

**AGENDA**  
**MAPLE PLAIN CITY COUNCIL – WORKSHOP MEETING**  
**MAPLE PLAIN CITY HALL**  
**MONDAY, NOVEMBER 10, 2014**  
**5:30 PM**

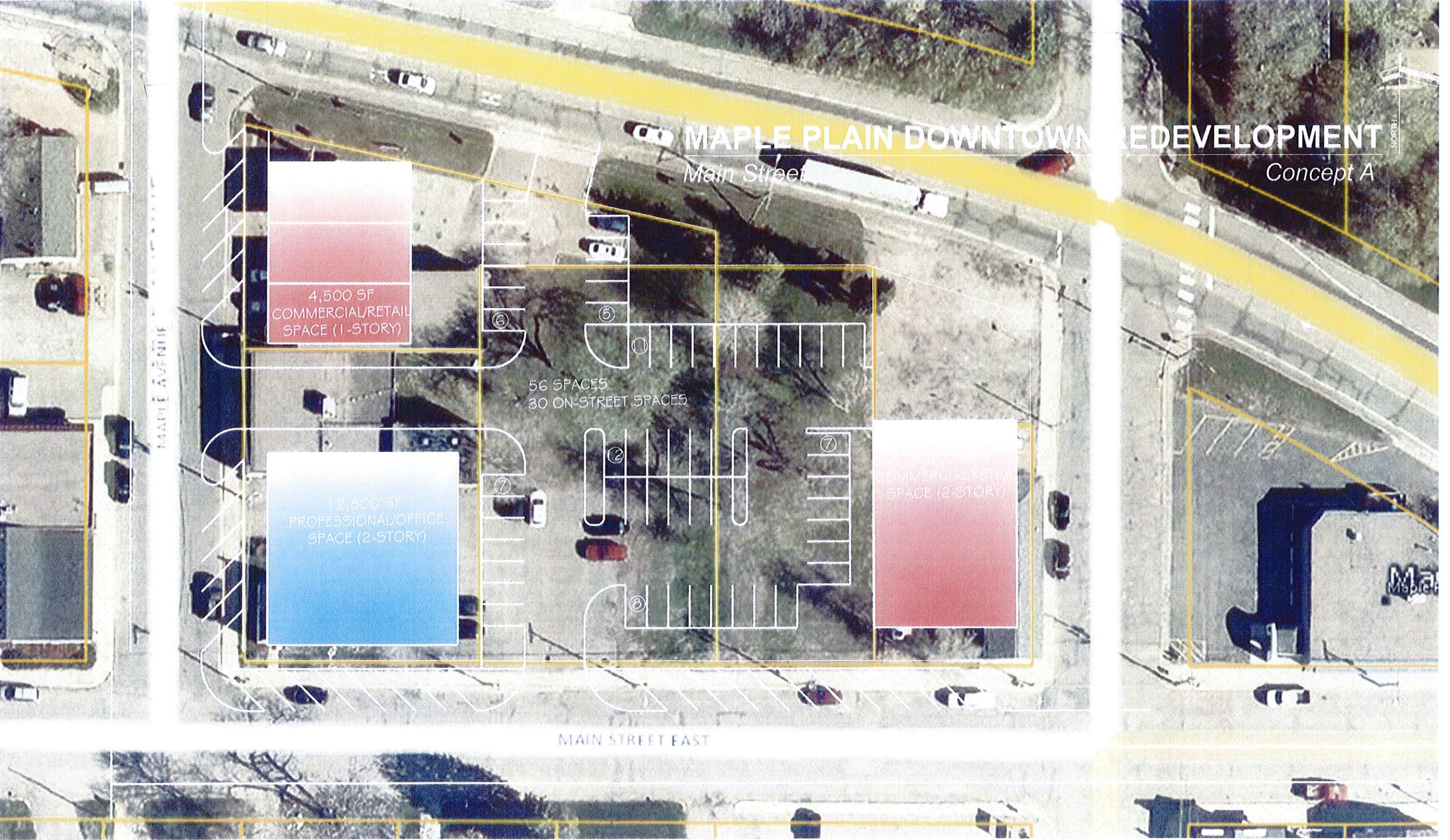
1. **CALL TO ORDER**
2. **ADOPT AGENDA**
3. **DOWNTOWN DEVELOPMENT CONCEPT PLAN**
4. **ADDITIONAL ENGINEERING SERVICES**
5. **MAIN STREET WEST AND RAINBOW AVENUE PROJECT ASSESSMENT DISCUSSION**
6. **MAIN STREET WEST LIMITED PARKING**
7. **DISCUSSION OF MAYOR APPOINTMENT**
8. **OTHER BUSINESS**
  - A. **Street Signs**
  - B. **Discovery Center Sign**
  - C. **5860 Water Service Update**
9. **ADJOURNMENT**

1- new off car  
2- TIF

# MAPLE PLAIN DOWNTOWN REDEVELOPMENT

Concept A

NORTH



4,500 SF  
COMMERCIAL/RETAIL  
SPACE (1-STORY)

12,800 SF  
PROFESSIONAL/OFFICE  
SPACE (2-STORY)

56 SPACES  
30 ON-STREET SPACES

9,800 SF  
COMMERCIAL/RETAIL  
SPACE (2-STORY)

MAPLE AVENUE

Main Street

MAIN STREET EAST



November 7, 2014  
File: 193802390

**Attention: Tessia Melvin**  
Maple Plain  
1620 Maple Avenue, P.O. Box 97  
Maple Plain, MN 55359

Dear Tessia,

**Reference: Main Street and Rainbow Avenue Utility and Street Improvements**

The above referenced project has progressed to the point to reasonably estimate the final construction and engineering costs. The construction of the project has extended beyond what was anticipated in the original proposal from November 2013 as well as what the contractor anticipated at the time of the start of the project in May 2014.

The table below shows some of the original and amended dates for the project:

Milestone	Date
Preconstruction Meeting	May 2, 2014
Start Date	May 7, 2014
Contractor Proposed Substantial Completion Date (May)	September 2, 2014
Contractor Revised Substantial Completion Date (July)	October 7, 2014 (5 week delay)
Amended Substantial Completion Date	October 31, 2014 (8.5 week delay)

As discussed at the August 25, 2014 Council workshop, the metro area and this project experienced abnormal wet conditions in May and June 2014. Also, there were access restrictions to the project site that required adjustment in the project phasing by the contractor.

