

AGENDA

I CALL TO ORDER:

II ROLL CALL:

III DETERMINATION OF QUORUM:

IV APPROVAL OF MINUTES

Minutes of meeting of October 20, 1986

V COUNCIL ITEMS TO BE CONSIDERED:

VI AWARDING OF BIDS AND HEARING:

1. Award Bid-Defibrillators
2. Public Hearing-Rezoning city property-North Frontage Road

VII REPORTS FROM CITY STAFF:

A. City Planner

1. 2nd Reading-Rezoning from I-2 to C-5 City property on North Frontage Road.
2. Site plan and variance request-expansion to Stepping Stone Day Care Facility-655 Pleasant Drive-Richard Ginther.

B. City Administrator

1. Elisabeth Hjermstad-assessment request for refund.
2. Police report.
3. County Fuel Oil Contamination.

C. City Attorney

1. Resolution-City opposes move of County Administrative Offices.

D. City Engineer

VII COMMENTS FROM AUDIENCE:

IX UNFINISHED BUSINESS:

X NEW BUSINESS:

XI REPORTS FROM CITY COMMITTEES, OFFICERS, COUNCILMEMBERS

XII COMMUNICATIONS AND MISCELLANEOUS BUSINESS

XIII PAYMENT OF CLAIMS

Consent Agenda

1. Pay all bills as audited.
2. Partial Payment No. 6-Austin P. Keller-\$132,559.07.
3. Cigarette license-Roadside Pump & Grocery, 223 W. 11th St.

XIV ADJOURNMENT

Hastings, Minnesota
October 20, 1986

The City Council of the City of Hastings, Minnesota met in a regular meeting on Monday, October 20, 1986 at 7:30 p.m. at St. Phillips Lutheran Church, 15th & Pleasant Streets, Hastings, Minnesota.

Members Present: Councilmember Kulzer, Bond, Trautmann, Nesbitt, Plan, Wendler and Mayor Stoffel.

Members Absent: Councilmember Berg and Werner.

The Mayor called for additions or corrections to the minutes of the meeting of October 6, 1986 and hearing none declared the minutes approved as presented.

Moved by Councilmember Trautmann, seconded by Councilmember Bond to consider a resolution opposing the moving of the Administrative Offices of Dakota County. 7 Ayes; Nayes, None.

ADDITIONAL ITEMS
TO BE
CONSIDERED

There were no bids received for the sale of city property along North Frontage Road.

AWARD BID NORTH
FRONTAGE ROAD
CITY PROPERTY

Moved by Councilmember Nesbitt, seconded by Councilmember Wendler to award the bid for the Industrial Park Farm Land consisting of approximately 102 acres to Keith and Allan Carlson in the amount of \$50.00 per acre per year. This lease shall commence on January 1, 1987 and terminate on December 31, 1988. The annual rent will be due on November 1, 1987 and November 1, 1988. 7 Ayes; Nayes, None.

AWARD BID-
INDUSTRIAL PARK
FARM LAND

The Mayor declared the Public Hearing open at 7:35 p.m. to consider an Ordinance amending Section 10.19, Subdivision 3A of the City Code having to do with adding living quarters as a special use permit in the R1 Industrial Zone. The Mayor asked if anyone wished to speak on the issue, no one wished to do so. The Mayor closed the public hearing at 7:36 p.m.

PUBLIC HEARING-
LIVING QUARTERS
SECURITY
PERSONNEL
INDUSTRIAL ZONE

The Mayor declared the Public Hearing open at 7:36 p.m. to consider the request for a alley vacation for Block 91 original Town of Hastings. The Mayor asked if anyone wished to speak on the issue. Carol McNamara and Eileen Hymes both spoke in opposition to the vacation. No one else wished to speak on the matter. The Mayor closed the public hearing at 7:38 p.m.

PUBLIC HEARING-
ALLEY VACATION
BLOCK 91
ORIGINAL TOWN

Moved by Councilmember Trautmann, seconded by Councilmember Wendler to pass the 3rd and Final Reading of Ordinance No. 212 amending Section 10.13, Subdivision 2 by adding Photography Studios within Single Family Homes as a permitted use in the R3 Medium Density Residence Zone. 6 Ayes, Nayes, Bond.

