

APRIL 16, 1991

6:30 p.m. CONTINUATION OF BOARD OF REVIEW

Mayor Johnson reconvene the Board of Review at 6:30 p.m. Present: Mayor Johnson, Hunt (arrived 6:50 p.m.), Dick Johnson, Mottaz, Williams and Assessor Frank Langer.

The City Council reviewed each case presented to the Board of Review on April 10th and the assessor's recommendation to each case. (See Exhibit A)

M/S/P Williams/Dick Johnson - to accept the Assessor's recommendations as to cases presented to the Board of Review as reviewed, amended and recommended. (See Exhibit A.) (Motion carried 5-0).

M/S/P Williams/Dick Johnson - to close-out the Lake Elmo Board of Review at 7:23 p.m. (Motion carried 5-0).

Mayor Johnson called the City Council meeting to order at 7:25 p.m. in the City Council chambers. Present: Mayor Johnson, Hunt, Dick Johnson, Mottaz, Williams, City Engineer Tom Prew, City Attorney Jerry Filla and Administrator Kueffner.

THE CITY COUNCIL EXTENDED THEIR SYMPATHY TO MAYOR JOHNSON AND HIS FAMILY ON THE LOSS OF MOTHER AND MOTHER-IN-LAW, MRS. MARGARET SCHILTGEN

1. AGENDA

Add: 6E. Review of Planning Commission Attendance Record, 9. Tree Planting Date, 10. Letter on SW-1 from Washington County, Dept. of Public Health.

M/S/P Hunt/Dick Johnson - to approve the April 16, 1991 City Council agenda as amended. (Motion carried 5-0).

2. MINUTES: April 2, 1991

M/S/P Hunt/Williams - to approve the April 2, 1991 City Council minutes as amended. (Motion carried 5-0).

3. CLAIMS

M/S/P Dick Johnson/Williams - to approve the April 16, 1991 claims #94648 thru #94703 as presented. (Motion carried 5-0).

4. LANDFILL UPDATE

A. Pat Forciea

Pat Forciea reported efforts have been focused on amending the Waste Management Act with proposed legislation to eliminate the siting of additional landfills and calls for dropping the search for additional

sites in the Twin Cities. Another bill has been introduced which would provide for excluding land from consideration for a site for solid waste landfills if onsite investigation indicates that the travel time of water from surface to groundwater resources is ten years or less and the land is recognized as a sensitive area.

B. ReAPP Update by Rita Conlin

Rita Conlin submitted to the Council a media update from Chris Naylor, Colle & McVoy. The Sierra Club and Clean Water Action each have submitted to REAPP a letter of support. Hennepin County has passed a resolution in support of dropping the landfill inventory sites.

Upcoming Event: There will be a roundtable discussion on the topic, "landfills in parks and the history of the landfill siting process" on Wednesday between 5 and 6 p.m. on Cable TV channel 52. The panel will consist of Margaret Carlson, Wayne Nelson of Met Council, Mary Hauser, and the Mayor of Blaine who is in charge of the siting process in Anoka County.

According to Judy Arends, Washington County, there are three portions in the Draft EIS that have not been completed to the County's satisfaction and will probably not be completed until the end of May.

5. OLD BUSINESS:

A. APAC Ordinance (Postponed to May 7)

Attorney Jerry Filla handed out a draft ordinance and will be soliciting comments from the park owner and park residents. When this ordinance comes before the Council on May 7, these comments will be included.

Todd Williams referred to a letter he received from the APAC Steering Committee and asked if the following approaches would be legal; making the reimbursement cap a percentage of either the current income derived by the park owners or a percentage of the proposed selling price. The City Attorney will review this letter and comment at the May 7th Council meeting.

B. Comp Plan Amendment: Clifford Adkins' property

At the April 2, 1991 meeting, the City Council postponed consideration of this item for clarification by the City Attorney as to what procedure should be followed.

M/S/ Hunt/Williams - to accept the Planning Commission's recommendation that the designation of SRD not be changed on the Future Land Use Map for the Adkins' property.

Councilman Williams indicated the City has spent money on attorney and planner fees because we got into this due to a mistake on the part of our planner when he drew the map the last time. There is no record of any meeting at which this particular parcel was discussed and stated this should be SRD.

M/S/P Mottaz/Dave Johnson - to amend the motion to include directing the planning commission to conduct a public hearing to consider rezoning the east half of the Cliff Adkins property from RR to R1. (Motion carried 5-0).

M/S/P Hunt/Williams - to accept the Planning Commission's recommendation that the SRD designation not be changed on the Future Land Use Map for the Adkins property and to direct the Planning Commission to conduct a public hearing to consider the rezoning of the east half of the Cliff Adkins' property from RR to R1. (Motion carried 5-0).

M/No Second Williams/No Second - to direct the City Administrator to inform the planner that his charges against this matter will not be paid by the City.

C. Resolution Prohibiting R1 Development

Attorney Filla asked if this is something the City would like to pursue.

Councilman Williams pointed out this resolution does not repeal the R1 zoning district and did not see any harm to put this into the zoning code.

M/No Second Williams/No Second - to adopt Resolution No. 91-13 Prohibiting R1 development.

The Attorney explained if the Council wishes to pursue this the staff can prepare an ordinance that would accomplish in a form of an amendment by adding a section to the R1 zoning regulations which could be reviewed by the Council and then sent to the PZ for a public hearing.

D. Resolution No. 91-12 A Lot Line Adjustment for Robert Ziertman

At the April 2, 1991 meeting, the Council directed the staff to prepare a resolution correcting an error that was made in the legal description that was supposed to convey 11.869 acres to Diane & Dale Washenberger from Robert and Dorothy Ziertman. The error, which was made by the surveyor, actually conveyed approx. 16 acres and Mr. Ziertman has asked that this be corrected. Staff verified the legal description.

M/S/P Williams/Mottaz - to adopt Resolution No. 91-12 which conveys 4.135 acres back to Robert & Dorothy Ziertman from Diane and Dale Washenberger based on the fact that the original intent of the Council was to grant a large lot subdivision consisting of 11.869 acres, that an error was made by the surveyor in that the actual conveyance amounted to 16 acres, that grantors and grantees as noted on the attached Quit Claim Deed all agreed to this lot line adjustment, and that the result of this conveyance will not create any non-conforming lot. (Motion carried 5-0).

E. Status Report on Kraft Circle Drainage

Tom Prew reported he had met with Mr. Rude to discuss the possibility of acquiring a drainage easement along his north property line. Mr. Rude was not in favor of granting an easement for a ditch or a culvert across his property. Prew recommended the City not pursue easement acquisition with Mr. Rude.

Prew added that the next most economical solution would be to ask Mr. & Mrs. Hamer for an easement. Because the ground is slightly higher and because of the location of the garage, he recommended a pipe outlet be installed all the way across the Hamer property. This option would cost approx. \$3500 to construct.

The Council reviewed this concern and recommended several ways to resolve the problem. At the last meeting, Mr. Ziniel was asked if he would provide the materials, but was indicated he was not interested. The Mayor noted the City did not accept liability in this case because it was not created by any City action. The Council decided not to review this any further and requested the City Engineer stop looking into the matter.

M/S/P Mottaz/Williams - to instruct the staff to write a letter indicating the City's position to Mr. Ziniel and Mr. Wichelman. (Motion carried 5-0).

6. PLANNING/LAND USE & ZONING:

A. Rezoning & Preliminary Plat Approval for Fox Fire Manor

Mr. Larry Liles on behalf of Pacesetter Property Management, Inc. has requested the rezoning and Fox Fire Manor preliminary plat approval of 40.0 acres located in the northwest quarter of Section 3. The owner of the property is Carl E. Brogen, 9376 55th St., Lake Elmo. The applicants are requesting to rezone the land to Residential Estates and to subdivide the property into 12 single family lots. The subdivision plan calls for the extension of 55th Street North approximately 1800 feet north.

The Council indicated the proposed rezoning does comply with the RED land use designation in the Comprehensive Plan. Therefore the following motion was made:

M/S/ Dick Johnson/Mottaz - to adopt Ordinance 8043 amending Section 301.070C Zoning District Map of the 1979 Municipal Code changing the zoning from RR to RE legal description

M/S/P Williams/Dick Johnson - to amend the motion to include a statement that this rezoning is in conformance with our Comp Plan. (Motion carried 5-0).

M/S/P Dick Johnson/Mottaz - to adopt Ordinance 8043 amending Section 301.070C Zoning District Map of the 1979 Municipal Code by amending the zoning from RR to RE as stated in the legal description, this rezoning is in conformance with our Comp Plan and this ordinance shall

become effective upon its passage and publication. (Motion carried 5-0).

M/S/ Mottaz/Dave Johnson - to accept as park land dedication the 7% Fair Market value in lieu of park land in Fox Fire Manor.

M/S/ Williams/Hunt - to postpone consideration of the Preliminary Plat approval and instruct the staff to meet with the owners of Fox Fire Manor and Rolling Hills and the issues concerning road alignment and park land dedication be raised with those developers and that the City staff request a written agreement be signed by both owners that park land dedication for both plats be taken out of Rolling Hills and that the monetary amount be taken from Fox Fire Manor.

Mayor Johnson considered the above motion null and void because he could not permit a motion over an existing motion.

M/S/F Mottaz/Dave Johnson - to accept as park land dedication in Fox Fire Manor the 7% Fair Market Value of the development in lieu of park land. (Motion failed 2-3: Hunt, Dick Johnson, Williams).

The following were issues and concerns discussed by the Council:

The City Attorney stated the City has to have the owners of Rolling Hills involved in this in order to deal with the park land dedication and road location. Councilman Johnson indicated this development cannot be done unless it is worked in conjunction with Rolling Hills because there is a variance that is required for the length of cul-de-sac (approx 1800 ft. where 800 ft. is the maximum length of a cul-de-sac allowed by code) and there must be legal assurance that this road will be complete out to Keats.

Councilmember Williams indicated there had to be an agreement between the owners of Fox Fire Manor and Rolling Hills concerning park land dedication and access to the Korhel property before this plat could be approved.

Councilman Mottaz pointed out, according to our city attorney, this developer cannot guarantee a road going through in the location they have shown unless the City can get a guarantee from the current owner of Rolling Hills.

The Attorney also pointed out the City has 120 days from the time the completed application was submitted to consider, accept, or reject the preliminary plat without consent of the developer. The date of the submitted application for rezoning and preliminary plat of Fox Fire Manor was November 30, 1990.

Mayor Johnson asked Larry Liles for an extension so the City can be part of the meeting in order to come to an agreement for access to the Korhel property and road alignment.

Larry Liles, developer of Fox Fire Manor, agreed to the performance requirements rather than set a specific time for postponement. The Council required a meeting between the owner of Fox Fire Manor, the

owner of Rolling Hills and the City staff to come up with written documentation that the road alignment and access questions raised are addressed and acceptable to our City Attorney.

M/S/P Williams/Hunt - to postpone further consideration of Fox Fire Manor preliminary plat approval and to instruct the staff to meet with the owners of Fox Fire Manor and Rolling Hills and raise the issues of road alignment, specifically concerned on the road connections out to Keats Avenue and access being provided to the western boundary of the Korhel property, approx. between lots 2 and 3 of Block 1 of Fox Fire Manor and to have city staff request a written agreement signed by both owners that park land dedication for both plats be taken out of Rolling Hills and the monetary amount be taken from Fox Fire Manor. (Motion carried 5-0).

**B. PUBLIC HEARING: Old Village Drainage and 33rd Street
& Laverne Improvements**

Mayor Johnson opened up the Public Hearing at 9:38 p.m. in the City Council chambers. The public hearing notice was published in the St. Croix Valley Press on April 3 and April 10 and all affected property owners were notified.

Tom Prew, City Engineer, reviewed the Old Village Drainage and 33rd Street and Laverne Improvement Feasibility Report. Prew reported Route C was discussed with Pete Schiltgen who was agreeable to the proposed easement on his property for this project. Mr. Schiltgen requested the digging in his fields be done after he harvests his crops. An easement is also required from the VFW ballfield and from Joe Rogers, who owns a storage shed along the south side of 33rd Street.

Ed Gorman, White Hat Restaurant, asked where does all the water that is contributing to the problem come from. Prew responded there is a large area of Schiltgen's field which drains through the old village area. The City is not proposing to assess the Schiltgen property because it has always been an Ag area and the city consented to develop around the drainage area and never improved the drainage through there. Ed Gorman: In 1984 he gave the City a 20,000 sq.ft. easement for a waterway and walkway. He believed raising the grade over the 201 septic system drainfield caused a dike. He asked if the water problem started after this drainfield was installed. Gorman added, now the city needs an easement across the side of my property to help solve this problem. His property is being assessed \$26,000 and would decrease the value of his land. He is the only land owner within this entire 1.5 million sq.ft. that was required to put in a holding pond when he expanded his restaurant in 1984. He would not be in favor of giving the City an easement.

Elmer Dittmann, 3624 Layton Avenue N., asked how could this waterway be changed from 150' to 10' and who allowed the gas company building in the waterway?

Jack Haseley, 3604 Layton Avenue N., stated he was on the receiving end of this water, did not contribute to the problem and felt it was unfair to be charged.

Joel Eder, 11082 34th St. N., agreed something should be done, but asked if the pipe should be double sized to handle the amount of water for the length of the problem.

Mayor Johnson closed the public hearing at 10:00 p.m.

The City Attorney explained the normal way of dealing with storm water is to define a storm water drainage district. If anybody within the drainage district contributes to the problem, typically, they are all asked to pay to solve the problem.

Mayor Johnson: His desire is to improve the street, but in order to qualify for MSA funds, we have to somehow modify this drainage situation because we are lowering Laverne. He felt the problem exists down by the VFW ballfield. He saw almost no contribution of water from the west end of this project. Could we leave Laverne at the current elevation and put a culvert under it. If we took a couple of feet out of the existing swale, the water would run and there wouldn't be a big backup.

Councilman Williams: Could the ditching proposed thru Gorman's property be changed to run along the south edge of the property as a ditch or pipe? Prew: there is the city's property for the drainfield. Williams: Would we require an easement across middle of his property. Prew: there is a stretch from the city drainfield up to the existing ditch that might need an easement in the future if we did this project. Williams: Could this be tied into the County Road 17 area more along 35th street. Prew: he has not looked at this.

Councilman Mottaz: Would it be more or less costly to buy the ballfield and put a ponding area in there as opposed to running a huge pipe along the railroad tracks? Are you saying we can't allow the water to run naturally, we have to pipe it someway. He suggested finding out from the attorney what is involved in a storm sewer improvement district and who would be included.

Councilman Johnson: Is there a way to put this road improvement in without the drainage improvements? Would we still get MSA funds? He believes there is a drainage problem in the Old Village area that needs to be corrected. Will it still be successful if the project is scaled down?

Councilman Hunt agreed to there being a drainage problem and asked the staff to look at alternatives to cost and alternatives to a full drainage plan.

Councilman Williams: The city should consider increasing its contribution to this project and that the cost be paid for by issuing a bond of the appropriate kind depending how this district is structured and what the financial options would be for the City in that regard.

M/S/P Hunt/Mottaz - to direct the staff to look into the specific areas pointed out and concerns recorded in the minutes; such as cost and alternatives to a full drainage plan, update the council with an interim report at the next Council meeting, then the Council can direct staff's efforts toward a project that will allow for the drainage problem to be solved and to allow for the roads to be reconstructed as needed. (Motion carried 5-0).

C. Recommendation from Planning Commission on Limited Business (LB) Zoning District

At their April 8th meeting, the Planning Commission recommended to the City Council the Limited Business draft dated 2-25-91, with the addition of Veterinary Clinics under (B) (1) Permitted Uses.

Mayor Johnson asked that this item be postponed until after the public hearing for the extension of the MUSA and rezoning along the I-94 frontage down to County Road 19.

M/S/ Dick Johnson/Williams - to postpone consideration of Limited Business Zoning District until the time the Council wishes to consider it, but to continue adding this item to each cc agenda.

M/S/P Mottaz/Hunt - to amend the motion to include postponement no later than the first council meeting in July. (Motion carried 5-0).

M/S/P Dick Johnson/Williams - to postpone consideration of the Limited Business Zoning District until no later than the first council meeting in July. (Motion carried 5-0).

Martin Colon, Federal Land Co., requested the Council review their letter dated 12/17/90 indicating their proposal and feelings on the Limited Business Zoning District.

Notification of MUSA Extension

Councilman Williams explained the planning commission will be holding a public hearing on the MUSA extension which is a major change in the philosophy of the Comp Plan as well as the Future Land Use Map. Williams felt it was important to notify everybody in the entire City; therefore, proposed a public hearing notice be mailed (bulk mailing) to all addresses in the City.

M/S/P Williams/Hunt - to direct the staff to mail the public hearing notice on consideration of the MUSA extension by the planning commission to all the addresses in the City (bulk mailing) when the public hearing date has been set. (Motion carried 5-0).

Attendance Record of Planning Commission

Mayor Johnson pointed out that Planning Commission member, Deb Wilfong, has missed four meetings out of twenty and missed the last three meetings. The Mayor asked the Administrator to write her a letter and ask if she would like to continue serving on the Planning Commission.