The progress of the project has affected the engineering construction services effort. Also, based on feedback from the May 2014 Public Information meeting, an extra effort has been made by staff and engineering to communicate the project schedule throughout this project. It has taken around \$7,000 per week in engineering services beyond the original budget, thus 8.5 weeks x \$7,000 = \$59,500. Despite these delays and extra efforts, the estimate of the overall project costs



November 7, 2014  
Tessia Melvin  
Page 2 of 2

**Reference: Reference**

(that include these additional engineering costs as well as what we anticipate to complete the project) is coming in under the project budget that were bonded for on the project in May 2014. Efforts of our engineering construction services team have helped with this cost control. The table below estimates the final construction and engineering costs to complete the project.

<b>Item</b>	<b>May 2014 Estimated Costs</b>	<b>October 2014 Estimated Costs</b>
Latour Construction (Not including Halgren Watermain which was bonded for in 2013 and change order on watermain repair on existing water main)	\$ 2,639,066.61	\$ 2,639,750.58
Feasibility Report and other pre-project items		\$ 15,282.04
Design and Construction Engineering Services up to 9/19/14 and minus permits	\$ 164,900.00	\$ 175,635.04
Soil Borings	\$ 3,290.00	\$ 3,290.00
Testing Services	\$ 40,000.00	\$ 14,760.70
Easements & Services	\$ 20,000.00	\$ 20,000.00
Permits	\$ 5,000.00	\$ 1,565.00
Legal	\$ 5,000.00	\$ 7,310.00
Administrative	\$ 4,000.00	\$ 3,502.10
Relocate Property Pins		\$ 7,200.00
Assessments	\$ 8,000.00	\$ 4,000.00
Project Contingencies and other project related costs	\$ 150,043.39	\$ 95,750.00
Bonding, financing, and capitalized interest	\$ 42,967.00	\$ 42,967.00
<b>Total Project Costs</b>	<b>\$ 3,082,267.00</b>	<b>\$ 3,031,012.46</b>

We would propose to bill our extra engineering efforts above the original budget on an hourly basis in accordance with our master services agreement with the City. If you have any questions regarding this request, please contact me at (651) 604-4829.