ORDINANCE NO.
212 PHOTOGRAPHIC
STUDIOS IN A
R3 ZONE

Councilmember Werner, arrived at 7:38 p.m.

Moved by Councilmember Nesbitt, seconded by Councilmember Bond to pass the 3rd and Final Reading of Ordinance No. 213 amending Section 10.19, Subdivision 3A, by adding living quarters as a special use permit in the I-1 Industrial Zone. 8 Ayes; Nayes, None.

ORDINANCE NO.
213 LIVING
QUARTERS FOR
SECURITY
PERSONNEL
INDUSTRIAL ZONES

Moved by Councilmember Plan, seconded by Councilmember Wendler to deny the request to vacate the platted alley located in Block 91, original Town of Hastings. 8 Ayes; Nayes, None.

REQUEST FOR
ALLEY VACATION
BLOCK 91 TOWN
OF HASTINGS

Moved by Councilmember Nesbitt, seconded by Councilmember Bond to approve a Home Occupation Permit for Dog Grooming - Terry Whipple, 314 E. 5th Street to allow her to operate a dog grooming business in the basement of her home subject to Whipple complying with all standards pertaining to home occupation permits. 8 Ayes; Nayes, None.

HOME OCCUPATION
PERMIT-DOG
GROOMING 314 E.
5TH STREET

Moved by Councilmember Werner, seconded by Councilmember Kulzer to approve the site plan for the expansion to the Vermillion State Bank, 975 Lyn Way subject to the following Planning Commission recommendations. 8 Ayes, Nayes, None.

SITE PLAN
EXPANSION
VERMILLION STATE
BANK

1. That the building addition, drive relation, and landscaping be completed pursuant to the site plan dated October 13, 1986. Upon request for occupancy of the addition all uncompleted items contained within the site plan shall be addressed pursuant to the escrow requirement contained within the site plan review provisions of the city zoning ordinance Section 10.24.
2. That the applicant check the location of the proposed access drive as it relates to the existing fence and parking lot on the south side of the property.
3. That the applicant stripe the parking lot and access drives as per the layout indicated in the site plan.
4. That the applicant install bumper curbs for the east parking spaces.

Moved by Councilmember Nesbitt, seconded by Councilmember Kulzer to deny the request for a sign variance for the "Top Do It Center" per the Planning Commissions recommendation. 4 Ayes; Naves, Werner, Bond, Trautmann and Wendler. This motion did not carry. VARIANCE REQUEST SIGN REQUIREMEN TOP DO IT CENTE

Moved by Councilmember Nesbitt, seconded by Councilmember Kulzer to disapprove the variance for striping on the Top Do It Center at 1325 S. Frontage Road due to the following reasons: 4 Ayes; Naves, Bond, Trautmann, Wendler and Werner. This motion did not carry.

A. In addition to the 545 sq. ft. of worded sign space the approximate 495 sq. ft. of proposed red striping on the building is considered to be sign space pursuant to Section 10.07, Subd. 4.0 of the City Code which states that "Symbols, flags, pictures, wording figures, or other forms of graphics painted on or attached to windows, walls, awnings, free standing structures suspended by balloons or kites or on persons, animals, or vehicles shall be considered as a sign to be included in calculating overall square footage".

B. The 545 sq. ft. of worded sign space plus the approximate 495 sq. ft. of sign space in the form of red striping is greater than the 240 sq. ft. permitted by code and far in excess of that which could be permitted by variance. Furthermore the applicant has not demonstrated that the criteria for the granting of variances, as established by City Code, has been met for the 1040 sq. ft. of total sign space.

Moved by Councilmember Nesbitt, seconded by Councilmember Wendler to approve a variance to allow the Top Do It Center Store to have 545 square foot of worded sign space as per the plan provided the applicant based on the fact that special conditions and circumstance present themselves due to the fact that the ordinance presents a hardship as it does not address the unique circumstances of the building and large disparity of the size, in terms of floor area, of the businesses in the structure. This is subject to the condition that the total signage on the structure shall not consist of more than 960 square feet with 545 square feet to be allocated to the Top Do It Center Store and 450 square feet of sign space for the remaining three businesses with no other businesses with the exception of Tops to have more than 240 square feet of sign space. These limitations shall be recorded against the property to insure enforcement. 8 Ayes; Naves, None.