7. CITY ENGINEER'S REPORT:

A. Award bids for water to Well Advisory Area

Tom Prew provided the Council with a tabulation of bids for the construction of SW-1 Watermain project received April 5, 1991 and recommended that a contract be awarded to Kenko, Inc. in the amount of their low bid of \$708,189.89.

See Item 9A for discussion.

B. Striping roads in Hidden Bay

The City has received a request to stripe the roads in the Hidden Bay area, in particular, Hidden Bay Trail.

Tom Prew reported this is a typical maintenance item and the County will be notified of the striping project.

8. CITY ATTORNEY'S REPORT:

A. State Statute 561.19 Family Farm

Jerry Filla reported he was asked to review the definition of Family Farm to include operations, which are owned by a family and leased to a third party, so that this type of operation could obtain protection of the nuisance liability in agricultural operation. Filla explained the City can broaden this law and incorporate it into the City code, but you cannot supersede the state law. Therefore, if I am a neighbor I might not be able to sue the farm operation for a public nuisance under the city code, but I can still sue the farm operation for a public nuisance under the state code if it was a farm owned and leased to a third party.

Councilman Williams asked if it would be appropriate to pass an ordinance which mimics the state statutes or refers to it. Filla answered, we could require developers to notify third party purchasers of potential nuisances in the neighborhood, then this could be included in the subdivision regulations. He could draft an ordinance that does this and have the council review it.

Councilman Williams volunteered to review the proposed ordinance before it came before the entire Council. The Attorney will send the ordinance to the Administrator and copy it to Councilman Williams.

B. Order relative to building at 8126 Hill Trail N.

Jerry Filla provided a copy of an Order relative to the building located at 8126 Hill Trail N., owned by Steven and Rebecca Grabski. Its purpose is to declare the building located at that address to be a "Hazardous Building" within the meaning of Minnesota Statutes so that the City can require the correction of the hazardous conditions or the razing of the building in the event the Grabskis fail to take the required corrective action.

M/S/P Hunt/Williams - to direct the City Attorney to draft a Resolution regarding the execution of the Order and the commencement of the proceeding and to include the following: The Council has reviewed the matter, that it finds the building is hazardous, that it directs the Mayor and City Administrator to sign the Order and take the appropriate steps to put it into effect. (Motion carried 5-0).

C. Joint Session between City Council and Planning Commission

The City Attorney and Administrator suggested a joint meeting between the CC and PZ with a set agenda of such items as procedures or standards of the planning process, approving and denying variances, procedures and state laws that relate to subdividing.

There was Council consensus on holding a special joint meeting. The Council and Planning Commission were asked to send their concerns and questions to the City Attorney so he can address them as agenda items at this special meeting.

9. CITY ADMINISTRATOR'S REPORT:

A. Letter on SW-1 from Washington County, Dept. of Public Health

The City Administrator handed out a letter she received from Doug Ryan, Washington Cty. indicating he and Dick Ragan, Ramsey County, have determined that there is insufficient information to make a final decision on the bid from Kenko, Inc. for construction of the public water supply in connection with the Washington County Sanitary Landfill No. 1. Their review was performed in conjunction with the provisions of the June 26, 1990 contract between the Cities and Counties involved.

The following reasons were stated:

1. The estimated cost for developing the system, excluding the water access charge and O&M depreciation, is \$962,499.80, or \$77,760 above the contracted maximum in Paragraph A under the Counties' obligations.
2. The bid is not consistent with the minimum specifications in Paragraph G under Lake Elmo's obligations in that it does not include the full cost for well sealing.

The Counties will not approve a bid if the costs are more than the contract maximum unless the City of Lake Elmo agrees to finance the additional costs, or until such a time as the County Boards would elect to increase the contract maximums.

Tom Prew indicated if we start delaying it now, construction will not be complete until September or October.

M/S/P Williams/Hunt - to postpone consideration of this item until the required information on the County's decision is supplied to the City staff. (Motion carried 5-0).

M/S/P Hunt/Dick Johnson - to direct the City Administrator to communicate to the County Board and staff the urgency of this system being in and operating this year at their expense and the City is in no position to be able to contribute to this. (Motion carried 5-0).

B. Tree Planting

Councilman Johnson reported the Parks Commission has set May 4th, 11:00 a.m., as tree planting day in Sunfish and Reid Park. All Council members and their families are invited.

C. Road Plan for the City

The Council was in favor of directing the Planner to design a City road plan.

M/S/P Mottaz/Hunt - to direct Mike Black to design a City road plan at a cost not to exceed \$1000. (Motion carried 5-0).

M/S/P Mottaz/Hunt - to adjourn the City Council meeting at 11:21 p.m. (Motion carried 5-0).

Resolution No. 91-12, A Resolution conveying 4.135 acres back to Robert & Dorothy Ziertman from Diane and Dale Washenberger

Ordinance 8043 Rezoning From Rural Residential to Residential Estates for Fox Fire Manor

Since we do not have time to discuss every point presented, it may seem that decisions are preconceived. However, background information is provided for the City Council on each agenda item in advance from City Staff and appointed Commissions; and decisions are based on this information and past experiences. In addition, some items may also have been discussed at previous Council meetings. If you are aware of information that hasn't been discussed, please fill out a "Request to Appear Before the City Council" slip; or, if you came late, raise your hand to be recognized. Comments that are pertinent are appreciated. Items requiring excessive time may be continued to another meeting.

AGENDA

LAKE ELMO CITY COUNCIL

APRIL 16, 1991

6:30 p.m. CONTINUATION OF BOARD OF REVIEW

7:00 P.M. MEETING CONVENES

1. AGENDA
2. MINUTES: April 2, 1991
3. CLAIMS
4. LANDFILL UPDATE:
 - A. Pat Forcica
 - B. ReAPP Update
5. OLD BUSINESS:
 - A. APAC Ordinance (Postponed to May 7)
 - B. Comp Plan Amendment
Clifford Adkins' property
 - C. Resolution Prohibiting R1 Development
 - D. Resolution No. 91-12
Lot Line Adjustment for Robert Ziertman
 - E. Status Report on Kraft Circle Drainage
Problem
 - F. Other

(OVER)

6. PLANNING/LAND USE & ZONING:

- A. Rezoning & Preliminary Plat Approval for Fox Fire Manor
- B. PUBLIC HEARING: Old Village Drainage and 33rd Street & Laverne Improvements
- C. Recommendation from Planning Commission on Limited Business (LB) Zoning District
- D. Other

7. CITY ENGINEER'S REPORT:

- A. Award bids for water to Well Advisory Area
- B. Striping roads in Hidden Bay

8. CITY ATTORNEY'S REPORT:

- A. State Statute 561.19 Family Farm
- B. Order relative to building at 8126 Hill Trail N.
- C. Other

9. CITY COUNCIL REPORTS:

10. CITY ADMINISTRATOR'S REPORT:

11. Adjourn

CLAIMS TO BE APPROVED AT APRIL 16, 1991 LAKE ELMO COUNCIL MEETING

(all claims are within budget unless otherwise noted)

94648	Postmaster - Compost Flyer bulk mailing (reimb.by Cty)	\$	264.12
94649	League of MN Cities - League Conference		1,005.00
94650	LMC Housing - League Conference		948.00
94651	Bob Hosek - April 4th Recycling Lottery winner		25.00
94652	State Treas - Water license application		15.00
94653	Void		
94654	Wash. County Treas - recording resolutions fee		20.00
94655	Postmaster - REAPP bulk mailing (reimb. by REAPP)		264.12
94656	Chisago County Soil & Conserv. Park fund trees		330.00
94657	Rose Floral & Greenhouse - Flowers Mike Black's Mother		39.00
94658	MN State Treas. - 1st Quarter Building surcharge		530.82
94659	MN On-Site Sewage Treatment Assn. - Bldg. Insp. dues		20.00
94660	St. Croix Animal Shelter - March impounding		310.00
94661	City of No. St. Paul - Animal Control Vehicle		165.00
94662	TMT recycling - March recycling		2,338.20
94663	Peterson, Franke & Riach - General	\$ 6,224.15	
	(Invoice attached)		
	Landfill	66.00	
	SW-1 Water	144.00	
			6,434.15
94664	TKDA - General	\$ 323.74	
	Pass Thru	291.35	
	MSA	598.25	(Invoice attached)
	SW-1 Water	9,862.95	
			11,076.29
94665	AT & T Office telephone long distance		8.01
94666	Board & Administrator - 1 year subscription		79.00
94667	Pitney Bowes - postage meter usage		100.50
94668	American Linen Supply - Office bldg maint.		46.53
94669	Hagberg's Country Market - Office bldg maint.		18.00
94670	Bellaire Sanitation - Office dumpster		65.60
94671	Press Publications - legal publications		165.22
94672	Chapin Publishing - legal publications		168.00
94673	Elmo's Lumber & Plywood - Fire Dept. bldg maint.		93.78
94674	Uniforms Unlimited - Fire Dept. Clothing allow		23.95
94675	Descent Control - Fire Dept. supplies		101.02
94676	Lake Elmo Oil - Fire Dept.	\$ 92.66	
	Bldg. Insp.	164.66	
	Maint. Dept.	1,455.41	
			1,712.73
94677	Sweeney Bros Tractor - Maint. Dept. parts & repair		56.56
94678	Garellick Steel Co.- Maint. Dept. parts & repair		16.25
94679	Hawkeye Glove - Maint. Dept. supplies		114.00
94680	F.H. Bathke Co. - Maint. Dept. supplies		4.90
94681	Glenwood Inglewood - Maint. Dept. water		12.60
94682	T.A. Schifsky & Sons - Street supplies		52.80
94683	Junker Sanitation - Maint. Dept. dumpster		63.60
94684	Flail Master - Maint. Dept. parts & repair		148.00
94685	Flaghouse - Parks Dept. Volleyball net		40.15
94686	On Site Sanitation - Parks Dept. Sunfish Satellite		60.00
94687	Thompson Hardware - Parks Dept. supplies		12.20
94688	American Playground Corp. - Parks swing hangars		68.44
94689	MN Pollution Control Agency - Sewer Fund annual fee		110.00
94690	thru		
94703	April 19th payroll		10,473.51

Total

\$ 37,600.05

PETERSON, FRANKE, & RIACH

PROFESSIONAL ASSOCIATION

300 MIDWEST FEDERAL BUILDING

50 EAST FIFTH STREET

SAINT PAUL, MINNESOTA 55101

TELEPHONE

AREA CODE 612

291-8955

City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo MN 55042

ACCOUNT NO:

Page: 1
03/31/91
11135M

PREVIOUS BALANCE	FEES	EXPENSES	ADVANCES	PAYMENTS	BALANCE
11135-910001 Administration - Miscellaneous					
1,546.00	1,296.00	4.50	0.00	-1,546.00	\$1,300.50
11135-910002 Regional Park Land Fill					
544.50	45.00	21.00	0.00	-544.50	\$66.00
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2,090.50	1,341.00	25.50	0.00	-2,090.50	\$1,366.50
					=====

THIS STATEMENT IS DUE AND PAYABLE PRIOR TO THE END OF THE MONTH.

PAYMENTS RECEIVED AFTER THE LAST DAY OF THE MONTH WILL BE CREDITED TO THE NEXT MONTH'S STATEMENT.

PETERSON, FRANKE, & RIACH

PROFESSIONAL ASSOCIATION

300 MIDWEST FEDERAL BUILDING

50 EAST FIFTH STREET

SAINT PAUL, MINNESOTA 55101

TELEPHONE

AREA CODE 612

291-8955

City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo MN 55042

Page: 1

03/31/91

ACCOUNT NO: 11135-910001M

STATEMENT NO: 3

Administration - Miscellaneous

PREVIOUS BALANCE

\$1,546.00

03/04/91

JPF Telephone conference with Administrator re:
Council Agenda.

03/05/91

JPF Review Mobile Home Park regulations, Gambling
regulations, and Council Agenda in preparation
for meeting.

JPF Attend Council Meeting.

03/11/91

JPF Legal research re: Trailer Park Conversion
Ordinance.

03/12/91

JPF Legal research re: Mobile Home Park Regulations.

03/14/91

JPF Telephone conference with Black re: public use
dedication regulations (2); and research re:
same.

03/19/91

JPF Telephone conference with Administrator and
Planner re: Arabian Hills Subdivision;
Administrator re: subdivision regulations; review
regulations.

THIS STATEMENT IS DUE AND PAYABLE PRIOR TO THE END OF THE MONTH.

PAYMENTS RECEIVED AFTER THE LAST DAY OF THE MONTH WILL BE CREDITED TO THE NEXT MONTH'S STATEMENT.

PETERSON, FRANKE, & RIACH

PROFESSIONAL ASSOCIATION

300 MIDWEST FEDERAL BUILDING

50 EAST FIFTH STREET

SAINT PAUL, MINNESOTA 55101

TELEPHONE

AREA CODE 612

291-8955

City of Lake Elmo

Page: 2

03/31/91

ACCOUNT NO: 11135-910001M

STATEMENT NO: 3

Administration - Miscellaneous

03/21/91

JPF Telephone conference with Schumacher re: Mobile
Home Park regulations; review case law.

03/25/91

JPF Review P/C Agenda.

03/26/91

JPF Conference with Administrator re: Arabian Hills;
Fox Fire Manor; Rolling Hills; Mobile Home Park
Ordinance; City Gambling regulations; procedure
for adoption of Moritorium; open meeting law;
Zimmer variance; and public use fee regulations.

03/27/91

JPF Telephone conference with League of Attorneys re:
open meeting law.

Jerome P. Filla

1296.00

FOR CURRENT SERVICES RENDERED

1296.00

Fax Charge

4.50

TOTAL EXPENSES THRU 03/31/91

4.50

TOTAL CURRENT WORK

1300.50

03/22/91 Payment, Check No. 94558

-1546.00

BALANCE DUE

\$1,300.50
=====

THIS STATEMENT IS DUE AND PAYABLE PRIOR TO THE END OF THE MONTH.

PAYMENTS RECEIVED AFTER THE LAST DAY OF THE MONTH WILL BE CREDITED TO THE NEXT MONTH'S STATEMENT.

PETERSON, FRANKE, & RIACH
PROFESSIONAL ASSOCIATION
300 MIDWEST FEDERAL BUILDING
50 EAST FIFTH STREET
SAINT PAUL, MINNESOTA 55101

TELEPHONE
AREA CODE 612
291-8955

City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo MN 55042

Page: 1
03/31/91
ACCOUNT NO: 11135-910002H
STATEMENT NO: 2

Regional Park Land Fill

PREVIOUS BALANCE

\$544.50

03/04/91

JPF Letter to Colle & McVoy re: revised Exhibit for
Service Contract and revise Exhibit.

03/07/91

JPF Letter to Colle & McVoy re: PR Contract.

Jerome P. Filla

45.00

FOR CURRENT SERVICES RENDERED

45.00

Fax Charge

21.00

TOTAL EXPENSES THRU 03/31/91

21.00

TOTAL CURRENT WORK

66.00

03/22/91 Payment, Check No. 94558

-544.50

BALANCE DUE

\$66.00
=====

THIS STATEMENT IS DUE AND PAYABLE PRIOR TO THE END OF THE MONTH.

PAYMENTS RECEIVED AFTER THE LAST DAY OF THE MONTH WILL BE CREDITED TO THE NEXT MONTH'S STATEMENT.

PETERSON, FRANKE, & RIACH

PROFESSIONAL ASSOCIATION

300 MIDWEST FEDERAL BUILDING

50 EAST FIFTH STREET

SAINT PAUL, MINNESOTA 55101

TELEPHONE

AREA CODE 612

291-8955

City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo MN 55042

ACCOUNT NO:

Page: 1
03/31/91
11145M

PREVIOUS BALANCE	FEES	EXPENSES	ADVANCES	PAYMENTS	BALANCE
11145-910003 SW-1 Watermain					
0.00	144.00	0.00	0.00	0.00	\$144.00
----	-----	-----	-----	-----	-----
0.00	144.00	0.00	0.00	0.00	\$144.00
					=====

THIS STATEMENT IS DUE AND PAYABLE PRIOR TO THE END OF THE MONTH.

PAYMENTS RECEIVED AFTER THE LAST DAY OF THE MONTH WILL BE CREDITED TO THE NEXT MONTH'S STATEMENT.

PETERSON, FRANKE, & RIACH

PROFESSIONAL ASSOCIATION

300 MIDWEST FEDERAL BUILDING

50 EAST FIFTH STREET

SAINT PAUL, MINNESOTA 55101

TELEPHONE

AREA CODE 612

291-8955

City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo MN 55042

Page: 1

03/31/91

ACCOUNT NO: 11145-910003M

STATEMENT NO: 1

SW-1 Watermain

03/08/91

JPF Draft easements and Agreements to Convey
Easements for Friedrich and Richert.

JPF Letter to Engineer re: acquisition forms.

03/27/91

JPF Telephone conference with Engineer re: easement
documents and legal descriptions.

03/30/91

JPF Prepare Agreements to Convey Easement for Richert
and Friedrich parcels.

JPF Letter to Engineer re: same.