Regards,

**STANTEC CONSULTING SERVICES INC.**

Dan Boyum, City Engineer

Design with community in mind

**Main Street West - Halgren Road to West Limits  
Preliminary Assessment Roll**

Property Owner & Type of Property	Property Address	Parcel No.	Parcel for Street /Storm	Parcel for Services	Frontage	Adjusted Frontage	Subtotal (20%)	Adjustment (utility or driveway)	Proposed Final Assessment - 20%	Subtotal (25%)	Adjustment (utility or driveway or assessment)	Proposed Final Assessment - 25%	Subtotal (30%)	Adjustment (utility or driveway or assessment)	Proposed Final Assessment - 30%	Subtotal - 35%	Adjustment (utility or driveway or assessment)	Proposed Final Assessment - 35%
<i>Main Street West</i>																		
SJ & MB Bouley - Residential	5609 Main Street West	26-118-24-11-0109	1	1	95	95	\$ 6,852.13		\$ 6,852.13	\$ 8,564.70		\$ 8,564.70	\$ 10,278.20		\$ 10,278.20	\$ 11,990.76	\$ -	\$ 11,990.76
Thomas E. Lutz Jr & Lisa J. Lund - Residential	5610 Main Street West	23-118-24-44-0001	1	1	80	80	\$ 6,141.43		\$ 6,141.43	\$ 7,676.40		\$ 7,676.40	\$ 9,212.15		\$ 9,212.15	\$ 10,747.11	\$ -	\$ 10,747.11
Peter & Elizabeth Stahlmann - Residential	5620 Main Street West	23-118-24-44-0002	1	1	80	80	\$ 6,141.43		\$ 6,141.43	\$ 7,676.40		\$ 7,676.40	\$ 9,212.15		\$ 9,212.15	\$ 10,747.11	\$ -	\$ 10,747.11
Anthony Thomas Kerber - Residential	5625 Main Street West	26-118-24-11-0110	1	1	75	75	\$ 5,904.53		\$ 5,904.53	\$ 7,380.30		\$ 7,380.30	\$ 8,856.80		\$ 8,856.80	\$ 10,332.56	\$ -	\$ 10,332.56
Barbara J. Merwin - Residential	5632 Main Street West	23-118-24-44-0003	1	1	80	80	\$ 6,141.43		\$ 6,141.43	\$ 7,676.40		\$ 7,676.40	\$ 9,212.15		\$ 9,212.15	\$ 10,747.11	\$ -	\$ 10,747.11
Stephanie Lynn Mack - Residential	5635 Main Street West	26-118-24-11-0104	1	1	50	50	\$ 4,720.03	\$ (97.40)	\$ 4,622.63	\$ 5,899.80	\$ (121.75)	\$ 5,778.05	\$ 7,080.05	\$ (146.10)	\$ 6,933.95	\$ 8,259.81	\$ (170.45)	\$ 8,089.36
Zachary Christenson - Residential	5650 Main Street West	23-118-24-44-0004	1	1	100	100	\$ 7,089.03		\$ 7,089.03	\$ 8,860.80		\$ 8,860.80	\$ 10,633.55		\$ 10,633.55	\$ 12,405.31	\$ -	\$ 12,405.31
Joann Ree - Residential - PO Box 215	5660 Main Street West	23-118-24-44-0005	1	1	70	70	\$ 5,667.63		\$ 5,667.63	\$ 7,084.20		\$ 7,084.20	\$ 8,501.45		\$ 8,501.45	\$ 9,918.01	\$ -	\$ 9,918.01
David Herring - Residential	5670 Main Street West	23-118-24-44-0006	1	1	79.5	79.5	\$ 6,117.74	\$ 296.00	\$ 6,413.74	\$ 7,646.79	\$ 296.00	\$ 7,942.79	\$ 9,176.62	\$ 296.00	\$ 9,472.62	\$ 10,705.66	\$ 296.00	\$ 11,001.66
Alf Wickstrom - Residential	5679 Main Street West	26-118-24-11-0029	1	1	50	50	\$ 4,720.03		\$ 4,720.03	\$ 5,899.80		\$ 5,899.80	\$ 7,080.05		\$ 7,080.05	\$ 8,259.81	\$ -	\$ 8,259.81
Paula Cullen-Lundgren - Residential	5680 Main Street West	23-118-24-44-0007	1	1	71.5	71.5	\$ 5,738.70		\$ 5,738.70	\$ 7,173.03		\$ 7,173.03	\$ 8,608.06		\$ 8,608.06	\$ 10,042.38	\$ -	\$ 10,042.38
D.E. and S.J. Erickson - Residential	5687 Main Street West	26-118-24-11-0030	1	1	50	50	\$ 4,720.03		\$ 4,720.03	\$ 5,899.80		\$ 5,899.80	\$ 7,080.05		\$ 7,080.05	\$ 8,259.81	\$ -	\$ 8,259.81
Susan and Ronald Olson - Residential	5690 Main Street West	23-118-24-44-0022	1	1	80	80	\$ 6,141.43		\$ 6,141.43	\$ 7,676.40		\$ 7,676.40	\$ 9,212.15		\$ 9,212.15	\$ 10,747.11	\$ -	\$ 10,747.11
Steven & Karen Grotting - Residential	5695 Main Street West	26-118-24-11-0031	1	1	50	50	\$ 4,720.03		\$ 4,720.03	\$ 5,899.80		\$ 5,899.80	\$ 7,080.05		\$ 7,080.05	\$ 8,259.81	\$ -	\$ 8,259.81
Cynthia Hollander - Residential	5706 Main Street West	23-118-24-44-0021	1	1	75	75	\$ 5,904.53		\$ 5,904.53	\$ 7,380.30		\$ 7,380.30	\$ 8,856.80		\$ 8,856.80	\$ 10,332.56	\$ -	\$ 10,332.56
J & V Homuth - Residential - PO Box 234	5710 Main Street West	23-118-24-44-0020	1	1	84	84	\$ 6,330.95		\$ 6,330.95	\$ 7,913.28		\$ 7,913.28	\$ 9,496.43		\$ 9,496.43	\$ 11,078.75	\$ -	\$ 11,078.75
Daniel & Jolie Ruegemer - Residential	5715 Main Street West	26-118-24-11-0108	1	1	72.4	72.4	\$ 5,781.34		\$ 5,781.34	\$ 7,226.32		\$ 7,226.32	\$ 8,672.02		\$ 8,672.02	\$ 10,116.99	\$ -	\$ 10,116.99
Courtney Sisk - Residential	5719 Main Street West	26-118-24-11-0107	1	1	72.4	72.4	\$ 5,781.34		\$ 5,781.34	\$ 7,226.32		\$ 7,226.32	\$ 8,672.02		\$ 8,672.02	\$ 10,116.99	\$ -	\$ 10,116.99
David & Jean Sprague - Residential	5730 Main Street West	23-118-24-44-0010	1	1	65	65	\$ 5,430.73		\$ 5,430.73	\$ 6,788.10		\$ 6,788.10	\$ 8,146.10		\$ 8,146.10	\$ 9,503.46	\$ -	\$ 9,503.46
Howard & Marion Alger - Residential	5735 Main Street West	26-118-24-11-0067	1	1	150	150	\$ 9,458.03		\$ 9,458.03	\$ 11,821.80		\$ 11,821.80	\$ 14,187.05		\$ 14,187.05	\$ 16,550.81	\$ (1,550.81)	\$ 15,000.00
Robert Borg - Residential	5740 Main Street West	23-118-24-44-0032	1	1	120	120	\$ 8,036.63		\$ 8,036.63	\$ 10,045.20		\$ 10,045.20	\$ 12,054.95		\$ 12,054.95	\$ 14,063.51	\$ -	\$ 14,063.51
Mary Rude - Residential	5760 Main Street West	23-118-24-44-0013	1	1	95	95	\$ 6,852.13		\$ 6,852.13	\$ 8,564.70		\$ 8,564.70	\$ 10,278.20		\$ 10,278.20	\$ 11,990.76	\$ -	\$ 11,990.76
Gary & Nancy Bendickson - Residential	5765 Main Street West	26-118-24-11-0015	0.5	1	100	100	\$ 7,089.03		\$ 7,089.03	\$ 8,860.80	\$ (1,360.80)	\$ 7,500.00	\$ 10,633.55	\$ (3,133.55)	\$ 7,500.00	\$ 12,405.31	\$ (4,905.31)	\$ 7,500.00
Leigh Ann Martin - Residential	5770 Main Street West	23-118-24-44-0014	1	1	115	115	\$ 7,799.73		\$ 7,799.73	\$ 9,749.10		\$ 9,749.10	\$ 11,699.60		\$ 11,699.60	\$ 13,648.96	\$ -	\$ 13,648.96