Moved by Councilmember Werner, seconded by Councilmember Kulzer, to approve the variance to the Subdivision Ordinance by allowing the street in the Highland Hills 2nd Addition to be named Ridgewood Court. 5 Ayes; Naves, Nesbitt, Wendler and Mayor Stoffel. This motion does not pass as it requires a 6/8 Aye votes. STREET NAMES- HIGHLAND HILLS 2ND ADDITION- RIDGEWOOD COURT

Moved by Councilmember Nesbitt, seconded by Councilmember Wendler to reconsider the variance allowing the street name to remain Ridgewood Court. 7 Ayes; Naves, Stoffel.

Moved by Councilmember Werner, seconded by Councilmember Kulzer to approve a variance to the Subdivision Ordinance allowing Ridgewood Court to remain the name of the street in Highland Hills 2nd Addition. 7 Ayes; Naves, Stoffel.

Moved by Councilmember Trautmann, seconded by Councilmember Nesbitt to pass the 1st Reading of an Ordinance Amending the City Code rezoning from 1-2 to C5 the city property along North Frontage Road and setting the Public Hearing for the November 3, 1986 regular City Council meeting. 8 Ayes; Nays, None.	1ST READING- REZONING CITY PROPERTY-NORTH FRONTAGE ROAD
Moved by Councilmember Trautmann, seconded by Councilmember Wendler to authorize the City Staff to prepare a letter of intent stating the City's willingness to participate in the St. Paul East Metro Economic Development Council. 7 Ayes; Nays, Kulzer.	EAST METRO ECONOMIC DEVELOPMENT COUNCIL
Moved by Councilmember Werner, seconded by Councilmember Bond to set a special Council meeting at 4:45 p.m. on November 5, 1986 to be held for Canvassing the results of the General Election of November 4, 1986. 8 Ayes, Nays, None.	SET SPECIAL COUNCIL MEETING NOVEMBER 5, 1986
Moved by Councilmember Trautmann, seconded by Councilmember Werner to adopt Resolution No. 90-86 approving the renewal and removing the 50% contingency as noted in Resolution 2-86 for the Charitable Gambling license at the Pillers, 314 Vermillion Street by the Multiple Sclerosis Society. 7 Ayes; Naye, Kulzer. Copy of resolution on file.	RESOLUTION NO. 90-86 CHARITABLE GAMBLING- MULTIPLE SCLEROSIS
Moved by Councilmember Werner, seconded by Councilmember Nesbitt to approve the payment to the Minnesota Department of Transportation the amount of \$81,916.89 for the Highway 61 Improvement Project from Vermillion River to the Mississippi River. The money for this will come from the Street Capital Expenditure Budget and the Engineering Budget. 7 Ayes; Nays, Bond.	LOCAL SHARE- HWY 61 PROJECT
Moved by Councilmember Kulzer, seconded by Councilmember Werner to approve the specifications and authorize advertising for a Skid Loader for the Parks Department. Bids to be considered for award at the meeting of November 17, 1986. 8 Ayes; Nays, None.	AUTHORIZE ADVERTISEMENT FOR BIDS- SKID LOADER
Moved by Councilmember Trautmann, seconded by Councilmember Wendler to approve the increase from \$2.00 to \$5.00 for the assessment searches done by the City Staff. 8 Ayes; Nays, None.	INCREASING CHARGES- ASSESSMENT SEARCH
Members of the Minnesota Valley Humane Society reviewed before the City Council the interest they have in constructing and maintaining a Countywide Humane Facility. The Council took no action on this issue.	ANIMAL SHELTER- HUMANE SOCIETY
Moved by Councilmember Nesbitt, seconded by Councilmember Wendler to approve the rate of \$25.00 per meeting to be paid to St. Philips Church retroactive to October 13, 1986 for City meetings conducted there. 8 Ayes; Nays, None.	ST. PHILIPS CHURCH FACILITY CHARGES
Moved by Councilmember Trautmann, seconded by Councilmember Nesbitt to authorize the City Staff to prepare a Resolution, for Council consideration, for the November 3, 1986 regular City Council meeting opposing the move of the County Administrative Offices from Hastings. 8 Ayes; Nays, None.	OPPOSITION TO COUNTY OFFICES MOVING FROM HASTINGS
The Mayor appointed Steven S. Scharfe to position of Police Officer for the City of Hastings effective November 1, 1986 at the current starting salary of Police Officers. The Mayor further designated the position currently held by Charlotte Stoudt as Administrative Assistant for the Police Department.	POLICE APPOINT- MENT
Moved by Councilmember Trautmann, seconded by Councilmember Nesbitt to pay all bills as audited. 8 Ayes; Nays, None.	CONSENT AGENDA
Moved by Councilmember Plan, seconded by Councilmember Bond to adjourn the meeting at 9:40 p.m. 8 Ayes; Nays, None.	ADJOURNMENT