Jerome P. Filla

144.00

FOR CURRENT SERVICES RENDERED

144.00

TOTAL CURRENT WORK

144.00

BALANCE DUE

\$144.00

=====

THIS STATEMENT IS DUE AND PAYABLE PRIOR TO THE END OF THE MONTH.

PAYMENTS RECEIVED AFTER THE LAST DAY OF THE MONTH WILL BE CREDITED TO THE NEXT MONTH'S STATEMENT.

PETERSON, FRANKE, & RIACH**PROFESSIONAL ASSOCIATION**

300 MIDWEST FEDERAL BUILDING

50 EAST FIFTH STREET

SAINT PAUL, MINNESOTA 55101

TELEPHONE

AREA CODE 612

291-8955

City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo MN 55042

ACCOUNT NO:

Page: 1
03/31/9111155M
#4923.105

PREVIOUS BALANCE	FEES	EXPENSES	ADVANCES	PAYMENTS	BALANCE
11155-900003 Enright et. al. Annex 0.00	61.00	0.00	16.00	0.00	\$77.00
11155-900004 Federal Land Co. vs. Lake Elmo 234.00	720.00	0.00	0.00	-234.00	\$720.00
11155-900005 Derrick Land Co. vs. Lake Elmo 135.00	342.00	0.00	0.00	-135.00	\$342.00
11155-900006 J. Rogers vs. Lake Elmo 180.00	0.00	18.00	0.00	-180.00	\$18.00
11155-900008 Jamie Olson vs. Lake Elmo 2,327.05	2,295.00	0.00	0.00	-2,327.05	\$2,295.00
11155-900011 Hanson vs. Lake Elmo 0.00	1,249.75	0.00	30.00	0.00	\$1,279.75
11155-900013 Lake Elmo vs. Grabski 365.50	52.50	14.40	30.00	-365.50	\$96.90

THIS STATEMENT IS DUE AND PAYABLE PRIOR TO THE END OF THE MONTH.

PAYMENTS RECEIVED AFTER THE LAST DAY OF THE MONTH WILL BE CREDITED TO THE NEXT MONTH'S STATEMENT.

PETERSON, FRANKE, & RIACH

PROFESSIONAL ASSOCIATION

300 MIDWEST FEDERAL BUILDING

50 EAST FIFTH STREET

SAINT PAUL, MINNESOTA 55101

TELEPHONE

AREA CODE 612

291-8955

City of Lake Elmo

ACCOUNT NO:

Page: 2
03/31/91
11155

PREVIOUS BALANCE	FEES	EXPENSES	ADVANCES	PAYMENTS	BALANCE
11155-900014 Wier Workman Comp Claim					
0.00	95.00	0.00	0.00	0.00	\$95.00
-----	-----	-----	-----	-----	-----
3,241.55	4,815.25	32.40	76.00	-3,241.55	\$4,923.65
					=====

THIS STATEMENT IS DUE AND PAYABLE PRIOR TO THE END OF THE MONTH.

PAYMENTS RECEIVED AFTER THE LAST DAY OF THE MONTH WILL BE CREDITED TO THE NEXT MONTH'S STATEMENT.

PETERSON, FRANKE, & RIACH

PROFESSIONAL ASSOCIATION

300 MIDWEST FEDERAL BUILDING

50 EAST FIFTH STREET

SAINT PAUL, MINNESOTA 55101

TELEPHONE

AREA CODE 612

291-8955

City of Lake Elmo
Lake Elmo MN

Page: 1

03/31/91

ACCOUNT NO: 11155-900003N

STATEMENT NO: 5

Enright et. al. Annex

03/01/91

JMM Review material re: appeal.

John Michael Miller

28.50

03/01/91

VLD Service of process upon district court
administrators, obtain certified copy of Order.

Virginia L. Dippel

32.50

FOR CURRENT SERVICES RENDERED

61.00

03/01/91

Metro Legal Services, Inc.

16.00

TOTAL ADVANCES

16.00

TOTAL CURRENT WORK

77.00

BALANCE DUE

\$77.00
=====

THIS STATEMENT IS DUE AND PAYABLE PRIOR TO THE END OF THE MONTH.

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PETERSON, FRANKE, & RIACH

PROFESSIONAL ASSOCIATION

300 MIDWEST FEDERAL BUILDING

50 EAST FIFTH STREET

SAINT PAUL, MINNESOTA 55101

TELEPHONE

AREA CODE 612

291-8955

City of Lake Elmo
Lake Elmo MN

Page: 1

03/31/91

ACCOUNT NO: 11155-900004M

STATEMENT NO: 5

Federal Land Co. vs. Lake Elmo

PREVIOUS BALANCE

\$234.00

03/15/91

JPF Telephone conference with Atty. Bell re: Motion
for Amended Findings; review Motion.

03/19/91

JPF Review Court and City file; prepare for and
attend Hearing before Judge Doyscher; conference
with Atty. Bell re: disposition.

03/20/91

JPF Legal research re: City regulations re: adoption
of Comprehensive Plans.

Jerome P. Filla

720.00

FOR CURRENT SERVICES RENDERED

720.00

TOTAL CURRENT WORK

720.00

03/22/91 Payment, Check No. 94558

-234.00

BALANCE DUE

\$720.00

=====

THIS STATEMENT IS DUE AND PAYABLE PRIOR TO THE END OF THE MONTH.

PAYMENTS RECEIVED AFTER THE LAST DAY OF THE MONTH WILL BE CREDITED TO THE NEXT MONTH'S STATEMENT.

PETERSON, FRANKE, & RIACH

PROFESSIONAL ASSOCIATION

300 MIDWEST FEDERAL BUILDING

50 EAST FIFTH STREET

SAINT PAUL, MINNESOTA 55101

TELEPHONE

AREA CODE 612

291-8955

City of Lake Elmo
Lake Elmo MN

Page: 1

03/31/91

ACCOUNT NO: 11155-900005M

STATEMENT NO: 5

Derrick Land Co. vs. Lake Elmo

PREVIOUS BALANCE

\$135.00

03/01/91

JPF Telephone conference with Bohrer re: settlement
conference and soil tests.

03/06/91

JPF Telephone conference with Atty. Radio re:
settlement and costs of prevailing party.
JPF Prepare for and attend conference with Atty.
Radio and Larry Bohrer at T.K.D.A. re:
settlement.

03/07/91

JPF Letter to Atty. Radio re: test procedures.
JPF Telephone conference with Engineer re: same.

Jerome P. Filla

342.00

FOR CURRENT SERVICES RENDERED

342.00

TOTAL CURRENT WORK

342.00

03/22/91 Payment, Check No. 94558

-135.00

BALANCE DUE

\$342.00

THIS STATEMENT IS DUE AND PAYABLE PRIOR TO THE END OF THE MONTH.

PAYMENTS RECEIVED AFTER THE LAST DAY OF THE MONTH WILL BE CREDITED TO THE NEXT MONTH'S STATEMENT.

PETERSON, FRANKE, & RIACH

PROFESSIONAL ASSOCIATION

300 MIDWEST FEDERAL BUILDING

50 EAST FIFTH STREET

SAINT PAUL, MINNESOTA 55101

TELEPHONE

AREA CODE 612

291-8955

City of Lake Elmo
Lake Elmo MN

Page: 1

03/31/91

ACCOUNT NO: 11155-900006M

STATEMENT NO: 5

J. Rogers vs. Lake Elmo

PREVIOUS BALANCE	\$180.00
Photo copies	18.00

TOTAL EXPENSES THRU 03/31/91	18.00
TOTAL CURRENT WORK	18.00
03/22/91 Payment, Check No. 94558	-180.00
BALANCE DUE	\$18.00
	=====

THIS STATEMENT IS DUE AND PAYABLE PRIOR TO THE END OF THE MONTH.

PAYMENTS RECEIVED AFTER THE LAST DAY OF THE MONTH WILL BE CREDITED TO THE NEXT MONTH'S STATEMENT.

PETERSON, FRANKE, & RIACH

PROFESSIONAL ASSOCIATION

300 MIDWEST FEDERAL BUILDING

50 EAST FIFTH STREET

SAINT PAUL, MINNESOTA 55101

TELEPHONE

AREA CODE 612

291-8955

City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo MN 55042

Page: 1
03/31/91
ACCOUNT NO: 11155-900008H
STATEMENT NO: 4

Jamie Olson vs. Lake Elmo

PREVIOUS BALANCE

\$2,327.05

03/20/91

JPF Legal research re: City regulations re: adoption
of Comprehensive Plan and conference with Planner
re: prior Comprehensive Plan.

03/26/91

JPF Conference with Administrator and Bldg. Inspector
re: trial and subpoena of information.
JPF Prepare for trial.
JPF Telephone conference with Atty. Hanton re:
subpoena.

03/27/91

JPF Conference with Atty. Hanton re: Exhibits;
prepare for Trial.

03/28/91

JPF Appearance at trial.

03/29/91

JPF Appearance at trial.

Jerome P. Filla

2295.00

THIS STATEMENT IS DUE AND PAYABLE PRIOR TO THE END OF THE MONTH.

PAYMENTS RECEIVED AFTER THE LAST DAY OF THE MONTH WILL BE CREDITED TO THE NEXT MONTH'S STATEMENT.

PETERSON, FRANKE, & RIACH

PROFESSIONAL ASSOCIATION

300 MIDWEST FEDERAL BUILDING

50 EAST FIFTH STREET

SAINT PAUL, MINNESOTA 55101

TELEPHONE

AREA CODE 612

291-8965

City of Lake Elmo

Jamie Olson vs. Lake Elmo

Page: 2

03/31/91

ACCOUNT NO: 11155-900008M

STATEMENT NO: 4

FOR CURRENT SERVICES RENDERED

2295.00

TOTAL CURRENT WORK

2295.00

03/22/91 Payment, Check No. 94558

-2327.05

BALANCE DUE

\$2,295.00

=====

THIS STATEMENT IS DUE AND PAYABLE PRIOR TO THE END OF THE MONTH.

PAYMENTS RECEIVED AFTER THE LAST DAY OF THE MONTH WILL BE CREDITED TO THE NEXT MONTH'S STATEMENT.

PETERSON, FRANKE, & RIACH

PROFESSIONAL ASSOCIATION

300 MIDWEST FEDERAL BUILDING

50 EAST FIFTH STREET

SAINT PAUL, MINNESOTA 55101

TELEPHONE

AREA CODE 612

291-8965

City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo MN 55042

Page: 1
03/31/91
ACCOUNT NO: 11155-9000110
STATEMENT NO: 4

Hanson vs. Lake Elmo

03/05/91

JPF Telephone conference with Atty. Gleekel re:
discovery.

JPF Review Plaintiff's Motion for N.T. and amended
findings.

Jerome P. Filla

54.00

03/01/91

JMM Telephone call to Tony Gleckel and review file.

03/06/91

JMM Review matter and letter to Atty. Gleekel.

03/07/91

JMM Review and organize file; call to opposing
counsel; letter to opposing counsel; prepare
Amended Complaint; prepare Consent; research re:
reverse spot zoning etc.

03/14/91

JMM Telephone call to Tony Gleekel; review file and
prepare for Depositions.

03/18/91

JMM Telephone call to Tony Gleekel.
JMM Prepare for deposition.

THIS STATEMENT IS DUE AND PAYABLE PRIOR TO THE END OF THE MONTH.

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PETERSON, FRANKE, & RIACH

PROFESSIONAL ASSOCIATION

300 MIDWEST FEDERAL BUILDING

50 EAST FIFTH STREET

SAINT PAUL, MINNESOTA 55101

TELEPHONE

AREA CODE 612

291-8955

City of Lake Elmo

Hanson vs. Lake Elmo

Page: 2

03/31/91

ACCOUNT NO: 11155-900011M

STATEMENT NO: 4

03/19/91

JMM Prepare for deposition and discuss file and deposition.

JMM Telephone conference with Tony Gleekel.

03/20/91

JMM Complete preparation of Depositions and phone conference with Tony Gleekel.

03/22/91

JMM Attend Pre-Trial Conference.

John Michael Miller

1195.75

FOR CURRENT SERVICES RENDERED

1249.75

03/27/91

Court Reporting Charges

30.00

TOTAL ADVANCES

30.00

TOTAL CURRENT WORK

1279.75

BALANCE DUE

\$1,279.75

=====

THIS STATEMENT IS DUE AND PAYABLE PRIOR TO THE END OF THE MONTH.

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PETERSON, FRANKE, & RIACH

PROFESSIONAL ASSOCIATION

300 MIDWEST FEDERAL BUILDING

50 EAST FIFTH STREET

SAINT PAUL, MINNESOTA 55101

TELEPHONE

AREA CODE 612

291-8965

City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo MN 55042

Page: 1
03/31/91
ACCOUNT NO: 11155-900013H
STATEMENT NO: 4

Lake Elmo vs. Grabski

PREVIOUS BALANCE

\$365.50

03/08/91

JMM Review Ownership and Encumbrance Report,
McNamara's letter, and revise the proposed Order
accordingly.

John Michael Miller

42.75

03/12/91

VLD Obtain name search.

Virginia L. Dippel

9.75

FOR CURRENT SERVICES RENDERED

52.50

Photo copies

14.40

TOTAL EXPENSES THRU 03/31/91

14.40

03/14/91

Name Search

30.00

TOTAL ADVANCES

30.00

TOTAL CURRENT WORK

96.90

03/22/91

Payment, Check No. 94558

-365.50

THIS STATEMENT IS DUE AND PAYABLE PRIOR TO THE END OF THE MONTH.

PAYMENTS RECEIVED AFTER THE LAST DAY OF THE MONTH WILL BE CREDITED TO THE NEXT MONTH'S STATEMENT.

PETERSON, FRANKE, & RIACH

PROFESSIONAL ASSOCIATION

300 MIDWEST FEDERAL BUILDING

50 EAST FIFTH STREET

SAINT PAUL, MINNESOTA 55101

TELEPHONE

AREA CODE 612

291-8955

City of Lake Elmo

Lake Elmo vs. Grabski

Page: 2

03/31/91

ACCOUNT NO: 11155-900013M

STATEMENT NO: 4

BALANCE DUE

\$96.90

=====

THIS STATEMENT IS DUE AND PAYABLE PRIOR TO THE END OF THE MONTH.

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PETERSON, FRANKE, & RIACH

PROFESSIONAL ASSOCIATION

300 MIDWEST FEDERAL BUILDING

50 EAST FIFTH STREET

SAINT PAUL, MINNESOTA 55101

TELEPHONE

AREA CODE 612

291-8955

City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo MN 55042

Page: 1
03/31/91
ACCOUNT NO: 11155-900014M
STATEMENT NO: 1

Wier Workman Comp Claim

03/20/91

JMM Legal research re: comp plan.

John Michael Miller

95.00

FOR CURRENT SERVICES RENDERED

95.00

TOTAL CURRENT WORK

95.00

BALANCE DUE

\$95.00
=====

THIS STATEMENT IS DUE AND PAYABLE PRIOR TO THE END OF THE MONTH.

PAYMENTS RECEIVED AFTER THE LAST DAY OF THE MONTH WILL BE CREDITED TO THE NEXT MONTH'S STATEMENT.

INVOICE

APR 3 1991

TKDA

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED

ENGINEERS ARCHITECTS PLANNERS

2500 AMERICAN NATIONAL BANK BUILDING
SAINT PAUL, MINNESOTA 55101-1893
612/292-4400
FAX 612/292-0383

CITY OF LAKE ELMO
3800 LAVERNE AVENUE NORTH
LAKE ELMO MN 55042

Date: March 29, 1991
Commission No: 09150-991
Invoice No: 015080
Period Ending: 02/28/91

For Professional Services in connection with the Attendance at City Meetings. Agreement dated February 2, 1988.

February 5, 1991	L. Bohrer - City Council Meeting	50.00
February 21, 1991	T. Prew - City Council Meeting	<u>50.00</u>

AMOUNT DUE \$ 100.00

General 323.74
Pass thru 291.35 *365.93*
MSA 598.25
SW-1 Station 9,862.95
11,076.29

State of Minnesota)

ss

County of Ramsey)

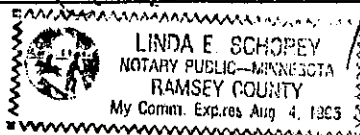
Ray A. Andrews, being first duly sworn, deposes and says that the foregoing account is just and true; and the services therein charged were actually rendered and of the value therein charged, that the expenses incurred were paid by the affiant and no part of the same has been paid.

Subscribed and sworn to before me,
a notary public, on this date
March 29, 1991.

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED

Linda E Schopey

Ray A. Andrews



INVOICE

APR 3 1991

TKDA

ENGINEERS ARCHITECTS PLANNERS

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED

2500 AMERICAN NATIONAL BANK BUILDING
SAINT PAUL, MINNESOTA 55101-1893
612/292-4400
FAX 612/292-0083

CITY OF LAKE ELMO
3800 LAVERNE AVENUE NORTH
LAKE ELMO MN 55042

Date: March 29, 1991
Commission No: 09150-001
Invoice No: 015078
Period Ending: 02/28/91

For General Engineering Services as listed below. Authorization dated February 2, 1988.