Steven & Jeanette Lytle - Residential	5775 Main Street West	26-118-24-11-0062	0.5	1	80	80	\$ 6,141.43		\$ 6,141.43	\$ 7,676.40	\$ (176.40)	\$ 7,500.00	\$ 9,212.15	\$ (1,712.15)	\$ 7,500.00	\$ 10,747.11	\$ (3,247.11)	\$ 7,500.00
David & LuAnn Eisinger - Residential	5785 Main Street West	26-118-24-11-0063	1	1	84	84	\$ 6,330.95		\$ 6,330.95	\$ 7,913.28		\$ 7,913.28	\$ 9,496.43		\$ 9,496.43	\$ 11,078.75	\$ -	\$ 11,078.75
Jeffrey & Brenda Johnson - Residential	5790 Main Street West	23-118-24-44-0015	1	1	100	100	\$ 7,089.03		\$ 7,089.03	\$ 8,860.80		\$ 8,860.80	\$ 10,633.55		\$ 10,633.55	\$ 12,405.31	\$ -	\$ 12,405.31
Derold Heim - Residential	5805 Main Street West	26-118-24-12-0001	1	1	80	80	\$ 6,141.43		\$ 6,141.43	\$ 7,676.40		\$ 7,676.40	\$ 9,212.15		\$ 9,212.15	\$ 10,747.11	\$ -	\$ 10,747.11
David Brand & Cindy Nelson - Residential - 1541 Three Oaks Avenue	5810 Main Street West	23-118-24-43-0025	1	1	124	124	\$ 8,226.15		\$ 8,226.15	\$ 10,282.08		\$ 10,282.08	\$ 12,339.23		\$ 12,339.23	\$ 14,395.15	\$ -	\$ 14,395.15
James Hanson - Residential	5815 Main Street West	26-118-24-12-0002	1	1	80	80	\$ 6,141.43		\$ 6,141.43	\$ 7,676.40		\$ 7,676.40	\$ 9,212.15		\$ 9,212.15	\$ 10,747.11	\$ -	\$ 10,747.11
David Brand & Cindy Nelson - Residential - 1541 Three Oaks Avenue	5820 Main Street West	23-118-24-43-0024	1	1	46	170	\$ 10,405.63	\$ (1,349.45)	\$ 9,056.18	\$ 13,006.20	\$ (1,686.82)	\$ 11,319.38	\$ 15,608.45	\$ (2,969.99)	\$ 12,638.46	\$ 18,209.01	\$ (5,570.55)	\$ 12,638.46
City of Maple Plain - Vacant	5830 Main Street West	23-118-24-43-0006	1	1	132	132	\$ 8,605.19		\$ 8,605.19	\$ 10,755.84		\$ 10,755.84	\$ 12,907.79		\$ 12,907.79	\$ 15,058.43	\$ (58.43)	\$ 15,000.00
Joseph & Bonnie Lanars - Residential	5835 Main Street West	26-118-24-12-0003	1	1	171.3	160	\$ 9,931.83		\$ 9,931.83	\$ 12,414.00		\$ 12,414.00	\$ 14,897.75		\$ 14,897.75	\$ 17,379.91	\$ (2,379.91)	\$ 15,000.00
Roger & Judy Hackbarth - Residential	5850 Main Street West	23-118-24-43-0005	1	1	76	76	\$ 5,951.91		\$ 5,951.91	\$ 7,439.52		\$ 7,439.52	\$ 8,927.87		\$ 8,927.87	\$ 10,415.47	\$ -	\$ 10,415.47
Urszula Meterska - Residential	5859 Main Street West	26-118-24-12-0027	1	1	140	120	\$ 8,036.63		\$ 8,036.63	\$ 10,045.20		\$ 10,045.20	\$ 12,054.95		\$ 12,054.95	\$ 14,063.51	\$ -	\$ 14,063.51
Sandi Millar - Residential	5860 Main Street West	23-118-24-43-0004	1	1	75	75	\$ 5,904.53	\$ 561.00	\$ 6,465.53	\$ 7,380.30	\$ 561.00	\$ 7,941.30	\$ 8,856.80	\$ 561.00	\$ 9,417.80	\$ 10,332.56	\$ 561.00	\$ 10,893.56
Virginia Gobel - Residential	5870 Main Street West	23-118-24-43-0008	1	1	76	76	\$ 5,951.91		\$ 5,951.91	\$ 7,439.52		\$ 7,439.52	\$ 8,927.87		\$ 8,927.87	\$ 10,415.47	\$ -	\$ 10,415.47
Kelly G. Parrott - Residential	5875 Main Street West	26-118-24-12-0005	1	1	75	75	\$ 5,904.53		\$ 5,904.53	\$ 7,380.30		\$ 7,380.30	\$ 8,856.80		\$ 8,856.80	\$ 10,332.56	\$ -	\$ 10,332.56
Firoz & J.M. Boghani - Residential	5885 Main Street West	26-118-24-12-0006	1	1	100	100	\$ 7,089.03		\$ 7,089.03	\$ 8,860.80		\$ 8,860.80	\$ 10,633.55		\$ 10,633.55	\$ 12,405.31	\$ -	\$ 12,405.31
Deanna Jenkins - Residential	5890 Main Street West	23-118-24-43-0009	1	1	100	100	\$ 7,089.03		\$ 7,089.03	\$ 8,860.80		\$ 8,860.80	\$ 10,633.55		\$ 10,633.55	\$ 12,405.31	\$ -	\$ 12,405.31
Jennifer J. Smith - Residential	5905 Main Street West	26-118-24-12-0007	1	1	100	100	\$ 7,089.03		\$ 7,089.03	\$ 8,860.80		\$ 8,860.80	\$ 10,633.55		\$ 10,633.55	\$ 12,405.31	\$ -	\$ 12,405.31
Laura Ann Harvala - Residential	5910 Main Street West	23-118-24-43-0010	1	1	140.5	140.5	\$ 9,007.92		\$ 9,007.92	\$ 11,259.21		\$ 11,259.21	\$ 13,511.89		\$ 13,511.89	\$ 15,763.17	\$ (763.17)	\$ 15,000.00
James & Nancy Kaczmarek - Residential	5919 Main Street West	26-118-24-12-0008	1	1	100	100	\$ 7,089.03		\$ 7,089.03	\$ 8,860.80		\$ 8,860.80	\$ 10,633.55		\$ 10,633.55	\$ 12,405.31	\$ -	\$ 12,405.31
Donald Loebnick - Residential	5920 Main Street West	23-118-24-43-0011	1	1	100	100	\$ 7,089.03		\$ 7,089.03	\$ 8,860.80		\$ 8,860.80	\$ 10,633.55		\$ 10,633.55	\$ 12,405.31	\$ -	\$ 12,405.31
Frank Stieve - Residential	5934 Main Street West	23-118-24-43-0012	1	1	91	91	\$ 6,662.61		\$ 6,662.61	\$ 8,327.82		\$ 8,327.82	\$ 9,993.92		\$ 9,993.92	\$ 11,659.12	\$ -	\$ 11,659.12
Nicholas & Lauren Collins - Residential	5935 Main Street West	26-118-24-12-0009	1	1	100	100	\$ 7,089.03		\$ 7,089.03	\$ 8,860.80		\$ 8,860.80	\$ 10,633.55		\$ 10,633.55	\$ 12,405.31	\$ -	\$ 12,405.31
Ronald & Kathleen Rauchle - Residential	5940 Main Street West	23-118-24-43-0013	1	1	150	150	\$ 9,458.03		\$ 9,458.03	\$ 11,821.80		\$ 11,821.80	\$ 14,187.05		\$ 14,187.05	\$ 16,550.81	\$ (1,550.81)	\$ 15,000.00
Steven Jacobsen - Residential	5949 Main Street West	26-118-24-12-0010	0.5	1	100	100	\$ 7,089.03		\$ 7,089.03	\$ 8,860.80	\$ (1,360.80)	\$ 7,500.00	\$ 10,633.55	\$ (3,133.55)	\$ 7,500.00	\$ 12,405.31	\$ (4,905.31)	\$ 7,500.00
Dean R & Doriann D Qunell - Residential	5974 Main Street West	23-118-24-43-0014	1	1	120	120	\$ 8,036.63		\$ 8,036.63	\$ 10,045.20		\$ 10,045.20	\$ 12,054.95		\$ 12,054.95	\$ 14,063.51	\$ -	\$ 14,063.51
Bradley Dickinson - Residential	5975 Main Street West	26-118-24-12-0011	0.5	1	110	110	\$ 7,562.83	\$ (62.83)	\$ 7,500.00	\$ 9,453.00	\$ (1,953.00)	\$ 7,500.00	\$ 11,344.25	\$ (3,844.25)	\$ 7,500.00	\$ 13,234.41	\$ (5,734.41)	\$ 7,500.00
Dana & Jody Jenkins - Residential	5990 Main Street West	23-118-24-43-0015	1</															

