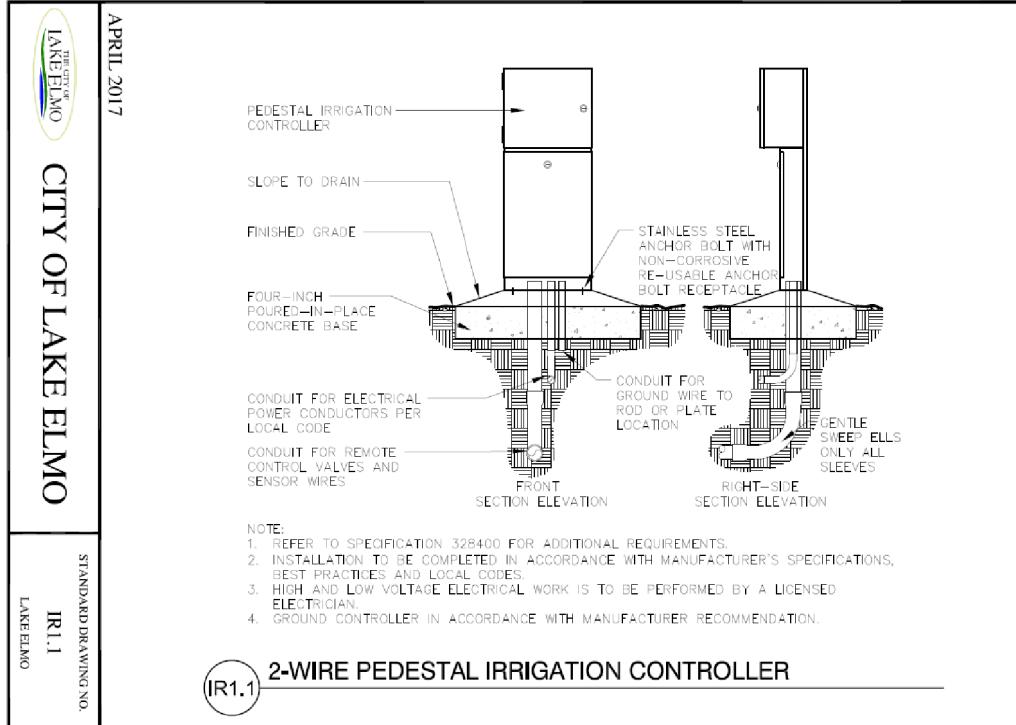


CALYX DESIGN GROUP Landscape Architecture Sustainable Design Planning

370 Selby Avenue Dacotah Building, Suite 301 Saint Paul, MN 55102 telephone: 651.788.9018







General Notes:

- 3. Contractor to coordinate all work in the city right-of-way with
- 5. Landscape contractor is responsible for watering all trees, shrubs, & turf grass outside the irrigation limits for 30 days after installation or until plant establishment.
- 6. Trees to be relocated shall be moved with a mechanical tree spade by a qualified contractor. Fence-off any spade holes until
- relocation and re-install tree in same direction. Install a 6' diameter tree ring around newly spaded trees.

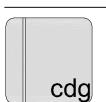
B.H. CHCKD BY: PROJ. NO. B.H 18-143 ORIGINAL DATE: MAY 7, 2018

PREPARED FOR: J.P. BUSH HOMES

SITE PLANNING & ENGINEERING

ENGINEERING, INC.

6776 LAKE DRIVE SUITE 110 LINO LAKES, MN 55014 PHONE: (651) 361-8210 FAX: (651) 361-8701



CALYX DESIGN GROUP Landscape Architecture Sustainable Design Planning

370 Selby Avenue Dacotah Building, Suite 301 Saint Paul, MN 55102 telephone: 651.788.9018

- 1. All disturbed areas to be sodded by developer.
- 2. See Civil Engineer's plans for site plan layout and dimensions.
- City of Lake Elmo Public Works Department.
- 4. See adjacent developer's landscape plan for specific plant materials proposed along common property lines.
- an earth plug is in place.
- 7. During tree spading, flag the north side of trees before

MEMORANDUM



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

Date: May 30, 2018

Cc:

To: Emily Becker, Planning Director

Rob Weldon, Public Works Director

Chad Isakson, Assistant City Engineer

From: Jack Griffin, P.E., City Engineer

Re: Wyndham Village Preliminary Plan Review

An engineering review has been completed for Wyndham Village. Preliminary Plat/Plans were received on May 8, 2018. The submittal consisted of the following documentation:

- Wyndham Village Preliminary Plat, dated May 4, prepared by Landmark Surveying, Inc.
- Wyndham Village Preliminary Plans, Sheets C1.1-C5.2, dated May 4, 2018, prepared by Plowe Engineering.
- Stormwater Management Plan, dated May 8, 2018, prepared by Plowe Engineering.
- Landscape Plans, Sheets L1-L5, dated May 7, 2018, prepared by CalYX Design Group.
- Preliminary Plan Narrative, dated May 4, 2018, prepared by J.P.Bush Homes.

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

PRELIMINARY PLAT

- Preliminary plat approval should be contingent upon all public improvements that support the development being designed and constructed in accordance with the <u>City Engineering Design Standards Manual dated</u> March 2017 and as identified within this plan review memorandum.
- Preliminary plat approval should also be contingent upon the preliminary plans being revised and approved by the City prior to the City accepting an application or plans for final plat.
- Right-of-way/Easement Dedication. The Preliminary Plat and all preliminary plan sheets must be revised to
 dedicate additional right-of-way along 30th Street North to ensure a minimum 30th Street boulevard of 16
 ft. along the entire length of the plat. The current plans show a varied boulevard width from 11-25 feet. In
 addition, a 10 ft. utility corridor must be reserved (at boulevard grades) for small utilities. The proposed
 storm water facilities (including the 100-year HWL) must be revised further north to prevent encroachment
 onto the 10 ft. utility corridor.
- Outlot A must be dedicated to the City for storm water maintenance. Outlot A has been shown as Cityowned on the preliminary plat and plans as required. Outlot A may need to be revised to accommodate additional right-of-way along 30th Street and/or to expand the storm water 100-year HWL flood area.
- Drainage and utility easements are required over all storm sewer, sanitary sewer and watermain not located on City Outlots and right-of-way, minimum 30-feet in width centered on the pipe/structure. Easements must be shown on the Preliminary Plat, Utility Plans and Grading Plans.
 - Additional easement is required over the storm sewer outfall pipe between Lots 5 and 6.
 - Additional easement is required for the proposed Lot 7 driveway culvert.

- Additional easement is required over Lot 6 for the sanitary sewer pipe from MH-2 to MH-3, or this pipe must be realigned to the center of the Lot 7 driveway.
- All emergency overflow elevations must be fully protected by drainage easement.
- Written easement owner permission must be obtained, and copies provided to the City, for work to be completed within the gas main easement. The City must receive copies of the written permission prior to the approval of final plat.
- Written landowner permission must be submitted as part of the final plat development applications for any off-site grading work and storm water discharges to adjacent properties.
- Access Management. The Preliminary Plans shows access to the plat from the Northport subdivision along Liberty Court. This access was pre-planned with the adjacent subdivision and preserves the proper access management along 30th Street North.

STORMWATER MANAGEMENT

- The site plan is subject to a storm water management plan meeting State, VBWD and City rules. Additional City review is necessary for plan changes made to meet these requirements.
- 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.
- The storm water management must be revised to demonstrate rate control for each discharge location rather than a combined discharge. The model must also be revised to correct the pre and post drainage areas based on existing contours rather than property lines.
- The model must evaluate the HWL changes to the Northport Infiltration basin due to areas of direct discharge and plan revisions must be made to ensure the HWL does not increase.
- The model must be revised to include the 10-day 100-year snowmelt condition.
- The storm water management plan must demonstrate volume control requirements being met.
- The storm water management plan executive summary must identify the rate control for each discharge point and summarize the BMP normal water and resulting high water levels for each basin.

GRADING, DRAINAGE AND EROSION CONTROL

- Add north arrow and plan scale.
- Add Grading and Erosion Control City Standard Plan Notes dated March 2017 (Details 600A, 600B, 600C, and 600D) to the plan.
- Add all lot corner elevations.
- The grading plans must be updated to provide all existing conditions along 30th Street including right-of-way widths, street widths from centerline, lane configurations, signs, and all other physical features.
- The plans must show all existing and proposed normal water level (NWL) and high water level (100-year HWL) for all water bodies within and adjacent to the property, including Northport infiltration basin. Add 100-year HWL contour for all ponds and verify that the 100-year HWL is fully contained within the Outlot. This information is incomplete and must be revised for further review.
- The plans must be updated to show the pond maintenance access roads to the facilities and must be a minimum of 20 ft. wide and at grades that do not exceed 10%.
- The plans must show a 10:1 aquatic bench and 10:1 maintenance bench around the storm water pond.
- The Stormwater Facility Outlots must fully incorporate the 100-year HWL, 10-foot maintenance bench and all maintenance access roads.
- Add Outlet Control structure meeting City standards to replace the 15-ft. wide pond overflow as the primary outlet. The overflow should remain as an emergency overflow.

RESIDENTIAL STREETS

Public street standards. Liberty Court must be designed to meet the City's Engineering Design Standards. A
 60 ft. right-of-way width with 28 ft. wide street has been shown as required; and a 60 ft. cul-de-sac R/W radius with 45 ft. cul-de-sac pavement radius has been shown as required.

- Liberty Court will result in a 510 ft. long cul-de-sac, meeting City standards.
- Surmountable concrete curb and gutter shall be installed in single family residential areas with future driveways.
- Pedestrian facilities: A 6 ft. wide sidewalk has been shown along Liberty Court as required. The City should review any potential connections to this sidewalk.
- Ten (10) foot utility easements are required on either side of all right-of-ways.

STREET AND STROM SEWER PLANS

- Correct plan view scale.
- Label street and right-of-way width, and label cul-de-sac pavement and right-of-way radius.
- Label concrete sidewalk width on the plan.
- Add pedestrian ramp (call-out in plan view) where sidewalk terminates at cul-de-sac.
- Add City standard Typical Section per City detail 805 on the street plans. All information shown in the City
 details must be shown on the typical section including cross-slopes, boulevard tree setbacks, sidewalk
 location and 10-ft. small utility corridors on each side of right-of-way.
- Add City standard detail 801 on the street plans to detail the minimum project pavement section.
- Add City Standard Sidewalks and Trails Plan Notes dated March 2017 (Detail 500A).
- Add City Standard Storm Sewer Plan Notes dated March 2017 (Detail 400A).
- Revise street profile to meet City standards for vertical crest curve K= 19 minimum.
- Label all storm sewer structures including FES.
- The storm sewer system shall be designed to maintain the City standard **minimum** pipe cover of 3.0 feet. Revise storm sewer from CBMH to FES to maintain minimum 3-ft. pipe cover.
- Per City requirements all storm sewer pipe easements must be a minimum 30-feet in width. Additional easement is required over Lots 5 and 6 to provide a minimum 30-ft easement centered over the pipe.
- Add profile for proposed driveway culvert and verify 30 ft. easement over pipe and structures.
- Add storm sewer structure table showing casting type and build.
- Call-out sump manhole in plan view.
- Drain tile is required as part of the City standard street section at all localized low points in the street. Coordinate with Northport to extend drain tile per City standards, minimum 100 ft. on each side of road, from existing catch basins in Northport development, south along Liberty Court. End each drain tile with a clean-out.

MUNICIPAL WATER SUPPLY

- Municipal water supply is available immediately adjacent to the proposed development along Liberty Court. The applicant is responsible to extend the municipal water into the development site at developer's cost.
- No trunk watermain oversizing applies.

MUNICIPAL SANITARY SEWER

- Municipal sanitary sewer is available immediately adjacent to the proposed development along Liberty Court. The applicant is responsible to extend sanitary sewer into the development site at developer's cost.
- No trunk sewer oversizing applies.

SANITARY SEWER AND WATERMAIN PLANS

- Add plan scale and north arrow.
- Add City Standard Watermain Plan Notes dated March 2017 (Detail 200A) to the utility plan.
- Add City Standard Sanitary Sewer Plan Notes dated March 2017 (Detail 300A) to the utility plan.
- Add existing gas main(s) and show pipe size, material and location (dimensions from easement edge). Gas main depths must be field verified and placed on the plans at water/sewer service crossing.
- Add and clearly show gas main easement area and contact information.

- Extend water and sewer service for Lot 7 completely across gas main easement as part of the development improvements. Show extensions on the utility plan.
- Revise 6" PVC sewer pipe with City minimum 8" PVC sewer main.
- Realign the sewer pipe to the centerline of the Lot 7 drainage and utility easement. The pipe requires a minimum 30-ft easement centered over the pipe.
- Relocate MH-3 to remain a minimum 15-ft outside of the gas main easement.
- Add water and sewer service stubs to each lot including sewer stub invert.
 - All water/sewer stubs must be perpendicular to the street. Watermain and sewer main realignment will be necessary in the cul-de-sac to meet this requirement.
 - > Sanitary sewer service pipe to be called-out as Schedule 40 and stubbed 10ft. beyond the right-of-way.
 - > All curb stops to be located 10 ft. beyond the right-of-way.
 - ➤ Water/sewer stubs cannot terminate within a paved driveway surface.
- Add sewer manhole to realign watermain/sewer main to remain under bituminous paved surface.

SIGNING/PAVEMENT MARKING/LIGHTING PLAN

- Add signing, pavement marking and lighting plan per City standard plan format. Update sheet index.
- Add Signing/Pavement Markings/Lighting Plan Notes dated March 2017 (Detail 900A).
- Add one City standard light pole at the end of the cul-de-sac.
- Add Street Light Note to indicate "Residential street lights shall be Xcel Energy 100W HPS California Acorn (Black in Color) with a 15 ft. Aluminum Pole (Black in Color)".
- Add three (3) "No Parking" signs for no parking around cul-de-sac. No parking signs to be MnMUTCD R8-3, 18"x18".

DETAILS

• Sheets C4.1-C4.3. Add City details 210, 419, 420, 507A-E, 508, 511, 514, 805, 901, 902, and 903.

SPECIFICATIONS

- Submit Project Specifications for Wyndham Village for staff review using the City Standard Specifications dated March 2017.
- If supplementary specifications are also submitted, the following statement must be placed as the first clause of the supplementary provisions, "The City Standard Specifications for Public Infrastructure, dated March 2017, shall apply to the work performed under this contract. Any supplemental specifications are intended to supplement the City Standard Specifications, however they do NOT supersede the City Standard Specifications, Details, Design Standards, or ordinances unless specific written approval has been provided by the City."

LANDSCAPE PLAN:

- This review does not cover the Landscape Plan or Irrigation Plan. Plan review to be completed by other City representatives.
- The Landscape Plans must be revised to accommodate maintenance access to all storm water BMPs. Grades along pond access cannot exceeded 10% and must be a minimum of 20 feet in width. Maintenance access from public right-of-ways must be shown on the Landscape Plans.



Metropolitan Airports Commission

6040 28th Avenue South, Minneapolis, MN 55450 • 612-726-8100 • metroairports.org

May 14, 2018

Ms. Emily Becker Planning Director City of Lake Elmo 3800 Laverne Avenue N Lake Elmo, Minnesota 55042

Re: Wyndham Village Preliminary Plat Review Comments

SENT VIA EMAIL (ebecker@lakeelmo.org)

Dear Ms. Becker:

As requested in your correspondence dated May 8, 2018, the Metropolitan Airports Commission (MAC) has reviewed the Wyndham Village Preliminary Plat documents. We appreciate the opportunity to review the documents, and offer the following comments.

Land Use and Aircraft Noise

The proposed residential development is located in close proximity to Lake Elmo Airport. This area receives routine aircraft overflight activity (approximately 27,000 annual aircraft operations), both during the day and at night, and will continue to into the future. It is MAC's experience that placing residential areas in such locations around airports results in noise complaints and resident concerns about aircraft noise and overflights.

MAC requests that prospective property buyers be provided information on the properties' locations relative to the Lake Elmo Airport and the related aircraft operations. At a minimum, the Lake Elmo Airport disclosure statement included in Article X, Section 9 of the *Declaration of Easements, Covenants, Conditions and Restrictions* instrument for the adjacent Eason Village development (attached) should be provided in the equivalent instrument prepared for Wyndham Village development. Further, MAC strongly recommends that the City require appropriate noise attenuation construction practices for residential structures within the affected area. Residential structures in the proposed development area will not be eligible for MAC noise mitigation programs.

Airspace

The requirements for filing an aeronautical study with the Federal Aviation Administration (FAA) for proposed structures and/or temporary construction equipment vary based on a number of factors, including the site elevation, structure height, and proximity to an airport. The FAA provides a "Notice Criteria Tool" on its Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website that can be used to determine if an aeronautical study is warranted. The FAA OE/AAA website can be accessed via the following link: https://oeaaa.faa.gov/oeaaa/external/portal.jsp

Ms. Emily Becker May 14, 2018 Page 2

If use of this tool indicates that any FAA notice criteria are exceeded, MAC requests that the applicant submit an aeronautical study with the FAA for the proposed development (including construction equipment) and provide a copy of the resulting determination letter before construction begins.

Water Quality - Surface Water Runoff

The MAC fully supports the use of infiltration basins in the vicinity of the Lake Elmo Airport, and encourages all ponding areas to be designed as dry ponds that are non-attractive to waterfowl and drain within 48 hours after a 10-year precipitation event.

From the preliminary plat documentation, it appears that storm water runoff will drain to the adjacent infiltration basin being constructed for the neighboring Village Park Preserve development. Please provide additional information about how long it will take standing water in the new Wyndham Village pond to drain and/or infiltrate based on both 10-year and 100-year precipitation events. Also, please identify who will be the responsible party for long-term maintenance of the pond.

We request that the following waterfowl mitigation techniques be incorporated into the final design of the necessary ponding area for the proposed development.

- 1. Create a physical barrier (i.e., a permanent fence) between the water and manicured lawns.
- 2. Reduce the overall surface area of the water and encourage emergent vegetation to grow.
- 3. Eliminate manicured lawn/turf in close proximity to the water source by using a native prairie seed mix.

Implementation of these recommendations does not guarantee that geese or other hazardous wildlife will not be attracted to the permanent water features associated with the proposed development. However, incorporation of these design elements should reduce the likelihood of waterfowl becoming a greater hazard to flying operations at the Lake Elmo Airport. If notified by the MAC that birds and/or waterfowl activity poses a safety hazard to the Airport due to design elements that fail to incorporate the mitigation techniques described above or improper maintenance of the storm water pond, we will expect the City or its designee to take immediate remediation efforts to alleviate the hazards caused by the pond.

Finally, please identify who will be the responsible party for long-term maintenance of the storm water pond

Landscaping

The Preliminary Landscape Plan appears to indicate that many existing trees will be relocated to a new location on the site. MAC requests that, if feasible, any new trees introduced to the site be of a non-fruit bearing species to minimize wildlife attractiveness. The City must also be aware that any trees planted in the vicinity of an approach to a runway may require removal or trimming (at the Owner's expense) at some future date if they grow to become an obstruction to the airspace of the Airport or compromise flight procedures.

Also, due to the close proximity of the proposed development to the runways at the Lake Elmo Airport, we request the street luminaries be down-lighted to avoid confusion by pilots as they approach the airfield at night.

Ms. Emily Becker May 14, 2018 Page 3

Construction Measures

Please ensure that the contractor is required to develop and implement a dust control plan that will prevent airborne particulates generated during construction from interfering with aircraft operations at the Lake Elmo Airport.

Thank you for the opportunity to comment on this proposed Wyndham Village Preliminary Plat. If you have any questions about these comments, please contact me at 612-726-8129 or via e-mail at neil.ralston@mspmac.org.

Sincerely,

Neil Ralston, A.A.E.

Airport Planner

CC:

Heather Leide, MAC Joe Harris, MAC Pat Mosites, MAC Dana Nelson, MAC

Attachments:

Excerpt from Easton Village Declaration Documents

Section 9. <u>Disclosures Required by City of Lake Elmo.</u>

(a) Lake Elmo Airport. The Property is located near the Lake Elmo Airport, a public use airport owned and operated by the Metropolitan Airports Commission. The Airport is open 24 hours a day, year round. The Airport operates with a primary runway on a northwest/southeast orientation and a perpendicular crosswind runway on a northeast/southwest configuration. The primary role of the Lake Elmo Airport is to accommodate personal, recreational, and some business aviation users within Washington County and the eastern portion of the Twin Cities Metropolitan Area. The Airport accommodates aircraft operations from single and multi-engine propeller-driven aircraft; occasional corporate jet aircraft; helicopters; and pilot training facilities; all of which may affect the Property with overflights and aircraft noise during the day and at night. The Airport operates lighting which may be visible from the Property.

The Long-Term Comprehensive Plan for the Lake Elmo Airport contemplates constructing a longer primary runway parallel to but shifted north and east of the existing northwest/southeast runway alignment and an extension to the crosswind runway. The proposed expansion is intended to improve the Airport's ability to fulfill its existing role and to compete more effectively for additional business-related flights that use propeller-driven aircraft.

Further information regarding the Lake Elmo Airport can be obtained from the Metropolitan Airports Commission's Airport Manager, Telephone No.: 651-224-4306.

- (b) *Union Pacific Railroad*. The property is located near an active Union Pacific Rail Line, which at present, carries 4-6 trains per day. The City of Lake Elmo intends to construct a new railroad crossing across the railroad right-of-way that will connect the northernmost extension of Village Parkway as platted within Easton Village to Minnesota State Highway 5.
- (c) Manning Avenue/County Highway 15. The access to Manning Avenue from 32nd Street North is temporary in nature and will be eliminated at such time that Village Park Way is connected to 30th Street or five (5) years has passed from the date of final plat approval, whichever is longer.

ARTICLE XI

PROHIBITED ACTIVITIES AND USES

Section 1. <u>Nuisances</u>. No noxious or offensive activities shall be carried upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

Section 2. <u>Livestock and Poultry; Domesticated Animals</u>. No animals, livestock or poultry of any kind shall be raised, bred or kept on the Property except that dogs, cats or other household domesticated pets may be kept, provided that they are not kept, bred, or maintained for any commercial purpose. All household domesticated pets, most often dogs and cats, shall be restricted from entering onto any Lot other than the Lot of its owner, and the owner of any such household domesticated pet shall be responsible for the immediate cleanup and disposal of pet droppings. Notwithstanding the foregoing, the Association specifically reserves the right to promulgate rules and regulations regarding pets on the Property, including, but not limited to, the size of pets permitted and/or the prohibition of pets on the Property.

CITY OF LAKE ELMO WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2018-066

A RESOLUTION APPROVING A PRELIMINARY PLAT FOR WYNDHAM VILLAGE

- **WHEREAS**, the City of Lake Elmo is a municipal corporation organized and existing under the laws of the State of Minnesota; and
- **WHEREAS**, the Lake Elmo Planning Commission reviewed a proposed Sketch Plan and Comprehensive Plan Amendment Request for Wyndham Village on November 13, 2017; and
- **WHEREAS,** the Lake Elmo City Council reviewed a proposed Sketch Plan and approved a Comprehensive Plan Amendment Request for Wyndham Village on February 20, 2018; and
- **WHEREAS,** the Metropolitan Council approved a Comprehensive Plan Amendment to re-guide the land use of Wyndham Village from Rural Single Family to Village Low Density Residential on March 14, 2018; and
- **WHEREAS,** JP Bush, 11580 30th St N, Lakeland, MN 55043 has submitted an application to the City of Lake Elmo (City) for a Preliminary Plat for Wyndham Village, a copy of which is on file in the City of Lake Elmo Planning and Zoning Department; and
- **WHEREAS**, the Lake Elmo Planning Commission held public hearing on June 4, 2018 to consider the Preliminary Plat request; and
- **WHEREAS**, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Preliminary Plat as part of a memorandum to the City Council from for the June 18, 2018 Council Meeting; and
- **WHEREAS**, the Lake Elmo Planning Commission adopted a motion recommending approval of the Preliminary Plat; and
- **WHEREAS**, the City Council reviewed the Preliminary Plat at its meeting held on June 19, 2018 and made the following findings of fact:
 - 1) That the Wyndham Village preliminary plat is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
 - 2) That the Wyndham Village preliminary plat complies with the City's Village Urban Low Density Residential zoning districts with required condition of approval.