ATTEST

Mayor

City Administrator/Clerk

HASTINGS PLANNING COMMISSION

Monday, October 27, 1986

The regular meeting of the Hastings Planning Commission was called to order at 7:30 P.M.

Members Present: Commissioners Stevens, Dredge, Folch, Kaiser, Conzemius and Chairman Simacek.

Members Absent: Commissioners Ditty, Anderson, Voelker

Staff Present: Planning Director Harmening

Commissioner Folch moved, seconded by Commissioner Kaiser, to approve the October 13, 1986 Planning Commission minutes. Voice vote carried unanimously.

MINUTES

Chairman Simacek opened the Public Hearing at 7:33 P.M. Planning Director Harmening informed the Planning Commission that in August of 1986 the City approved a minor subdivision of the City owned property along the North Frontage Road to allow for the possible sale of part of the property. At that time approval of the minor subdivision was subject to the condition that the zoning of the property be researched further. Harmening indicated to the Planning Commission that upon researching the matter it appeared that in 1977 the City intended to rezone the property in question, as well as the property on both sides of the subject property, to C-5 General Commerce. Harmening noted that the problem in this case is that the legal description of the property which was rezoned did not technically include the city owned property. Therefore, the subject property is still zoned I-2 Industrial. Harmening also discussed with the Planning Commission matters pertaining to essential services, such as water towers, and how these types of uses relate to the zoning ordinance.

PUBLIC HEARING
REZONING FROM
I-2 TO C-5
CITY PROPERTY
ALONG NORTH
FRONTAGE ROAD
(WATER STORAGE
TANK).

Commissioners Ditty and Voelker were in attendance at the meeting at this time.

There being no comments from the audience the Chairman closed the Public Hearing at 7:45 P.M.

After discussion a motion was made by Commissioner Folch, seconded by Commissioner Conzemius, to recommend that the city owned property along the North Frontage Road (Water Tank property) be rezoned from I-2 to C-5 General Commerce due to the fact that it appeared that in 1977 the city intended the property to be zoned as such as well as the fact that the C-5 zoning will be compatible with adjacent properties which are also zoned C-5. Furthermore, the proposed C-5 zoning will also be consistent with the Comprehensive Plan. Upon vote taken, Ayes, 8; Nays, 0.

Planning Director Harmening indicated that Mr. Ginther is requesting site plan approval to allow a 14' x 32' addition to the existing day care facility at 655 Pleasant Drive. Harmening further noted that Ginther was also requesting a variance to the City's parking requirements to allow four more parking spaces to be added rather than the required six spaces. Harmening also updated the Planning Commission on previous actions taken regarding this matter. In this case Mr. Ginther received site plan approval and a parking variance in May of 1985 to allow the construction of the existing 32' x 44' building. In the previous case it was determined that the required parking ratio was one space per 100 square feet of net floor area. Consequently, Mr. Ginther was required to have 21 parking spaces but was granted a variance to allow 14 parking spaces which equaled a parking ratio of one space per 150 sq. ft. of net floor area. Harmening noted that in the present case Mr. Ginther would be required to provide six parking spaces but by using the previously approved parking ratio Ginther was requesting a variance to allow four parking spaces to be added. Harmening also discussed with the Planning Commission matters pertaining to the current zoning of the property, items of interest pertaining to the existing parking lot and proposed parking lot, setbacks, drainage, etc.

SITE PLAN AND
PARKING
VARIANCE-
EXPANSION TO
STEPPING STONE
DAY CARE CENTER
655 PLEASANT DR
RICHARD GINTHER

Commissioner Voelker suggested that the proposed parking area possibly be rearranged such that the four parking spaces face a southerly direction rather than a westerly and easterly direction.