**Rainbow Avenue - Main Street West to Parkview  
Preliminary Assessment Roll**

Property Owner & Type of Property	Property Address	Parcel No.	Parcel for Street /Storm	Parcel for Services	Frontage	Adjusted Frontage	Subtotal (20%)	Adjustment (utility or driveway)	Total (20%)	Subtotal (25%)	Adjustment (utility or driveway or assessment)	Proposed Final Assessment - 25%	Subtotal (30%)	Adjustment (utility or driveway or assessment)	Proposed Final Assessment - 30%	Subtotal - 35%	Adjustment (utility or driveway or assessment)	Proposed Final Assessment - 35%
<i>Rainbow Avenue</i>																		
Andrew & Shannon Strom - Residential	1409 Rainbow Avenue	26-118-24-11-0055	0.5	1	78	78	\$ 6,046.67		\$ 6,046.67	\$ 7,557.96	\$ (57.96)	\$ 7,500.00	\$ 9,070.01	\$ (1,570.01)	\$ 7,500.00	\$ 10,581.29	\$ (3,081.29)	\$ 7,500.00
Veronica Kanzler - Residential - PO Box 188	1410 Rainbow Avenue	26-118-24-11-0065	0.5	1	116	116	\$ 7,847.11	\$ (347.11)	\$ 7,500.00	\$ 9,808.32	\$ (2,308.32)	\$ 7,500.00	\$ 11,770.67	\$ (4,270.67)	\$ 7,500.00	\$ 13,731.87	\$ (6,231.87)	\$ 7,500.00
David Brand & Cindy Nelson - Residential - 1541 Three Oaks Avenue	1419 Rainbow Avenue	26-118-24-11-0054	1	1	78	78	\$ 6,046.67		\$ 6,046.67	\$ 7,557.96		\$ 7,557.96	\$ 9,070.01		\$ 9,070.01	\$ 10,581.29	\$ -	\$ 10,581.29
Thomas Geffre - Residential - PO Box 176	1434 Rainbow Avenue	26-118-24-11-0064	1	1	117	117	\$ 7,894.49		\$ 7,894.49	\$ 9,867.54		\$ 9,867.54	\$ 11,841.74		\$ 11,841.74	\$ 13,814.78	\$ -	\$ 13,814.78
Randy K. Mullins - Residential	1435 Rainbow Avenue	26-118-24-11-0053	1	1	78	78	\$ 6,046.67		\$ 6,046.67	\$ 7,557.96		\$ 7,557.96	\$ 9,070.01		\$ 9,070.01	\$ 10,581.29	\$ -	\$ 10,581.29
Cynthia Lou Nesteby - Residential	1444 Rainbow Avenue	26-118-24-11-0045	1	1	78	78	\$ 6,046.67		\$ 6,046.67	\$ 7,557.96		\$ 7,557.96	\$ 9,070.01		\$ 9,070.01	\$ 10,581.29	\$ -	\$ 10,581.29
Camille L. Hinds - Residential	1445 Rainbow Avenue	26-118-24-11-0052	1	1	78	78	\$ 6,046.67		\$ 6,046.67	\$ 7,557.96		\$ 7,557.96	\$ 9,070.01		\$ 9,070.01	\$ 10,581.29	\$ -	\$ 10,581.29
Lee T. & Laura J. Cox - Residential	1454 Rainbow Avenue	26-118-24-11-0044	1	1	78	78	\$ 6,046.67		\$ 6,046.67	\$ 7,557.96		\$ 7,557.96	\$ 9,070.01		\$ 9,070.01	\$ 10,581.29	\$ -	\$ 10,581.29
Kirstin A. Weinman - Residential	1459 Rainbow Avenue	26-118-24-11-0051	1	1	78	78	\$ 6,046.67		\$ 6,046.67	\$ 7,557.96		\$ 7,557.96	\$ 9,070.01		\$ 9,070.01	\$ 10,581.29	\$ -	\$ 10,581.29
Steven M. & Jane S. Dwyer - Residential	1469 Rainbow Avenue	26-118-24-11-0050	1	1	78	78	\$ 6,046.67		\$ 6,046.67	\$ 7,557.96		\$ 7,557.96	\$ 9,070.01		\$ 9,070.01	\$ 10,581.29	\$ -	\$ 10,581.29
Joseph H. & Sheila V. Jacobs - Residential	1470 Rainbow Avenue	26-118-24-11-0043	1	1	78	78	\$ 6,046.67		\$ 6,046.67	\$ 7,557.96		\$ 7,557.96	\$ 9,070.01		\$ 9,070.01	\$ 10,581.29	\$ -	\$ 10,581.29
Mabel Crandell - Residential	1479 Rainbow Avenue	26-118-24-11-0049	1	1	78	78	\$ 6,046.67		\$ 6,046.67	\$ 7,557.96		\$ 7,557.96	\$ 9,070.01		\$ 9,070.01	\$ 10,581.29	\$ -	\$ 10,581.29
CJ & JT Van DerVoort - Residential	1490 Rainbow Avenue	26-118-24-11-0042	1	1	97	97	\$ 6,946.89		\$ 6,946.89	\$ 8,683.14		\$ 8,683.14	\$ 10,420.34		\$ 10,420.34	\$ 12,156.58	\$ -	\$ 12,156.58
Joseph Morin - Residential	1504 Rainbow Avenue	26-118-24-11-0041	1	1	98	98	\$ 6,994.27		\$ 6,994.27	\$ 8,742.36		\$ 8,742.36	\$ 10,491.41		\$ 10,491.41	\$ 12,239.49	\$ -	\$ 12,239.49
DD Welch & KM Welch - Residential	1514 Rainbow Avenue	26-118-24-11-0039 & 0040	1	1	117	117	\$ 7,894.49		\$ 7,894.49	\$ 9,867.54		\$ 9,867.54	\$ 11,841.74		\$ 11,841.74	\$ 13,814.78	\$ -	\$ 13,814.78
City of Maple Plain	Vacated Lot	26-118-24-11-0059	1	1	78	78	\$ 6,046.67		\$ 6,046.67	\$ 7,557.96		\$ 7,557.96	\$ 9,070.01		\$ 9,070.01	\$ 10,581.29	\$ -	\$ 10,581.29
Jean F. Lemmerman - Residential	1515 Rainbow Avenue	26-118-24-11-0058	1	1	78	78	\$ 6,046.67		\$ 6,046.67	\$ 7,557.96		\$ 7,557.96	\$ 9,070.01		\$ 9,070.01	\$ 10,581.29	\$ -	\$ 10,581.29
Nicholas M. & Jessica E. Lahti - Residential	1525 Rainbow Avenue	26-118-24-11-0057	1	1	78	78	\$ 6,046.67		\$ 6,046.67	\$ 7,557.96		\$ 7,557.96	\$ 9,070.01		\$ 9,070.01	\$ 10,581.29	\$ -	\$ 10,581.29
Craig D. & Kelly Johnson - Residential	1530 Rainbow Avenue	26-118-24-11-0038	1	1	79	79	\$ 6,094.05	\$ (2,430.00)	\$ 3,664.05	\$ 7,617.18	\$ (2,430.00)	\$ 5,187.18	\$ 9,141.08	\$ (2,430.00)	\$ 6,711.08	\$ 10,664.20	\$ (2,430.00)	\$ 8,234.20
Christ Lutheran Church Inc. - Residential - 5084 Main Street East	1535 Rainbow Avenue	26-118-24-11-0056	1	1	73	73	\$ 5,809.77		\$ 5,809.77	\$ 7,261.86		\$ 7,261.86	\$ 8,714.66		\$ 8,714.66	\$ 10,166.74	\$ -	\$ 10,166.74
Terry R. Swenson - Residential	1540 Rainbow Avenue	26-118-24-11-0037	1	1	80	80	\$ 6,141.43		\$ 6,141.43	\$ 7,676.40		\$ 7,676.40	\$ 9,212.15		\$ 9,212.15	\$ 10,747.11	\$ -	\$ 10,747.11
Duane A. & Debra L. Boik - Residential	1549 Rainbow Avenue	26-118-24-11-0069	1	1	92	92	\$ 6,709.99		\$ 6,709.99	\$ 8,387.04		\$ 8,387.04	\$ 10,064.99		\$ 10,064.99	\$ 11,742.03	\$ -	\$ 11,742.03
Daniel Niccum & Suzanne Shrader-Niccum - R	1564 Rainbow Avenue	26-118-24-11-0024	1	1	113	113	\$ 7,704.97		\$ 7,704.97	\$ 9,630.66		\$ 9,630.66	\$ 11,557.46		\$ 11,557.46	\$ 13,483.14	\$ -	\$ 13,483.14
David Prinzing & Angeline Gildea-Prinzing - Residential	1565 Rainbow Avenue	26-118-24-11-0035	1	1	75	75	\$ 5,904.53	\$ 359.00	\$ 6,263.53	\$ 7,380.30	\$ 359.00	\$ 7,739.30	\$ 8,856.80	\$ 359.00	\$ 9,215.80	\$ 10,332.56	\$ 359.00	\$ 10,691.56
Paul & Megan Swanson - Residential	5645 Main Street West	26-118-24-11-0025	1	1	150	150	\$ 9,458.03		\$ 9,458.03	\$ 11,821.80		\$ 11,821.80	\$ 14,187.05		\$ 14,187.05	\$ 16,550.81	\$ (1,550.81)	\$ 15,000.00
Richard & Lynne Shenk - Residential	5665 Main Street West	26-118-24-11-00028	1	1	150	150	\$ 9,458.03		\$ 9,458.03	\$ 11,821.80		\$ 11,821.80	\$ 14,187.05		\$ 14,187.05	\$ 16,550.81	\$ (1,550.81)	\$ 15,000.00
<b>Totals</b>			25	26	2371	2371	\$ 173,464.76	\$ (2,418.11)	\$ 171,046.65	\$ 216,819.42	\$ (4,437.28)	\$ 212,382.14	\$ 260,197.27	\$ (7,911.68)	\$ 252,285.59	\$ 303,551.67	\$ (14,485.78)	\$ 289,065.89