- 3) That the Wyndham Village preliminary plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, and is consistent with the City's engineering design standards with corrections as noted by the City Engineer Review Memo dated May 30, 2018.
- 4) That the Wyndham Village preliminary plat complies with the City's subdivision ordinance.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the preliminary plat for Wyndham Village subject to the following conditions:

- 1) That the City approve a Zoning Map Amendment to rezone the property from Rural Single Family to Village Low Density Residential
- 2) Homes within lots in which the Northern Natural Gas Company Easement (Document 384029) ("Northern Easement") is located shall maintain a 20 foot principal building rear yard setback from the Northern Easement.
- 3) All required modifications to the plans as requested by the City Engineer in a review letter dated May 30, 2018 shall be incorporated into the plans, and plans shall be approved prior to consideration of a final plat.
- 4) Preliminary plat and plans should be revised to dedicate additional right-of-way along 30th Street and/or to expand the storm water to the 100-year High Water Level (HWL) flood area.
- 5) Written easement owner permission must be obtained, and copies provided to the City, for work to be completed within the Northern Easement. The City must receive copies of the written permission prior to approval of the final plat.
- 6) Written landowner permission must be submitted as part of the final plat development applications for any off-site grading work and storm water discharges to adjacent properties.
- 7) The developer shall pay a cash contribution in lieu of land for park dedication equal to 10% of the fair market value of the entire parcel.
- 8) The developer shall obtain all required permits from Northern Natural Gas to perform construction work over the gas line that runs from north to south across this site.
- 9) The preliminary landscape plan shall be approved by the City prior to recording of the final plat.
- 10) The lot width of Lot 1 shall be increased to 70 feet, and all other lot dimension and bulk requirements of the Village Urban Low Density zoning district must be met.
- 11) The applicant shall provide a disclosure statement to all first homeowners in the development advising of the airport and associated over-flights as well as its proximity to the railroad and associated noise and vibration.
- 12) All builders shall be encouraged to incorporate interior noise reduction measures into single family residential structures within the subdivision based on the Metropolitan Council's Builder Guide.
- 13) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to the execution of the final plat by City Officials.
- 14) Prior to recording the Final 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.

easement.	
Passed and duly adopted this 18 th day of June 2018 Elmo, Minnesota.	by the City Council of the City of Lake
ATTEST:	Mike Pearson, Mayor
Julie Johnson, City Clerk	

15) The Applicant shall provide a detailed site plan for Lot 7 showing the proposed house location and screening/buffering to be approved by Council and protected by a landscape

CITY OF LAKE ELMO COUNTY OF WASHINGTON STATE OF MINNESOTA

ORDINANCE NO. 08-212

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 RS – Rural Single Family to V-LDR Village Low Density Residential:

Section 13 Twp 029 Range 021. The east 460.50 feet of the west 1273.00 feet of the south 498.60 feet, and also the east 139.50 feet of the west 812.50 feet of the south 219.30 feet of the SW ¼ of Section 13, Township 29, Range 21. PID# 13.029.21.43.0001.

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.

by a

SECTION 4. Adoption Date. This Ordin vote of Ayes and Nays.	nance 08-212 was adopted on this day of, 2018,
	LAKE ELMO CITY COUNCIL
	Mike Pearson, Mayor
ATTEST:	
Julie Johnson, City Clerk	_
This Ordinance 08- was published on the	day of, 2018.



STAFF REPORT

DATE: JUNE 19, 2018 AGENDA ITEM: 15

TO: City Council

FROM: Emily Becker, Planning Director

ITEM: Boulder Ponds 3rd Addition – Final Plat, Final PUD Plan

REVIEWED BY: Jack Griffin, City Engineer

BACKGROUND:

The Council is being asked to consider an application for a Final Plat and Final Planned Unit Development (PUD) Plan submitted by OP4 Boulder Ponds, LLC c/o The Excelsior Group, LLC. The Final Plat application represents the third phase of the Boulder Ponds residential development and includes 33 single family residential lots and one outlot. The proposed project is located north of Hudson Blvd. N., east of the Eagle Point Business Park and south of the Stonegate subdivision. Staff is recommending approval of the of the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan subject to compliance with conditions as noted in this report.

GENERAL INFORMATION

Applicant: OP4 Boulder Ponds, LLC c/o The Excelsior Group, LLC, 1660

Highway 100 South, Ste 400, St. Louis Park, MN 55416

Property Owners: OP4 Boulder Ponds, LLC11455 Viking Drive, Suite 350, Eden

Prairie, MN 55344

Location: Outlot K, Boulder Ponds, PID # 34.029.21.32.0038

Request: Application for Final Plat and Final Planned Unit Development

(PUD) Plan for the 3rd phase of the Boulder Ponds planned

development which includes 33 single family lots.

Existing Land Use/Zoning: LDR (PUD) - Urban Low Density Residential Planned Unit

Development.

Surrounding Land Use: North – Stonegate Residential Estates (RE) subdivision; west –

Eagle Point Business Park (Bremer Bank, Eagle Point Town Office Condos, High Pointe Medical Campus, vacant land) (BP); east — Lennar Savona Urban Low Density Residential (LDR) subdivision; south — vacant land guided for Commercial and Interstate Highway

94.

Comprehensive Plan: Urban Medium Density Residential (4.5-7.0 units per acre) and

Urban Low Density Residential (2.5-4 units per acre)

History: Boulder Ponds General Concept Plan approved by the City on

12/17/13 (Resolution #2013-109). Boulder Ponds Preliminary Plat and Preliminary PUD Plan approved by the City on 9/16/14 (Resolution #2014-73). The first phase Boulder Ponds Final Plat and Final PUD was approved on April 21, 2015, and the second

phase was approved on May 17, 2016.

Deadline for Action: Application Complete – 4/27/2018

60 Day Deadline -6/29/2018 Extension Letter Mailed - N/A

Applicable Regulations: Chapter 153 – Subdivision Regulations

Article 10 – Urban Residential Districts (LDR) Article 16 – Planned Unit Development Regulations §150.270 Storm Water, Erosion, and Sediment

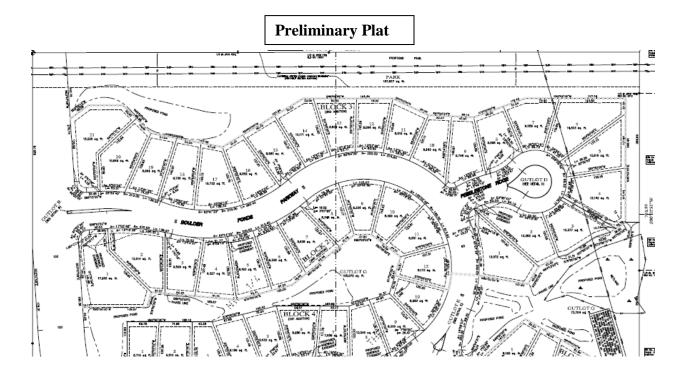
REVIEW AND ANALYSIS:

The City of Lake Elmo has received a request from OP4 Boulder Ponds, LLC for a Final Plat and Final PUD Plan to subdivide Oulot K, Boulder Ponds, 13.580 acres, into 33 single family (detached Villa) lots on a cul-de-sac as guided by the approved Preliminary PUD Plan. The preliminary plat approved 98 single family lots. 1st Addition approved 47 single family lots, and the 2nd Addition approved 18 single family lots, and the 3rd Addition will be the final phase of the single family lots of the preliminary plat.

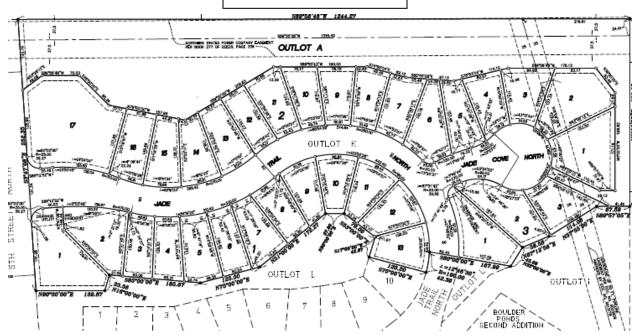
The applicant has submitted detailed construction plans related to sanitary sewer, water main, storm sewer, grading, drainage, landscaping, and other details that have been reviewed by the City Engineer, Fire Chief and Landscape Consultant.

Final Plat Approval Process. The City's subdivision ordinance establishes the procedure for obtaining final subdivision approval, in which case a final plat may only be reviewed after the City takes action on a preliminary plat. As long as the final plat is consistent with the preliminary approval, it must be approved by the City. Please note that the City's approval of the Boulder Ponds Preliminary Plat included 13 conditions that must be met by the applicant, which are addressed in the "Review and Analysis" section below. Staff has reviewed the final plat and found that it is consistent with the preliminary plat that was approved by the City on September 16, 2014.

Changes to Final Plat from Preliminary Plat. Lot 17, Block 2 is much larger than originally approved with Preliminary Plat, and most of the remaining lots are smaller, as shown below. The applicant has indicated that future plans would be to submit for a PUD amendment in the future to increase the number of lots within the development by three or four. An analysis regarding these changes has been provided below.



3rd Addition Final Plat



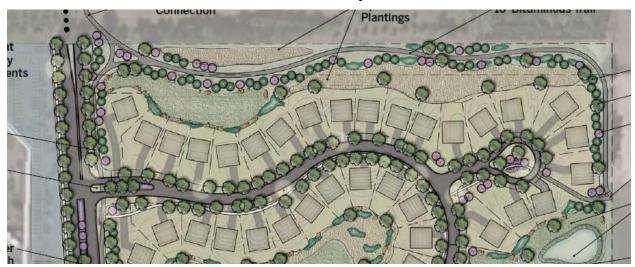
• *Density*. The density of the single family lot area within the preliminary plat was approved as approximately 2.5 (total site area of 58.3 acres – 19.08 (4.29, 1.39, and 1.54 acre commercial outlots + 4.29 and 2.24 acre multifamily outlots + 1.46 acres of wetlands + 3.87 acres of park) = 39.22, and 98/39.22=2.5. With the PUD amendment, the addition of three to four

- more lots would increase the density within the 3rd Addition to 2.57 to 2.6, which is allowed within Urban Low Density Residential Land Use category (designated as 2.5-4 units per acre).
- Decreased Lot Widths. The minimum lot width of the Low Density Residential (LDR) zoning district is 60 feet. There are fifteen lots within the 3rd Addition that do not meet this minimum lot width. There was no indication of flexibility on lot widths within the Resolution that approved Preliminary Plat, however, many of the lots outside of the 3rd Addition did not meet the minimum 60-foot requirement (although all lots within the 3rd Addition did meet this requirement). Additionally, there are two lots (Lots 5 and 6, Block 2) that do not meet the minimum rear yard lot widths as required by the City's Subdivision Regulations of 30 feet. Staff does not see an issue with this, provided the required setbacks are met.
- Lot Sizes. The average lot size of the approved preliminary plat was 9,882 square feet, and the smallest lot size was 7,206 square feet. The smallest lot size within the 3rd Addition is 7,224 square feet and the average lot size is 9,782 square feet. As a recommended condition of approval, the lot books show the required setbacks.
- Landscape Plan. The applicant has removed the picnic table, shelter, and grill station that was within Outlot J of the 1st Addition. It was not a condition of final plat approval of that addition that these amenities be installed, nor is it a requirement that these items be provided, and so Staff does not see issue with these being removed.

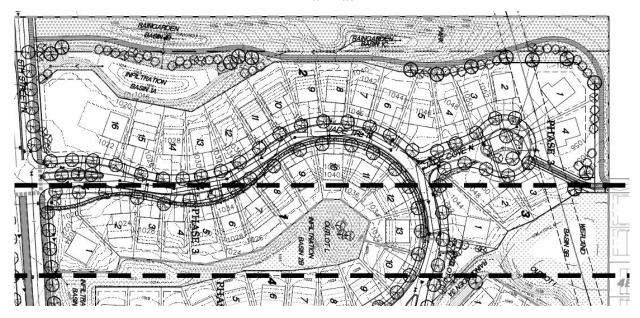
Preliminary Landscape Plans 3rd Addition Final Landscape Plans 27 DBH (TYP) 6 LIH 12 AFD 11 DBH 7 DA 9 DENCH (2) 9 SHELTER 13 AED 14 AED 15 SHELTER 14 AED 16 AED 17 DBH 18 AED 18 AED 18 AED 18 AED 19 AED 19 AED 19 AED 19 AED 19 AED 10 AED 10 AED 10 AED 11 AED 11 AED 11 AED 12 AED 13 AED 14 AED 15 AED 16 AED 17 DBH 18 AED 18 AED 18 AED 19 AED 10 AED 10 AED 10 AED 10 AED 11 AE

• *Trails.* The northern trail has changed very slightly since preliminary plat as outlined below.

bufPreliminary Plat



Final Plat



City Engineer Review. The City Engineer has reviewed the final plat, and his comments are attached to this report. Although there are some additional revisions and additions necessary for the Final Plat and final construction plans that need to be addressed by the applicant, the revisions can be made before the City releases the final plat for recording. Staff is recommending that all revisions and modifications noted within the City Engineer's review memorandum date May 25, 2018 be completed prior to the release of Final Plat for recording as a condition of approval. Some issues that Staff would like to highlight from this report are as follows:

• The approved Preliminary Plat and Plans showed the construction of a Hudson Boulevard eastbound left turn lane and westbound right turn lane on to Jade Trail North as per the Engineer Review Memo Dated 7/24/14. These turn lanes must be constructed with Boulder Ponds 3rd Addition Final Plat, as they were not required with the 1st or 2nd Addition, at the request of the developer. Because the developer has already sold the Commercial outlots, and

- in order to complete improvements for the single family residential development portion of this PUD, it is a recommended condition of approval that these turn lanes be constructed prior to release of building permits for the 3rd Addition.
- The driveway for Lot 6, Block 2 must access Jade Trail North and not Jade Cove North, as frontage along Jade Cove North is not adequate for a driveway.
- The meandering sidewalks (particularly along Lots 1, 2, 4-7, Block 3) do not meet the City standard boulevard layout. Therefore, an alternate boulevard layout must detail the proposed changes for City review, and easements must be amended as necessary. Further, in order to avoid issue with cars blocking sidewalks, it is a recommended condition of approval that garages be set back at least 25 feet and that homes be setback the required 20 feet from sidewalks that are not within the right-of-way.

Fire Chief and Building Official Review. The Fire Chief and Building Official have review the Final Plat and have worked with engineering on providing comments.

Outlots. It is a recommended condition of approval that Outlot A be dedicated to the City for parkland and infiltration purposes.

Landscape Plans. The final landscape plans were reviewed by the City's Landscape Architect, and the plans are not yet approved, as it was a condition of preliminary plat approval that additional buffering and screening be provided north of the trail. It is a recommended condition of approval that the landscape plans be amended to provide this additional screening and be approved by the City's Landscape Architect.

PUD Flexibility. Boulder Ponds was provided PUD flexibility for the following with approval of the Preliminary Plat and PUD. The 3rd Addition Final Plat and PUD adheres to this PUD flexibility:

Proposed Lot Dimensional Standards through Planned Unit Development Process:

• Lot Area: 9,882 sq. ft. average (7,206 sq. ft. min.)

• Front Yard Setback: 20 ft. (25 feet for garage)

Side Yard Setback: 5 ft.Rear Yard Setback: 25 ft.

Additionally, the Staff report from the preliminary plat indicated that the allowed front yard setback for the development was 20 feet and 25 feet for garage (25 feet allowed per the LDR zoning district), and the allowed side yard setback was 5 feet (10 feet for principal building and 5 feet for accessory structure allowed per the LDR zoning district). It is a recommended condition of approval that the applicant provide a lot book which demonstrates that the allowed setbacks are able to be met with the reconfigured lots and decreased lot widths.

Density. The total area of 3rd Addition is 13.58 acres, with 0 square feet of wetlands and wetland buffers and 1.77 acres of parkland. The total final density of 3rd Addition is 2.79 units per acre.

Parkland Dedication. The parkland dedication required for the entire preliminary plat was 4.34 acres (10% of 43.48 acres of residential area). The applicant will be dedicating Outlot A, consisting of 3.865 acres, for trail purposes with the 3rd Addition Final Plat. Per the preliminary plat, 1.77 of these acres will count towards park dedication credit. The developer has already paid the remaining 2.57 acres worth of land towards park dedication fees with the 1st Addition.

Preliminary Plat Conditions. The preliminary plat for Boulder Ponds was approved with several conditions, which are indicated below along with Staff's comments on the status of each. Staff is

recommending approval of the final plat, but with additional conditions intended to address the outstanding issues that will require additional review and/or documentation.

Please also note that the applicant has also provided a response to the preliminary plat conditions as part of the project narrative.

- 1) 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. *Comments: The site was mass graded in phase 1.*
- 2) The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat. Upon submission of the calculation, the applicant must work with the City to achieve the required parkland dedication amount per the City's Subdivision Ordinance. The developer shall be required to pay a fee in lieu of land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance less the amount of land that is accepted for park purposes by the City. Any cash in lieu of land dedication shall be paid by the applicant prior to the release of the Final Plat for recording. Comments: The park land dedication of 1.77 acres is comprised of the portion of the northern greenbelt park not within the Xcel Energy easement that is to be used for park purposes. As per the preliminary plat and PUD plans, this area was to be used to integrate trails and other facilities into Stonegate Park. The remaining park dedication equivalent to the fair market value of 2.57 acres of land was paid with the first phase of the development.
- 3) The developer shall follow all the rules and regulations of the Wetland Conservation Act and adhere to the conditions of approval for the South Washington Watershed District Permit. *Comments: The permit was received with the first phase of the development.*
- 4) The applicant will work with the Planning Staff to name all streets in the subdivision in a manner acceptable to the City prior to the submission of Final Plat. Comments: Jade Trail North is a continuation of the existing Jade Trail North. There is already a Jade Court North within the development, and so the applicant has proposed Jade Cove North for the cul-de-sac within the development.
- 5) The applicant will work with staff to address the comments in the City Engineer's review memo dated 7/24/14 to the satisfaction of the City Engineer as part of the Final Plat and Final PUD Plan. Comments: These were completed for the 1st phase. It is a recommended condition of approval that the Applicant address comments as outlined in the City Engineer's review memo dated May 25, 2018.
- 6) In addition to standard easements required by the Subdivision Ordinance, additional drainage and utility easements must be provided extending 10 feet from meandering sidewalks, as well as all of the portion of private lots between meandering sidewalks and the public right-of-way. Comments: This was complied with in the first and second phase and will be again in the third phase. It is a recommended condition of approval that the
- 7) The landscape plan shall be updated to locate all boulevard trees in between the public street and sidewalk to not interfere with private utilities. *It is a recommended condition of*

approval that the final landscape and irrigation plans be approved prior to release of building permits.

- 8) All islands and medians internal to the Boulder Ponds development shall be platted as part of the right-of-way and shall be maintained by the Home Owners Association. 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. Comments: The islands and median except those in 5th Street are the responsibility of the HOA into perpetuity. The developer has an approved management plan, but has not entered into a landscape license agreement. A landscape license agreement will be entered in to, which will address this.
- 9) The design of the northern buffer trail shall be modified to a width of 8 feet as opposed to the regional trail standard of 10 feet. *Comments: This requirement has been met.*
- 10) The eastern segment of the northern buffer trail shall be moved to the south to the greatest extent possible with plantings to screen the trail on the north side. Comments: It appears that the trail has been moved to the south to the greatest extent possible. However, no screening has been provided on the north side. It has been added as a condition of approval.
- 11) 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. Comments: This will be done concurrently or after approval of the final plat by Council and prior to recording of the final plat.
- 12) The Final PUD Plan will include a development lot book to clarify proper building placement for use in granting building permits for the development. *Comments: This has been added as a recommended condition of approval.*

Staff is recommending that the conditions noted above that pertain to the 3rd Addition Final Plat that have not yet been addressed by the applicant should be again conditioned with this approval. The City Engineer's review letter identifies a number of issues that need to be addressed by the developer in order for the City to approve the final plans. However, the majority of these concerns are related to the construction plans and should have little bearing on the final plat. The City Landscape Architect has reviewed and approved the Landscape Plans, but no irrigation plans have been received, and are about half way complete. Additionally, screening should be required north of the trail as per the condition of preliminary plat. The Fire Chief has reviewed the Final Plat and has identified no issues.

Staff is recommending that City Officials not sign the final plat mylars until the City's construction plan review is finalized and all necessary easements are documented on the Final Plat.

Planning Commission Review. The Planning Commission held a public hearing and reviewed the Boulder Ponds 3rd Addition Final Plat and PUD Plans on May 30, 2018 and questioned why the applicant did not come forward with the PUD Amendment at the time. It was explained that the applicant wanted to plat the lots as soon as possible due to a high demand with the villa type housing. It was clarified that even if the larger lot that is planned to be subdivided in the future was not subdivided that they would still need to landscape the right-of-way abutting that lot as per the landscape plans. The Planning Commission recommended approval of the Boulder Ponds 3rd Addition Final Plat and PUD Plans 7-0.

Draft Findings. Staff is recommending that the Planning Commission consider the following findings with regards to the proposed Boulder Ponds 3rd Addition Final Plat and Final PUD Plan:

- 1) That the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on September 16, 2014.
- 2) That the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 3) That the Boulder Ponds 3rd Addition Final Plat generally complies with the City's Urban Low Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans and decreased front and rear yard lot widths that are less than the minimum lot widths required by the City's Urban Low Density Residential zoning district and Subdivision Regulations.
- 4) That the Boulder Ponds 3rd Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachment thereof.
- 5) That the Boulder Ponds 3rd Addition Final Plat complies with the City's subdivision ordinance.
- 6) That the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.
- 7) That the Boulder Ponds 3rd Addition Final Plat is consistent with the City's engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated May 25, 2018.

Recommended Conditions of Approval. The recommended conditions are as follows:

- 1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plat and plans requested by the City Engineer in memos dated May 25, 2018 shall be incorporated into these documents before prior to signing the Plat for recording.
- 2) Outlot A shall be dedicated to the City.
- 3) Garages shall be setback at least 25 feet and homes shall be setback at least 20 feet from sidewalks that are not within the public right-of-way.
- 4) Prior to the release of the Final Plat for recording, 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.
- 5) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to recording. Easements may need to be revised pending

- review by the City of a detailed right-of-way boulevard plan and updated grading plans showing the storm water high water levels.
- 6) The Final Landscape and Irrigation Plans shall be submitted for review and approval by the City Landscape Architect Consultant prior to the release of building permits.
- 7) Plantings to sufficiently screen the northern portion of the northern buffer trail shall be provided on the Final Landscape Plan to be approved by the City's Landscape Architect.
- 8) The applicant shall provide evidence that all conditions attached to the South Washington Watershed District permit for the Final Plat and associated grading work have been met prior to the release of the Final Plat for recording.
- 9) Final Plat shall be contingent upon receipt and City Attorney review of any agreements between the Developer and the BP Pipeline easement area and the Xcel Energy Transmission Easement area, demonstrating that said agreements in no way unacceptably encumbers the City.
- 10) The applicant shall provide a complete development lot book for all lots in Phase 3 of the Boulder Ponds development clarifying proper building placement for use in granting building permits prior to the release of Final Plat for recording.
- 11) That a License and Maintenance Agreement for Landscaping Improvements be executed for the maintenance of commonly held Common Interest Community (CIC) and City outlots and rights-of-ways prior to release of the final plat for recording. The agreement shall state that the Jade Cove North center island shall be maintained by the Homeowners' Association.
- 12) The eastbound left turn lane and westbound right turn lane on to Jade Trail North as shown on the approved Boulder Ponds Preliminary Plans must be constructed prior to release of building permits for Boulder Ponds 3rd Addition.