1. Foxfire Manor - Preliminary Plat Review w/Tom:

L. Bohrer	0.50 Hrs. @ 27.12 =	13.56	
T. Prew	2.50 Hrs. @ 19.33 =	48.33	
		61.89 x 2.75 =	170.20
Expenses: Blue Print Service (Inv. copy attached)			9.28
2. Shoreland Permit - Stephen Bachman, 3141 Klondike Avenue:

L. Bohrer	1.00 Hrs. @ 27.12 =	27.12 x 2.75 =	74.58
-----------	---------------------	----------------	-------
3. Arabian Hills - Meet w/Black and Kolstad on Preliminary Plat:

L. Bohrer	1.50 Hrs. @ 27.12 =	40.68 x 2.75 =	111.87
-----------	---------------------	----------------	--------
4. Oakdale Drainage Plan - Review w/VBWD Engineers:

L. Bohrer	1.00 Hrs. @ 27.12 =	27.12 x 2.75 =	74.58
-----------	---------------------	----------------	-------

AMOUNT DUE \$ 440.51.

State of Minnesota)

ss

County of Ramsey)

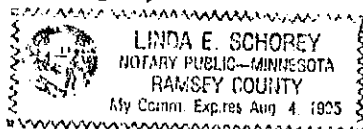
Ray A. Andrews, being first duly sworn, deposes and says that the foregoing account is just and true; and the services therein charged were actually rendered and of the value therein charged, that the expenses incurred were paid by the affiant and no part of the same has been paid.

Subscribed and sworn to before me,
a notary public, on this date
March 29, 1991.

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED

Linda E. Schorey

Ray A. Andrews



APR 3 1991

INVOICE

TKDA

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED

ENGINEERS ARCHITECTS PLANNERS

2500 AMERICAN NATIONAL BANK BUILDING
SAINT PAUL, MINNESOTA 55101-1893
612/292-4400
FAX 612/292-0083

CITY OF LAKE ELMO
3800 LAVERNE AVENUE NORTH
LAKE ELMO, MN 55042

Date: March 29, 1991
Commission No: 09150-011
Invoice No: 015079
Period Ending: 02/28/91

For Professional Services in connection with the
1991 Overlay Project. Verbal Authorization to
Provide Separate Billing by City Administrator on
March 22, 1990.

1991 Overlay Project (09150-011):

<u>Personnel:</u>	<u>Classification:</u>	<u>Billing Rate:</u>	
L. Bohrer	Senior Registered Engin	1.00 Hrs. @ 74.58 =	74.58

AMOUNT DUE \$ 74.58

State of Minnesota)

ss

County of Ramsey)

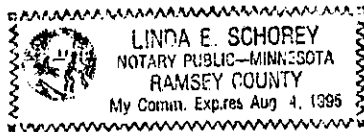
Ray A. Andrews, being first duly sworn, deposes and says that the foregoing
account is just and true; and the services therein charged were actually
rendered and of the value therein charged, that the expenses incurred were
paid by the affiant and no part of the same has been paid.

Subscribed and sworn to before me,
a notary public, on this date
March 29, 1991.

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED

Linda E. Schorey

Ray A. Andrews



APR 3 1991

INVOICE

TKDA

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED

ENGINEERS ARCHITECTS PLANNERS

2500 AMERICAN NATIONAL BANK BUILDING
SAINT PAUL, MINNESOTA 55101-1893
612/292-4400
FAX 612/292-0083

CITY OF LAKE ELMO
3800 LAVERNE AVENUE NORTH
LAKE ELMO, MN 55042

Date: March 29, 1991
Commission No: 09720-01
Invoice No: 015098
Period Ending: 02/28/91

For Professional Services in connection with the
1990 MSA Improvements - 33rd Street and Laverne
Avenue from CSAH 17 to TH 5 (Grading, Gravel Base,
Storm Sewer, Bituminous Surfacing and Concrete
Curb and Gutter). Verbal Authorization approved
at Regular City Council Meeting on January 16,
1990.

Part I-Plans (Feasibility Study) (09720-01):

<u>Personnel:</u>	<u>Classification:</u>	<u>Billing Rate:</u>	
T. Prew	Registered Engineer	8.00 Hrs. @ 53.16 =	425.28
L. Bohrer	Senior Registered Engin	1.50 Hrs. @ 74.58 =	111.87
J. Stenerson	Technician	2.00 Hrs. @ 30.55 =	<u>61.10</u>

AMOUNT DUE \$ 598.25

State of Minnesota)

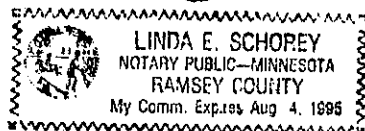
ss

County of Ramsey)

Ray A. Andrews, being first duly sworn, deposes and says that the foregoing
account is just and true; and the services therein charged were actually
rendered and of the value therein charged, that the expenses incurred were
paid by the affiant and no part of the same has been paid.

Subscribed and sworn to before me,
a notary public, on this date
March 29, 1991.

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED



Ray A. Andrews

APR 3 1991

INVOICE

TKDA

ENGINEERS ARCHITECTS PLANNERS

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED

2500 AMERICAN NATIONAL BANK BUILDING
SAINT PAUL, MINNESOTA 55101-1893
612/292-4400
FAX 612/292-0083

CITY OF LAKE ELMO
3800 LAVERNE AVENUE NORTH
LAKE ELMO, MN 55042

Date: March 29, 1991
Commission No: 09821-01
Invoice No: 015107
Period Ending: 02/28/91

For Professional Services in connection with the
SW-1 Water System. Authorization approved at
Regular City Council Meeting on August 7, 1990.

Plans Phase (09821-01):

<u>Personnel:</u>	<u>Classification:</u>	<u>Billing Rate:</u>	
T. Prew	Registered Engineer	64.00 Hrs. @ 53.16 =	3,402.24
L. Bohrer	Senior Registered Engin	24.25 Hrs. @ 74.58 =	1,808.57
K. Johnson	Senior Registered Engin	8.00 Hrs. @ 66.66 =	533.28
J. Davidson	Senior Registered Engin	2.00 Hrs. @ 92.13 =	184.26
C. Brewster	Technician	3.00 Hrs. @ 37.54 =	112.62
J. Stenerson	Technician	2.00 Hrs. @ 30.55 =	61.10
G. Garr	Technician	75.00 Hrs. @ 36.91 =	2,768.26

Reimbursable Expenses:

Franz Engr Reproductions Inc. - Misc Expenses	973.77
Thomas D. Prew - Travel	18.85

AMOUNT DUE \$ 9,862.95

State of Minnesota)

ss

County of Ramsey)

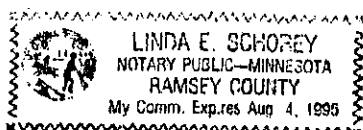
Ray A. Andrews, being first duly sworn, deposes and says that the foregoing account is just and true; and the services therein charged were actually rendered and of the value therein charged, that the expenses incurred were paid by the affiant and no part of the same has been paid.

Subscribed and sworn to before me,
a notary public, on this date
March 29, 1991.

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED

Linda E. Schorey

Ray A. Andrews



STATUS REPORT
ENVIRONMENTAL GROUP SUPPORT &
MEDIA COVERAGE

Environmental Groups

Citizens for a Better Environment: According to Lisa Doerr, state director, all material goes through her researcher, John. She has not seen the material yet but will check with John and call me back. Agency will follow-up with her to see if she has received the information and determine what support they can give.

Statewatch: According to the editor, Jean Capwell, the publication will use the material when space permits.

Clean Water Action: According to Frank Hornstein, director of Clean Water Action, next month's newsletter will contain information about the Lake Elmo issue. In addition, it will urge citizens to write their government officials in support of the amendment and bill that would protect the park.

Mr. Hornstein is also willing to support the City of Lake Elmo with a letter.

Freshwater Foundation (Health & Environment Digest): Left messages for Barbara Scot Murdock, editor of the Health & Environment Digest.

Freshwater Foundation (Facets of Freshwater): According to Paula Ripley, director of the Freshwater Foundation, the organization is educational-oriented. It avoids controversial issues because it looks for funding from other organizations. For example, the Freshwater Foundation didn't take a stand on the Eden Prairie landfill expansion.

However, Ms. Ripley said she would discuss our request for a letter of support with Marty Jessen, president of the group. Agency will follow-up with her later this week.

This organization may also be a good resource for additional materials on groundwater.

National Audubon Society: According to Alice Winsor of the main office, the latest issue of Audubon Agenda has just gone to press. However, each chapter publishes its own newsletter and the St. Paul chapter may be interested.

Agency will send information to Dorothy Waltz, editor of the St. Paul newsletter, and follow-up with her later this week.

In addition, Ms. Winsor requested the bill and amendment numbers to pass along to the Audubon president and lobbyist. They will also discuss issuing a letter of support.

Greenpeace: Left messages for Ken Pentel.

Izaak Walton League of America: Left message for Barbara Torin, president.

Nature Conservancy: Left messages for Nelson French.

Sierra Northstar: Gene Christianson will write a letter of support for the City of Lake Elmo this week. Information about the Lake Elmo Regional Park Reserve was included in the most recent Sierra Northstar newsletter.

Project Environment: Carol Wiessner at Project Environment is obtaining copies of the legislation and will draft a letter of support to the City of Lake Elmo.

Letters of support to date:

Clean Water Action
National Audubon Society
Sierra Northstar
Project Environment

Washington County Media

Country Messenger: According to Edna Siniff, publisher, an editorial opposing the landfill will appear in this week's special "Earth Day" issue.

Ms. Siniff is actively involved in preserving the St. Croix River and would like any additional information regarding the effect the landfill would have on the river. She also would like graphics or diagrams that illustrate key points.

In addition, she looks for information pertaining to the danger to wildlife and educational material aimed at children.

In 1984, Ms. Siniff's farm was a proposed site for a landfill. Her citizen's group fought the siting by showing the danger to well water. They took a map from a geological survey and indicated the depth of every well in the area to show how many people would be affected.

The Forest Lake Times: Reporter Steve Anderson would like to cover the story, but he will be out until April 22. I will do a follow-up call when he returns.

St. Croix Valley Press: Joan Gerter, editor, is looking for opinion pieces by local residents or letters to the editor on the subject of the landfill. A news story was scheduled to appear, but has been put on hold.

The column "Valley Views" is the opinion column. Articles should be 2 to 2 1/2 pages, typed and double-spaced. A photograph of the writer should be included. Only local residents are eligible for submissions.

Her deadline is Monday at noon. She accepts submissions by fax at 429-1242.

The Courier News (Stillwater): Editor Sharon Baker will discuss the issue tomorrow with Jane McClure, the reporter who covers county issues. I will follow-up with Ms. McClure later this week to point out the affects the siting would have on Washington County.

Washington County Bulletin/Woodbury Bulletin: Editor Keith Neis will assign the story at the next staff meeting early this week. I left both Ann and Chris' names for contacts and will follow-up next week to check on the progress of the story.

Woodbury News: Left messages for editor.

Woodbury Review: Editor Kent Hughes is interested in receiving more information about the issue because of its county-wide importance. He didn't receive the original kit. I will mail it out today and follow-up with him in the next few days.

Letters to the editor needed:

Country Messenger
The Forest Lake Times
St. Croix Valley Press
The Courier News
Washington County Bulletin/Woodbury Bulletin
Woodbury Review

Mayor, City Council members, and City staff. We were at the April 2nd meeting to take another step towards the adoption of a Park Closing Ordinance. At the March 5th council meeting, we felt the main issue to resolve was the cap question and what percentage the council would be comfortable with and would be fair to the residents that support the community of Lake Elmo.

We have presented to you the approximate cost of moving the homes and the cost of buying out homes that could not be relocated. And we've discussed the fact that many homes could not be moved due to a lack of space.

The cap gentlemen is an issue that may or may not be relevant. One real fact that I see and all manufactured home owners know and your own tax assessment people can tell you is that over time the residents homes go down in value, on the other hand the park owner's property value goes up over time. My home just dropped \$900.00 in tax assessed value for 1991. So as time goes by, the percentage of the price to buy out and move the residents would decrease. If the park sold today for \$10 million and it cost \$3.5 million to buy and move out residents, we're talking a 35% cap, the cap we're requesting. However, let's say in 5 years the park sells for \$15 million and it costs \$3 million for the buy out and moving of residents. That would be 20% of the selling price. The point is we're asking for a higher cap than the other city's now in case the park closed right away. Not is not likely and the longer the park stays open, the less the owner pays out as a percentage of the sale price.

Rents also go up and in Cimarron it as went up 180% in a ten year period as stated at the 1989 legislative session. The inflation rate for the same period of time was 69.4%. The park owners are going to use the argument that a cap at any percentage is a taking of land or a cut into their profits when they sell. I say to you City Council members did the owner's show any concern for the people of Cimarron when they raised rents at 2½ times the inflation rate over the same period which caused many a hardship for residents.

I think not. We feel they have made their profit many times over at the expense of the manufactured home owner. We live here, pay taxes here, support businesses and schools here and vote for leaders of this community. We feel we are owed some protection from a large corporation which takes huge profits out of this community year after year and does not put money back into the community in upkeep and maintenance.

This ordinance is by no means a cloud with a silver lining but the bottom line is it gives as the homeowner some kind of protection in our investment in our homes, the community of Lake Elmo, and our future. Would you want to be treated any differently when it came to your home and family's future and that gentlemen and ladies is all we are asking of this council.

Vote to adopt this ordinance and say to the residents of Cimarron that they deserve to be compensated like any other homeowner in this community and you are telling all manufactured homeowners the same in any community. You the city council are being asked if you are for the residents of Cimarron or the large corporation's who's bottom line is the profit at the end of the fiscal year. However in this case if 500 families lost their homes in this community for that reason, and not be compensated what would you say to them?

Thank you your time on this matter and I really hope and have faith that you will do what is morally right for the families in Cimarron.

Thank You
APAC Steering Committee
Cimarron Chapter

TKDA

ENGINEERS ARCHITECTS PLANNERS

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED

2500 AMERICAN NATIONAL BANK BUILDING
SAINT PAUL, MINNESOTA 55101-1803
612/292-4400
FAX 612/292-0083

April 11, 1991

Honorable Mayor and City Council
Lake Elmo, Minnesota

Re: Kraft Circle Drainage
Lake Elmo, Minnesota
Commission No. 9150-001

Dear Mayor and City Council:

I met with Mr. Rude to discuss the possibility of acquiring a drainage easement along his north property line. He was not in favor of granting an easement for a ditch or a culvert across his property.

At this point, I would recommend not to pursue easement acquisition with Mr. Rude.

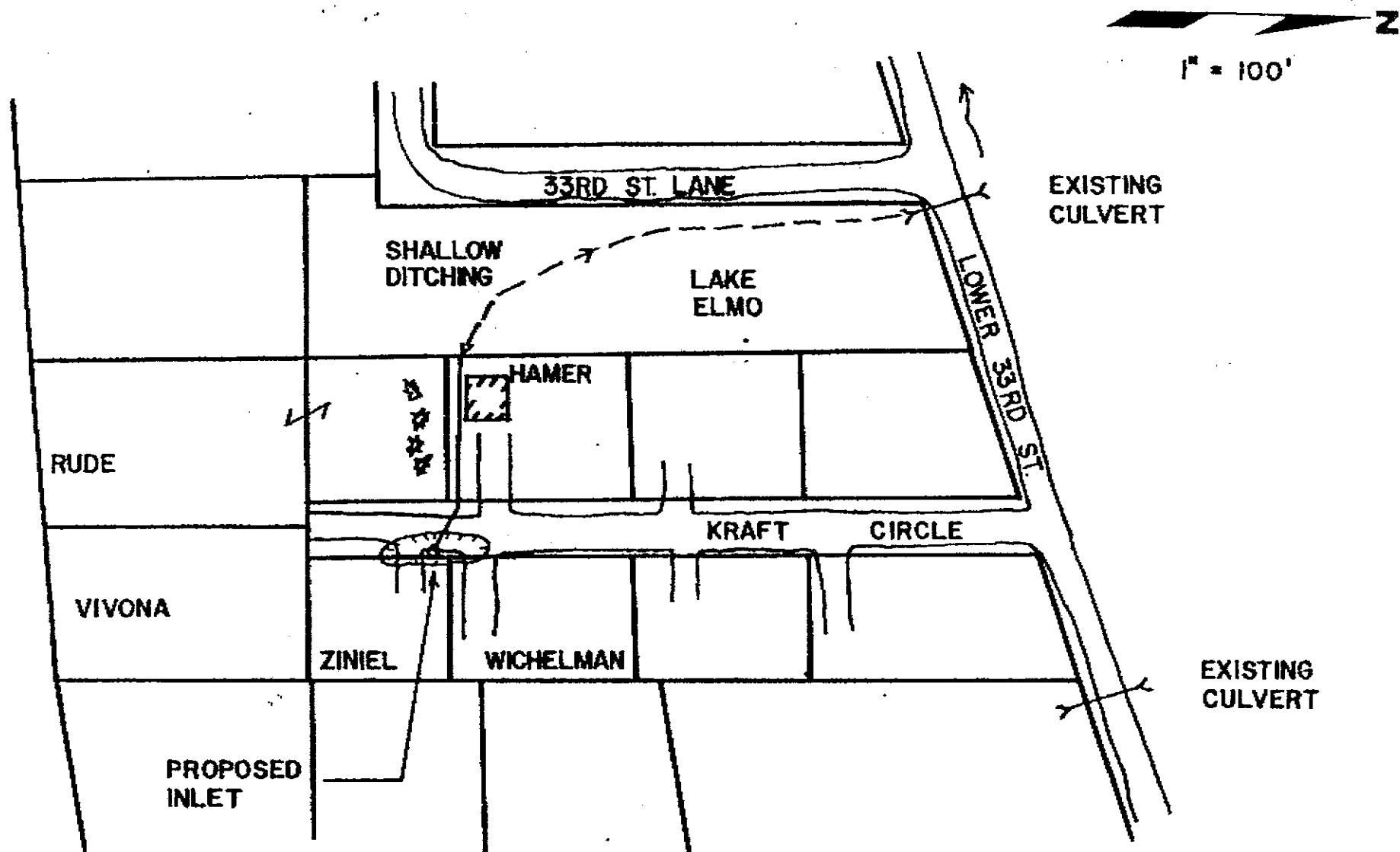
The next most economical solution would be to ask Mr. and Mrs. Hamer for an easement. Because the ground is slightly higher, and because of the location of the garage, I would recommend a piped outlet be installed all the way across the Hamer property. See Figure 1A. This option would cost approximately \$3500 to construct.