# Memorandum

**To:** Mayor and City Council Members  
**From:** Tessia Melvin, City Administrator  
**Date:** November 10, 2014  
**Re:** Other Business

---

## **Discovery Center Sign**

The Discovery Center is looking to install a large inside sign to help with signage. The total cost of the sign is \$2,248. The sign is raised aluminum. The District is asking the City to pay for 1/3 of the sign at #749.33.

Staff is looking for direction from the Council.

## **Street Signs**

Staff is looking for the background on street sign poles. The City will be replacing street signs within the next year and staff would like some direction.



6840 Shingle Creek Pkwy. #31  
Brooklyn Center, MN 55430  
PHONE (763) 561-1005  
FAX (763) 561-1004

**JOB NUMBER**

865XX

**DATE**

10/16/14

**SALES/DESIGN**

DG/LR

**CLIENT**

ORONO SCHOOLS  
CITY OF MAPLE PLAIN

**PROJECT**

FCO LETTERS & LOGO

**FILE SAVED AS**

ORONO SCHOOL DISTRICT/  
FCO LETTERS & LOGO

**REVISION**

10/28/14

**SIGN & DATE HERE IF  
OK TO BEGIN PRODUCTION**

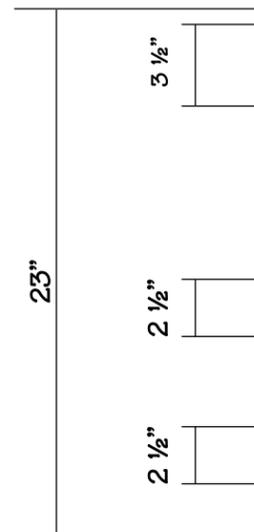
X \_\_\_\_\_

**SIGN & DATE HERE IF  
OK TO BEGIN PRODUCTION  
AFTER REVISIONS ARE MADE**

X \_\_\_\_\_

All drawings included on this page  
are owned and are property of  
**SIGNATION SIGN GROUP**  
All written sizes have precedence  
over all scaled dimensions.