OPTIONS:

The Council may:

- Approve Boulder Ponds 3rd Addition Final Plat and PUD Plans with findings and conditions as recommended by Staff and the Planning Commission.
- Amend Staff and Planning Commission-recommended findings and conditions and approve Boulder Ponds 3rd Addition as amended.
- Direct Staff to draft findings for denial of Boulder Ponds 3rd Addition Final Plat and PUD Plans and bring back to a future meeting.
- Table the item to a future meeting.

RECOMMENDATION:

Staff and the Planning Commission recommend approval of the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan with the 12 conditions of approval as listed in the Staff report. The suggested motion is the following:

"Move to adopt Resolution 2018-065 approving the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan with the 12 conditions of approval as drafted by Staff and the Planning Commission based on the findings listed in the Staff Report."

ATTACHMENTS:

- 1. Application Forms and Project Narrative
- 2. Final Plat
- 3. Landscape Plans
- 4. City Engineer Review Memorandum, dated May 25, 2018
- 5. Landscape Consultant Review Memorandum, dated May 7, 2018
- 6. Resolution 2018-065 approving the Boulder Ponds 3rd Addition Final Plat and PUD Plans (Final Construction Plans are available upon request)

Date Received:	
Received By:	
LU File#:	



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

FINAL PLAT APPLICATION

Applicant: OP4 Boulder Ponds, LLC
Address: 1660 Hwy 100 South, Suite 400 St. Louis Park, MN 55416
Phone #: _(952) 525-3239
Email Address: <u>steph.griffin@excelsiorllc.com</u>
Fee Owner: Same as above
Address:
Phone #:
Email Address:
Property Location (Address): Outlot C Boulder Ponds
Complete (long) Legal Description: Outlot C Boulder Ponds
PID#: 340291320038
FID#
General information of proposed subdivision: Applicant proposes to plat Outlot C of Boulder Ponds to develop the 3rd addition, creating 33
detached villa contemplated on the approved Boulder Ponds Preliminary Plat. The product will
be similar to the existing detached villa product in Boulder Ponds 1st and 2nd additions.
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: 1/2 Date: 9/25/6
Fee Owner Signature Date: 4/15/18



Boulder Ponds 3rd Addition Final Plat Narrative/Written Statement

Consisting of nearly 60 acres, Boulder Ponds offers a uniquely planned mixed-use neighborhood. The variety of land uses provides a seamless transition to the existing surrounding areas. From the south, the commercial parcels complement the existing commercial uses. Moving north, the medium density residential serves to buffer the commercial from the lower density single family homes. 5th Street further provides the separation between the commercial and residential uses. Overall, the Boulder Ponds project is zoned as follows: Urban Low Density Residential – PUD, High Density Residential – PUD, and Commercial – PUD. The 3rd Addition Final Plat application is consistent with the Preliminary Plat Approval, consisting of the remaining LDR development activity to include 13.58 acres to be platted into 33 single family lots and 1 outlot.

The design concept and goals for Boulder Ponds has generally remained consistent throughout the approval process. As opposed to the more standard grid approach, the curvilinear nature of the streets is designed around the existing topography of the site, which offers premium lots with maximum open space. Further, the design works to limit double fronted lots. The oversized cul-de-sacs, meandering sidewalks and varying setbacks not only enhance site lines, but also create a quality neighborhood with aesthetically pleasing characteristics.

The detached single family lots consist of two types of housing; traditional single family homes and detached Villa homes. The single family homes are geared toward families typically with children. The detached Villa product will include association maintained grounds which is largely geared toward empty nesters.

Boulder Ponds has its own neighborhood theming evident in the signage, landscaping and site furnishings. Neighborhood signage includes monuments clad in natural stone at the main entry points as shown in the landscape plan set. Community gathering spaces are located in key areas of Boulder Ponds including a larger centrally located gathering space along Jade Trail. Consistent theming in all these elements creates a neighborhood with a stronger sense of identity. The homeowners associations are responsible for the ownership and maintenance these special features.

Boulder Ponds 1st and 2nd Additions are substantially complete, and 3rd Addition Final Plat is anticipated to begin development construction activity summer 2018. The 3rd Addition Final Plat will consist of 33 lots to be incorporated into the existing Boulder Ponds Villa Homeowners Association. While lot lines have been reconfigured from the approved Preliminary Plat, there are changes to density and minimal changes to the trail system and storm water basin designs.

INCLUDED ATTACHMENTS:

Attachment A – Lot Tabulation, Zoning & Density Final Plat Final Construction Plans Final Landscape Plan

Written Statements

a. Landowner's Name(s), Project Representatives and Contact Information.

LANDOWNER/ OP4 Boulder Ponds, LLC C/O The Excelsior Group,

c/o The Excelsior Group, LLC 1660 Highway 100 South, Suite 400

St. Louis Park, MN 55416

Ben Schmidt, Senior Vice President

952.525.3225

Ben.Schmidt@ExcelsiorLLC.com

Steph Griffin, Development Manager

952.525.3239

Steph.Griffin@ExcelsiorLLC.com

ENGINEER SEH

Dave Blommel 320.229.4349

dblommel@sehinc.com

SURVEYOR EG Rud

Jason Rud 651.361.8200 jrud@egrud.com

LANDSCAPE Westwood Professional Services

ARCHITECT Cory Meyer

952.906.7437

cory.meyer@westwoodps.com

b. Property Address, Zoning, Parcel Size, PID and Legal Description

	Boulder Ponds 3 nd Addition
ADDRESS	n/a
CURRENT	LDR - PUD
ZONING	
PARCEL SIZE	
Acres	13.58
Sq. Ft	Approx. 591,545
PID	04-029-21-32-0038
LEGAL DESCR	Outlot C, BOULDER PONDS

c. Final Subdivision & Lot Information

Please refer to ATTACHMENT A Lot tabulation sheet for lot information.

d. How issues have been addressed since Preliminary Plat

This $3^{\rm rd}$ Addition Plat application is consistent with the Preliminary Plat and PUD approval dated September 17, 2014. All outstanding conditions of the Preliminary Plat Resolution are satisfied. Below are the conditions of preliminary approval per Resolution 2014-73 with responses:

	CONDITION	RESPONSE/STATUS
1	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.	COMPLETE
2	The developer shall be required to submit an updated parkland dedication calculation in advance of Final Plat. Upon submission of the calculation, the applicant must work with the City to achieve the required parkland dedication amount per the City's Subdivision Ordinance. The developer shall be required to pay a fee in lieu of land dedication equivalent to the fair market value for the amount of land that is required to be dedicated for such purposes in the City's Subdivision Ordinance less the amount of land that is accepted for park purposes by the City. Any cash in lieu of land dedication shall be paid by the applicant prior to the release of the Final Plat for recording.	The greenway park lot (Outlot A Boulder Ponds 3 rd) will be dedicated with the 3 rd Addition plat of development along with trail improvements.
3	The developer shall follow all the rules and regulations of the Wetland Conservation Act and adhere to the conditions of approval for the South Washington Watershed District Permit.	PERMIT RECEIVED
4	The applicant will work with the Planning Staff to name all streets in the subdivision in a manner acceptable to the City prior to the submission of Final Plat. Modifications to the Preliminary Plat and Preliminary PUD Plans	COMPLETE
5	The applicant will work with staff to address the comments in the City Engineer's review memo dated 7/24/14 to the satisfaction of the City Engineer as part of the Final Plat and Final PUD Plan.	COMPLETE
6	In addition to standard easements required by the Subdivision Ordinance, additional drainage and utility easements must be provided extending 10 feet from meandering sidewalks, as well as all of the portion of private lots between meandering sidewalks and the public right-ofway.	Where sidewalks encroach onto lots, easements are shown on the Final Plat.

	CONDITION	RESPONSE/STATUS
7	The landscape plan shall be updated to locate all boulevard	COMPLETE
	trees in between the public street and sidewalk to not	
	interfere with private utilities.	
8	All islands and medians internal to the Boulder Ponds	HOA documents specify that
	development shall be platted as part of the right-of-way and	public islands and medians
	shall be maintained by the Home Owners Association. The	(except 5 th Street) are the
	applicant shall enter into a maintenance agreement with the	responsibility of the HOA.
	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.	
9	The design of the northern buffer trail shall be modified to a	COMPLETE
	width of 8 feet as opposed to the regional trail standard of 10	
	feet.	
10	The eastern segment of the northern buffer trail shall be	COMPLETE
	moved to the south to the greatest extent possible with	
	plantings to screen the trail on the north side.	
	Restrictions	
11	Prior to recording the Final Plat for any portion of the area	COMPLETE for the 1st and 2nd
	shown in the Preliminary Plat, the Developer shall enter into	Additions, will be done for 3 rd
	a Developers Agreement acceptable to the City Attorney that	Addition.
	delineates who is responsible for the design, construction,	
	and payment of public improvements.	
12	The Final PUD Plan will include a development lot book to	COMPLETE for the 1 st and 2 nd
	clarify proper building placement for use in granting building	Additions, will be done for 3 rd
	permits for the development.	Addition as well.

e. Site Density Calculation

The Lot Tabulation submitted with the 1st Addition approvals showed density information for the entire site.

In summary:

- The overall gross site density (for all phases of development) is calculated at 2.74 dwelling units per acre (DUA).
- Net of commercial, ponding and right-of way, the total site density is calculated at 5.18 DUA.

f. Phasing of Infrastructure and Other Improvements

Grading. Grading for the entire site was completed in 2015.

<u>Streets & Utilities</u>. Utility and street construction is complete for the 1^{st} and 2^{nd} Addition, except for the final lift of asphalt in 2^{nd} Addition. The 3^{rd} Addition includes

improvements for 33 Villa lots. It is anticipated that the 1st lift of asphalt will be complete by October 2018.

<u>Site Amenities</u>. The main monument on 5th Street and Jade Trail is complete. The planned monument at the Hudson & Jade Trail are also complete. The 2nd Addition landscaping will be complete June 2018, and 3rd Addition expected to be completed by Spring 2019.

<u>Model Homes</u>. All the single family and Villa style lots are under contract with one builder. Model homes for each of these product styles are complete and currently used to market the site.

<u>Future Phases</u>. 3rd Addition is final plat of the Boulder Ponds project.

g. How Concerns of Neighboring Properties Have Been Addressed

The only concern raised was at the 2014 public hearing by a Stone Gate Estates neighbor. It was requested that the trail be located as far south as possible. With some grade adjustments, this has been achieved.

h. How Conflicts with Nearby Land Uses and/or Disturbances to Wetlands or Natural Areas Have Been Mitigated

<u>Northerly Buffer</u>. The future trail between Stone Gate Estates to the north softens the impact of the lot sizes between the two neighborhoods.

<u>Transition</u>. The future multi-family site (HDR) provides a transition between the commercial and residential (LDR) uses.

 $\underline{5}^{th}$ Street. 5th Street provides a separation of the residential neighborhood from the surrounding commercial uses.

<u>Supplemental Uses</u>. The Boulder Ponds commercial area compliments the other commercial uses along Hudson Blvd.

<u>Preservation</u>. The existing wetland is being preserved.

i. Justification that Proposal will Not Place Excessive Burden on Infrastructure in the Area.

Roads / Traffic. We participated in the construction of 5th Street, a regional MSA road that runs east/west. The City of Lake Elmo has studied the area and determined the new MSA road will be sufficient to serve the new developments in the area. In addition to participation with the construction of 5th Street, we are constructing a north/south road (Jade Trail) connecting Hudson Blvd to 5th Street. Future turn lanes are shown on Hudson Blvd, which are planned for installation when Hudson Blvd is expanded.

<u>Sewer</u>. The site has gravity sewer access along Hudson Blvd that is served by the regional sewer system. This additional capacity has been accounted for in the City of Lake Elmo's Comprehensive Plan.

<u>Water Supply</u>. Water will be served by Oakdale's water supply until such time the City of Lake Elmo can run its own trunk lines to the wider regional development area. Staff has indicated there is sufficient water to serve the development.

<u>Parks</u>. A linear park in this 3rd addition of development will connect to the regional system. Staff has indicated that the trail construction or other related improvement costs may be used as an offset to park dedication fees. It is understood that the City is not requiring additional parkland.

<u>Fire / Police</u>. The streets were designed to accommodate a ladder fire truck. Boulder Ponds is primarily residential, which tends to have less calls per capita than other property types.

j. Proposed Lakeshore Access

N/A

k. Parks and Open Space Description

The linear park located along the northerly property line (Outlot A) will be dedicated and improved with a trail and landscaping with the 3rd phase of development.

1. Development Schedule

- Grading COMPLETE
- 1st Phase Utility Installation COMPLETE
- 1st phase street & sidewalk construction (1st lift) COMPLETE
- 1st Phase landscape and monument installation COMPLETE
- 2nd lift asphalt on 1st phase streets COMPLETE
- 2nd Addition Improvements (Street & Utilities) COMPLETE
- 3rd Addition Improvements Summer 2018 Construction of Boulder Ponds 3rd Addition is anticipated to begin in July 2018 with grading and site work activities, followed by utility and street construction. First lift of asphalt is expected to be complete by September 2018.

ATTACHMENT A

Lot Tabulation

	Boulder Ponds 3rd Addition					
Lot	Block	Size (sf)	Width (ft)	Depth (ft)		
1	1	17402	40.53	141.28		
2	1	12992	139.97	130.48		
3	1	7228	48.63	130.48		
4	1	7419	50.54	126.53		
5	1	9231	55.8	132.1		
6	1	7659	52.42	134.82		
7	1	8803	43.02	125.96		
8	1	7970	62	123.96		
9	1	7376	81.36	123.96		
10	1	7559	88.85	117.48		
11	1	7923	96.44	118.44		
12	1	8532	103.97	124.33		
13	1	8340	102.42	108.5		
1	2	1504	57.56	153.5		
2	2	15257	36.2	127.34		
3	2	9310	51.29	112.42		
4	2	8340	56.54	135.43		
5	2	8568	79.32	153.46		
6	2	10376	116.55	142.19		
7	2	8806	62.77	121.83		
8	2	7515	51.49	121.83		
9	2	7659	50.91	119.87		
10	2	7721	49.74	119.67		
11	2	9138	52.91	134.68		
12	2	7224	55.18	130.55		
13	2	9153	80.55	134.16		
14	2	8711	85.81	138.26		
15	2	8816	78.66	138.21		
16	2	9541	72.15	145.66		
17	2	32368	115.79	135.99		
1	3	12072	121.36	107.6		
2	3	12839	129.83	107.64		
3	3	9459	57.82	142.55		
Average	Lot Size (sf)	9782				

Area Calculations	Area (sf)
Trails/Sidewalk	24,258
Wetlands & Buffers	0
	87,209
Dedicated ROW	(does not include Outlot A)

ATTACHMENT B

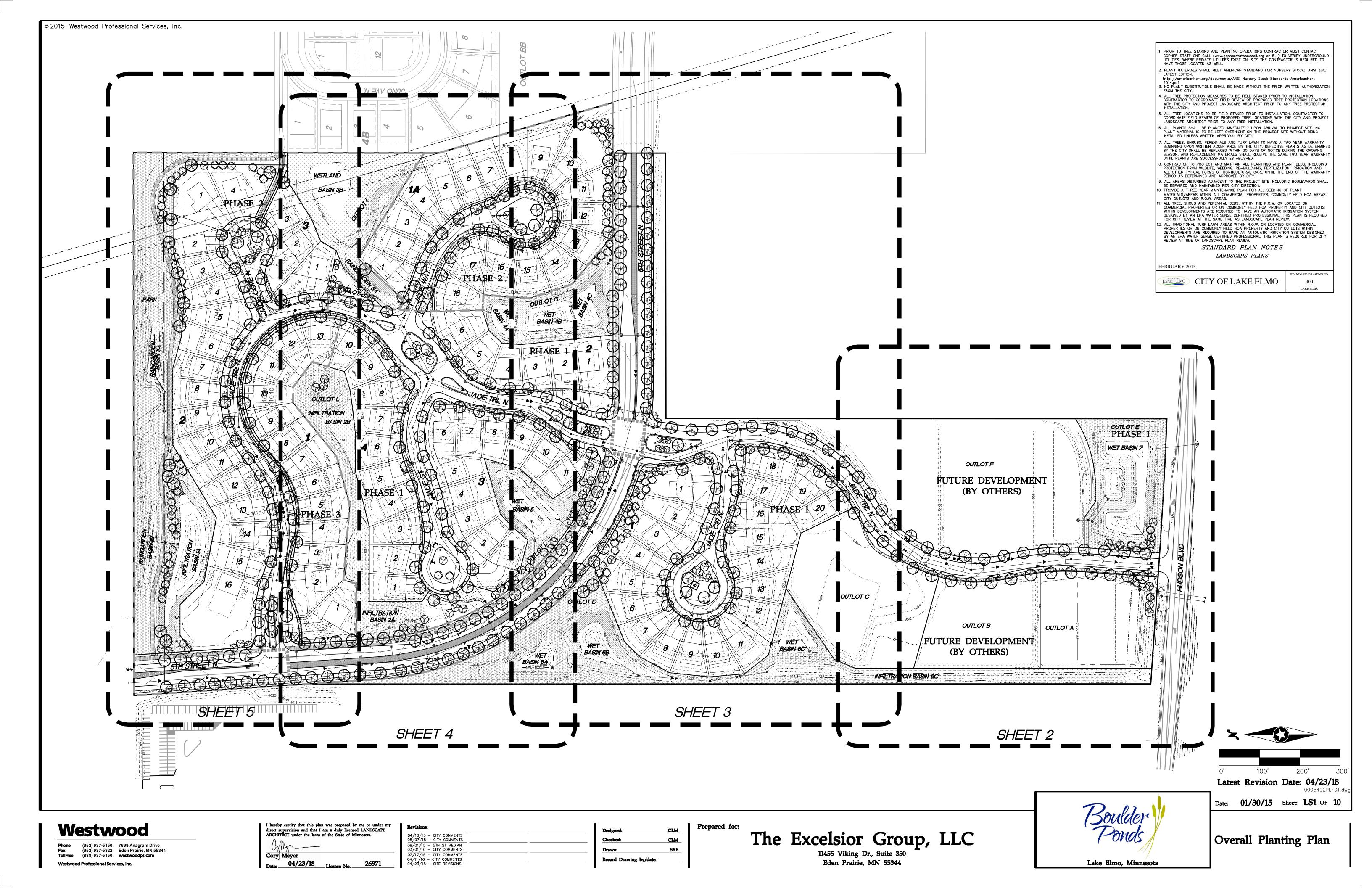
Tree Study Plan

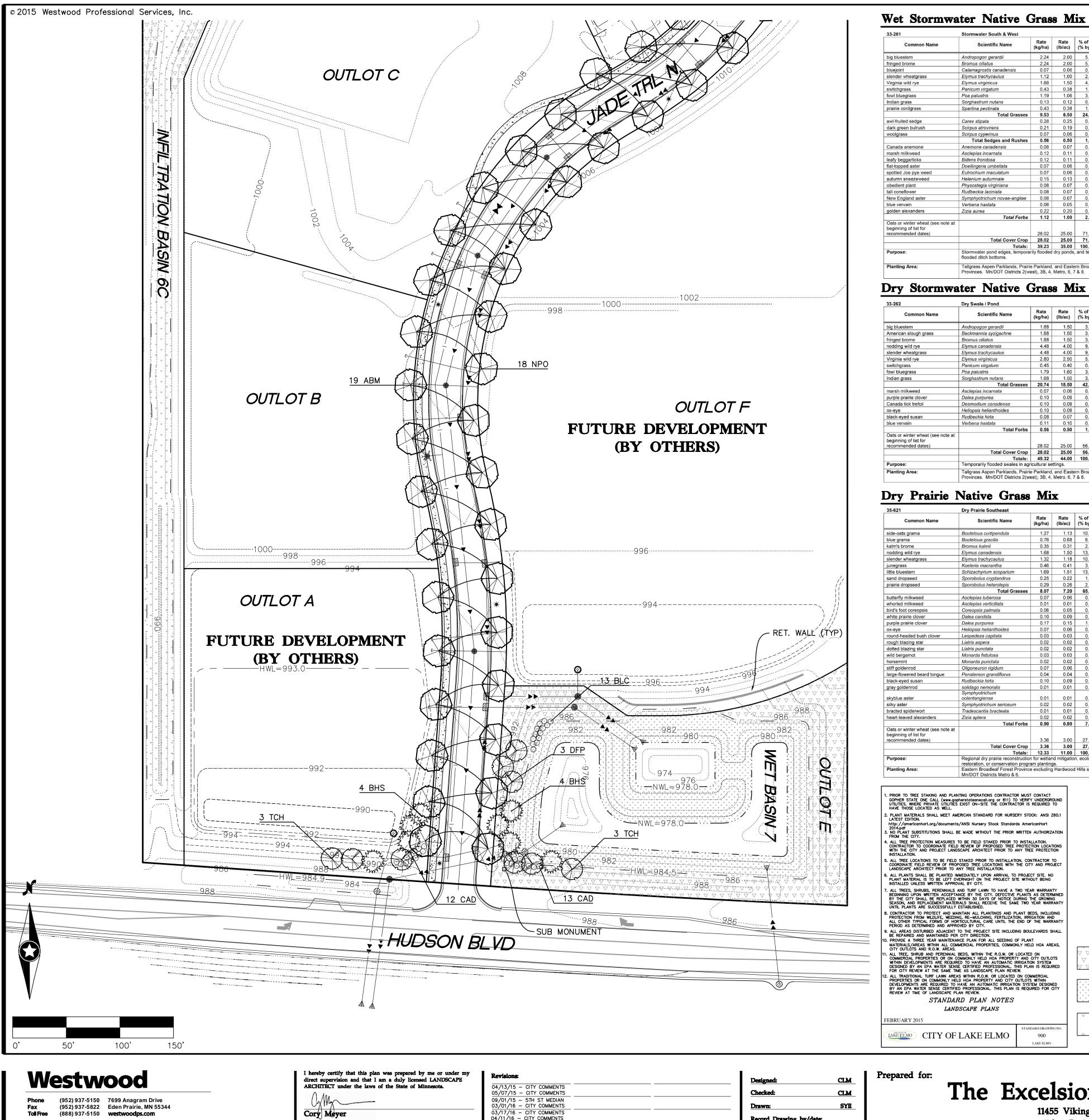
All trees have been cleared from the site, most of which were around the former homestead. A summary of the significant trees surveyed in May 2014 was included with the $1^{\rm st}$ Addition application.