Sincerely yours,



Thomas D. Prew, P.E.

TDP:j
Enclosure



KRAFT CIRCLE DRAINAGE

FIGURE 1A

Commissioner Conlin stated Met. Council recently passed a resolution that park land and sensitive Mississippi waterways be exempt from landfill sites. This is only a resolution, not a law, but it will hopefully make the County Commissioners more comfortable with voting against the landfill in the park. The County Board will be voting on a resolution to support the legislation on sensitive ground water and dropping the landfill site at 9:00, Tuesday, April 9. 6C

5. LIMITED BUSINESS (Continuation)

M/S/F Stevens/Enes - to accept the Limited Business Ordinance as drafted and present it as is, with the addition of Veterinary Clinics under (B) (1) Permitted Uses. (Motion failed 3-6)

Chairman John stated Permitted and Conditional Uses should be covered again due to some items being tabled at previous meetings. Commissioner Mcleod stated Veterinary Clinics should be added as a Permitted Use under (B) (1). Commissioner Conlin stated the zone is there, but there is no ordinance to give to potential applicants. Commissioner Stevens felt we should give what the Planning Commission has so far and give it to the Council. Commissioner Bucheck was concerned on page 4, item (1) (B) the words "may be made" should be changed to "shall be made". Commissioner Thomas stated that was his motion and the words "may be made" was his intent so that anything else would be left to the discretion of the City Council.

Lake Elmo Planning Commission Minutes April 8, 1991 Page 4

Commissioner Stevens suggested eliminating golf courses and driving ranges from this ordinance due to the fact they don't bring a lot of tax dollars. Commissioner Conlin suggested adding indoor storage, gasoline sales and convenience stores to the Uses.

M/S/F John/Bucheck - to eliminate Vineyards, Golf Courses and Driving Ranges from the Limited Business Conditional Uses. (Motion failed 3-6).

M/S/P Thomas/Johnston - to table discussion of the Limited Business Zone Ordinance. (Motion carried 7-2).

M/S/F Conlin/Bucheck - to give full attention to this Ordinance at the next Planning Commission meeting. Administrator Kueffner stated the next Planning Commission meeting will have three public hearings.

The Commission discussed that no additional information is needed to finish this Ordinance, so the only hold up appears to be the disagreement on Permitted and Conditional Uses. The Commission feels split, and cannot come to a complete consensus. Some Commissioners feel the new Economic Development Board will be taking over their job. Some Commissioners felt the Commission has taken too long on this Ordinance.

M/S/P Bucheck/Stevens - to recommend to the City Council the Limited Business draft dated 2-25-91, with the addition of Veterinary Clinics under (B) (1) Permitted Uses. (Motion carried 5-2-2, abstain: Johnston, Thomas)

[REDACTED]

[REDACTED]

(A) Purpose

The purpose of the Limited Business District is to establish a comprehensive planned framework for development along I-94. The City has determined that it is in the best interest of the City and the region to responsibly manage growth in this district. It is the intent of this district to promote a high quality of business design and development that produces a positive visual image and minimizes adverse impacts from traffic congestion, noise, odor, glare and similar problems. Specific development goals within the district include the following:

- (1) To encourage a high quality development standard for structures within the district properties, which are among the most visible in the City.
- (2) To protect the natural environment, in accordance with City Ordinances.
- (3) To allow development to comply with the capacity of regional and local road systems.
- (4) To guide development by setting stringent requirements for on-site sewer systems.
- (5) To establish permitted, accessory and conditional uses in order to stimulate local economic prosperity along the interstate corridor and within the Metropolitan Rural Service Area while closely monitoring the magnitude of development so not to prematurely demand the expansion of local governmental services.

(B) Permitted Uses Permitted uses are as follows:

- (1) Clinics for human care including medical, dental, osteopathic, chiropractic and optometric offices.
Veterinary Clinics.
- (2) Finance, insurance, real estates, investment offices banks (with no drive-up windows--permitted under C.U.P).
- (3) General offices including administrative, executive, and corporate headquarters.
- (4) Professional offices providing services such as legal, engineering, architectural, accounting, auditing and bookkeeping.
- (5) Travel and employment agencies.

(C) Conditional Uses Conditional Uses are as follows:

- (1) Banks and financial services with drive-up windows.
- (2) Health clubs including tennis, racketball, aerobics, weight lifting, swimming, weight loss clinics (all facilities to be housed inside).
- (3) Limited retail uses including:
 - (a) retail sales clearly accessory to the permitted principal use of the land, for example: the compounding, dispensing or sale of drugs, prescription items, patient or proprietary medicine, sick room supplies, prosthetic devices or items relating to any of the foregoing when conducted in the building occupied primarily by medical, dental, osteopathic, chiropractic or optometric offices.
 - (b) The retail sale of commodities marketed to the local area such as:
 - (1) Greenhouses and nurseries, landscaping services, flowers and floral accessories.
 - (2) Art sale and gallery.
 - (3) Furniture, home furnishings and related equipment.
 - (4) Vineyard and winery produce and sale.
 - (5) Sporting goods, skiing, bicycles, motorcycles, snowmobiles, boats and fishing gear (all storage restricted to inside).
- (4) Full service restaurants where food is served to a customer and consumed while seated at a counter or table.
- (5) Golf courses, Club houses, Golf sales, Driving ranges.

(D) Permitted Accessory Uses

Permitted accessory uses shall include required off-street parking, loading areas and signs as regulated in this ordinance. Only accessory structures which are clearly incidental and subordinate to the business will be permitted.

(E) Minimum District Requirements

- (1) Lot Area: 3.5 acres
- (2) Minimum Lot Width: 300 feet
- (3) Minimum Lot Depth: 400 feet
- (4) Building setback from property lines:
 - (a) Front 100 feet
 - (b) Side 50 feet
 - (c) Side (street) 100 feet
 - (d) Rear 50 feet
 - (e) any line adjacent to a residential zone 150 feet
- (5) Parking setback from property lines:
 - (a) Front 50 feet
 - (b) Side 50 feet
 - (c) Side (street) 50 feet
 - (d) Rear 50 feet
 - (e) any line adjacent to a residential zone 100 feet
- (6) Maximum Building Heights: 35 feet
- (7) Maximum Lot Coverage by all structures: 25%
- (8) Maximum area to be covered by buildings, parking lots, driveways and other hard surfaces: 40%
- (9) Sewer Discharge: No sewer discharge shall exceed a ratio of 3.0 SAC units per 3.5 acres. SAC units shall be determined according to Section 309 h. and i.
- (10) Minimum Building Floor Size: 4,000 square feet

(F) Special District Requirements

Due to the high visibility of the Limited Business zone, the following architectural, parking, landscaping, lighting and glare standards shall be in addition to other existing standards in the zoning code relating to the same:

(1) Minimum Architectural Standards

- (a) It is not the intent of the City to restrict design freedom unduly when reviewing project architecture in connection with a site and building plan. However, it is in the best interest of the City to promote high standards of architectural design. New building proposals shall include architectural plans prepared by a registered architect and shall show, without limitation, the following:
 - (1) Elevations of all sides of the buildings.
 - (2) Type and color of exterior building materials.
 - (3) Typical general floor plans.
 - (4) Dimensions of all structures.
 - (5) Location of trash containers and of heating, cooling and ventilation equipment and systems.
 - (6) Description of unique architectural features specific to the particular request.
- (b) The exterior of all buildings may be made of brick, stone, glass or the equivalent.
- (c) All rooftop or ground mounted mechanical equipment shall be designed as an aesthetically integral part of the building.
- (d) All exterior trash storage/recycling areas shall be enclosed with materials compatible with the principal structure.

(2) Parking

All drives and parking lots shall be constructed with concrete or blacktop, and with concrete curb and gutters. Where appropriate, sidewalks may be required.

Parking lot landscape areas, including landscape islands shall be reasonably distributed throughout the parking lot area so as to break up expanses of paved areas.

(3) Landscaping

All yard area shall either be landscaped green areas or open and left in a natural state. Yards to be landscaped shall be landscaped attractively with lawn, trees and shrubs in accordance with a plan prepared by a landscape architect. Areas left in a natural state shall be kept free of litter, debris and noxious weeds. Yards adjoining any residential zone shall contain a buffer area consisting of berming, landscaping and/or fencing for the purpose of screening noise, sight, sound and glare. A reasonable attempt shall be made to preserve as many existing trees as is practical and to incorporate them into the site plan.

Where areas abut residential districts, a buffer area of a minimum depth of 100 feet will be required. Such a buffer area shall be completely constructed and approved by the City prior to all final City inspections for construction on site. Prior to the issuance of a building permit or commencement of any improvements on site, the owner shall provide the City with a financial security for a minimum of 24 months, approved by the City Attorney, to assure construction of the buffer area.

(4) Lighting and Glare

Plans for new developments shall include a lighting plan denoting the location, type and height of lighting fixtures and the illumination patterns shown on a site plan. Glare whether direct or reflected, such as from floodlights or high temperature processes, and as differentiated from general illumination, shall not be visible at any property line.

(5) Traffic

No use shall be allowed unless the property owner provides a road plan acceptable to the City, which shall demonstrate, at a minimum, that the proposed use and resulting traffic will not adversely affect the then existing traffic of the City. All private roads must comply with existing City Ordinances, with construction and maintenance being the sole responsibility of the property owner.

TKDA

ENGINEERS ARCHITECTS PLANNERS

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED

2500 AMERICAN NATIONAL BANK BUILDING
SAINT PAUL, MINNESOTA 55101-1863
612/292-4400
FAX 612/292-0083

April 8, 1991

Honorable Mayor and City Council
Lake Elmo, Minnesota

Re: Construction of SW-1 Watermain
Lake Elmo, Minnesota
Commission No. 9821

Dear Mayor and Council Members:

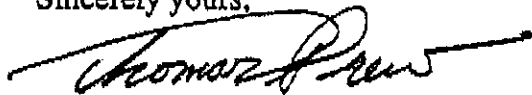
Bids on the referenced project were received April 5, 1991, with the following results:

Kenko, Inc.	\$708,189.89
Brown & Cris	712,614.90
S.J. Louis Construction	748,464.90
F.F. Jedlicki	760,185.20
Casey Excavating	765,060.10
Northdale Construction	778,332.35
Arcon Construction	789,946.47
Richard Knutson, Inc.	797,230.33
S.M. Hentges and Sons	798,570.44
C.W. Houle, Inc.	821,946.55
Hank Weldema Excavating	952,303.92
Engineer's Estimate	862,335.00

It is recommended that a contract be awarded to Kenko, Inc., in the amount of their low bid of \$708,189.89.

A complete Tabulation of Bids is attached for your information.

Sincerely yours,



Thomas D. Prew, P.E.

TDP:j
Enclosure

CONSTRUCTION OF SW-1 WATERMAIN
CITY OF LAKE ELMO, MINNESOTA
COMMISSION NO. 9821

TOLTZ, KING, DUWALL, ANDERSON
AND ASSOCIATES, INCORPORATED
ENGINEERS-ARCHITECTS-PLANNERS

BIDS OPENED: APRIL 5, 1991 1:00 PM

TABULATION OF BIDS

* Denotes error in this line on original bid

		ENGINEER ESTIMATE		KEMKO INC		BROWN & CRIS		S J LOUIS			
ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	
DIVISION I - WATERMAIN											
1	MOBILIZATION	1.00	LB	40000.00	40,000.00	12965.77	12,965.77	20000.00	20,000.00	4500.00	4,500.00
2	4" DIP CLASS 51 WATERMAIN	10045.00	LF	18.00	100,450.00	13.05	131,087.25	10.00	100,450.00	9.00	90,405.00
3	6" DIP CLASS 51 WATERMAIN	10992.00	LF	11.00	120,912.00	13.80	151,689.60	11.00	120,912.00	11.25	123,660.00
4	12" DIP CLASS 50 WATERMAIN	1861.00	LF	22.00	40,942.00	20.45	38,057.45	17.00	31,637.00	16.00	29,776.00
5	14" DIA CASING PIPE FOR WM	60.00	LF	75.00	4,500.00	100.61	6,036.60	90.00	5,400.00	97.00	5,820.00
6	CONN TO EXIST WATERMAIN	1.00	EA	500.00	500.00	262.19	262.19	2000.00	2,000.00	400.00	400.00
7	WATER FOR DISINFECTION	150.00	MG	0.75	112.50	0.75	112.50	0.75	112.50	0.75	112.50
				307,416.50		340,211.36		280,511.50		254,673.50	
DIVISION II - VALVES AND FITTINGS											
1	4" MJ RES SEAT GATE VALVE	24.00	EA	300.00	7,200.00	295.45	7,090.80	250.00	6,000.00	310.00	7,440.00
2	6" MJ RES SEAT GATE VALVE	24.00	EA	350.00	8,400.00	344.72	8,273.28	300.00	7,200.00	370.00	8,880.00
3	12" MJ RES SEAT BUTTERFLY VLV	6.00	EA	1200.00	7,200.00	720.65	4,323.90	700.00	4,200.00	770.00	4,620.00
4	6" MJ HUB HYDRANT	9.00	EA	1100.00	9,900.00	1408.07	12,672.63	1300.00	11,700.00	1400.00	12,600.00
5	4" MJ HUB FLUSHING HYDRANT	9.00	EA	1300.00	11,700.00	1358.79	12,229.11	1200.00	10,800.00	1200.00	10,800.00
6	6" HYD EXTEN FOR 6" HUB HYD	5.00	LF	300.00	1,500.00	161.71	808.55	300.00	1,500.00	230.00	1,150.00
7	6" HYD EXTEN FOR 4" HUB HYD	5.00	LF	200.00	1,000.00	161.71	808.55	300.00	1,500.00	230.00	1,150.00
8	MJ CIP FITTINGS	8111.00	LB	1.50	12,166.50	0.89	7,218.79	1.00	8,111.00	1.00	8,111.00
9	METER & VALVE VAULT	1.00	IS	15000.00	15,000.00	17263.04	17,263.04	20000.00	20,000.00	22000.00	22,000.00
				74,066.50		70,688.65		71,011.00		76,751.00	
DIVISION III - WATER SERVICES											
1	1" TYPE K COPPER TAP SERVICE	9597.00	LF	10.00	95,970.00	7.14	68,522.58	9.00	86,373.00	5.00	47,985.00
2	1" CORPORATION STOP W/SADDLE	49.00	EA	60.00	2,940.00	41.59	2,037.91	50.00	2,450.00	48.00	2,352.00
3	1" CORPORATION STOP	31.00	EA	40.00	1,240.00	25.47	789.57	30.00	930.00	32.00	992.00
4	1" CURB STOP WITH CURB BOX	80.00	EA	80.00	6,400.00	63.34	5,067.20	50.00	4,000.00	66.00	5,280.00
5	1-1/4" TYPE K COPPER TAP SERV	1805.00	LF	11.00	19,855.00	7.53	13,591.65	11.00	19,855.00	5.00	9,025.00
6	1-1/4" CORPORATION STOP	3.00	EA	80.00	240.00	81.52	244.56	75.00	225.00	86.00	258.00
7	1-1/4" CURB STOP W/CURB BOX	3.00	EA	100.00	300.00	83.13	249.39	80.00	240.00	88.00	264.00
8	2" THICK INSULATION	640.00	SF	2.00	1,280.00	0.69	441.60	0.50	320.00	2.00	1,280.00
				128,225.00		90,944.46		114,393.00		67,436.00	
DIVISION IV - WELL ABANDONMENT AND PLUMBING											
1	ABANDON WATER WELL	66.00	EA	600.00	39,600.00	497.86	32,858.76	550.00	36,300.00	570.00	37,620.00
2	CONN NEW COPPER SERV/EX WELL	41.00	EA	200.00	8,200.00	157.75	6,467.75	150.00	6,150.00	1100.00	45,100.00
3	STUB NEW COPPER SERV INTO BSMT	41.00	EA	400.00	16,400.00	59.15	2,384.15	400.00	16,400.00	1100.00	45,100.00
4	TYPE I PLUMBING CONNECTION	68.00	EA	700.00	47,600.00	196.93	13,391.24	440.00	29,920.00	680.00	46,240.00
5	TYPE II PLUMBING CONNECTION	16.00	EA	1000.00	16,000.00	340.76	5,452.16	620.00	9,920.00	820.00	13,120.00
6	4" DIA WATER METER MANHOLE	1.00	EA	900.00	900.00	1831.09	1,831.09	1500.00	1,500.00	1000.00	1,000.00
7	1" YARD HYDRANT IOWA MODEL Y1	1.00	EA	600.00	600.00	280.94	280.94	350.00	350.00	230.00	230.00
8	PLUMBING PERMIT INSP FEES	84.00	EA	25.00	2,100.00	25.00	2,100.00	25.00	2,100.00	25.00	2,100.00
				131,400.00		64,766.09		102,640.00		190,510.00	

APR 11 '91 14:17 T.K.D.A. & ASSOC.