72"



# Orono Discovery Center

→ Orono Early Learning

← City of Maple Plain City Hall

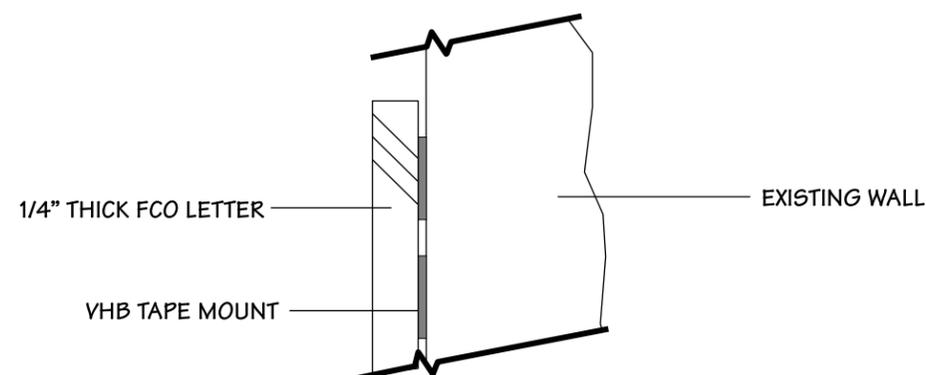


23" X 1/4" THICK ALUM. F.C.O. LOGO SHAPE PTD. WHITE W/ SATIN FINISH. - DIE CUT DIGITALLY PRINTED GRAPHIC ON FACE  
COLOR TO MATCH PMS. 2747 C BLUE W/ SATIN FINISH  
2 1/2" X 1/4" THICK ALUM. F.C.O. LETTERS PTD. PMS. 2747 C BLUE W/ SATIN FINISH  
INSTALLED ON WALL W/ VHB TAPE & SILICON

1 LAYOUT: ALUM FCO LETTERS & LOGO, Q: 1 SET

FONT: GT TIMES NEW ROWMAN

SCALE: 1/4"=1'-0"



2 SECTION: FLAT CUT OUT LETTER  
1 SCALE: HALF

1



Workshop Agenda Information Memorandum  
November 10, 2014 - Maple Plain City Council

**MAIN ST. W. AND RAINBOW AVE. – UTILITY AND STREET IMPROVEMENTS –  
DIRECTIONAL DRILL SERVICE TO 5860 MAIN STREET WEST**

**ACTION TO BE CONSIDERED**

To consider whether to accept the pricing from LaTour Construction Inc. to directional drill a new service to the front part of the home at 5860 Main Street West or dig up the service from the curb box to the home and insulate the existing service.

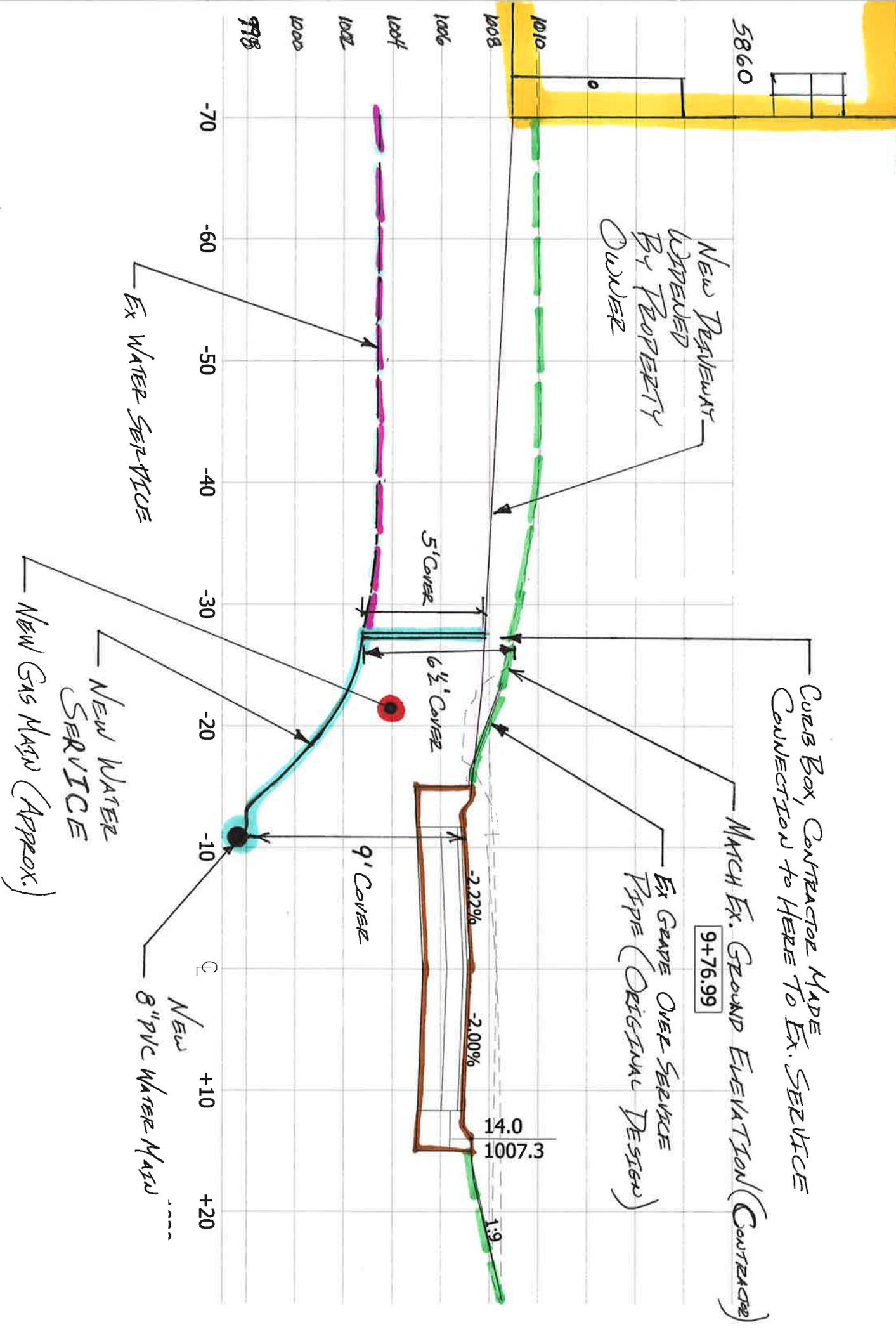
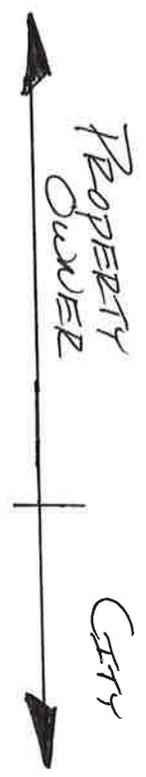
**FACTS**

- LaTour Construction Inc. began work on the project in May 2014.
- Meetings were held with various property owners to discuss conflicts with services and trees.
- The property owner at 5860 Main Street agreed to allow their existing tree to be removed and planned to do some driveway improvements along with this project.
- The new water service was placed on June 30, 2014 and connected to the existing water service near the property line.
- The cover over the new service was 6-1/2' and did not require insulation.
- Driveway aprons were poured after curb and gutter was placed in August 2014.
- The property owner hired Assured Asphalt to do driveway improvements outside of the ROW.
- The new driveway width required the curb box to be adjusted. The curb box was now along the west side of the new driveway.
- The City's contractor initially indicated the property owner's contractor should adjust the curb box.
- The City's contractor adjusted the curb box following further discussions.
- The driveway was paved.
- The property owner contacted Stantec following their driveway paving and asked if the water service was insulated.
- Stantec reviewed records and confirmed the service line was not insulated when it was placed. As discussed previously, the service met cover specifications.
- The City Public Works Staff checked the cover over the water service pipe at the curb box.
- The cover was +/- 5' with the new wider driveway.