BOULDER PONDS THIRD ADDITION

VICINITY MAP KNOW ALL PERSONS BY THESE PRESENTS: OP4 Boulder Ponds, LLC, a Minnesota limited liability company, fee owner of the following described property situated in the County LAKE ELMO PLANNING COMMISSION Approved by the Planning Commission of the City of Lake Elmo, Minnesota, this _____day of ______, 20____. of Washington, State of Minnesota, to wit: Outlot K, BOULDER PONDS, according to the recorded plat thereof, Washington County, Minnesota. 10TH STREET NORTH (C.S.A.H. NO. 10) PLANNING COMMISSION, CITY OF LAKE ELMO, MINNESOTA Has caused the same to be surveyed and platted as BOULDER PONDS THIRD ADDITION and does hereby dedicate to the public for public use the public ways and drainage and utility easements created by this plat. In witness whereof said OP4 Boulder Ponds, LLC, a Minnesota limited liability company, has caused these presents to be signed by Ben Schmidt, Vice President this _____ day CITY OF LAKE ELMO, MINNESOTA The foregoing plat of BOULDER PONDS THIRD ADDITION was approved by the City Council of Lake Elmo, Minnesota, this _____day of ____
20____, and hereby certifies compliance with all requirements as set forth in Minnesota Statutes, Section 505.03, Subdivision 2. OP4 BOULDER PONDS, LLC CITY OF LAKE ELMO, MINNESOTA Ben Schmidt, Vice President STATE OF MINNESOTA This instrument was acknowledged before me on this_____day of ______, 20____, by Ben Schmidt, Vice President of OP4 Boulder Ponds, LLC, a 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 limited liability company, on behalf of the company. Washington County Surveyor Notary Public, _____ County, Minnesota My Commission Expires____ Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20___ on the land hereinbefore described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer has been entered on this _____day of ____ I Jason E. Rud do hereby certify that I have surveyed and platted or directly supervised the survey and platting of the property described on this plat as BOULDER PONDS THIRD ADDITION; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on the plat; that all monuments depicted on the plat have been or will be correctly set within one year as indicated on the plat; Washington County Auditor/Treasurer that all water boundaries and wet lands as defined in MS Section 505.01, Subd. 3 existing as of the date of this certification are shown and labeled on the plat; and that all HUDSON BOULEVARD public ways are shown and labeled on the plat. COUNTY RECORDER Dated this ______ day of ______, 20_____ INTERSTATE HIGHWAY 94 I hereby certify that this instrument was recorded in the Office of the County Recorder for record on this _____ day of _____ _____. M., and was duly recorded in Washington County Records. SECTION 34, TOWNSHIP 29N, RANGE 21W CITY OF LAKE ELMO Jason E. Rud, Licensed Land Surveyor Minnesota License No. 41578 Washington County Recorder STATE OF MINNESOTA The foregoing Surveyor's Certificate was acknowledged before me on this_____ by Jason E. Rud, Licensed Land Surveyor, Minnesota License No. 41578. STONETO ATE STONEGATE 2ND ADDITION _____ County, Minnesota Notary Public, My Commission Expires_ S89°56'46"W 1244.27 __NORTHERN STATES POWER COMPANY EASEMENT PER BOOK 277 OF DEEDS, PAGE 336 ----S89°56'46"W 75.53 __ 100 -_--- **NORTH** GRAPHIC SCALE 1 INCH = 60 FEET_R=25.00 NORTH COVE DENOTES 1/2 INCH BY 14 INCH IRON PIPE TO O BE SET AND MARKED BY RLS NO. 41578. DENOTES FOUND IRON MONUMENT MARKED BY RLS NO. 41578. ORIENTATION OF THIS BEARING SYSTEM IS Δ=87°31'42" R=20.00 - < 30.55 BASED ON THE WASHINGTON COUNTY COORDINATE SYSTEM. (NAD 83) Δ=90°00'00" R = 25.00**EASEMENT DETAIL** DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS: S75°00'00"E R=190.00 BEING 5 FEET IN WIDTH AND ADJOINING SIDE LOT LINES AND 10 FEET IN WIDTH AND ADJOINING PUBLIC 185.67 WAYS AND REAR LOT LINES, UNLESS OTHERWISE 139.87 N90°00'00"E E.G. RUD & SONS, INC.

EST. 1977 Professional Land Surveyors





33-261	Stormwater South & West	v			
Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
big bluestem	Andropogon gerardii	2.24	2.00	5.72%	7.35
fringed brome	Bromus ciliatus	2.24	2.00	5.73%	8.10
bluejoint	Calamagrostis canadensis	0.07	0.06	0.18%	6.40
slender wheatgrass	Elymus trachycaulus	1.12	1.00	2.85%	2.53
Virginia wild rye	Elymus virginicus	1.68	1.50	4.28%	2.31
switchgrass	Panicum virgatum	0.43	0.38	1.07%	1.93
fowl bluegrass	Poa palustris	1.19	1.06	3.03%	50.70
Indian grass	Sorghastrum nutans	0.13	0.12	0.36%	0.55
prairie cordgrass	Spartina pectinata	0.43	0.38	1.07%	0.91
*	Total Grasses	9.53	8.50	24.29%	80.78
awl-fruited sedge	Carex stipata	0.28	0.25	0.71%	3.10
dark green bulrush	Scirpus atrovirens	0.21	0.19	0.54%	31.70
woolgrass	Scirpus cyperinus	0.07	0.06	0.18%	39.00
	Total Sedges and Rushes	0.56	0.50	1.43%	73.80
Canada anemone	Anemone canadensis	0.08	0.07	0.19%	0.20
marsh milkweed	Asclepias incarnata	0.12	0.11	0.32%	0.20
leafy beggarticks	Bidens frondosa	0.12	0.11	0.31%	0.20
flat-topped aster	Doellingeria umbellata	0.07	0.06	0.17%	1.50
spotted Joe pye weed	Eutrochium maculatum	0.07	0.06	0.18%	2.19
autumn sneezeweed	Helenium autumnale	0.15	0.13	0.36%	5.97
obedient plant	Physostegia virginiana	0.08	0.07	0.21%	0.30
tall coneflower	Rudbeckia laciniata	0.08	0.07	0.21%	0.37
New England aster	Symphyotrichum novae-angliae	0.08	0.07	0.19%	1.56
blue vervain	Verbena hastata	0.06	0.05	0.15%	1.85
golden alexanders	Zizia aurea	0.22	0.20	0.56%	0.79
	Total Forbs	1.12	1.00	2.85%	15.13
Oats or winter wheat (see note at beginning of list for recommended dates)		28.02	25.00	71.43%	11.14
	Total Cover Crop	28.02	25.00	71.43%	11.14
	Totals:	39.23	35.00	100.00%	180.85
Purpose:	Stormwater pond edges, temporarily flooded dry ponds, and temporarily flooded ditch bottoms.				
Planting Area:	Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. Mn/DOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.				

Dry Stormwater Native Grass Mix

	Dry Swale / Pond	Rate	Rate	% of Mix	Seeds/
Common Name	Scientific Name	(kg/ha)	(lb/ac)	(% by wt)	sq ft
big bluestem	Andropogon gerardii	1.68	1.50	3.40%	5.50
American slough grass	Beckmannia syzigachne	1.68	1.50	3.42%	27.60
fringed brome	Bromus ciliatus	1.68	1.50	3.40%	6.05
nodding wild rye	Elymus canadensis	4.48	4.00	9.09%	7.64
slender wheatgrass	Elymus trachycaulus	4.48	4.00	9.10%	10.15
Virginia wild rye	Elymus virginicus	2.80	2.50	5.67%	3.85
switchgrass	Panicum virgatum	0.45	0.40	0.91%	2.05
fowl bluegrass	Poa palustris	1.79	1.60	3.64%	76.50
Indian grass	Sorghastrum nutans	1.68	1.50	3.40%	6.60
	Total Grasses	20.74	18.50	42.03%	145.94
marsh milkweed	Asclepias incarnata	0.07	0.06	0.13%	0.10
purple prairie clover	Dalea purpurea	0.10	0.09	0.21%	0.50
Canada tick trefoil	Desmodium canadense	0.10	0.09	0.21%	0.19
ox-eye	Heliopsis helianthoides	0.10	0.09	0.20%	0.20
black-eyed susan	Rudbeckia hirta	0.08	0.07	0.17%	2.49
blue vervain	Verbena hastata	0.11	0.10	0.23%	3.50
	Total Forbs	0.56	0.50	1.15%	6.98
Oats or winter wheat (see note at beginning of list for					
recommended dates)		28.02	25.00	56.82%	11.14
	Total Cover Crop	28.02	25.00	56.82%	11.14
	Totals:	49.32	44.00	100.00%	164.06
Purpose:	Temporarily flooded swales in agr				
Planting Area:	Tallgrass Aspen Parklands, Prairie Parkland, and Eastern Broadleaf Forest Provinces. Mn/DOT Districts 2(west), 3B, 4, Metro, 6, 7 & 8.				

Dry Prairie Native Grass Mix

35-621	Dry Prairie Southeast				
Common Name	Scientific Name	Rate (kg/ha)	Rate (lb/ac)	% of Mix (% by wt)	Seeds/ sq ft
side-oats grama	Bouteloua curtipendula	1.27	1.13	10.23%	2.48
blue grama	Bouteloua gracilis	0.76	0.68	6.19%	10.00
kalm's brome	Bromus kalmii	0.35	0.31	2.78%	0.90
nodding wild rye	Elymus canadensis	1.68	1.50	13.61%	2.86
slender wheatgrass	Elymus trachycaulus	1.32	1.18	10.76%	3.00
junegrass	Koeleria macrantha	0.46	0.41	3.71%	30.00
little bluestem	Schizachyrium scoparium	1.69	1.51	13.70%	8.30
sand dropseed	Sporobolus cryptandrus	0.25	0.22	1.98%	16.00
prairie dropseed	Sporobolus heterolepis	0.29	0.26	2.32%	1.50
	Total Grasses	8.07	7.20	65.28%	75.04
butterfly milkweed	Asclepias tuberosa	0.07	0.06	0.52%	0.09
whorled milkweed	Asclepias verticillata	0.01	0.01	0.11%	0.05
bird's foot coreopsis	Coreopsis palmata	0.06	0.05	0.50%	0.20
white prairie clover	Dalea candida	0.10	0.09	0.78%	0.60
purple prairie clover	Dalea purpurea	0.17	0.15	1.32%	0.80
ox-eye	Heliopsis helianthoides	0.07	0.06	0.51%	0.13
round-headed bush clover	Lespedeza capitata	0.03	0.03	0.31%	0.10
rough blazing star	Liatris aspera	0.02	0.02	0.17%	0.11
dotted blazing star	Liatris punctata	0.02	0.02	0.23%	0.06
wild bergamot	Monarda fistulosa	0.03	0.03	0.30%	0.85
horsemint	Monarda punctata	0.02	0.02	0.22%	0.80
stiff goldenrod	Oligoneuron rigidum	0.07	0.06	0.59%	0.98
large-flowered beard tongue	Penstemon grandiflorus	0.04	0.04	0.35%	0.20
black-eyed susan	Rudbeckia hirta	0.10	0.09	0.86%	3.20
gray goldenrod	solidago nemoralis	0.01	0.01	0.14%	1.65
skyblue aster	Symphyotrichum oolentangiense	0.01	0.01	0.06%	0.20
silky aster	Symphyotrichum sericeum	0.02	0.02	0.19%	0.20
bracted spiderwort	Tradescantia bracteata	0.01	0.01	0.12%	0.05
heart-leaved alexanders	Zizia aptera	0.02	0.02	0.21%	0.10
	Total Forbs	0.90	0.80	7.49%	10.37
Oats or winter wheat (see note at beginning of list for recommended dates)		3.36	3.00	27.23%	1.33
	Total Cover Crop	3.36	3.00	27.23%	1.33
	Totals:	12.33	11.00	100.00%	86.75
Purpose:	Regional dry prairie reconstruction restoration, or conservation progra	n for wetlar	nd mitigatio gs.	n, ecological	
Planting Area:	Eastern Broadleaf Forest Province Mn/DOT Districts Metro & 6.			l Hills subsec	tion.

. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL (www.gopherstateonecall.org or 811) TO VERIFY UNDERGROUNI UTILITIES. WHERE PRIVATE UTILITIES EXIST ON-SITE THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL. ALL PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO PROJECT SITE. NO PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY. 7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON, AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED. 8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WILDLIFE, WEEDING, RE-MULCHING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF HORTICULTURAL CARE UNTIL THE END OF THE WARRANT PERIOD AS DETERMINED AND APPROVED BY CITY. PERIOD AS DETERMINED AND APPROVED BY CITY.

9. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOULEVARDS SHALL BE REPAIRED AND MAINTAINED PER CITY DIRECTION.

10. PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLOTS AND R.O.W. AREAS.

11. ALL TREE, SHRUB AND PERENNIAL BEDS, WITHIN THE R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS LIADSCAPE PLAN REVIEW.

12. ALL TRADITIONAL TURF LAWN AREAS WITHIN R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT TIME OF LANDSCAPE PLAN REVIEW. STANDARD PLAN NOTES LANDSCAPE PLANS CITY OF LAKE ELMO

Phas	<u>se 1</u>	Final Plant Schedule		
CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ABM	30	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	2.5" BB	AS SHOWN
SGM	24	Sienna Glen Maple / Acer x freemanii 'Sienna'	2.5" BB	AS SHOWN
SKH	25	Skyline Honeylocust / Gleditsia triacanthos var. inermis 'Skycole'	2.5" BB	AS SHOWN
NPO	21	Northern Pin Oak / Quercus ellipsoidalis	2.5" BB	AS SHOWN
SWO	2	Swamp White Oak / Quercus bicolor	2.5" BB	AS SHOWN
PRE	39	Princeton Elm / Ulmus americana 'Princeton'	2.5" BB	AS SHOWN
TCH	24	Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis'	2"BB	AS SHOWN
ALS	9	Allegheny Serviceberry / Amelanchier laevis	6' HT., BB Cl	LUMP AS SHOWN
PRC	2	Prairie Rose Crab / Malus 'Prairie Rose'	2" BB	AS SHOWN
STC	6	Show Time Crab / Malus 'Shotizam'	2" BB	AS SHOWN
DFP	27	Double Flowering Plum / Prunus triloba	#7 CONT.	AS SHOWN
BHS	28	Black Hills Spruce / Picea glauca densata	8' HT., BB	AS SHOWN
NOS	8	Norway Spruce / Picea abies	8' HT., BB	AS SHOWN
WHP	6	White Pine / Pinus strobus	8' HT., BB	AS SHOWN
CAD	64	Cardinal Dogwood / Cornus sericea 'Cardinal'	#5 CONT.	5'-0" O.C.
ARV	39	Arrowood Viburnum / Viburnum dentatum	#5 CONT.	5'-0" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

Phase 2 Final Plant Schedule

32 Black Chokeberry / Aronia melanocarpa

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ABM(2)	11	Autumn Blaze Maple / Acer x freemanii 'Jeffersred'	2.5" BB	AS SHOWN
SGM(2)	13	Sienna Glen Maple / Acer x freemanii 'Sienna'	2.5" BB	AS SHOWN
SKH(2)	26	Skyline Honeylocust / Gleditsia triacanthos var. inermis 'Skycole'	2.5" BB	AS SHOWN
NPO(2)	18	Northern Pin Oak / Quercus ellipsoidalis	2.5" BB	AS SHOWN
REO(2)	3	Red Oak / Quercus rubra	2.5" BB	AS SHOWN
SW0(2)	2	Swamp White Oak / Quercus bicolor	2.5" BB	AS SHOWN
ACE(2)	19	Accolade Elm / Ulmus japonica x wilsoniana 'Morton'	2.5" BB	AS SHOWN
RIB(2)	4	River Birch / Betula nigra	2.5" BB	AS SHOWN
TCH(2)	5	Thornless Cockspur Hawthorn / Crataegus crusgalli 'Inermis'	2" BB	AS SHOWN
ALS(2)	15	Allegheny Serviceberry / Amelanchier laevis	6' HT., BB CL	UMP AS SHOWN
STC(2)	5	Show Time Crab / Malus 'Shotizam'	2" BB	AS SHOWN
DFP(2)	4	Double Flowering Plum / Prunus triloba	#7 CONT.	AS SHOWN
BHS(2)	16	Black Hills Spruce / Picea glauca densata	8' HT., BB	AS SHOWN
AML(2)	12	American Larch / Larix Iaricina	8' HT., BB	AS SHOWN
WHP(2)	9	White Pine / Pinus strobus	8' HT., BB	AS SHOWN
ARV(2)	25	Arrowood Viburnum / Viburnum dentatum	#5 CONT.	5'-0" O.C.
BLC(2)	27	Black Chokeberry / Aronia melanocarpa	#5 CONT.	4'-0" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

Landscape Requirement Calculations

OVERALL LANDSCAPE REQUIREMENTS: FIVE TREES PER ACRE X SITE AREA (48.8 AC) (244 trees @ 2-1/2" cal inches)	= 610 CAL IN. REQUIRED
OVERALL STREET TREE REQUIREMENTS: 1 TREE PER 50' LOCAL STREET FRONTAGE (10,043 LF) (201 trees @ 2-1/2" cal inches)	= 502 CAL IN. REQUIRED
1 TREE PER 40' 5TH STREET FRONTAGE (3,965 LF) (99 trees @ 4" cal inches)	= 396 CAL IN. REQUIRED
SUBTOTAL LANDSCAPE REQUIREMENTS:	= 1508 CAL IN. REQUIRED
TREE REPLACEMENT REQUIREMENTS:	= 121 CAL IN. REQUIRED
OVERALL LANDSCAPING REQUIREMENTS:	= 1629 CAL IN. REQUIRED
OVERALL LANDSCAPING PROVIDED: (INCLUDES 5TH STREET PLANTINGS, NOT INCLUDING 1,602 SHRUB &	= 1518 CAL IN. PROVIDED PERENNIAL PLANTS)

PHASE 1 TOTAL LANDSCAPING PROVIDED:	= 894 CAL IN. PROVIDED
5TH ST BLVD TREES (48 trees @ 4"):	= 192.0 CAL IN.
STREET TREES (136 trees @ 2.5"):	= 340.0 CAL IN.
OTHER SHADE TREES (5 trees @ 2.5"):	= 12.5 CAL IN.
ORNAMENTAL TREES (68 trees @ 2.0"):	= 136.0 CAL IN.
EVERGREEN TREES (42 trees @ 3.3"):	= 138.5 CAL IN.
EVERGREEN TREES (15 trees @ 5"):	= 75 CAL IN.
ADDITION AND MOTOR OPERATED	4.050 BLANTO
ADDTL PLANTINGS NOT CREDITED:	= 1,256 PLANTS
SHRUBS:	= 391 PLANTS
PERENNIALS:	= 865 PLANTS
PHASE 2 TOTAL LANDSCAPING PROVIDED:	= 624 CAL IN. PROVIDED
PHASE 2 TOTAL LANDSCAPING PROVIDED: 5TH ST BLVD TREES (51 trees @ 4"):	= 624 CAL IN. PROVIDED = 204.0 CAL IN.
•	
5TH ST BLVD TREES (51 trees @ 4"):	= 204.0 CAL IN.
5TH ST BLVD TREES (51 trees @ 4"): STREET TREES (81 trees @ 2.5"): OTHER SHADE TREES (15 trees @ 2.5"):	= 204.0 CAL IN. = 202.5 CAL IN.
5TH ST BLVD TREES (51 trees @ 4"): STREET TREES (81 trees @ 2.5"):	= 204.0 CAL IN. = 202.5 CAL IN. = 37.5 CAL IN.
5TH ST BLVD TREES (51 trees @ 4"): STREET TREES (81 trees @ 2.5"): OTHER SHADE TREES (15 trees @ 2.5"): ORNAMENTAL TREES (29 trees @ 2.0"): EVERGREEN TREES (37 trees @ 3.3"):	= 204.0 CAL IN. = 202.5 CAL IN. = 37.5 CAL IN. = 58.0 CAL IN. = 122.0 CAL IN.
5TH ST BLVD TREES (51 trees @ 4"): STREET TREES (81 trees @ 2.5"): OTHER SHADE TREES (15 trees @ 2.5"): ORNAMENTAL TREES (29 trees @ 2.0"): EVERGREEN TREES (37 trees @ 3.3"): ADDTL PLANTINGS NOT CREDITED:	= 204.0 CAL IN. = 202.5 CAL IN. = 37.5 CAL IN. = 58.0 CAL IN. = 122.0 CAL IN. = 346 PLANTS
5TH ST BLVD TREES (51 trees @ 4"): STREET TREES (81 trees @ 2.5"): OTHER SHADE TREES (15 trees @ 2.5"): ORNAMENTAL TREES (29 trees @ 2.0"): EVERGREEN TREES (37 trees @ 3.3"): ADDTL PLANTINGS NOT CREDITED: SHRUBS:	= 204.0 CAL IN. = 202.5 CAL IN. = 37.5 CAL IN. = 58.0 CAL IN. = 122.0 CAL IN. = 346 PLANTS = 125 PLANTS
5TH ST BLVD TREES (51 trees @ 4"): STREET TREES (81 trees @ 2.5"): OTHER SHADE TREES (15 trees @ 2.5"): ORNAMENTAL TREES (29 trees @ 2.0"): EVERGREEN TREES (37 trees @ 3.3"): ADDTL PLANTINGS NOT CREDITED: SHRUBS: PERENNIALS:	= 204.0 CAL IN. = 202.5 CAL IN. = 37.5 CAL IN. = 58.0 CAL IN. = 122.0 CAL IN. = 346 PLANTS
5TH ST BLVD TREES (51 trees @ 4"): STREET TREES (81 trees @ 2.5"): OTHER SHADE TREES (15 trees @ 2.5"): ORNAMENTAL TREES (29 trees @ 2.0"): EVERGREEN TREES (37 trees @ 3.3"): ADDTL PLANTINGS NOT CREDITED: SHRUBS:	= 204.0 CAL IN. = 202.5 CAL IN. = 37.5 CAL IN. = 58.0 CAL IN. = 122.0 CAL IN. = 346 PLANTS = 125 PLANTS

DENOTES DRY PRAIRIE NA

DENOTES DRY STORMWATER NATIVE GRASS MIX (33-262)

DENOTES WET STORMWATER NATIVE GRASS MIX (33-261)

Latest Revision Date: 04/23/18

4'-0" O.C.

Date: 01/30/15 Sheet: LS2 OF 10

04/23/18 License No.