CONSTRUCTION OF SW-1 WATERMAIN
CITY OF LAKE ELMO, MINNESOTA
COMMISSION NO. 9821

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED
ENGINEERS-ARCHITECTS-PLANNERS

BIDS OPENED: APRIL 5, 1991 1:00 PM

TABULATION OF BIDS

* Denotes error in this line on original bid

			ENGINEER ESTIMATE	KENKO INC		BROWN & CRIS		S J LOUIS			
ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	
DIVISION V - STREET CONSTRUCTION & RESTORATION											
1	CLEARING	32.00	EA	75.00	2,400.00	43.21	1,382.72	100.00	3,200.00	53.00	1,696.00
2	GRUBBING	32.00	EA	75.00	2,400.00	43.21	1,382.72	50.00	1,600.00	53.00	1,696.00
3	REM/DISP EXIST BIT PAVEMENT	5008.00	SY	1.00	5,008.00	0.80	4,006.40	0.50	2,504.00	3.00	15,024.00
4	REM/DISP CONC DRIVEWAY	2608.00	SF	1.00	2,608.00	0.50	1,304.00	0.50	1,304.00	0.60	1,564.80
5	BIT DRIVEWAY CONSTRUCTION	425.00	SY	4.00	1,700.00	5.27	2,239.75	6.00	2,550.00	4.50	1,912.50
6	AGGREGATE BASE CLASS 5	3198.00	TN	6.00	19,188.00	9.05	28,941.90	7.50	23,985.00	7.00	22,386.00
7	BIT WEAR COURSE MIX 2331 T31	2283.00	SY	15.00	34,245.00	3.88	8,858.04	4.00	9,132.00	3.70	8,447.10
8	BIT WEAR COURSE MIX 2331 T41	751.00	TN	40.00	30,040.00	28.24	21,208.24	26.00	19,526.00	27.00	20,277.00
9	CRS-1 BIT MATERIAL FOR TACK	180.00	GA	2.00	280.00	1.54	154.00	1.50	150.00	1.50	150.00
10	6" CONCRETE DRIVEWAY	2608.00	SF	3.00	7,824.00	2.16	5,633.28	2.00	5,216.00	2.00	5,216.00
11	TOPSOIL BORROW (LV)	2000.00	CY	7.00	14,000.00	4.98	9,960.00	7.00	14,000.00	8.00	16,000.00
12	SEED MIXTURE NO. 500	220.00	LB	2.00	440.00	1.44	316.80	1.50	330.00	1.50	330.00
13	ROADSIDE SEEDING	5.80	AC	1000.00	5,800.00	210.21	1,219.22	200.00	1,160.00	200.00	1,160.00
14	COMM FERTILIZER 10-10-10	2900.00	LB	0.50	1,450.00	0.22	638.00	0.20	580.00	0.25	725.00
15	MULCH MATERIAL TYPE I	11.60	TN	500.00	5,800.00	127.23	1,475.87	120.00	1,392.00	121.00	1,403.60
16	SODDING	38767.00	SY	2.00	77,534.00	1.27	49,234.09	1.20	46,520.40	1.20	46,520.40
17	FLAGMEN	490.00	HR	15.00	7,350.00	1.11	543.90	15.00	7,350.00	23.00	11,270.00
18	TRANSPLANT TREES	42.00	EA	50.00	2,100.00	44.25	1,858.50	75.00	3,150.00	58.00	2,436.00
19	REM/DISP/REPL 4" CONC WALK	400.00	SF	2.50	1,000.00	2.57	1,028.00	0.50	200.00	1.50	600.00
20	SEED MIXTURE NO. 800	70.00	LB	2.00	140.00	2.77	193.90	3.00	210.00	4.00	280.00
				221,227.00			141,579.33			144,059.40	159,094.40
				862,335.00			708,189.89			712,614.90	748,464.90

CONSTRUCTION OF SW-1 WATERMAIN
CITY OF LAKE EIMO, MINNESOTA
COMMISSION NO. 9821

TOLTZ, KING, DUVAL, ANDERSON
AND ASSOCIATES, INCORPORATED
ENGINEERS-ARCHITECTS-PLANNERS

BIDS OPENED: APRIL 5, 1991 1:00 PM

TABULATION OF BIDS

* Denotes error in this line on original bid

		F F JEDLICKI		CASEY RECAV		NORTHDAL CONST		ARCON CONST			
ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	
DIVISION I - WATERMAIN											
1	MOBILIZATION	1.00	LS	38000.00	38,000.00	27612.70	27,612.70	3500.00	3,500.00	38500.00	38,500.00
2	4" DIP CLASS 51 WATERMAIN	10045.00	LF	12.50	125,562.50	10.00	100,450.00	10.15	101,956.75	11.90	119,535.50
3	6" DIP CLASS 51 WATERMAIN	10992.00	LF	14.00	153,888.00	11.90	130,804.80	11.35	124,759.20	12.80	140,697.60
4	12" DIP CLASS 50 WATERMAIN	1861.00	LF	21.00	39,081.00	20.00	37,220.00	16.90	31,458.90	19.26	35,842.86
5	14" DIA CASING PIPE FOR WM	60.00	LF	90.00	5,400.00	60.00	3,600.00	85.00	5,100.00	75.00	4,500.00
6	CONN TO EXIST WATERMAIN	1.00	EA	300.00	300.00	200.00	200.00	550.00	550.00	375.00	375.00
7	WATER FOR DISINFECTION	150.00	MG	0.75	112.50	0.75	112.50	0.75	112.50	0.75	112.50
				362,344.00		300,000.00		267,429.35		339,563.46	
DIVISION II - VALVES AND FITTINGS											
1	4" MJ RES SEAT GATE VALVE	24.00	EA	250.00	6,000.00	300.00	7,200.00	325.00	7,800.00	310.75	7,458.00
2	6" MJ RES SEAT GATE VALVE	24.00	EA	300.00	7,200.00	340.00	8,160.00	375.00	9,000.00	351.75	8,442.00
3	12" MJ RES SEAT BUTTERFLY VLV	6.00	EA	800.00	4,800.00	750.00	4,500.00	775.00	4,650.00	725.00	4,350.00
4	6" MJ HUB HYDRANT	9.00	EA	1000.00	9,000.00	1100.00	9,900.00*	1180.00	10,620.00	1042.50	9,382.50
5	4" MJ HUB FLOSRING HYDRANT	9.00	EA	1200.00	10,800.00	1060.00	9,540.00	1135.00	10,215.00	982.50	8,842.50
6	6" HYD EXTN FOR 6" HUB HYD	5.00	LF	250.00	1,250.00	300.00	1,500.00	300.00	1,500.00	610.00	3,050.00
7	6" HYD EXTN FOR 4" HUB HYD	5.00	LF	300.00	1,500.00	200.00	1,000.00	300.00	1,500.00	329.00	1,645.00
8	MJ CIP FITTINGS	8111.00	LB	1.00	8,111.00	1.00	8,111.00	0.85	6,894.35	1.07	8,678.77
9	METER & VALVE VAULT	1.00	LS	17000.00	17,000.00	12000.00	12,000.00	23100.00	23,100.00	26275.00	26,275.00
				65,661.00		61,911.00*		75,279.35		78,123.77	
DIVISION III - WATER SERVICES											
1	1" TYPE K COPPER TAP SERVICE	9597.00	LF	7.00	67,179.00	9.00	86,373.00*	4.40	42,226.80	6.86	65,835.42
2	1" CORPORATION STOP W/SADDLE	49.00	EA	50.00	2,450.00	50.00	2,450.00	38.00	1,862.00	45.25	2,217.25
3	1" CORPORATION STOP	31.00	EA	30.00	930.00	30.00	930.00	26.50	821.50	23.60	731.60
4	1" CURB STOP WITH CURB BOX	80.00	EA	75.00	6,000.00	60.00	4,800.00	69.00	5,520.00	78.60	6,288.00
5	1-1/4" TYPE K COPPER TAP SERV	1805.00	LF	8.00	14,440.00	9.00	16,245.00	6.75	12,183.75	10.76	19,421.80
6	1-1/4" CORPORATION STOP	3.00	EA	60.00	180.00	60.00	180.00	69.00	207.00	109.50	328.50
7	1-1/4" CURB STOP W/CURB BOX	3.00	EA	100.00	300.00	80.00	240.00	85.00	255.00	165.75	497.25
8	2" THICK INSULATION	640.00	SF	1.00	640.00	1.00	640.00	1.50	960.00	3.20	2,048.00
				92,119.00		111,858.00*		64,036.05		97,367.82	
DIVISION IV - WELL ABANDONMENT AND PLUMBING											
1	ABANDON WATER WELL	66.00	EA	600.00	39,600.00	700.00	46,200.00	600.00	39,600.00	545.00	35,970.00
2	CONN NEW COPPER SERV/EX WELL	41.00	EA	110.00	4,510.00	150.00	6,150.00	1125.00	46,125.00	150.00	6,150.00
3	STUB NEW COPPER SERV INTO BSMT	41.00	EA	250.00	10,250.00	250.00	10,250.00	1125.00	46,125.00	337.50	13,837.50
4	TYPE I PLUMBING CONNECTION	68.00	EA	250.00	17,000.00	700.00	47,600.00	700.00	47,600.00	550.00	37,400.00
5	TYPE II PLUMBING CONNECTION	16.00	EA	375.00	6,000.00	900.00	14,400.00	825.00	13,200.00	675.00	10,800.00
6	4' DIA WATER METER MANHOLE	1.00	EA	1800.00	1,800.00	900.00	900.00	1150.00	1,150.00	1475.00	1,475.00
7	1" YARD HYDRANT IOWA MODEL Y1	1.00	EA	350.00	350.00	600.00	600.00	150.00	150.00	412.50	412.50
8	PLUMBING PERMIT INSP FEES	84.00	EA	25.00	2,100.00	25.00	2,100.00	25.00	2,100.00	25.00	2,100.00
				81,610.00		128,200.00		196,050.00		108,145.00	

APR 11 '91 14:18 T.K.D.A. & ASSOC.

CONSTRUCTION OF SW-1 WATERMAIN
CITY OF LAKE BLAHO, MINNESOTA
COMMISSION NO. 9821

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED
ENGINEERS-ARCHITECTS-PLANNERS

BIDS OPENED: APRIL 5, 1991 1:00 PM

TABULATION OF BIDS

* Denotes error in this line on original bid

		F F JEDLICKI		CASEY EXCAV		NORTHDALE CONST		ARCON CONST			
ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	
DIVISION V - STREET CONSTRUCTION & RESTORATION											
1	CLEARING	32.00	EA	150.00	4,800.00	40.00	1,280.00	75.00	2,400.00	150.00	4,800.00
2	GRUBBING	32.00	EA	50.00	1,600.00	40.00	1,280.00	75.00	2,400.00	75.00	2,400.00
3	REM/DISP EXIST BIT PAVEMENT	5808.00	SY	1.50	7,512.00	1.00	5,008.00	2.50	12,520.00	2.00	10,016.00
4	REM/DISP CONC DRIVEWAY	2608.00	SP	1.00	2,608.00	1.00	2,608.00	3.00	7,824.00	1.00	2,608.00
5	BIT DRIVEWAY CONSTRUCTION	425.00	SY	4.60	1,955.00	4.26	1,810.50	4.60	1,955.00	7.00	2,975.00
6	AGGREGATE BASE CLASS 5	3198.00	TN	7.00	22,386.00	7.00	22,386.00*	7.21	23,057.58	8.50	27,183.00
7	BIT WEAR COURSE MIX 2331 T31	2283.00	SY	3.80	8,675.40	3.50	7,990.50	3.78	8,629.74	3.50	7,990.50
8	BIT WEAR COURSE MIX 2331 T41	751.00	TN	27.00	20,277.00	25.90	19,450.90	27.60	20,727.60	25.52	19,165.52
9	CRS-1 BIT MATERIAL FOR TACK	100.00	GA	2.00	200.00	1.50	150.00	1.51	151.00	1.40	140.00
10	6" CONCRETE DRIVEWAY	2608.00	SP	3.00	7,824.00	3.00	7,824.00	2.15	5,607.20	2.65	6,911.20
11	TOPSOIL BORROW (LV)	2000.00	CY	5.25	10,500.00	7.00	14,000.00	7.25	14,500.00	6.80	13,600.00
12	SEED MIXTURE NO. 500	220.00	LB	2.00	440.00	2.00	440.00	2.43	534.60	1.38	303.60
13	ROADSIDE SEEDING	5.80	AC	220.00	1,276.00	650.00	3,770.00	135.00	783.00	140.00	812.00
14	COMM FERTILIZER 10-10-10	2900.00	LB	0.25	725.00	0.20	580.00	0.22	638.00	0.26	754.00
15	MULCH MATERIAL TYPE I	11.60	TN	130.00	1,508.00	160.00	1,856.00	140.50	1,629.80	112.00	1,299.20
16	SODDING	38767.00	SY	1.40	54,273.80	1.60	62,027.20	1.44	55,824.48	1.20	46,520.40
17	FLAGMEN	490.00	HR	15.00	7,350.00	15.00	7,350.00	25.00	12,250.00	30.00	14,700.00
18	TRANSPLANT TREES	42.00	EA	55.00	2,310.00	50.00	2,100.00	60.50	2,541.80	68.00	2,856.00
19	REM/DISP/REPL 4" CONC WALK	400.00	SP	5.00	2,000.00	2.25	900.00	3.25	1,300.00	4.00	1,600.00
20	SEED MIXTURE NO. 808	70.00	LB	3.30	231.00	4.00	280.00	3.78	264.60	1.60	112.00
				158,451.20			163,091.10*			175,537.60	166,746.42
				760,185.20*			765,060.10*			778,332.35	789,946.47

CONSTRUCTION OF SW-1 WATERMAIN
CITY OF LAKE ELMO, MINNESOTA
COMMISSION NO. 9821

TOLTZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED
ENGINEERS-ARCHITECTS-PLANNERS