- This 5' depth appears to continue from the property line to the house based on review of the elevation of the service in the basement. Because the watermain near the curb is 9' deep, the service line in the right-of-way should have the proper depth, except at the connection point to the existing service with the wider driveway.
- Meetings were held with the property owner to review this item, and the property owner discussed the matter with the City Council on October 27, 2014.
- The City Council asked staff to get pricing on directional drilling a new line into the home.
- LaTour provided cost estimates for directional drilling a new line as well as open cutting and placing insulation over the existing service line from the curb box area to the home.
- Directional Drilling Option - LaTour's estimated price for the directional drilling option is \$18,200.98. This cost does not include interior plumbing or repairs to any existing flooring.
- Insulation Option - The price for the digging up the service and insulating is \$25,426.25. This price includes replacing the entire driveway.
- Due to weather expected for next week, the contractor indicated that the weather may affect when the work could begin. Also, the bituminous plants have a limited number of days that they will be open this season. The contractor indicated he would need to be given feedback on Tuesday, November 11 if the City wants to proceed with one of these options.
- The contractor felt that if the insulation option is chosen, then the driveway replacement should wait until 2015 due to possible settlement concerns with work done at this time of year.

## **ATTACHMENTS**

Attached on page(s) \_\_\_\_ through \_\_\_\_ are a location drawing, two quotes, and a cross-section view of the service.



PROPERTY OWNER

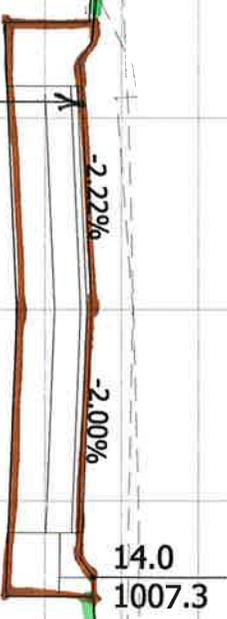
CITY

New Drainway  
 Unopened  
 By Property  
 Owner

Curb Box, Contractor Made  
 Connection to Here to Ex. Service

Match Ex. Ground Elevation (Contractor)  
 9+76.99

Ex Grade Over Service  
 Pipe (Original Design)



5' COVER

6 1/2" COVER

9' COVER

-2.22%

-2.00%

14.0  
1007.3

1:9

Ex Water Service

New Water  
 Service

New Gas Main (Approx.)

New  
 8" PVC Water Main

No.	Item	Units	Qty	Unit Price	Total Price
<b>5860 WATER SERVICE RELOCATION - DIRECTIONAL DRILLED</b>					
1	SAWING BITUMINOUS PAVEMENT	LF	35	\$ 5.35	\$ 187.25
2	REMOVE BITUMINOUS PAVEMENT	SY	28	\$ 10.75	\$ 301.00
3	SAWING CONCRETE CURB AND GUTTER	LF	5	\$ 7.50	\$ 37.50
4	REMOVE CONCRETE CURB AND GUTTER	LF	25	\$ 26.00	\$ 650.00
5	COMMON EXCAVATION	CY	29	\$ 23.55	\$ 682.95
6	1" HDPE WATER SERVICE (DIRECTIONAL DRILLED)	LF	60	\$ 35.65	\$ 2,139.00
7	1" CURB STOP AND BOX	EA	1	\$ 930.00	\$ 930.00
8	1" CORPORATION STOP	EA	1	\$ 658.00	\$ 658.00
9	SERVICE SADDLE	EA	1	\$ 2,500.00	\$ 2,500.00
10	GEOTEXTILE FABRIC, TYPE 5	SY	35	\$ 1.60	\$ 56.00
11	SELECT GRANULAR BORROW	CY	17.5	\$ 22.65	\$ 396.38
12	AGGREGATE BASE CLASS 5, 100% CRUSHED	TN	17	\$ 37.45	\$ 636.65
13	TYPE SP 12.5 NONWEARING COURSE MIXTURE	TN	4	\$ 284.00	\$ 1,136.00
14	SURMOUNTABLE CURB AND GUTTER	LF	25	\$ 26.75	\$ 668.75
15	TOPSOIL BORROW	CY	7	\$ 48.25	\$ 337.75
16	RESTORATION (SEED MIX 25-151 AND MULCH)	SY	225	\$ 2.75	\$ 618.75
17	MOBILIZATION	LS	1	\$ 6,265.00	\$ 6,265.00
<b>TOTAL CONSTRUCTION COST</b>					\$ 18,200.98

**PRICING DOES NOT INCLUDE ANY PLUMBING RECONNECTION IN THE HOUSE ITSELF AND ASSUMES THERE IS A DIRT FLOOR IN THE FRONT LOCATION OF THE HOUSE WHERE THE NEW SERVICE WILL BE DRILLED. PLUMBING WOULD NEED TO BE COORDINATED BY OTHERS.**

No.	Item	Units	Qty	Unit Price	Total Price
<b>5860 WATER SERVICE RELOCATION - INSULATION AND REPLACE EX. DRIVEWAY</b>					
1	REMOVE BITUMINOUS PAVEMENT	SY	262	\$ 10.75	\$ 2,816.50
2	REMOVE CONCRETE APRON	SY	15	\$ 16.00	\$ 240.00
3	COMMON EXCAVATION	CY	27	\$ 23.55	\$ 635.85
4	INSTALL 4' WIDE INSULATION (4" THICK)	SY	32	\$ 177.00	\$ 5,664.00
5	AGGREGATE BASE CLASS 5, 100% CRUSHED	TN	42	\$ 37.45	\$ 1,572.90
6	WEARING COURSE MIXTURE	TN	56	\$ 107.00	\$ 5,992.00
7	CONCRETE APRON	SY	15	\$ 52.00	\$ 780.00
8	TOPSOIL BORROW	CY	20	\$ 48.25	\$ 965.00
9	RESTORATION (SEED MIX 25-151 AND MULCH)	SY	180	\$ 2.75	\$ 495.00
10	MOBILIZATION	LS	1	\$ 6,265.00	\$ 6,265.00
<b>TOTAL CONSTRUCTION COST</b>					<b>\$ 25,426.25</b>