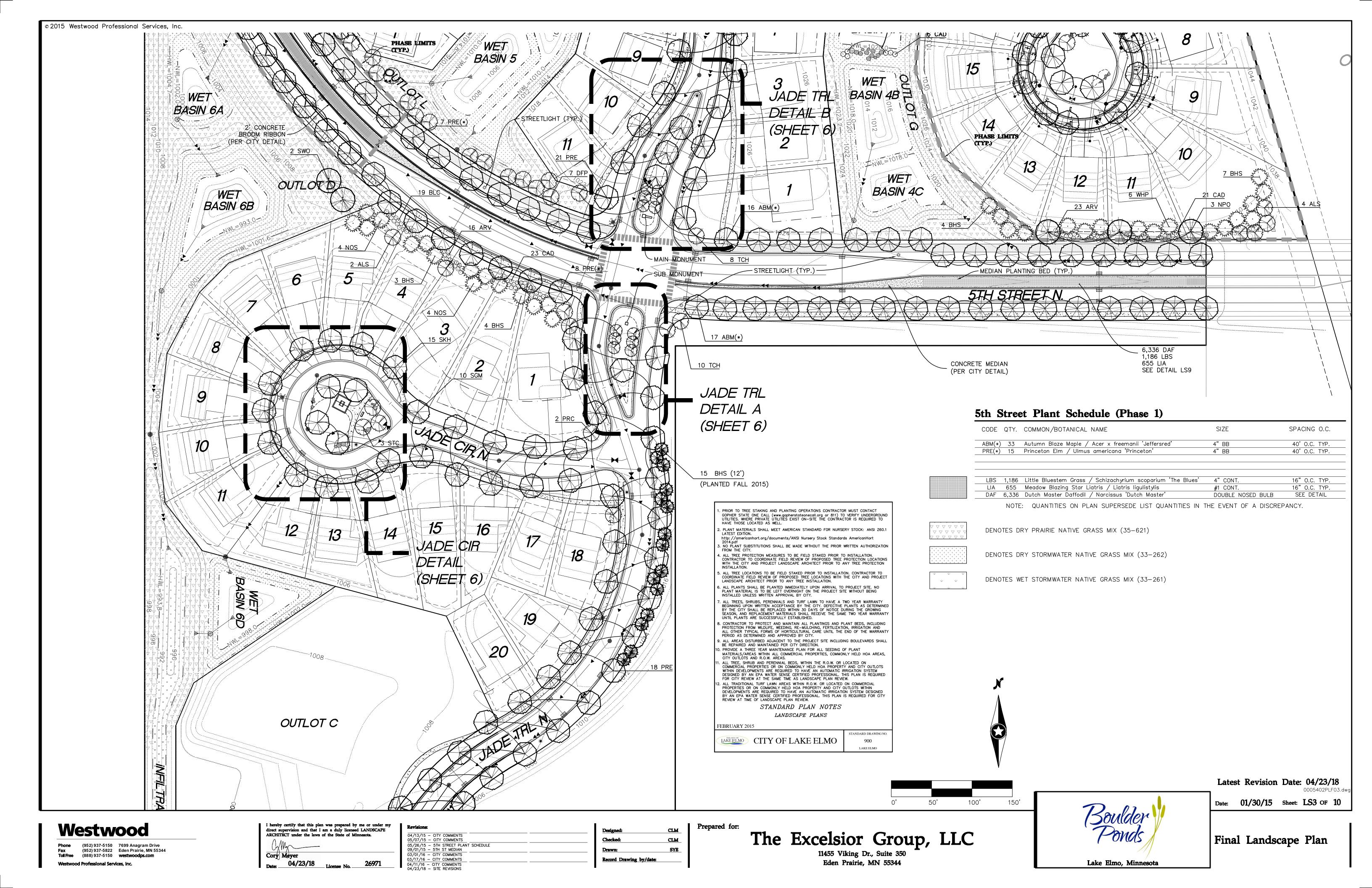
04/11/16 - CITY COMMENTS 04/23/18 - SITE REVISIONS

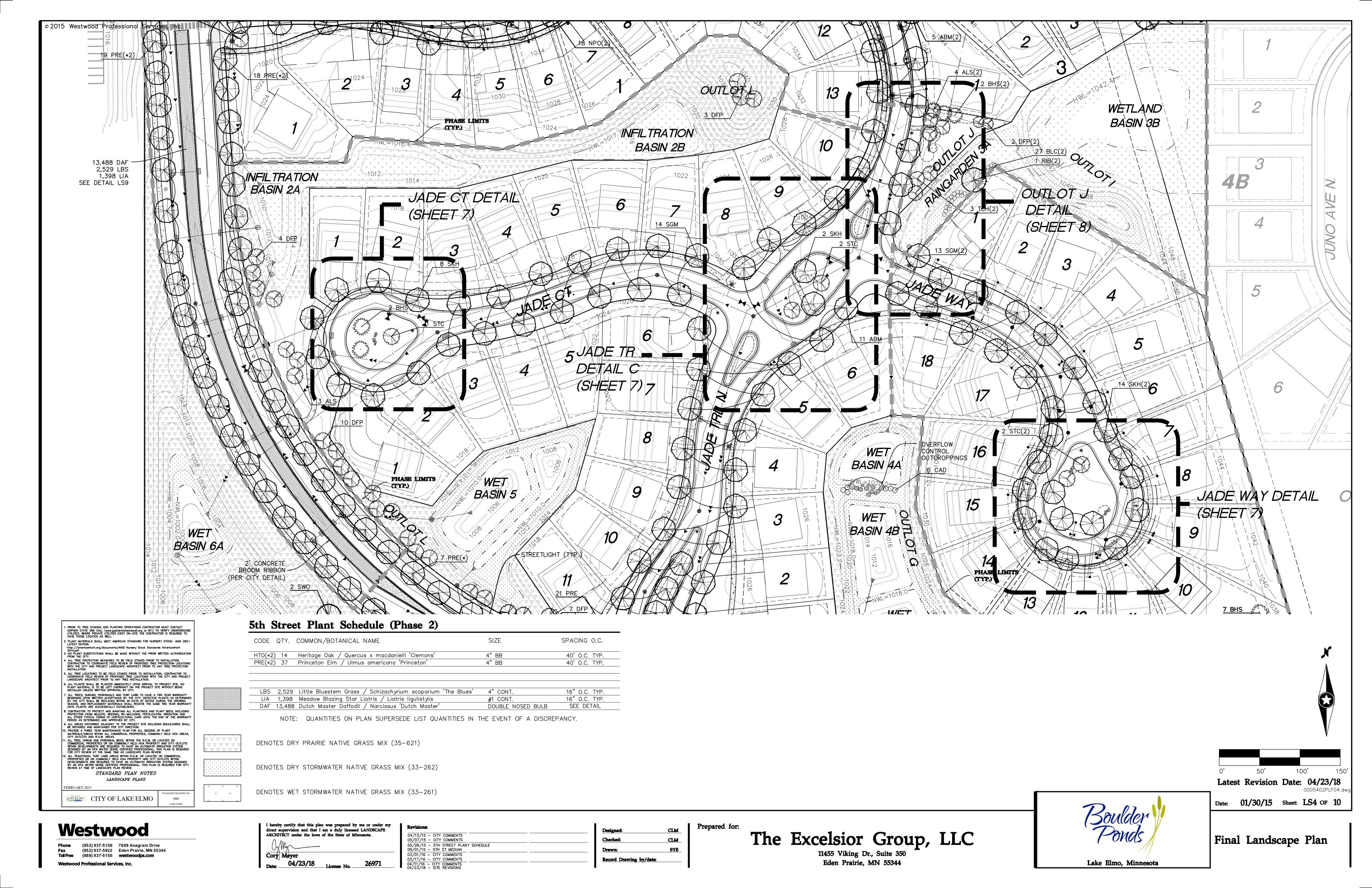
The Excelsior Group, LLC

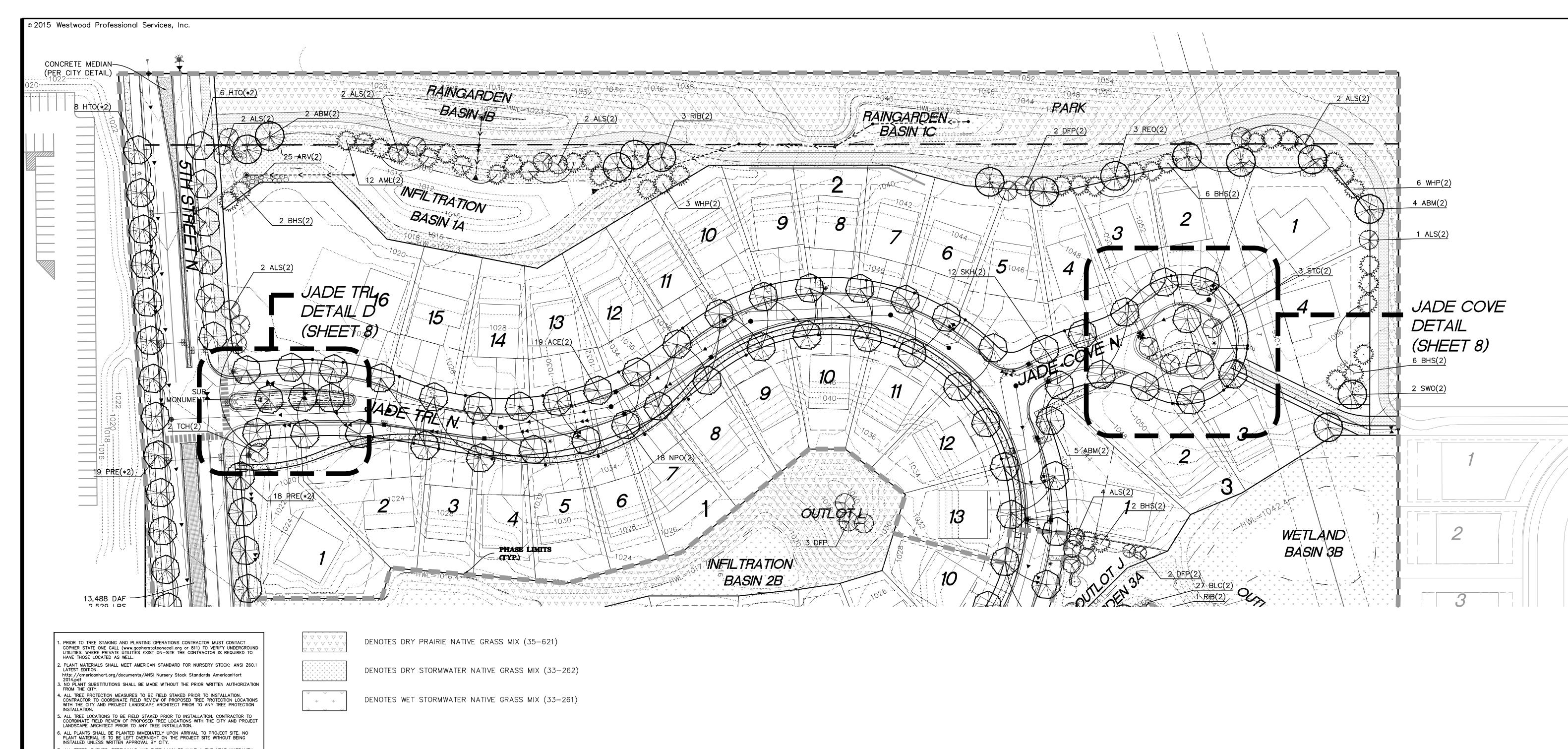
11455 Viking Dr., Suite 350 Eden Prairie, MN 55344



Final Landscape Plan







7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON, AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED. 8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WLDLIFE, WEEDING, RE-MULCHING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF HORTICULTURAL CARE 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 PER CITY DIRECTION.
10. PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLOTS AND R.O.W. AREAS.

LITT OUTCOTS AND R.O.W. AREAS.

1. ALL TREE, SHRUB AND PERENNIAL BEDS, WITHIN THE R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS LANDSCAPE PLAN REVIEW.

2. ALL TRADITIONAL TURF LAWN AREAS WITHIN R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT TIME OF LANDSCAPE PLAN REVIEW. STANDARD PLAN NOTES

LANDSCAPE PLANS

FEBRUARY 2015

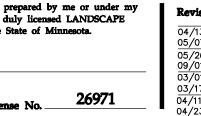
CITY OF LAKE ELMO

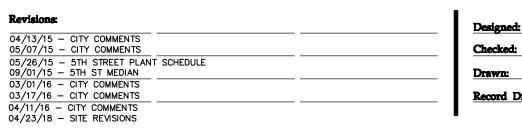
Latest Revision Date: 04/23/18

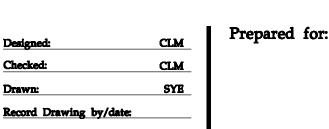
Westwood

(952) 937-5150 7699 Anagram Drive (952) 937-5822 Eden Prairie, MN 55344 (888) 937-5150 westwoodps.com Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota. 04/23/18 License No. __







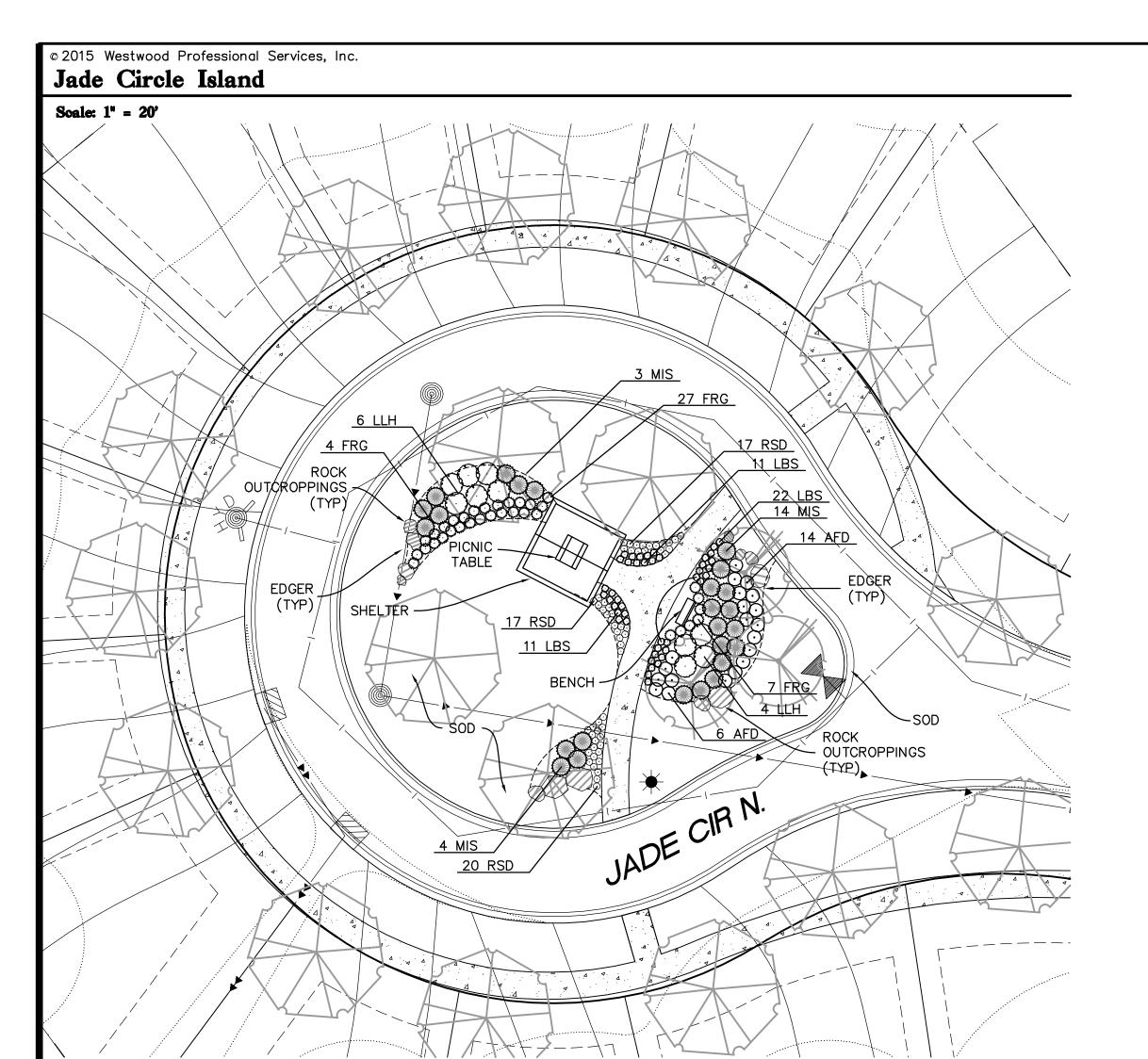
The Excelsior Group, LLC

11455 Viking Dr., Suite 350 Eden Prairie, MN 55344



Final Landscape Plan

Date: 01/30/15 Sheet: LS5 OF 10



Jade Circle Island Plant Schedule (Phase 1)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
LLH	10	Limelight Hydrangea / Hydrangea paniculata 'Limelight'	#5 CONT.	5'-0" O.C.
AFD	20	Arctic Fire Dogwood / Cornus stolonifera 'Farrow'	#5 CONT.	3'-0" O.C.
MIS	21	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48" O.C.
FRG	34	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	44	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.
RSD	54	Ruby Stella Daylily / Hemerocallis 'Ruby Stella'	#1 CONT.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

1. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL (www.gopherstateonecall.org or 811) TO VERIFY UNDERGROUND UTILITIES. WHERE PRIVATE UTILITIES EXIST ON—SITE THE CONTRACTOR IS REQUIRED TO HAVE THOSE LOCATED AS WELL. PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z60.1 LATEST EDITION. http://omericanhort.org/documents/ANSI Nursery Stock Standards Americanhort 2014.pdf
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.

CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION INSTALLATION. 5. ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO 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 PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY. 7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON, AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED.

8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WILDLIFE, WEEDING, RE-MULCHING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF HORTICULTURAL CARE 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 PERIOD AS DETERMINED AND APPROVED BY CITY.

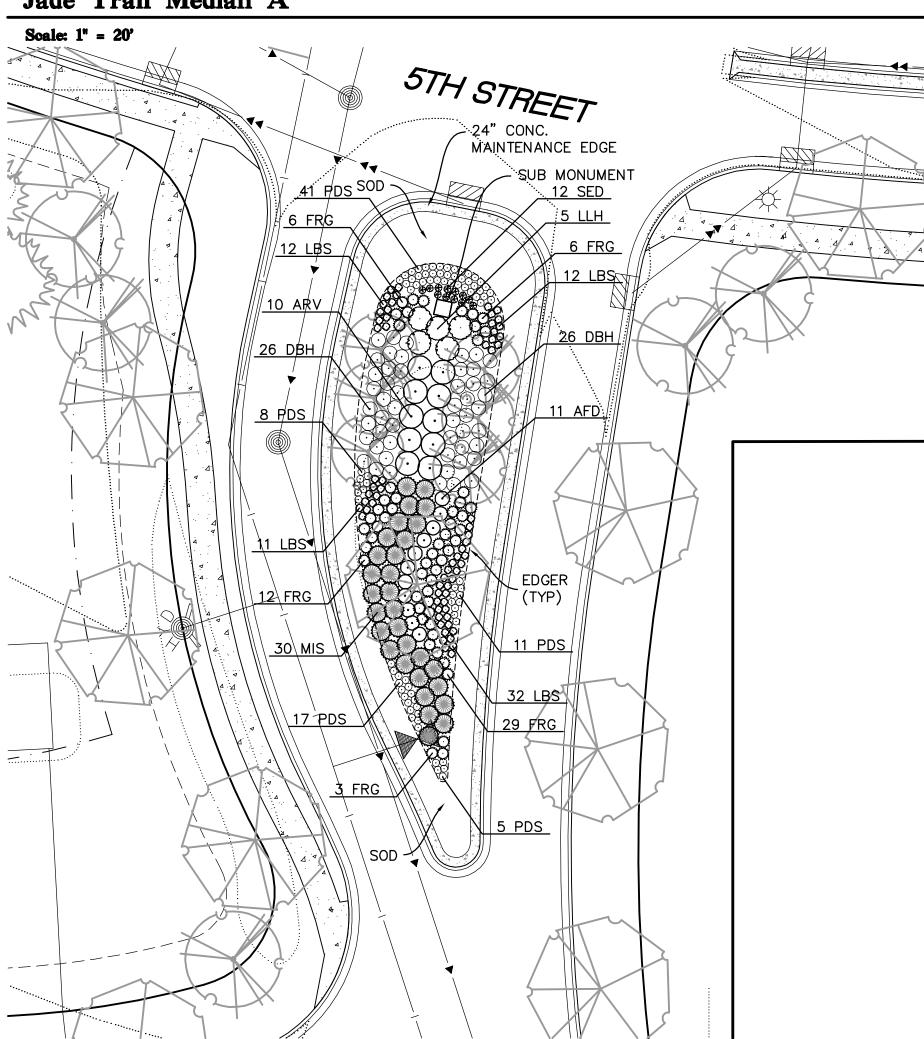
9. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOULEVARDS SHALL BE REPAIRED AND MAINTAINED PER CITY DIRECTION.

10. PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLOTS AND R.O.W. AREAS.

11. ALL TREE, SHRUB AND PERENNIAL BEDS, WITHIN THE R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS LANDSCAPE PLAN REVIEW.

12. ALL TRADITIONAL TURE LAWN AREAS WITHIN R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT TIME OF LANDSCAPE PLAN REVIEW. STANDARD PLAN NOTES LANDSCAPE PLANS FEBRUARY 2015 CITY OF LAKE ELMO

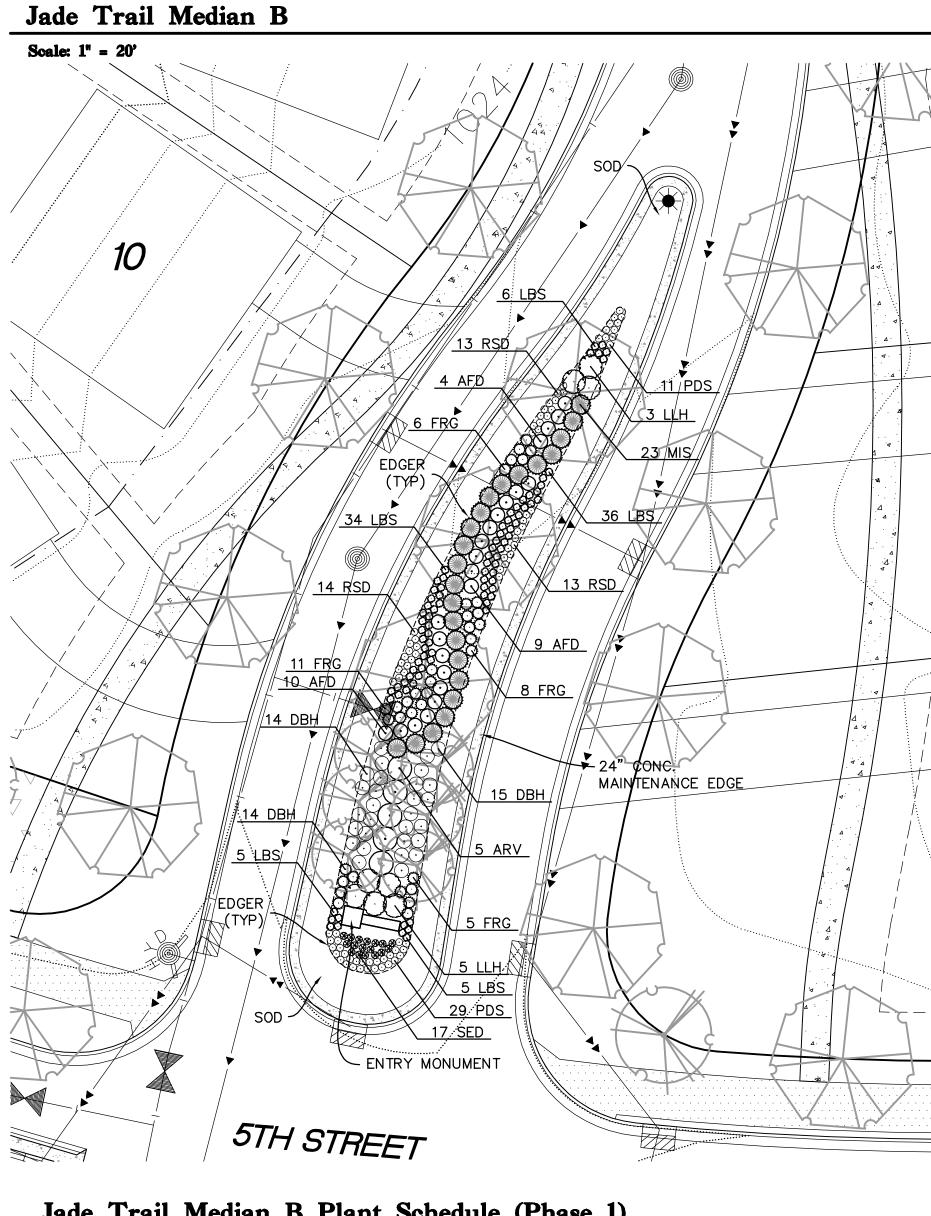
Jade Trail Median A



Jade Trail Median A Plant Schedule (Phase 1)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ARV	10	Arrowood Viburnum / Viburnum dentatum	#5 CONT.	5'-0" O.C.
LLH	5	Limelight Hydrangea / Hydrangea paniculata 'Limelight'	#5 CONT.	5'-0" O.C.
DBH	52	Dwarf Bush Honeysuckle / Diervilla Ionicera	#5 CONT.	3'-0" O.C.
AFD	11	Arctic Fire Dogwood / Cornus stolonifera 'Farrow'	#5 CONT.	3'-0" O.C.
_				
MIS	30	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48" O.C.
FRG	56	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	67	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.
PDS	82	Prairie Dropseed Grass / Sporobolus heterolepis	#1 CONT.	18" O.C.
RSD		Ruby Stella Daylily / Hemerocallis 'Ruby Stella'	#1 CONT.	18" O.C.
SED	12	Autumn Joy Sedum / Sedum x 'Autumn Joy'	#1 CONT.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.