BIDS OPENED: APRIL 5, 1991 1:00 PM

TABULATION OF BIDS

* Denotes error in this line on original bid

		RICHARD KNUTSON		S M HENTGES		C W HOULE INC		HANK WEIDEMAN	
ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE
DIVISION I - WATERMAIN									
1	MOBILIZATION	1.00	LS	40000.00					
2	4" DIP CLASS 51 WATERMAIN	10945.00	LF	11.00	110,495.00	11.50	115,517.50	11.95	120,037.75
3	6" DIP CLASS 51 WATERMAIN	10992.00	LF	12.00	131,904.00	12.50	137,400.00	12.70	139,598.40
4	12" DIP CLASS 50 WATERMAIN	1861.00	LF	16.00	29,776.00	20.50	38,150.50	16.70	31,078.70
5	14" DIA CASING PIPE FOR WM	60.00	LF	75.00	4,500.00	75.00	4,500.00	95.00	5,700.00
6	CONN TO EXIST WATERMAIN	1.00	EA	300.00	300.00	350.00	350.00	1875.00	1,875.00
7	WATER FOR DISINFECTION	150.00	MG	0.75	112.50	0.75	112.50	0.75	112.50
				317,087.50		308,530.50		309,402.35	
DIVISION II - VALVES AND FITTINGS									
1	4" MJ RES SEAT GATE VALVE	24.00	EA	300.00	7,200.00	350.00	8,400.00	290.00	6,960.00
2	6" MJ RES SEAT GATE VALVE	24.00	EA	350.00	8,400.00	400.00	9,600.00	345.00	8,280.00
3	12" MJ RES SEAT BUTTERFLY VLV	6.00	EA	700.00	4,200.00	750.00	4,500.00	700.00	4,200.00
4	6" MJ HUB HYDRANT	9.00	EA	1300.00	11,700.00	1250.00	11,250.00	1030.00	9,270.00
5	4" MJ HUB FLUSHING HYDRANT	9.00	EA	1250.00	11,250.00	1200.00	10,800.00	1000.00	9,000.00
6	6" HYD EXTEN FOR 6" HUB HYD	5.00	LF	250.00	1,250.00	300.00	1,500.00	560.00	2,800.00
7	6" HYD EXTEN FOR 4" HUB HYD	5.00	LF	250.00	1,250.00	300.00	1,500.00	560.00	2,800.00
8	MJ CIP FITTINGS	8111.00	LB	1.00	8,111.00	1.10	8,922.10	0.85	6,894.35
9	METER & VALVE VAULT	1.00	LS	30000.00	30,000.00	18000.00	18,000.00	19900.00	19,900.00
				83,361.00		74,472.10		70,104.35	
DIVISION III - WATER SERVICES									
1	1" TYPE K COPPER TAP SERVICE	9597.00	LF	7.00	67,179.00	12.00	115,164.00	9.40	90,211.80
2	1" CORPORATION STOP W/SADDLE	49.00	EA	50.00	2,450.00	50.00	2,450.00	150.00	7,350.00
3	1" CORPORATION STOP	31.00	EA	30.00	930.00	50.00	1,550.00	132.00	4,092.00
4	1" CURB STOP WITH CURB BOX	80.00	EA	65.00	5,200.00	80.00	6,400.00	165.00	13,200.00
5	1-1/4" TYPE K COPPER TAP SERV	1805.00	LF	8.00	14,440.00	12.00	21,660.00	11.85	21,389.25
6	1-1/4" CORPORATION STOP	3.00	EA	80.00	240.00	100.00	300.00	335.00	1,005.00
7	1-1/4" CURB STOP W/CURB BOX	3.00	EA	80.00	240.00	100.00	300.00	340.00	1,020.00
8	2" THICK INSULATION	640.00	SF	1.00	640.00	1.00	640.00	2.00	1,280.00
				91,319.00		148,464.00*		139,548.05	
DIVISION IV - WELL ABANDONMENT AND PLUMBING									
1	ABANDON WATER WELL	66.00	EA	650.00	42,900.00	550.00	36,300.00	595.00	39,270.00
2	CONN NEW COPPER SERV/EX WELL	41.00	EA	400.00	16,400.00	250.00	10,250.00	275.00	11,275.00
3	STUB NEW COPPER SERV INTO EXMT	41.00	EA	400.00	16,400.00	200.00	8,200.00	950.00	38,950.00
4	TYPE I PLUMBING CONNECTION	68.00	EA	650.00	44,200.00	400.00	27,200.00	412.00	28,016.00
5	TYPE II PLUMBING CONNECTION	16.00	EA	800.00	12,800.00	400.00	6,400.00	418.00	6,688.00
6	4" DIA WATER METER MANHOLE	1.00	EA	1000.00	1,000.00	4500.00	4,500.00	1250.00	1,250.00
7	1" YARD HYDRANT ICMA MODEL 11	1.00	EA	1000.00	1,000.00	500.00	500.00	300.00	300.00
8	PLUMBING PERMIT INSP FEES	84.00	EA	25.00	2,100.00	25.00	2,100.00	25.00	2,100.00
				136,800.00		95,450.00		127,849.00	
									114,882.00

APR 11 '91 14:20 T.K.D.A. & ASSOC.

CONSTRUCTION OF SW-1 WATERMAIN
CITY OF LAKE ELMO, MINNESOTA
COMMISSION NO. 9821

TOLIZ, KING, DUVALL, ANDERSON
AND ASSOCIATES, INCORPORATED
ENGINEERS-ARCHITECTS-PLANNERS

BIDS OPENED: APRIL 5, 1991 1:00 PM

TABULATION OF BIDS

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ITEM NO.	DESCRIPTION	QUANTITY	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	UNIT PRICE	EXTENSION	
DIVISION V - STREET CONSTRUCTION & RESTORATION											
1	CLEARING	32.00	EA	100.00	3,200.00	300.00	9,600.00	60.00	1,920.00	100.00	3,200.00
2	GROBING	32.00	EA	100.00	3,200.00	200.00	6,400.00	70.00	2,240.00	100.00	3,200.00
3	REM/DISP EXIST BIT PAVEMENT	5008.00	SY	2.00	10,016.00	1.00	5,008.00	1.30	6,510.40	4.40	22,035.20
4	REM/DISP CONC DRIVEWAY	2608.00	SF	0.45	1,173.60	1.50	3,912.00	0.50	1,304.00	2.00	5,216.00
5	BIT DRIVEWAY CONSTRUCTION	425.00	SY	9.50	4,037.50	7.00	2,975.00	8.00	3,400.00	7.00	2,975.00
6	AGGREGATE BASE CLASS 5	3198.00	TN	7.26	23,217.48	6.50	20,787.00	5.65	18,068.70	5.10	16,309.80
7	BIT WEAR COURSE MIX 2331 T31	2283.00	SY	4.50	10,273.50	7.50	17,122.50	6.85	15,638.55	6.50	14,839.50
8	BIT WEAR COURSE MIX 2331 T41	751.00	TN	32.70	24,557.70	31.00	23,281.00	24.00	18,024.00	23.00	17,273.00
9	CRS-1 BIT MATERIAL FOR TACK	100.00	GA	1.50	150.00	2.50	250.00	1.25	125.00	1.25	125.00
10	5" CONCRETE DRIVEWAY	2608.00	SF	3.50	9,128.00	2.20	5,737.60	3.45	8,997.60	2.05	5,346.40
11	TOPSOIL BORROW (LV)	2000.00	CY	7.00	14,000.00	6.50	13,000.00	7.25	14,500.00	7.25	14,500.00
12	SEED MIXTURE NO. 500	220.00	LB	1.30	286.00	1.50	330.00	3.00	660.00	1.37	301.40
13	ROADSIDE SEEDING	5.80	AC	190.00	1,102.00	250.00	1,450.00	600.00	3,480.00	199.50	1,157.10
14	COMM FERTILIZER 10-10-10	2900.00	LB	0.20	580.00	0.35	1,015.00	0.30	870.00	0.21	609.00
15	MULCH MATERIAL TYPE I	11.60	TN	115.00	1,334.00	150.00	1,740.00	90.00	1,044.00	120.75	1,400.70
16	BODDING	38767.00	SY	1.15	44,582.05	1.22	47,295.74	1.65	63,965.55	1.21	46,908.07
17	FLAGMEN	490.00	HR	25.00	12,250.00	5.00	2,450.00	20.50	10,045.00	27.00	13,230.00
18	TRANSPLANT TREES	42.00	EA	100.00	4,200.00	175.00	7,350.00	70.00	2,940.00	55.00	2,310.00
19	REM/DISP/REPL 4" CONC WALK	400.00	SF	3.00	1,200.00	4.00	1,600.00	2.75	1,100.00	1.84	736.00
20	SEED MIXTURE NO. 800	70.00	LB	2.50	175.00	5.00	350.00	3.00	210.00	2.63	184.10
				168,662.83			171,653.84			171,856.27	
				797,230.33			798,570.44*			821,946.55	
										952,303.92	

APR 11 '91 14:20 T.K.D.A. & ASSOC.



WASHINGTON COUNTY

DEPARTMENT OF PUBLIC HEALTH

ENVIRONMENT AND LAND USE DIVISION

Mary Luth
Public Health Director

Doug Ryan
Division Manager

Serving the community with programs in Building Inspection, Emergency Services, Food Protection, Land Use Planning,
On-Site Sewage, Public Health Nuisance, Solid and Hazardous Waste, and Water Quality Protection.

April 16, 1991

Ms. Mary Kueffner
City Administrator
City of Lake Elmo
3800 LaVerne Ave. N.
Lake Elmo MN 55042

Mr. Larry D. Bohrer, P.E.
TKDA, Inc.
2500 American Nat. Bank Bldg.
St. Paul MN 55101-1893

Dear Ms. Kueffner and Mr. Bohrer:

I am writing on behalf of myself and Dick Ragan from Ramsey County. We have reviewed the bid from Kenko, Inc. for construction of the public water supply in conjunction with the Washington County Sanitary Landfill No. 1. Our review was performed in conjunction with the provisions of the June 26, 1990 contract between the Cities and Counties involved.

This letter is intended to be a preliminary contact prior to our decision under Paragraph C concerning the Counties' right to reject the bids. The Counties have determined that there is insufficient information to make a final decision at this time for the following reasons:

1. The estimated cost for developing the system, excluding the water access charge and O & M depreciation, is \$962,499.80, or \$77,760 above the contracted maximum in Paragraph A under the County's obligations.
2. The bid is not consistent with the minimum specifications in Paragraph G under Lake Elmo's obligations in that it does not include the full cost for well sealing.

The Counties will not approve a bid if costs are more than the contract maximum unless the City of Lake Elmo agrees to finance the additional costs, or until such a time as the County Board's would elect to increase the contract maximums.

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 2
To <i>Mary Kueffner</i>	From <i>Doug Ryan</i>	
Co. <i>Lake Elmo</i>	Co. <i>Wash Co.</i>	
Dept.	Phone # <i>430-6704</i>	
Fax # <i>777-8815</i>	Fax # <i>430-6730</i>	

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Solid Waste, I
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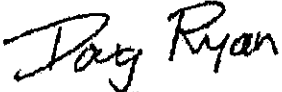
EQUAL EMPLOYMENT OPPORUNITY / AFFIRMATIVE ACTION

Printed on Recycled Paper

In similar fashion, the Counties can not approve a bid package until it includes all specifications required in the contract. It is our view that the costs for well sealing, including perforation of casings, must either be included in this bid package, or be a part of a separate bid package. Adding these costs as an addendum to the bid contract without following municipal bidding laws is not acceptable to our attorney's office.

I am available to discuss these contract provisions and work toward a solution which is acceptable to all parties.

Sincerely,



Doug Ryan

Environment and Land Use Division Manager

cc: Mary Luth, Public Health Director
Dick Ragan, Ramsey County Environmental Health
Rob Fulton, Ramsey County Public Health Director

APR 10 1991

8B

WARREN E. PETERSON
RONALD J. RIACH
JEROME P. FILLA
DANIEL WITT FRAM
GLENN A. BERGMAN
JOHN MICHAEL MILLER
GARY W. BECKER*†
TIMOTHY J. HASSETT*
MICHAEL T. OBERLE
CLYDE C. AHLQUIST

PETERSON, FRANKE & RIACH
PROFESSIONAL ASSOCIATION
300 MIDWEST FEDERAL BUILDING
50 EAST FIFTH STREET
ST. PAUL, MINNESOTA 55101-1197
(612) 291-8955
FAX NO. (612) 228-1753

*REAL PROPERTY LAWS SPECIALIST
*ALSO ADMITTED IN WISCONSIN
*ALSO ADMITTED IN ILLINOIS,
FLORIDA, WASHINGTON D.C.
ROSEVILLE OFFICE
200 ROSEDALE TOWERS
1780 WEST HIGHWAY 36
ROSEVILLE, MINNESOTA 55113
(612) 636-6400
FAX NO. (612) 636-7334
OF COUNSEL
JEROME E. FRANKE
MELVIN J. SILVER

April 8, 1991

Mary Kueffner
City Administrator
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

Re: Lake Elmo vs. Grabski
Our File Number: 11155/900013

Dear Mary:

I have enclosed with this letter a copy of an Order relative to the building located at 8126 Hill Trail North. It is property owned by Steven and Rebecca Grabski. This Order will need to be signed by the Mayor and you pursuant to a Resolution by the City Council. Its purpose is to declare the building located at that address to be a "Hazardous Building" within the meaning of Minnesota Statutes so that the City can require the correction of the hazardous conditions or the razing of the building in the event the Grabskis fail to take the required corrective action.

From reviewing our file on the matter, it appears as though this particular building and parcel have a somewhat extended history with the City. Mr. and Mrs. Grabski acquired the property in 1984 and 1987. It was evidently their intention to renovate the property and use it as a summer home. However, the Grabskis had evidently sold off a portion of the property adjacent to the subject property, and for this, and other reasons, ran into problems with minimum lot size requirements, and other building and zoning problems. There was also a problem concerning the water and septic systems. While the history is a bit more complicated than the above, the bottom line is that there does not appear to have been any action taken with respect to the matter since 1988 and the property is, in the opinion of Jim McNamara, "hazardous" within the meaning of the applicable statute. The Grabskis would appear to have lost interest in the matter, at least at this point.

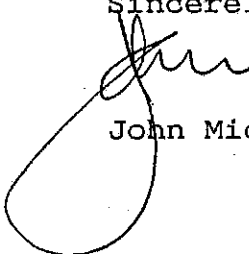
Ms. Kueffner
Page Two
April 5, 1991

It would be appreciated if you could put the matter on the agenda for an up-coming Council meeting. There, the Council can consider it, and, pass the appropriate Resolution regarding the execution of the Order and the commencement of the proceeding. I would suggest that in addition to the items usually included in Council Resolutions that there be a specific finding or reference to the effect that the Council has reviewed the matter, that it finds the building is hazardous, that it directs the Mayor and you to sign the Order and take the appropriate steps to put it into effect. After it is executed, we will have it served upon the Grabskis, after which, they will have 20 days to interpose an answer. If no answer is interposed, the City can then make a motion before the District Court for the enforcement of the Order. If an answer is provided, the matter will proceed in the District Courts as any other lawsuit.

Please review this and give me a call if you have any questions or comments concerning it. I am, by copy of this letter, also sending it to Jim McNamara for his final review, and hereby solicit any comments which he may have concerning it.

Thank you.

Sincerely,



John Michael Miller

JMM/lcn

cc: Jim McNamara

ORDER

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

In the Matter of Hazardous Building (the "Building") located at 8126 Hill Trail North, City of Lake Elmo, Washington County, Minnesota, located on the real property and legally described as:

Lots 519-523 and 616-620 Lane's Demontreville Country Club.

TO: Steven William Grabski and Rebecca Marie Grabski, husband and wife.

1. Pursuant to Minnesota Statutes, Section 463.15 to 463.61 the Council of the City of Lake Elmo, having duly considered the matter, finds the Building to be a hazardous building for the following reasons:

- a. The electrical wiring is unusable or missing.
- b. The shingles are in poor condition.
- c. The roof is in poor condition.
- d. Most windows are broken or missing.
- e. Exterior doors are missing.
- f. There is no heating plant.
- g. Window sills are in poor condition.
- h. The chimney is unsafe.
- i. The load bearing points are in poor condition (there is no foundation).
- j. The non-load bearing walls are in poor condition.
- k. The plumbing, including both water service and sanitary sewer, is not in useable condition.

- l. The cooking equipment is in a deteriorated condition.
- m. The well servicing the premises is not in use.
- n. The Building is a fire hazard because doors and windows are missing. It is not permanently occupied and may be used for unauthorized parties or transients.
- o. The Building, as a whole, is structurally unsound.

2. Pursuant to the foregoing findings and in accordance with Minnesota Statutes, Sections 463.15 to 463.261, the Council hereby orders the record owners of the Building to repair and make the Building safe and not detrimental to the public health, welfare and safety by making the following necessary repairs, all of which repairs shall be completed in compliance with all applicable codes, ordinances or other applicable regulations:

- a. Repair the electrical service in the Building.
- b. Repair or replace all shingles so that they do not allow leakage.
- c. Repair the roof so that it does not allow leakage and is structurally sound.
- d. Repair or replace all windows which are either broken and/or missing.
- e. Repair or replace all exterior doors so that they are in an operable condition and can be secured.
- f. Install an adequate heating plant.
- g. Repair or replace the window sills.
- h. Repair or replace the chimney.
- i. Repair or replace all of the load bearing points supporting the Building.
- j. Repair or replace all non-load bearing walls which are currently in poor condition.
- k. Repair or replace all plumbing to and in the Building, including providing a fresh water service and sanitary sewer service or septic system.

1. Repair or replace the cooking equipment so that it is operable.
- m. Repair or replace the well which is currently servicing the Building.
- n. Make any further repairs or replacements of the doors and windows located on the Building which may be required in order to bring the Building into compliance with all applicable Fire Codes.
- o. Repair or replace all structural elements of the Building in order to make it structurally sound in compliance with all applicable Building Codes.

Either such repairs shall be completed within 30 days of the date of the service of this order or the Building shall be razed or removed before that date.

3. The Council further orders that unless such corrective action is taken or an answer is served upon the City of Lake Elmo and filed in the office of the Administrator of District Court of Washington County, Minnesota within 20 days from the date of the service of this order, a motion for summary enforcement of this order will be made to the District Court of Washington County.

4. The Council further orders that if the City is compelled to take any corrective action herein, all necessary costs expended by the City will be assessed against the real estate concerned and collected in accordance with Minnesota Statutes, Section 463.22.

5. The Mayor, Administrator, City Attorney and other officer and employees of the City are authorized and directed to take such action, prepare, sign and serve such papers as are necessary to comply with this order and to assess the costs thereof against the real estate described above for collection along with taxes.

6. Nothing in this Order shall be construed as providing that in the event the required repairs are completed as stated

herein that the subject property will be deemed to be habitable or otherwise in compliance with other applicable ordinances, regulations or statutes, or that the said completion will allow further development, renovation, or expansion of the subject property.

Adopted by the City Council this _____ day of _____,
1991.

_____, Mayor

ATTEST:

Mary Kueffner, City Administrator

L\JF5\LERES91.001
April 8, 1991

LAKE ELMO BOARD OF REVIEW

APRIL 10, 1991

Mayor Johnson opened up the Board of Review at 3:04 p.m. in the City Council chambers. Present: Mayor Johnson, Hunt, Dick Johnson, Mottaz, Williams. Washington County: Scott Renne, Frank Langer, Barry Staberg, Butch Taylor, Ed Hervin, Jeanette Peterson.

The Lake Elmo Board of Review heard and reviewed the cases listed in Exhibit A. The Board of Review will discuss the assessor's recommendations on April 16, 1991 at 6:30 p.m.

Mayor Johnson recessed the Board of Review until April 16, 1991 at 6:30 in the City Council Chamber.

ASSESSOR RECOMMENDATION TO WA.
YEAR 1991

INGTON COUNTY BOARDS OF REVIEW
AREA Lake Elmo

EXHIBIT A

CASE #	NAME/ADDRESS	PID	ORIGINAL EMV	ASSESSOR RECOM	BOARD ACTION	ASSESSOR COMMENTS:
#1	Harold Dahl 2809 Robinwood Way Woodbury Mn.	37700- 2550	L. <u>24200</u> B. <u>—</u> T. <u>24200</u>	<u>—</u> NO CHNG <input checked="" type="checkbox"/> REDUC OF <u>12100</u> TO L. <u>12100</u> B. <u>—</u> T. <u>12100</u>		Lower value 50% Lot is unbuildable per city.
#2	Norman Lyall 4515 Birchbark	37546- 2800	L. <u>70000</u> B. <u>86700</u> T. <u>156700</u>	<input checked="" type="checkbox"/> NO CHNG <u>—</u> REDUC OF <u>—</u> TO L. <u>—</u> B. <u>—</u> T. <u>—</u>		Reviewed by Frank & Scott - Recommend No change.
#3	Richard Bergman 5833 L.E. Ave.	37001- 3300	^{Line 1} L. <u>25000</u> B. <u>46000</u> T. <u>71000</u>	<u>—</u> NO CHNG <input checked="" type="checkbox"/> REDUC OF <u>12500</u> TO L. <u>12500</u> B. <u>13400</u> <u>30600</u> T. <u>27900</u> <u>30600</u>		Change sales bldg site value to 12,500 Split classification on sales bldg. to 1/3 comm. + 2/3 ag.
#4	John Cherny 5043 Isle Ave	37740- 2500	L. <u>35000</u> B. <u>143100</u> T. <u>178100</u>	<u>—</u> NO CHNG <input checked="" type="checkbox"/> REDUC OF <u>4100</u> TO L. <u>35000</u> B. <u>139000</u> T. <u>174000</u>		Recommend lowering to get below purchase price.
#5	Jeff Wieden 8955 Jane Rd.	37425- 2300	L. <u>75000</u> B. <u>292900</u> T. <u>367900</u>	<u>—</u> NO CHNG <input checked="" type="checkbox"/> REDUC OF <u>49100</u> TO L. <u>75000</u> B. <u>243800</u> T. <u>318800</u>		Interior inspection. Lower grade and change shape modifier.

ASSESSOR RECOMMENDATION TO WA
YEAR

NGTON COUNTY BOARDS OF REVIEW
AREA

CASE #	NAME/ADDRESS	PID	ORIGINAL EMV	ASSESSOR RECOM	BOARD ACTION	ASSESSOR COMMENTS:
#6	Stephen Heinz 8539 Lake Jane Tr.	37441- 2850	L. <u>23000</u> B. <u>85200</u> T. <u>108200</u>	<input type="checkbox"/> NO CHNG <input checked="" type="checkbox"/> REDUC OF 1900 TO L. <u>23000</u> B. <u>83300</u> T. <u>106300</u>		Remove value for bsmt. finish.
#7	William Peterson 2778 Legion Ave.	37505- 2400	L. <u>25000</u> B. <u>64600</u> T. <u>89600</u>	<input type="checkbox"/> NO CHNG <input checked="" type="checkbox"/> REDUC OF 16000 TO L. <u>15000</u> B. <u>64600</u> T. <u>79600</u>		House in legion pond flood area. Lower land value 10,000
#35	Rod Toft, 2764 Legion Ave	37505- 2450	L. <u>25000</u> B. <u>66200</u> T. <u>91200</u>	<input type="checkbox"/> NO CHNG <input checked="" type="checkbox"/> REDUC OF 10000 TO L. <u>15000</u> B. <u>66200</u> T. <u>81200</u>		House in legion pond flood area, Lower land value 10,000
	37505-2250 37505-2300 37505-2350		L. _____ B. _____ T. _____	<input type="checkbox"/> NO CHNG <input type="checkbox"/> REDUC OF _____ TO L. _____ B. _____ T. _____		Property owners did not appear at board, suggest lowering land value 10,000 each for equalization.
#8	37759-2050 Bruce Hagen 4870 Jerome Ave	37759- 2050	L. <u>49000</u> B. <u>121900</u> T. <u>170900</u>	<input type="checkbox"/> NO CHNG <input checked="" type="checkbox"/> REDUC OF 10900 TO L. <u>49000</u> B. <u>111000</u> T. <u>160000</u>		Reviewed by Frank & Scott, C.M.A. for 154,900

ASSESSOR RECOMMENDATION TO WA
YEAR _____

INGTON COUNTY BOARDS OF REVIEW
AREA _____

CASE #	NAME/ADDRESS	PID	ORIGINAL EMV	ASSESSOR RECOM	BOARD ACTION	ASSESSOR COMMENTS:
#9	Carl Tacke 11306 31 st Ave.	37480 - 2300	L. <u>26000</u> B. <u>66300</u> T. <u>92300</u>	<input checked="" type="checkbox"/> NO CHNG REDUC OF <u>3300</u> TO L. <u>26000</u> B. <u>63000</u> T. <u>89000</u>		Reviewed by Frank & Scott. Recommend lowering to 89000
#10	Eleanor Jennie 11252 - 31 st St	37480 - 2150	L. <u>21000</u> B. <u>65100</u> T. <u>86100</u>	<input checked="" type="checkbox"/> NO CHNG REDUC OF _____ TO L. _____ B. _____ T. _____		Reviewed by Frank & Scott. Recommend No change.
#11	Darryl Morgan 4060 Irvin Circle	37446 - 2800	L. <u>25000</u> B. <u>98700</u> T. <u>123700</u>	<input checked="" type="checkbox"/> NO CHNG REDUC OF _____ TO L. _____ B. _____ T. _____		Questions on 86 market value were answered.
#12	Tom Hoffman 5427 Tamaca	37735 - 2425	L. <u>47000</u> B. <u>141200</u> T. <u>188200</u>	<input checked="" type="checkbox"/> NO CHNG REDUC OF <u>11900</u> TO L. <u>47000</u> B. <u>129300</u> T. <u>176300</u>		Interior inspection. Change grade & recalculate.
#13	Dennis Seigler 8244 27 th St.	37436 - 2250	L. <u>30000</u> B. <u>112800</u> T. <u>142800</u>	<input checked="" type="checkbox"/> NO CHNG REDUC OF <u>4000</u> TO L. <u>26000</u> B. <u>112800</u> T. <u>138800</u>		N.S.P. Trans line over head - Lower 4000

ASSESSOR RECOMMENDATION TO WA
YEAR

NGTON COUNTY BOARDS OF REVIEW
AREA

CASE #	NAME/ADDRESS	PID	ORIGINAL EMV	ASSESSOR RECOM	BOARD ACTION	ASSESSOR COMMENTS:
#14	Ken Sovereign, 4415 Olson Hk. Tr.	37550- 2050	L. <u>75000</u> B. <u>51700</u> T. <u>126700</u>	<input checked="" type="checkbox"/> NO CHNG REDUC OF ____ TO L. _____ B. _____ T. _____		Reviewed by Scott & Frank - Recommend no change
#15	Steven Dahly 8955 15th St.	37028- 2250	L. <u>40000</u> B. <u>141600</u> T. <u>181600</u>	<input checked="" type="checkbox"/> NO CHNG REDUC OF ____ TO L. _____ B. _____ T. _____		Reviewed by Scott & Frank, Recommend no change
#16	Lona Johnson 8775 Ironwood Tr.	37750 - 4500	L. _____ B. _____ T. <u>83600</u>	<input checked="" type="checkbox"/> NO CHNG REDUC OF ____ TO L. _____ B. _____ T. _____		Had questions & they were answered.
#17	Harry Zabrok, 8120 Hill Tr. No.	37445- 6070	L. <u>80000</u> B. <u>35400</u> T. <u>115400</u>	NO CHNG <input checked="" type="checkbox"/> REDUC OF ____ TO L. <u>80000</u> B. <u>30100</u> T. <u>110100</u>		Additional incurable functional obsolescence to house.
#18	Susan Sampson 8940 - 15th St.	37028- 23600	L. <u>25000</u> B. <u>172300</u> T. <u>157300</u> <u>20500</u>	NO CHNG <input checked="" type="checkbox"/> REDUC OF ____ TO L. <u>25000</u> B. <u>14500</u> T. <u>116200</u> <u>141200</u> <u>15500</u>		Change percent of completion on house - Change story height. Change number of acres on tillable and pasture land.

ASSESSOR RECOMMENDATION TO WA.
YEAR _____

INGTON COUNTY BOARDS OF REVIEW
AREA _____

CASE #	NAME/ADDRESS	PID	ORIGINAL EMV	ASSESSOR RECOM	BOARD ACTION	ASSESSOR COMMENTS:
#19	David Schiwietz 8032 Hill Tr.	37445- 4480	L. <u>85000</u> B. <u>104900</u> T. <u>189900</u>	<input checked="" type="checkbox"/> NO CHNG <input type="checkbox"/> REDUC OF _____ TO L. _____ B. _____ T. _____		Reviewed by Scott & Frank. Recommend no change
#20	Gordon Johnson 8804 - 37th St.	37406- 2100	L. _____ B. _____ T. <u>83400</u>	<input checked="" type="checkbox"/> NO CHNG <input type="checkbox"/> REDUC OF _____ TO L. _____ B. _____ T. _____		Inspection by Scott Recommend no change
#21	Robert Helwig 8247 - 27th Ave.		L. <u>30000</u> B. <u>113400</u> T. <u>143400</u>	<input type="checkbox"/> NO CHNG <input checked="" type="checkbox"/> REDUC OF <u>2000</u> TO L. <u>28000</u> B. <u>113400</u> T. <u>141400</u>		N.S.P. easement on property. Reduce land value 2000
#22	Patrick Dean 8028 Hill Tr.		L. <u>85000</u> B. <u>136800</u> T. <u>221800</u>	<input type="checkbox"/> NO CHNG <input checked="" type="checkbox"/> REDUC OF <u>14300</u> TO L. <u>75000</u> B. <u>132500</u> T. <u>207500</u>		Change effective age on house to 1975. Lower land value 10,000 because of litigation.
#23	Robert McPherson 8860 27th St.		L. _____ B. _____ T. <u>146900</u>	<input checked="" type="checkbox"/> NO CHNG <input type="checkbox"/> REDUC OF _____ TO L. _____ B. _____ T. _____		Threat of future dump. Recommend no change. Reviewed by Scott & Frank

ASSESSOR RECOMMENDATION TO WA
YEAR _____

NGTON COUNTY BOARDS OF REVIEW
AREA _____

CASE #	NAME/ADDRESS	PID	ORIGINAL EMV	ASSESSOR RECOM	BOARD ACTION	ASSESSOR COMMENTS:
#24	Margaret Sicleni, 8485 Lake Jane Tr.	37760 - 2305	L. <u>29000</u> B. <u>62100</u> T. <u>91100</u>	<input checked="" type="checkbox"/> NO CHNG REDUC OF <u>5400</u> TO L. <u>29000</u> B. <u>56700</u> T. <u>85700</u>		Interior inspection Additional curable dep. for deferred maintenance
#25	Richard Nelson 8123 Hill Tr. 16	37445 - 7390	L. <u>75000</u> B. <u>106600</u> T. <u>181600</u>	<input checked="" type="checkbox"/> NO CHNG REDUC OF _____ TO L. _____ B. _____ T. _____		Had questions & they were answered
#26	Nancy Anderson 11150 - 12th St.	37754 - 2100	L. <u>30000</u> B. <u>148100</u> T. <u>178100</u>	<input checked="" type="checkbox"/> NO CHNG REDUC OF <u>4000</u> TO L. <u>30000</u> B. <u>144100</u> T. <u>174100</u>		Interior inspection Lower 4000
#27	Thomas Monette 8623 - 28th St.	37750 - 4350	L. _____ B. _____ T. <u>113000</u>	<input checked="" type="checkbox"/> NO CHNG REDUC OF _____ TO L. _____ B. _____ T. _____		Had questions & they were answered
#28 A.	Robert Eischen 11674 Stillwater Blvd	37012 - 2265	L. <u>5000</u> B. <u>7700</u> T. <u>12700</u>	<input checked="" type="checkbox"/> NO CHNG REDUC OF <u>4000</u> TO L. <u>5000</u> B. <u>3700</u> T. <u>8700</u>		Pd. 8700 Lower to sale price Change class to 201-1

ASSESSOR RECOMMENDATION TO WA.
YEAR _____

INGTON COUNTY BOARDS OF REVIEW
AREA _____

CASE #	NAME/ADDRESS	PID	ORIGINAL EMV	ASSESSOR RECOM	BOARD ACTION	ASSESSOR COMMENTS:
#28 B	Robert Eischen 11674 Stillwater Blvd.	37676- 2000	L. <u>19000</u> B. <u>55700</u> T. <u>74700</u>	<input checked="" type="checkbox"/> NO CHNG <input checked="" type="checkbox"/> REDUC OF <u>8200</u> TO L. <u>19000</u> B. <u>47500</u> T. <u>66500</u>		Additional depreciation for condition.
#29	Maria Ylonen 8292 Hidden Bay Trl	37545- 2550	L. _____ B. _____ T. _____	<input type="checkbox"/> NO CHNG <input type="checkbox"/> REDUC OF _____ TO L. _____ B. _____ T. _____		Left.
#30	Wm. Wholen 11345- 12th St.	37756- 2350	L. <u>30000</u> B. <u>129200</u> T. <u>159200</u>	<input checked="" type="checkbox"/> NO CHNG <input type="checkbox"/> REDUC OF _____ TO L. _____ B. _____ T. _____		Questions answered.
#31	Betty Malon 8785- 27th St.	37751- 2700	L. <u>25000</u> B. <u>69900</u> T. <u>94900</u>	<input checked="" type="checkbox"/> NO CHNG <input type="checkbox"/> REDUC OF _____ TO L. _____ B. _____ T. _____		Scott + Frank reviewed. May get CMA.
#32	Monty Girard 4100 Irvin Cir.	37446- 2750	L. <u>25000</u> B. <u>133800</u> T. <u>158800</u>	<input checked="" type="checkbox"/> NO CHNG <input type="checkbox"/> REDUC OF _____ TO L. _____ B. _____ T. _____		Scott + Frank reviewed. May get CMA

ASSESSOR RECOMMENDATION TO WA
YEAR _____

INGTON COUNTY BOARDS OF REVIEW
AREA _____

CASE #	NAME/ADDRESS	PID	ORIGINAL EMV	ASSESSOR RECOM	BOARD ACTION	ASSESSOR COMMENTS:
#33	William Rowe 8286 - Hidden Bay Ct.	37672 - 2050	L. <u>78000</u> B. <u>93300</u> T. <u>171300</u>	<input checked="" type="checkbox"/> NO CHNG REDUC OF _____ TO L. _____ B. _____ T. _____		Questions answered
#34	Glen Heckmann 1161 Greystone Ave Oakdale	37450 - 2700	L. <u>19000</u> B. _____ T. <u>19000</u>	<input checked="" type="checkbox"/> NO CHNG REDUC OF _____ TO L. _____ B. _____ T. _____		Questions answered
#35	missing					
#36	John Kwoitkowski 4280 Ivy Ct.	37444 - 2950	L. <u>25000</u> B. <u>104200</u> T. <u>129200</u>	<input checked="" type="checkbox"/> NO CHNG REDUC OF _____ TO L. _____ B. _____ T. _____		Reviewed by Scott, Ed, & Frank. Recommend No change
#37	Glen Peterson 4260 Ivy Ct. No	37444 - 3000	L. <u>25000</u> B. <u>111900</u> T. <u>136900</u>	<input checked="" type="checkbox"/> NO CHNG REDUC OF 4900 TO L. <u>25000</u> B. <u>107000</u> T. <u>132000</u>		Reviewed by Scott & Frank Recommend 4900 reduction,
#38	Paul Magnuson 3047 Klondike	37700 - 2450	L. <u>70000</u> B. <u>110400</u> T. <u>180400</u>	<input checked="" type="checkbox"/> NO CHNG REDUC OF _____ TO L. _____ B. _____ T. _____		Reviewed by Scott & Frank Recommend No change