Jade Trail Median B Plant Schedule (Phase 1)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	E	SPACING O.C.
ARV	5	Arrowood Viburnum / Viburnum dentatum	#5 C	CONT.	5'-0" O.C.
LLH	8	Limelight Hydrangea / Hydrangea paniculata 'Limelight'	#5 C	CONT.	5'-0" O.C.
DBH	43	Dwarf Bush Honeysuckle / Diervilla Ionicera	#5 C	CONT.	3'-0" O.C.
AFD	23	Arctic Fire Dogwood / Cornus stolonifera 'Farrow'	#5 C	ONT.	3'-0" O.C.
MIS	23	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 C	ONT.	48" O.C.
FRG	30	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 C	ONT.	18" O.C.
LBS	86	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 C	ONT.	18" O.C.
PDS	40	Prairie Dropseed Grass / Sporobolus heterolepis	#1 C	ONT.	18" O.C.
RSD	40	Ruby Stella Daylily / Hemerocallis 'Ruby Stella'	#1 C	ONT.	18" O.C.
SED	17	Autumn Joy Sedum / Sedum x 'Autumn Joy'	#1 C	ONT.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.



Latest Revision Date: 04/23/18

Date: 01/30/15 Sheet: LS6 OF 10

Westwood

(952) 937-5150 7699 Anagram Drive (952) 937-5822 Eden Prairie, MN 55344 (888) 937-5150 westwoodps.com Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota. Cory Meyer 04/23/18 License No. _

04/13/15 - CITY COMMENTS 05/07/15 - CITY COMMENTS 09/01/15 - 5TH ST MEDIAN 03/01/16 - CITY COMMENTS 03/17/16 - CITY COMMENTS 04/11/16 - CITY COMMENTS 04/23/18 - SITE REVISIONS

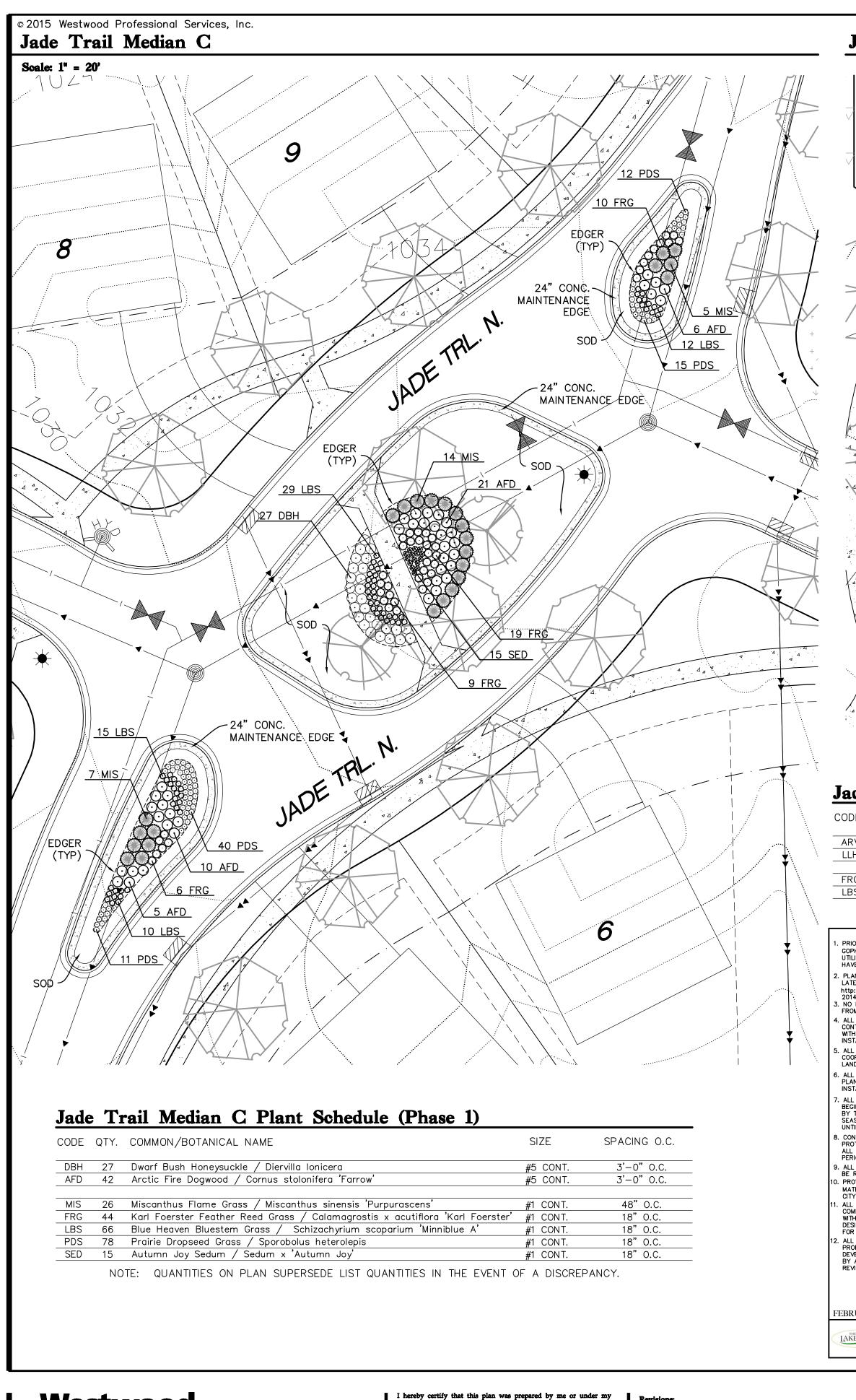
CLM Designed: Checked: CLM Drawn: Record Drawing by/date:

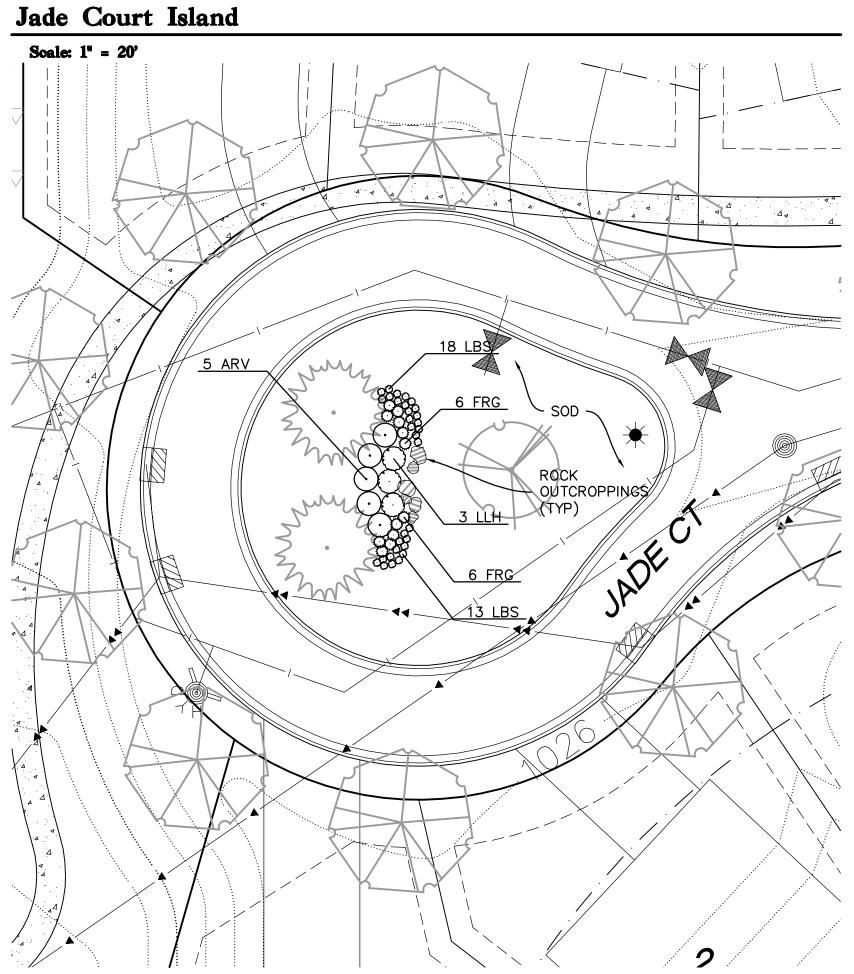
Prepared for: The Excelsior Group, LLC

11455 Viking Dr., Suite 350 Eden Prairie, MN 55344



Final Landscape **Details**





Jade Court Island Plant Schedule (Phase 1)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
ARV	5	Arrowood Viburnum / Viburnum dentatum	#5 CONT.	5'-0" O.C.
LLH	3	Limelight Hydrangea / Hydrangea paniculata 'Limelight'	#5 CONT.	5'-0" O.C.
FRG	12	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	31	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.

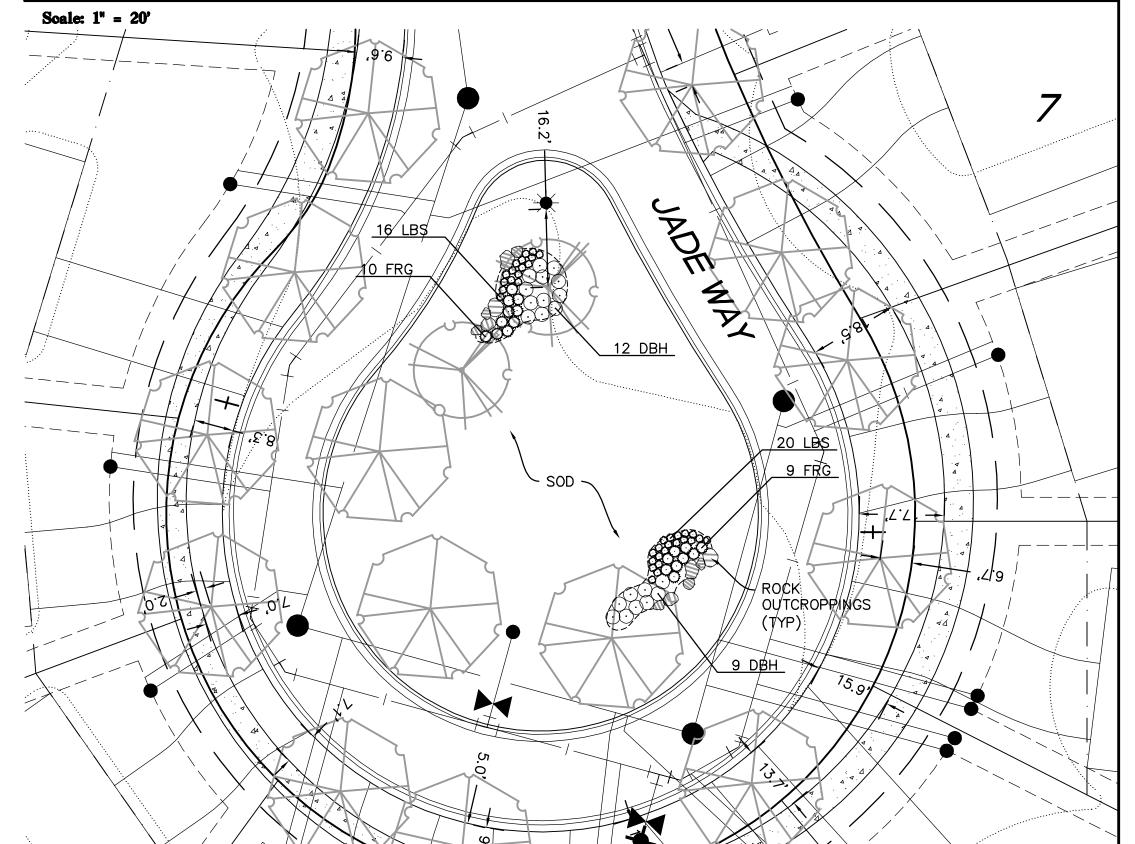
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

. PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL (www.gopherstateonecall.org or 811) TO VERIFY UNDERGROUND 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 LATEST EDITION.

http://americanhort.org/documents/ANSI Nursery Stock Standards AmericanHort 2014.pdf

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.
CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION LOCATIONS
WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION 5. ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO 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 PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY. 7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY, DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON, AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY THE SHALL BE SHALL RECEIVE THE SAME TWO YEAR WARRANTY UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED. 8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WILDLIFE, WEEDING, RE-MULCHING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF HORTICULTURAL CARE 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 PER CITY DIRECTION.

10. PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLOTS AND R.O.W. AREAS. ALL TREE, SHRUB AND PERENNIAL BEDS, WITHIN THE R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW. 2. ALL TRADITIONAL TURF LAWN AREAS WITHIN R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT TIME OF LANDSCAPE PLAN REVIEW. STANDARD PLAN NOTES LANDSCAPE PLANS FEBRUARY 2015 ANDARD DRAWING NO. CITY OF LAKE ELMO 900 LAKE ELMO



Jade Way Island Plant Schedule (Phase 2)

Jade Way Island

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DBH	21	Dwarf Bush Honeysuckle / Diervilla Ionicera	#5 CONT.	3'-0" O.C.
FRG	19	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	36	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.
	NC	TE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT C	F A DISCREPAI	NCY.

Latest Revision Date: 04/23/18

Date: 01/30/15 Sheet: LS7 OF 10

Westwood

(952) 937-5150 7699 Anagram Drive (952) 937-5822 Eden Prairie, MN 55344 (888) 937-5150 westwoodps.com Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota. Cory Meyer 04/23/18 License No.

04/13/15 - CITY COMMENTS 05/07/15 - CITY COMMENTS 09/01/15 - 5TH ST MEDIAN 03/01/16 - CITY COMMENTS 03/17/16 - CITY COMMENTS 04/11/16 - CITY COMMENTS 04/23/18 - SITE REVISIONS

CLM CLM Checked: Drawn: Record Drawing by/date:

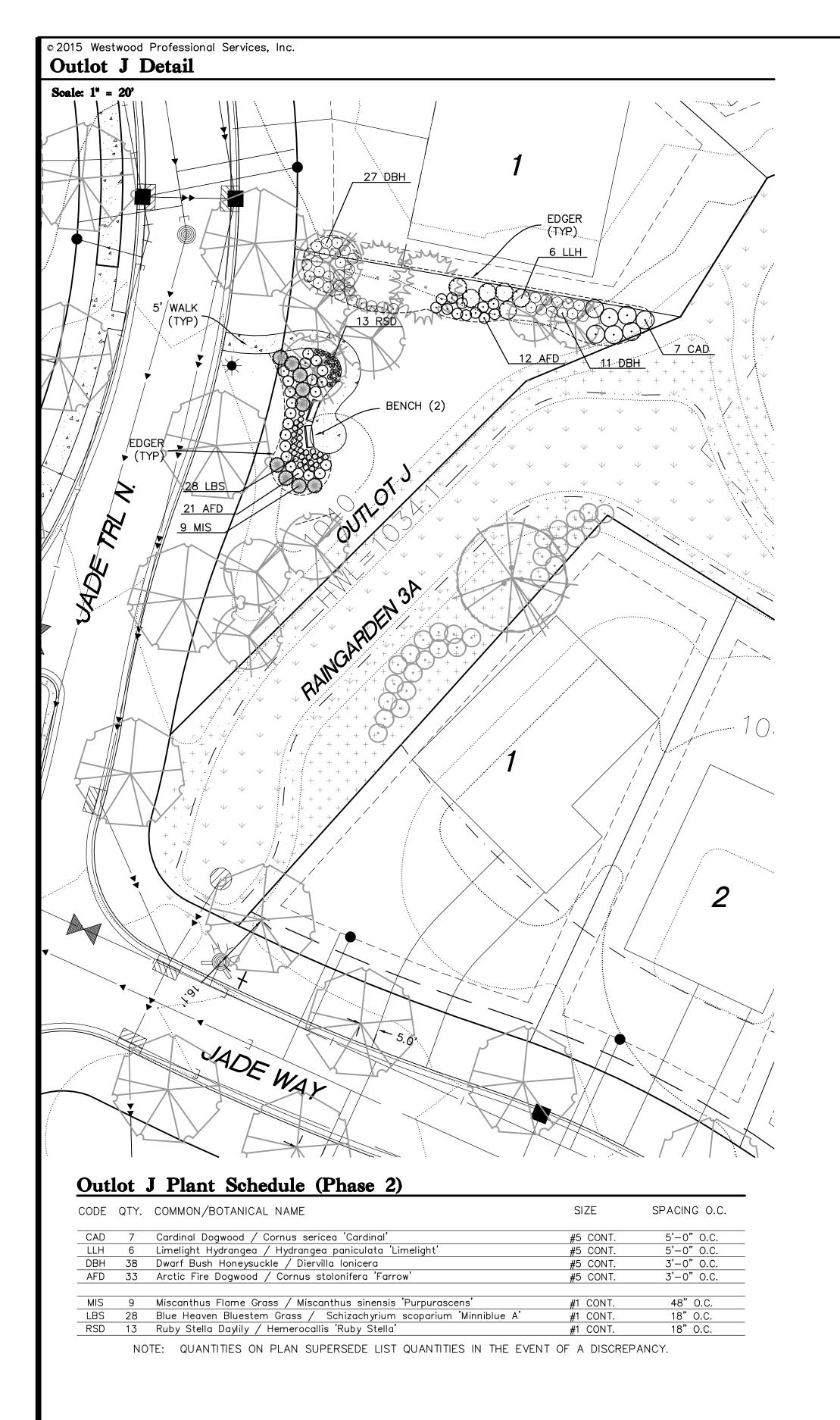
Prepared for:

The Excelsior Group, LLC 11455 Viking Dr., Suite 350

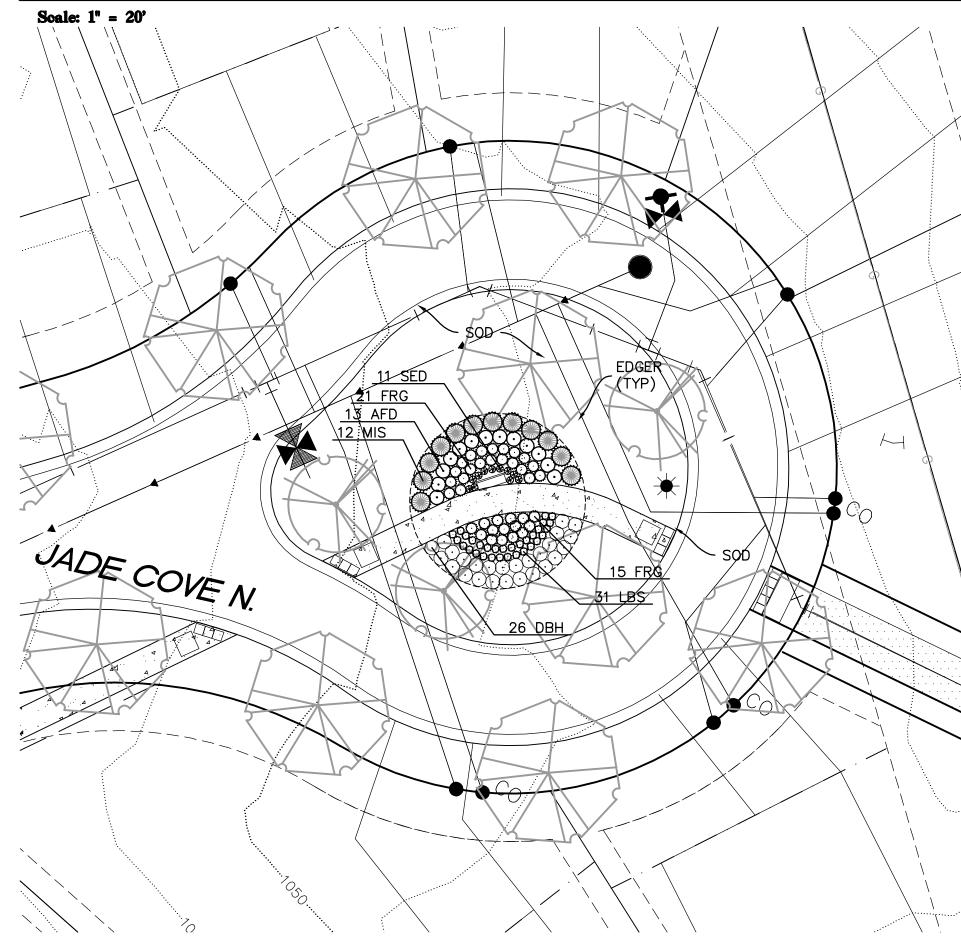
Eden Prairie, MN 55344

Lake Elmo, Minnesota

Final Landscape **Details**



Jade Cove Island



Jade Cove Island Plant Schedule (Phase 2)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
DBH	26	Dwarf Bush Honeysuckle / Diervilla Ionicera	#5 CONT.	3'-0" O.C.
AFD	13	Arctic Fire Dogwood / Cornus stolonifera 'Farrow'	#5 CONT.	3'-0" O.C.
MIS	12	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48" O.C.
FRG	36	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	#1 CONT.	18" O.C.
LBS	31	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.
SED	11	Autumn Joy Sedum / Sedum x 'Autumn Joy'	#1 CONT.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL (www.gopherstateonecall.org or 811) TO VERIFY UNDERGROUND 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 LATEST EDITION. http://americanhort.org/documents/ANSI Nursery Stock Standards AmericanHort 2014.pdf

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.
CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION LOCATIONS
WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION
INSTALLATION. 5. ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO 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 PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY. 7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON, AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED. UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED.

8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WILDLIFE, WEEDING, RE-MULCHING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF HORTICULTURAL CARE UNTIL THE END OF THE WARRANTY PERIOD AS DETERMINED AND APPROVED BY CITY.

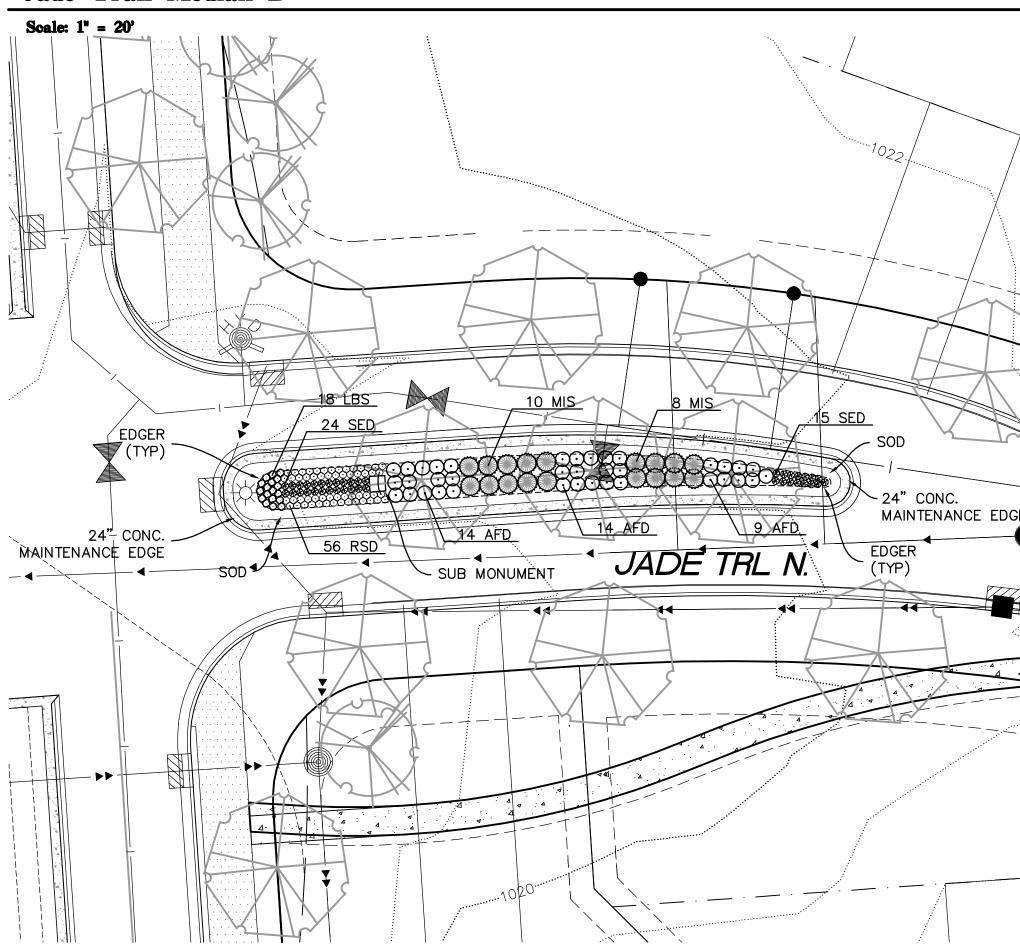
9. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOULEVARDS SHALL BE REPAIRED AND MAINTAINED PER CITY DIRECTION.

10. PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLOTS AND R.O.W. AREAS.

11. ALL TREE. SHRUB AND PERENNIAL BEDS. WITHIN THE R.O.W. OR LOCATED ON CITY OUTCOTS AND R.O.W. AREAS.

1. ALL TREE, SHRUB AND PERENNIAL BEDS, WITHIN THE R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS LANDSCAPE PLAN REVIEW. 2. ALL TRADITIONAL TURE LAWN AREAS WITHIN R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT TIME OF LANDSCAPE PLAN REVIEW. STANDARD PLAN NOTES LANDSCAPE PLANS EBRUARY 2015 CITY OF LAKE ELMO LAKE ELMO

Jade Trail Median D



Jade Trail Median D Plant Schedule (Phase 2)

CODE	QTY.	COMMON/BOTANICAL NAME	SIZE	SPACING O.C.
AFD	37	Arctic Fire Dogwood / Cornus stolonifera 'Farrow'	#5 CONT.	3'-0" O.C.
MIS	18	Miscanthus Flame Grass / Miscanthus sinensis 'Purpurascens'	#1 CONT.	48" O.C.
LBS	18	Blue Heaven Bluestem Grass / Schizachyrium scoparium 'Minniblue A'	#1 CONT.	18" O.C.
RSD	56	Ruby Stella Daylily / Hemerocallis 'Ruby Stella'	#1 CONT.	18" O.C.
SED	39	Autumn Joy Sedum / Sedum x 'Autumn Joy'	#1 CONT.	18" O.C.

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.



Latest Revision Date: 04/23/18

Date: 01/30/15 Sheet: LS8 OF 10

Westwood

(952) 937-5150 7699 Anagram Drive (952) 937-5822 Eden Prairie, MN 55344 (888) 937-5150 westwoodps.com Westwood Professional Services, Inc.

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota. Cory Meyer 04/23/18

04/13/15 - CITY COMMENTS 05/07/15 - CITY COMMENTS 09/01/15 - 5TH ST MEDIAN 03/01/16 - CITY COMMENTS 03/17/16 - CITY COMMENTS 04/11/16 - CITY COMMENTS 04/23/18 - SITE REVISIONS

CLM CLM Checked: Drawn: Record Drawing by/date:

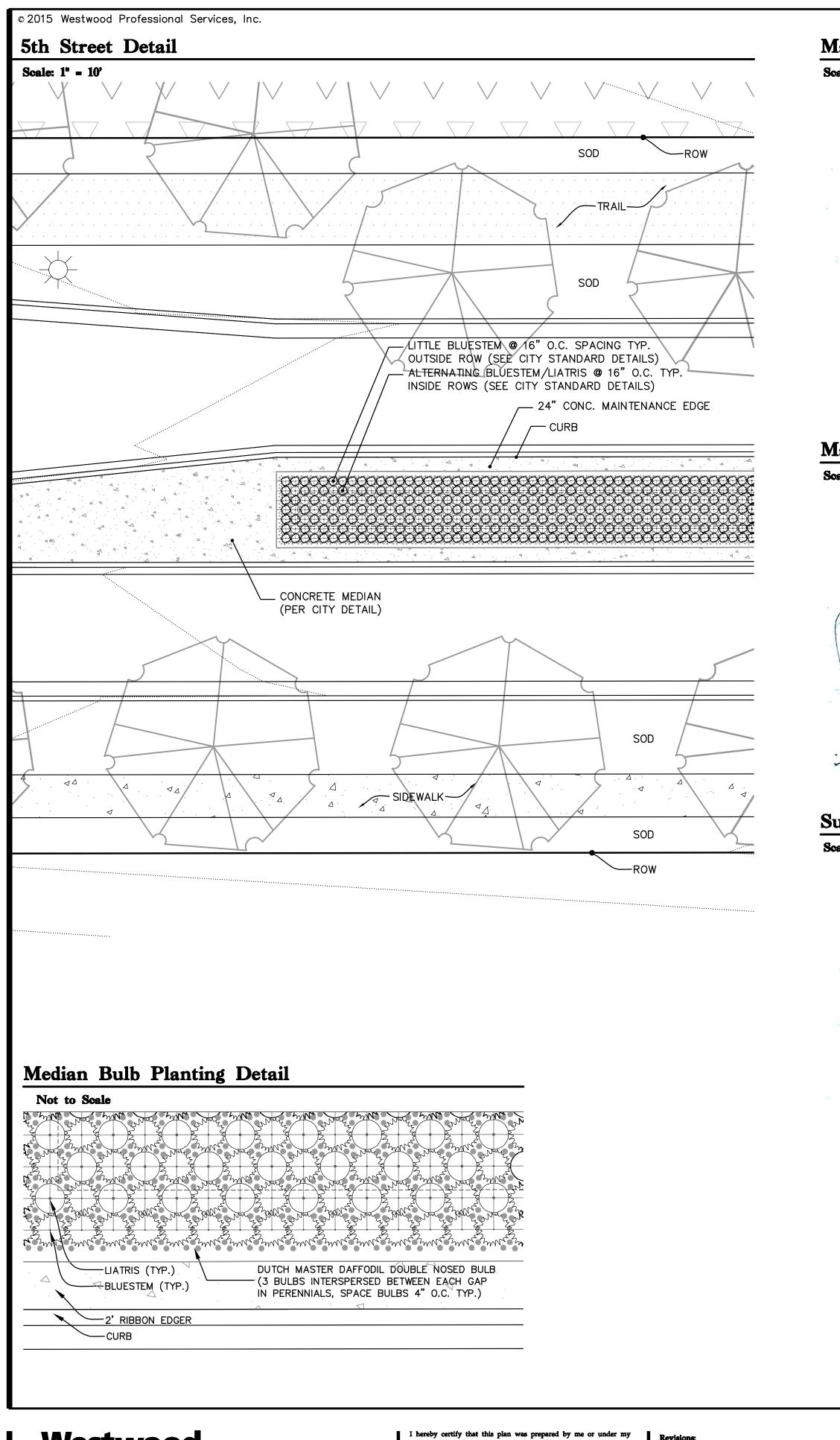
Prepared for:

The Excelsior Group, LLC

11455 Viking Dr., Suite 350 Eden Prairie, MN 55344



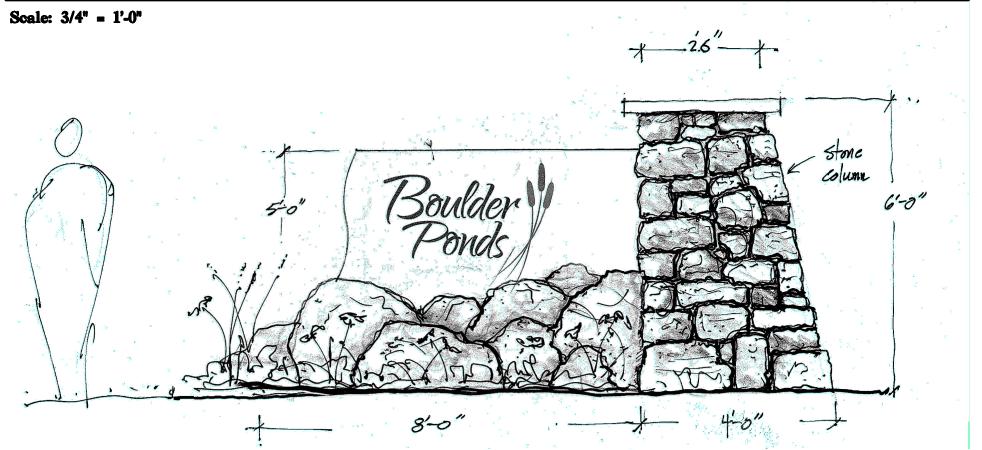
Final Landscape **Details**



Main Entry Monument Alternate A (typ. of 2)

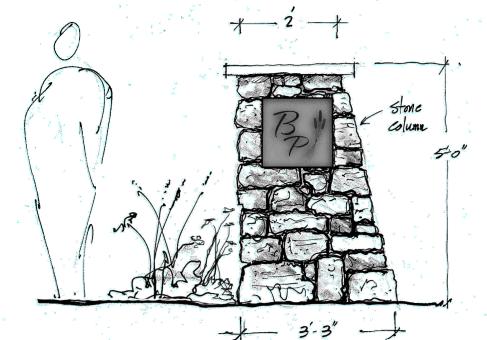
Scale: $3/4^n = 1'-0^n$

Main Entry Monument Alternate B



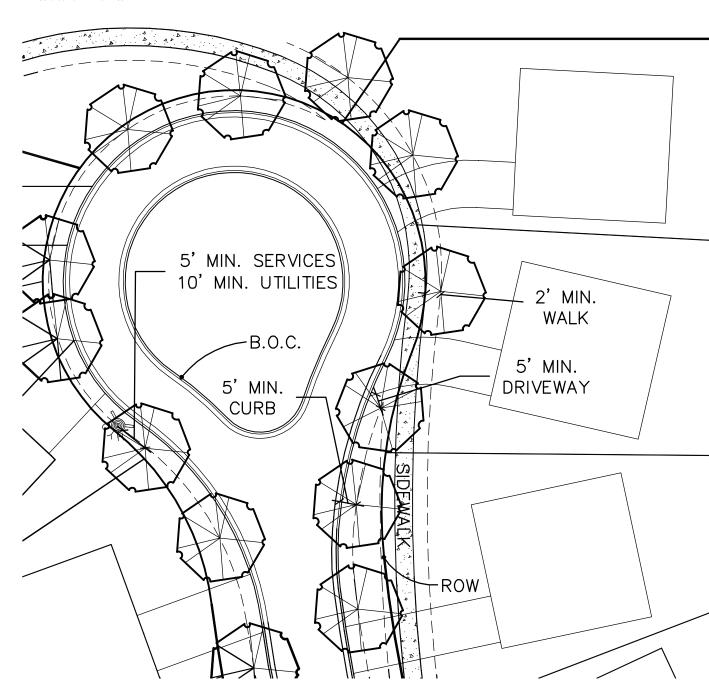
Sub-Monument (typ of 2)

Scale: 3/4" = 1'-0"



Typical Street Tree Planting Detail

Scale: NTS



PLANTING STANDARDS (TYP.):

- * MINIMUM 5' OFF CURB, & MINIMUM 2' FROM SIDEWALK.
- * TREE TO BE PLACED BEYOND SIDEWALK WHEN BOULEVARD WIDTH LIMITS TREE PLACEMENT MINIMUMS.
- * MINIMUM 5' OFF DRIVEWAY & 5' FROM SEWER AND WATER SERVICES.
- * MINIMUM 10' FROM MAJOR UTILITIES (SANITARY, STORM, HYDRANTS, LIGHT POLES)
- 1. TIMING OF PLANT INSTALLATION WILL BE DEPENDENT UPON SEASON AND PLANT AVAILABILITY.
- 2. ALL TREES TO BE FIELD FLAGGED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE. FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH CITY PRIOR TO ANY TREE INSTALLATION.
- 3. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- 4. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- 5. TREES INSTALLED ON FRONTS OF INDIVIDUAL LOTS SHALL BE PLANTED IN A LOCATION THAT DOES NOT INTERFERE WITH CURBSTOPS & INDIVIDUAL SEWER & WATER CONNECTIONS.

PRIOR TO TREE STAKING AND PLANTING OPERATIONS CONTRACTOR MUST CONTACT GOPHER STATE ONE CALL (www.gopherstateonecall.org or 811) TO VERIFY UNDERGROUND 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 http://americanhort.org/documents/ANSI Nursery Stock Standards AmericanHort 2014.pdf
3. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION 4. ALL TREE PROTECTION MEASURES TO BE FIELD STAKED PRIOR TO INSTALLATION.
CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION LOCATIONS
WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION
INSTALLATION. 5. ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO 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 PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING INSTALLED UNLESS WRITTEN APPROVAL BY CITY. 7. ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON, AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED. 8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WILDLIFE, WEEDING, RE-MULCHING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF HORTICULTURAL CARE 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 PER CITY DIRECTION. O. PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLOTS AND R.O.W. AREAS. CITY OUTCOTS AND M.O.W. AREAS.

11. ALL TREE, SHRUB AND PERENNIAL BEDS, WITHIN THE R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS LANDSCAPE PLAN REVIEW. 12. ALL TRADITIONAL TURF LAWN AREAS WITHIN R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT TIME OF LANDSCAPE PLAN REVIEW. STANDARD PLAN NOTES LANDSCAPE PLANS FEBRUARY 2015 TANDARD DRAWING NO CITY OF LAKE ELMO 900 LAKE ELMO

Latest Revision Date: 04/23/18

Date: 01/30/15 Sheet: LS9 OF 10

0005402PLF09.dw

Final Landscape

Details

Lake Elmo, Minnesota

Prepared for:

The Excelsior Group, LLC

11455 Viking Dr., Suite 350 Eden Prairie, MN 55344

Westwood Professional Services, Inc.

direct supervision and that I am a duly licensed LANDSCAPE ARCHITECT under the laws of the State of Minnesota. Cory Meyer 04/23/18

04/13/15 - CITY COMMENTS 05/07/15 - CITY COMMENTS 09/01/15 - 5TH ST MEDIAN 03/01/16 - CITY COMMENTS 03/17/16 - CITY COMMENTS 04/11/16 - CITY COMMENTS 04/23/18 - SITE REVISIONS

CLM CLM Checked: Drawn: Record Drawing by/date:



INSTALLED UNLESS WRITTEN APPROVAL BY CITY.

- HAVE THOSE LOCATED AS WELL . PLANT MATERIALS SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK: ANSI Z60.1
- http://americanhort.org/documents/ANSI Nursery Stock Standards AmericanHort S. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT THE PRIOR WRITTEN AUTHORIZATION
- ALL TREE PROTECTION MEASURES TO BE FIELD STAKED PRIOR TO INSTALLATION.

 CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE PROTECTION LOCATIONS
 WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE PROTECTION ALL TREE LOCATIONS TO BE FIELD STAKED PRIOR TO INSTALLATION. CONTRACTOR TO COORDINATE FIELD REVIEW OF PROPOSED TREE LOCATIONS WITH THE CITY AND PROJECT LANDSCAPE ARCHITECT PRIOR TO ANY TREE INSTALLATION.
- ALL PLANTS SHALL BE PLANTED IMMEDIATELY UPON ARRIVAL TO PROJECT SITE. NO PLANT MATERIAL IS TO BE LEFT OVERNIGHT ON THE PROJECT SITE WITHOUT BEING
- ALL TREES, SHRUBS, PERENNIALS AND TURF LAWN TO HAVE A TWO YEAR WARRANTY BEGINNING UPON WRITTEN ACCEPTANCE BY THE CITY. DEFECTIVE PLANTS AS DETERMINED BY THE CITY SHALL BE REPLACED WITHIN 30 DAYS OF NOTICE DURING THE GROWING SEASON, AND REPLACEMENT MATERIALS SHALL RECEIVE THE SAME TWO YEAR WARRANTY WARTH AND THE SHOOTESTILLY EXTRAPLIBELY. UNTIL PLANTS ARE SUCCESSFULLY ESTABLISHED.
- 8. CONTRACTOR TO PROTECT AND MAINTAIN ALL PLANTINGS AND PLANT BEDS, INCLUDING PROTECTION FROM WILDLIFE, WEEDING, RE-MULCHING, FERTILIZATION, IRRIGATION AND ALL OTHER TYPICAL FORMS OF HORDICULTURAL CARE UNTIL THE END OF THE WARRANTY PERIOD AS DETERMINED AND APPROVED BY CITY. ALL AREAS DISTURBED ADJACENT TO THE PROJECT SITE INCLUDING BOULEVARDS SHALL BE REPAIRED AND MAINTAINED PER CITY DIRECTION.
- PROVIDE A THREE YEAR MAINTENANCE PLAN FOR ALL SEEDING OF PLANT MATERIALS/AREAS WITHIN ALL COMMERCIAL PROPERTIES, COMMONLY HELD HOA AREAS, CITY OUTLOTS AND R.O.W. AREAS.
- ALL TREE, SHRUB AND PERENNIAL BEDS, WITHIN THE R.O.W. OR LOCATED ON COMMERCIAL PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT THE SAME TIME AS LANDSCAPE PLAN REVIEW. ALL TRADITIONAL TURF LAWN AREAS WITHIN R.O.W. OR LOCATED ON COMMERCIA
- PROPERTIES OR ON COMMONLY HELD HOA PROPERTY AND CITY OUTLOTS WITHIN DEVELOPMENTS ARE REQUIRED TO HAVE AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY AN EPA WATER SENSE CERTIFIED PROFESSIONAL. THIS PLAN IS REQUIRED FOR CITY REVIEW AT TIME OF LANDSCAPE PLAN REVIEW. STANDARD PLAN NOTES LANDSCAPE PLANS

FEBRUARY 2015

TANDARD DRAWING N CITY OF LAKE ELMO

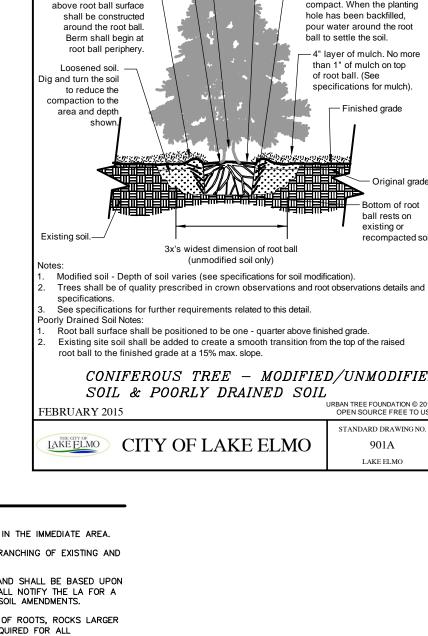
Supplemental Planting Notes

OBTAINED FROM THE GENERAL CONTRACTOR.

- 1. ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS
- 2. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. 3. PRUNE PLANTS AS NECESSARY — PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- 5. THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED PRIOR TO ANY PLANTING OPERATIONS AND SHALL BE BASED UPON
- EXAMINATION AND/OR TESTING OF THE EXISTING SOIL CONDITIONS. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LA FOR A FIELD REVIEW OF SOIL CONDITIONS PRIOR TO PLANTING. LA WILL DETERMINE THE NEED FOR ANY SOIL AMENDMENTS. 6. BACKFILL SOIL AND TOPSOIL TO ADHERE TO CITY STANDARD SPECIFICATION AND SHALL BE FREE OF ROOTS, ROCKS LARGER
- THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS. MINIMUM OF 6" DEPTH OF TOPSOIL IS REQUIRED FOR ALL PERENNIALS, LAWN GRASS, AND NATIVE SEEDING AREAS. MINIMUM OF 12" DEPTH BACKFILL TOPSOIL IS REQUIRED FOR TREE
- 7. MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL PLANTS WITHIN TURF AREAS. PERENNIAL AND ORNAMENTAL GRASS BEDS SHALL HAVE 3" DEPTH SHREDDED HARDWOOD MULCH. MULCH TO BE FREE OF DELETERIOUS MATERIAL. 8. EDGING TO BE SPADED EDGE, UNLESS OTHERWISE INDICATED. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE,
- 9. PROVIDE IRRIGATION TO ALL STREET TREE AND BUFFER LANDSCAPING ON SITE. REAR YARD AND ALL PLANTINGS WITHIN NATIVE SEEDING LIMITS WILL NOT BE IRRIGATED. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR.

 LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO CITY OF LAKE ELMO FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS—BUILT PLANS, AND NORMAL PROGRAMMING.

 SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE E-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN I
- 10. ALL DISTURBED AREAS TO BE SEEDED OR SODDED, SEE PLAN. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS INDICATED ON PLANS WITH RESPECTIVE SEED MIX(ES) & PER MNDOT SEEDING SPECIFICATIONS (SEE SEED MIX TABLES ON SHEET LS2).



Trunk caliper shall

Top of root ball shall

Prior to mulching, lightly tamp

soil around the root ball in 6'

lifts to brace tree. Do not ove

compact. When the planting

be flush with

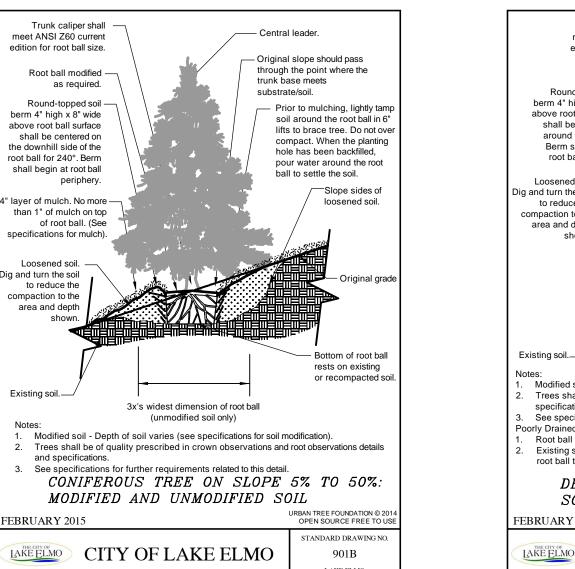
finished grade.

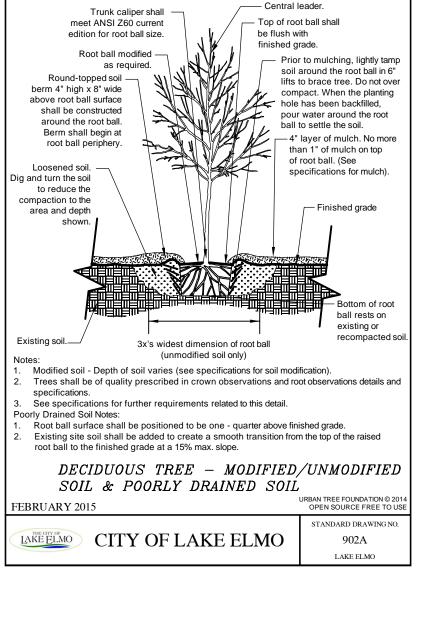
meet ANSI Z60 current

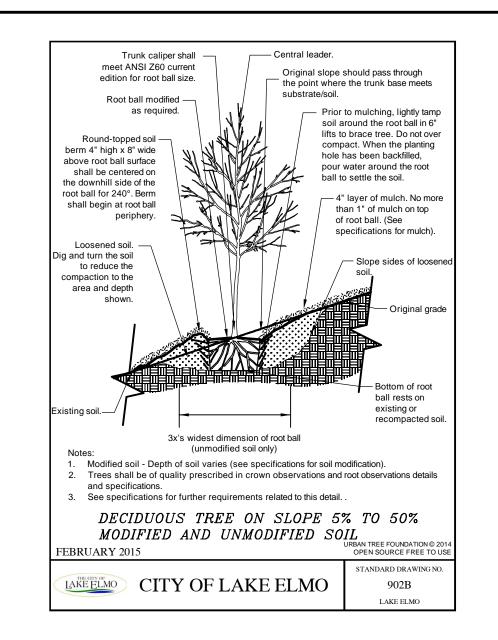
edition for root ball size.

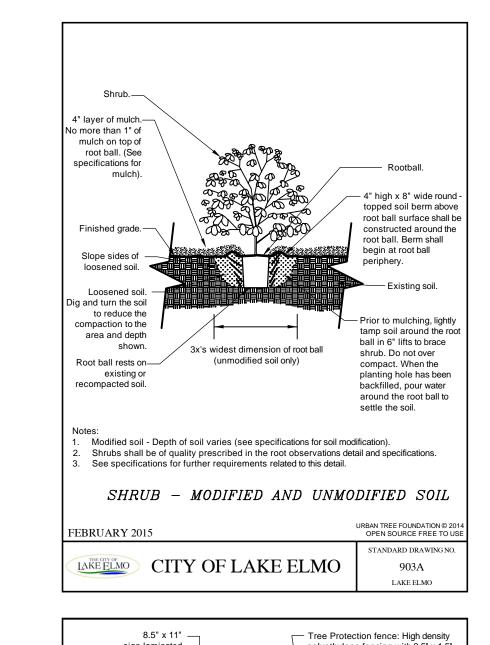
Round-topped soil -

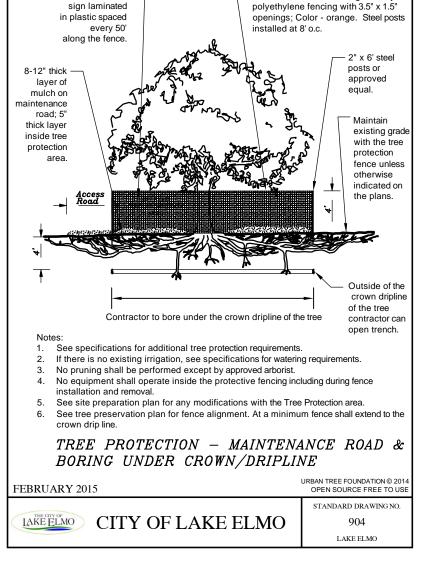
berm 4" high x 8" wide

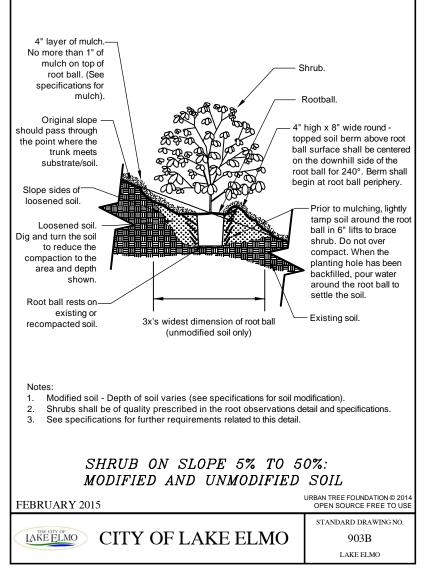


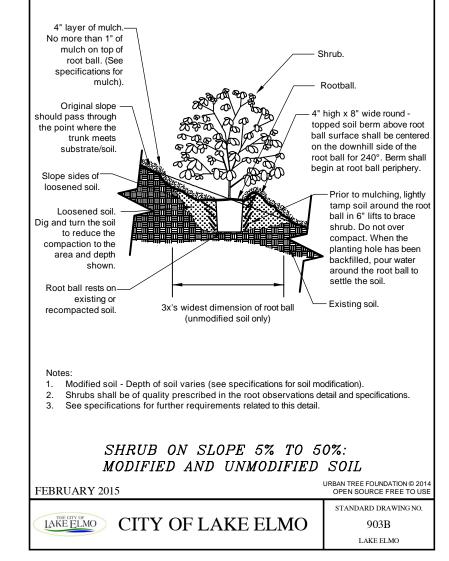






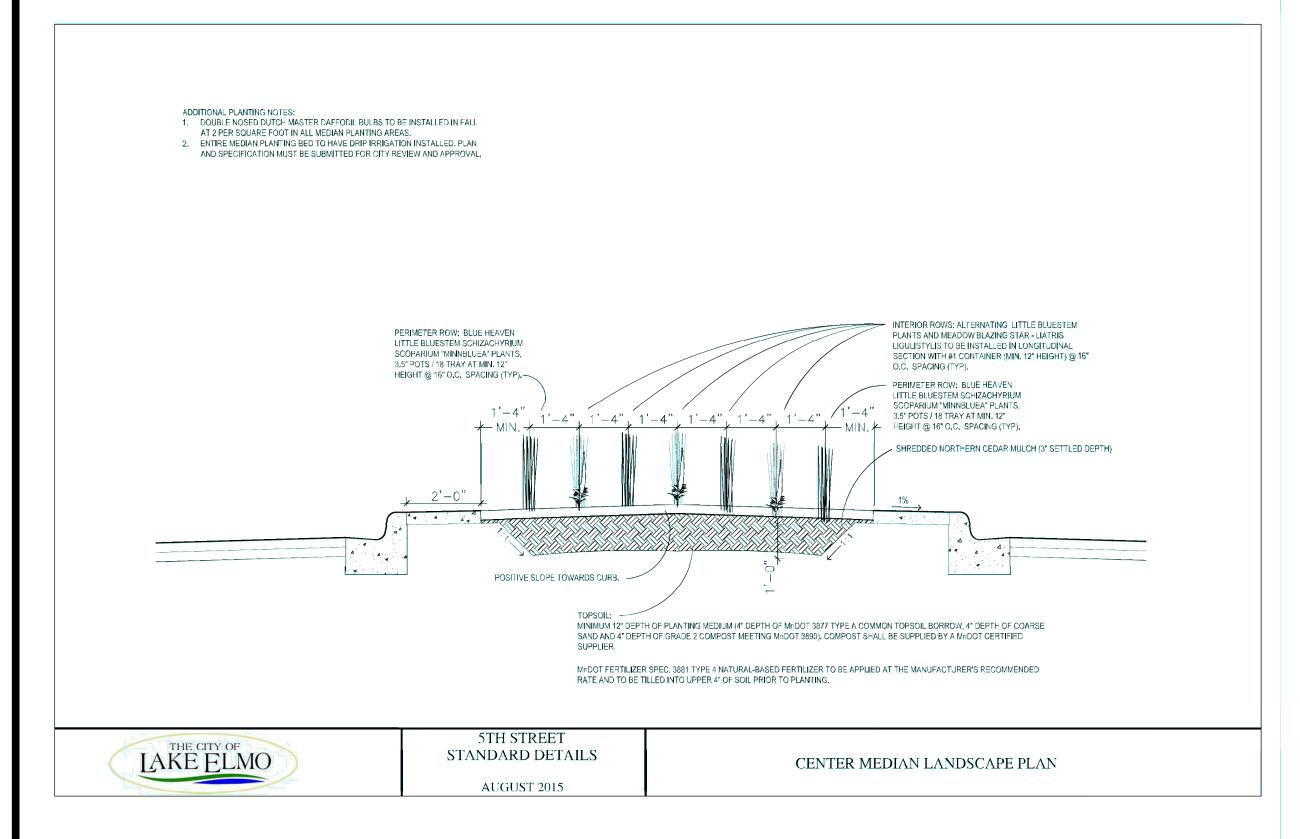


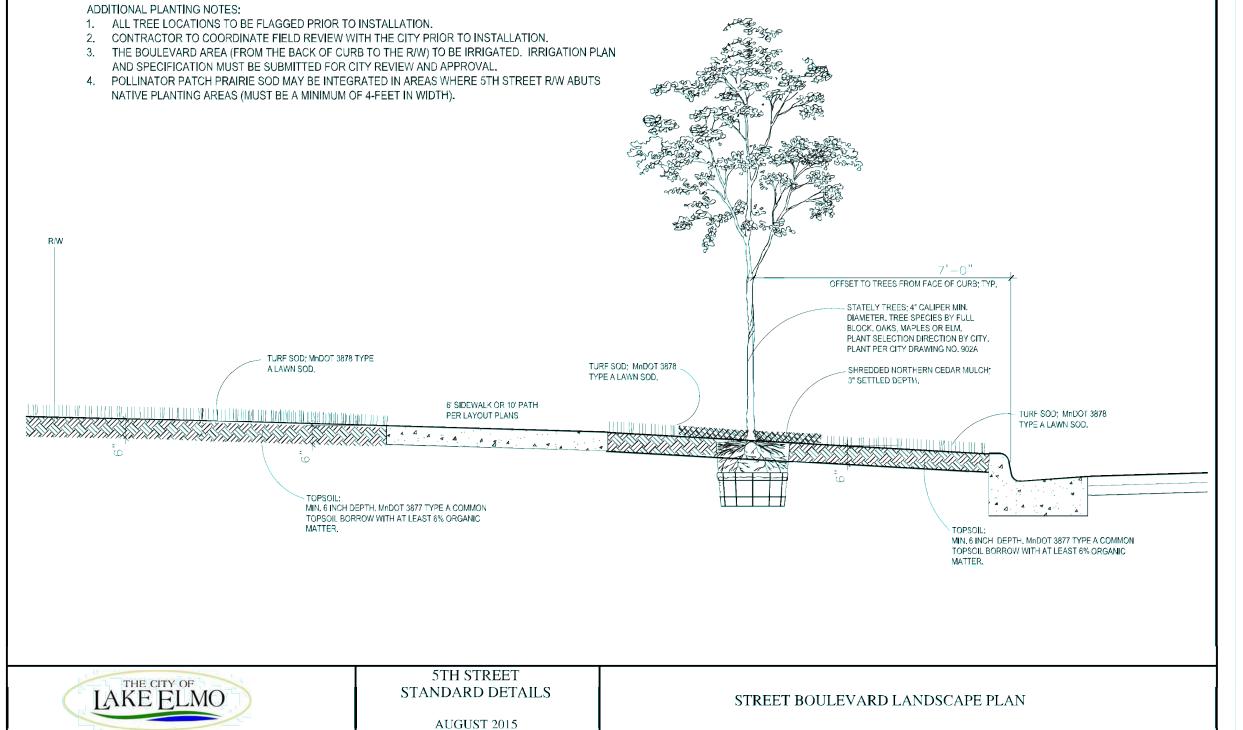




Latest Revision Date: 04/23/18 0005402PLF10.d

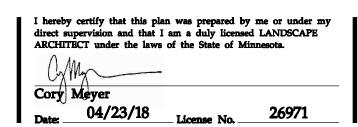
Date: 01/30/15 Sheet: LS10 OF 10





Westwood

(952) 937-5822 Eden Prairie, MN 55344 (888) 937-5150 westwoodps.com





CLM CLM

The Excelsior Group, LLC

11455 Viking Dr., Suite 350 Eden Prairie, MN 55344

Lake Elmo, Minnesota

Final Landscape Notes & Details

MEMORANDUM



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

Date: May 25, 2018

To: Emily Becker, Planning Director Re: Boulder Ponds 3rd Addition – Final Plat

Cc: Chad Isakson, P.E., Assistant City Engineer Engineering Review Comments

From: Jack Griffin, P.E., City Engineer

An engineering review has been completed for the Boulder Ponds 3rd Addition. Final Plat/Final Construction Plans were received on May 1, 2018. The submittal consisted of the following documentation:

- Boulder Ponds 3rd Addition Preliminary Plat, dated SetpApril 19, 2018, prepared by E.G. Rud & Sons, Inc.
- Boulder Ponds 3rd Addition Final Plat, dated April 19, 2018, prepared by E.G. Rud & Sons, Inc.
- Boulder Ponds 3rd Addition Construction Plans dated April 26, 2018, prepared by SEH, Inc.
- Boulder Ponds Landscape Plans, dated April 23, 2018, prepared by Westwood Professional 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: BOULDER PONDS 3RD ADDITION

- Outlot A (trail & storm water management) must be dedicated to the City as part of the Final Plat.
- The Jade Cove North center island (street geometrics & sidewalk) will be platted as right-of-way as required by preliminary plat approval. The center island landscaping should be HOA maintained and addressed in the Landscape Maintenance Agreement.
- The Boulder Ponds 3rd Addition Final Plat approval should be conditioned upon the construction of a Hudson Boulevard eastbound left turn lane and westbound right turn lane onto Jade Trail North. These turn lanes must be constructed meeting Municipal State Aid design standards for 50 mph road.
 - The Hudson Boulevard turn lanes are a requirement of Preliminary Plat per Resolution 2014-73 and addressed specifically in the Engineer's Preliminary Plat review memo dated 07/24/2018.
 - The turn lanes were not required to be constructed as part of the Boulder Ponds 1st or 2nd Additions. Boulder Ponds 3rd Addition is the last phase for which the improvements can be incorporated.
- As presented, the driveway for Lot 6, Block 2 must access Jade Trail North and not Jade Cove North even though the higher grade side of the lot is along Jade Cove North. Frontage along Jade Cove North is not adequate for a driveway.
- Boulder Ponds 3rd Addition includes meandering sidewalks which, when implemented, does not comply with the City standard boulevard layout. Therefore, an alternate boulevard layout plan must detail the proposed changes for City review and approval and easements must be amended as necessary to accommodate all right-of-way infrastructure, including sidewalk location, boulevard trees, hydrants, street lights, street signs, water and sewer service stubs, and location for the private utility trench.

- Also, to address the meandering sidewalks, Final Plat must be conditioned on the building setbacks being a minimum of 25 ft. from the sidewalk, when the sidewalk resides outside of the right-of-way (i.e. Lots 1, 2, and 4-7, Block 1).
- Final Construction Plans and Specifications must be revised in accordance with the Construction Plan engineering review email dated May 25, 2018 and any subsequent engineering review completed upon receipt of updated 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. Easements may need to be revised pending
 review by the City of a detailed right-of-way boulevard plan and updated grading plans showing the storm
 water high water levels.
- The Final Plat shall not be recorded until final construction plan approval is granted.
- Final Plat should be contingent upon the City receiving copies of fully executed temporary construction easements or property owner permissions in a form acceptable to the City Attorney that allows for the construction and grading activities for all work off-site from the proposed Plat limits.
- Final Plat should be contingent upon receipt and City Attorney review of any agreements between the Developer and the BP Pipeline easement area and the Xcel Energy Transmission Easement area, demonstrating that said agreements in no way unacceptably encumbers the City.

FINAL CONSTRUCTION PLANS & SPECIFICATIONS

- All Outlots to be owned by the City, all easements and all right-of-way as requested by the City Engineer and Public Works department shall be documented on the Final Construction Plans.
- Final Construction Plans and Specifications must be prepared in accordance with the City Engineering Design Standards Manual dated March 2017, using City details, plan notes and specifications and meeting City Engineering Design Guidelines.
- Final Construction Plans and Specifications must be revised in accordance with the Construction Plan engineering review memorandum dated May 25, 2018.
- No construction for Boulder Ponds 3rd Addition may begin until the applicant has received City Engineer
 approval for the Final Construction Plans; the applicant has obtained and submitted to the City all
 applicable permits, easements and permissions needed for the project; and a preconstruction meeting has
 been held by the City's engineering department.



To: Emily Becker, City of Lake Elmo Planning Director

From: Lucius Jonett, Wenck Landscape Architect

Date: May 7, 2018

Subject: City of Lake Elmo Landscape Plan Review

Boulder Ponds – 3rd Addition, Final Review #1

Submittals

• Final Boulder Ponds Landscape Plans, dated 04/26/2018, received 05/01/2018.

Location: Area between Hudson Blvd North and 5th Street, east of Bremer Bank (8555 Eagle Point Blvd # 110, Lake Elmo, MN 55042) and west of Lampert Lumber (9220 Hudson Blvd N, Lake Elmo, MN 55042).

Land Use Category: Urban Low Density

Surrounding Land Use Concerns: There were some issues with utilities in the review of the preliminary landscape plan and there is potential conflict in the median with Jade Cove Trail cul-de-sac.

Additionally, a condition of preliminary plat indicated that the eastern portion of the northern buffer trail needs to be moved to the south to the greatest extent possible with plantings to the screen the trail on the north side.

Special Landscape Provisions in addition to Zoning Code: None

Tree Preservation:

A tree survey/preservation plan has not been provided, but landscape design plans indicate that 121 caliper inches of tree replacement are required.

Irrigation Plan:

5th Street Design Standards required landscape irrigation for the boulevard and center landscaped medians; site irrigation for boulevard areas, and drip irrigation for center landscaped medians.

A landscape plan has not been submitted for the 5th Street area showing the system layout, the irrigation connections to municipal water supply, critical station analysis and detailing control system components.



Landscape Requirements:

The 2nd addition final landscape plans do not meet the code required number of trees in a tree by tree count; ornamental trees do not count toward tree replacement or landscape requirements. Landscape requirements were calculated by caliper inches using larger evergreen tree sizes to achieve larger numbers and do not meet the overall landscaping requirements either.

3,965			Trees Total
99			Trees
3,965			Lineal Feet
244			Trees
48.8			Acres
-			SF
201			
			Trees
			Lineal Feet
			Lineal Feet Lineal Feet
			Lineal Feet
Plan Required	Addition Proposed	Addition Proposed	,
	10,043 0 0 10,043 201	Plan Addition Proposed 10,043 0 0 10,043 201 - 48.8	Plan Addition Proposed 10,043 0 10,043 201 - 48.8

^{*}Proposed 97 ornamental trees not included in tree count to satisfy landscape requirement.

- 1. A minimum one (1) tree is proposed for every fifty (50) feet of street frontage.
- 2. A minimum of five (5) trees are proposed to be planted for every one (1) acre of land that is developed or disturbed by development activity.

The final landscape plans meet the minimum of twenty-five percent (25%) of the required number of trees shall be deciduous shade trees and a minimum of twenty-five percent (25%) of the required number of trees be coniferous trees.

Phase 1	Qty	% Composition	
Deciduous Shade Tree	141	71%	>25% required
Coniferous Tree	57	29%	>25% required
Ornamental Trees*	68		
5th St Blvd Trees*	48		

Tree Count 198

Emily Becker Planning Director City of Lake Elmo May 7, 2018



Phase 2	Qty	% Composition	
Deciduous Shade Tree	96	72%	>25% required
Coniferous Tree	37	28%	>25% required
Ornamental Trees*	29		
5th St Blvd Trees*	51		

Tree Count 133

A. A landscape plan has been submitted that meets all requirements.

Findings:

- Submitted landscape plans are consistent with the previous final landscape plans dated 03-01-2016. With some minor changes including a trail alignment change on Jade Cove Island and some amenities (picnic table, shelter and grill station) being relocated or removed from Outlot J.
- 2. Landscape tree requirements are not met in either tree count or caliper inch calculations.
- 3. Irrigation design plans or details have not been included to document the 5th Street Design requirements.

Recommendation:

It is recommended that conditions of approval include:

- 1. Amend landscape plans to provide required number of trees (111 caliper inches more) to meet requirements. Ornamental trees do not count towards required number of trees.
- 2. Submit irrigation plans for 5th Street boulevard and median areas.

Sincerely,

Lucius Jonett, PLA (MN) Wenck Associates, Inc.

City of Lake Elmo Municipal Landscape Architect

^{*}Ornamental & 5th St. Blvd. trees are not included in composition calculations

CITY OF LAKE ELMO WASHINGTON COUNTY STATE OF MINNESOTA

RESOLUTION NO. 2018-065

A RESOLUTION APPROVING A FINAL PLAT AND FINAL PLANNED UNIT DEVELOPMENT (PUD) PLAN FOR THE BOULDER PONDS 3RD ADDITION PLANNED RESIDENTIAL DEVELOPMENT

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

WHEREAS, OP4 Boulder Ponds, LLC c/o The Excelsior Group, LLC, 1660 Highway 100 South, Ste 400, St. Louis Park, MN 55416, has submitted an application to the City of Lake Elmo ("City") for a Final Plat and Final PUD Plan for the Boulder Ponds 3rd Addition residential development, a copy of which is on file in the City of Lake Elmo Planning Department; and

WHEREAS, the City approved the Boulder Ponds PUD General Concept Plan on December 17, 2013; and

WHEREAS, the City approved the Boulder Ponds Preliminary Plat and Preliminary PUD Plan on September 16, 2014; and

WHEREAS, the proposed Boulder Ponds 3rd Addition Final Plat and Final PUD Plan includes 33 single family residential lots within a planned development on Outlot K, Boulder Ponds in Stage 1 of the I-94 Corridor Planning Area; and

WHEREAS, the Lake Elmo Planning Commission reviewed the Final Plat and Final PUD Plans on May 30, 2018; and

WHEREAS, the Lake Elmo Planning Commission adopted a motion recommending approval of the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan subject to 12 conditions of approval; and

WHEREAS, the Lake Elmo Planning Commission has submitted its report and recommendation concerning the Final Plat and Final PUD Plan as part of a memorandum to the City Council for the June 19, 2018 Council Meeting; and

WHEREAS, the City Council reviewed the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan at its meeting held on June 19, 2018 and made the following findings of fact:

1) That the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan is generally consistent with the Preliminary Plat and Plans as approved by the City of Lake Elmo on September 16, 2014.

- 2) That the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan is consistent with the Lake Elmo Comprehensive Plan and the Future Land Use Map for this area.
- 3) That the Boulder Ponds 3rd Addition Final Plat generally complies with the City's Urban Low Density Residential zoning district, with the exceptions as noted in the approved Preliminary PUD Plans and decreased front and rear yard lot widths that are less than the minimum lot widths required by the City's Urban Low Density Residential zoning district and Subdivision Regulations.
- 4) That the Boulder Ponds 3rd Addition Final Plat complies with all other applicable zoning requirements, including the City's landscaping, storm water, sediment and erosion control and other ordinances, except as noted in this report or attachment thereof.
- 5) That the Boulder Ponds 3rd Addition Final Plat complies with the City's subdivision ordinance.
- 6) That the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan complies with the City's Planned Unit Development Ordinance.
- 7) That the Boulder Ponds 3rd Addition Final Plat is consistent with the City's engineering standards with the exceptions noted by the City Engineer in his review comments to the City dated May 25, 2018.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council does hereby approve the Boulder Ponds 3rd Addition Final Plat and Final PUD Plan subject to the following conditions:

- 1) Final grading, drainage, and erosion control plans, utility plans, sanitary and storm water management plans, and street and utility construction plans shall be reviewed and approved by the City Engineer prior to the recording of the Final Plat. All changes and modifications to the plat and plans requested by the City Engineer in memos dated May 25, 2018 shall be incorporated into these documents before prior to signing the Plat for recording.
- 2) Outlot A shall be dedicated to the City.
- 3) Garages shall be setback at least 25 feet and homes shall be setback at least 20 feet from sidewalks that are not within the public right-of-way.
- 4) Prior to the release of the Final Plat for recording, 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.
- 5) All easements as requested by the City Engineer and Public Works Department shall be documented on the Final Plat prior to recording. Easements may need to be revised pending review by the City of a detailed right-of-way boulevard plan and updated grading plans showing the storm water high water levels.

- 6) The Final Landscape and Irrigation Plans shall be submitted for review and approval by the City Landscape Architect Consultant prior to the release of building permits.
- 7) Plantings to sufficiently screen the northern portion of the northern buffer trail shall be provided on the Final Landscape Plan to be approved by the City's Landscape Architect.
- 8) The applicant shall provide evidence that all conditions attached to the South Washington Watershed District permit for the Final Plat and associated grading work have been met prior to the release of the Final Plat for recording.
- 9) Final Plat shall be contingent upon receipt and City Attorney review of any agreements between the Developer and the BP Pipeline easement area and the Xcel Energy Transmission Easement area, demonstrating that said agreements in no way unacceptably encumbers the City.
- 10) The applicant shall provide a complete development lot book for all lots in Phase 3 of the Boulder Ponds development clarifying proper building placement for use in granting building permits prior to the release of Final Plat for recording.
- 11) That a License and Maintenance Agreement for Landscaping Improvements be executed for the maintenance of commonly held Common Interest Community (CIC) and City outlots and rights-of-ways prior to release of the final plat for recording. The agreement shall state that the Jade Cove North center island shall be maintained by the Homeowners' Association.
- 12) The eastbound left turn lane and westbound right turn lane on to Jade Trail North as shown on the approved Boulder Ponds Preliminary Plans must be constructed prior to release of building permits for Boulder Ponds 3rd Addition.

Passed and duly adopted this 19th day of June, 2018 by the City Council of the City of Lake Elmo, Minnesota

	Mike Pearson, Mayor	
ATTEST:		
Julie Johnson City Clerk		