Commissioner Dredge suggested that Mr. Ginther be required to widen the existing access drive to 20 feet which would be consistent with the site plan which was originally approved.

After discussion a motion was made by Commissioner Stevens, seconded by Commissioner Folch, to recommend approval of the parking variance to allow the addition of four parking spaces rather than the required six parking spaces as it appeared the parking ratio of one space per 150 square feet of net floor area was adequate for a daycare facility as well as the fact that the existing number of parking spaces, which were allowed at a ratio of one space per 150 square feet of floor area, appears functional and adequate. Upon vote taken, ayes, 8; Nays, 0.

After further discussion a motion was made by Commissioner Folch, seconded by Commissioner Voelker, to recommend approval of the site plan subject to the following conditions:

- A. That the building addition and parking improvements be completed pursuant to the site plan dated 10/23/86.
- B. That an adequate retaining wall must be erected which is constructed in a fashion which disallows vehicles from driving over the edge of the wall.

- C. That the existing and proposed parking lot must maintain a five foot setback from the interior side property line. Furthermore, the applicant shall install bumper curbs along the west parking stalls.
- D. That the applicant is permitted to reposition the proposed parking stalls if a more functional parking layout can be achieved. Any repositioning of the parking stalls must be approved by City Staff.
- E. That upon request for occupancy of the addition all uncompleted items contained within the site plan shall be addressed pursuant to the escrow requirement contained within the site plan review provisions of the city zoning ordinance. (Section 10.24).
- F. That the applicant widen the existing access drive to 20 feet as per the original site plan.

Upon vote taken, Ayes, 8; Nays, 0.

Planning Director Harmening reviewed with the Planning Commission the proposed third draft of the Mobile Home Park Ordinance. The Planning Commission provided Harmening with suggestions on modifying the Mobile Home Park Ordinance. After considerable discussion a motion was made by Commissioner Folch, seconded by Commissioner Kaiser, to order that a Public Hearing on the proposed ordinance be held at the November 10, 1986 Planning Commission meeting at 7:30 P.M. Upon vote taken, Ayes, 8; Nays, 0.

PROPOSED MOBILE
HOME PARK
ORDINANCE

Planning Director Harmening reviewed with the Planning Commission the Preliminary Draft of the Parks System Plan Update which was prepared by Tom Loucks and Associates. After discussion and questions regarding the plan no further action was taken.

1986 PARKS
SYSTEM PLAN
UPDATE

Planning Director Harmening updated the Planning Commission on recent City Council actions.

OTHER BUSINESS

As a result of the discussion held on the parking variance request regarding the Ginther proposal Chairman Simacek appointed Tom Ditty, Nick Conzemius, and Wayen Stevens to serve on a Committee to reexamine whether or not the City's parking requirements should be changed. Commissioner Ditty was named Chairman of this Committee.

There being no further discussion a motion was made by Commissioner Dredge, seconded by Commissioner Kaiser to adjourn the Planning Commission meeting at 8:30 P.M. Upon vote taken, Ayes, 8; Nays, 0.

ADJOURNMENT

MEMO

Date: October 27, 1986

To: Mayor and City Council

From: Tom Harmening, City Planner

Re: Rezoning - City owned property - water tank property on North Frontage Road.

As the City Council may recall, in August of 1986 the City approved a minor subdivision of the above stated land so as to allow for the possible sale of part of the property. This approval was subject to the condition that the zoning of the property be researched further.

Upon researching this matter it appears that in 1977 the City intended to rezone the property in question, as well as the property on both sides of the subject property, to a C-5 general commerce zone. The problem in this case is that the legal description of the property which was rezoned did not technically include the City owned property. Therefore, the subject property is still zoned I-2 Industrial.

Recommendation:

The Planning Commission recommended that the subject property be rezoned from I-2 to C-5 General Commerce due to the fact that it appears that in 1977 the City intended the property to be zoned as such as well as the fact that the C-5 zoning will be compatible with adjacent properties which are also zoned C-5. The proposed C-5 zoning will also be consistent with the Comprehensive Plan.

Jt

SUBJECT PROPERTY



011-25

010-35

011-50

011-70

010-92

020-92

010-13

020-15

017-17

012-50

011-85

011-50

020-50

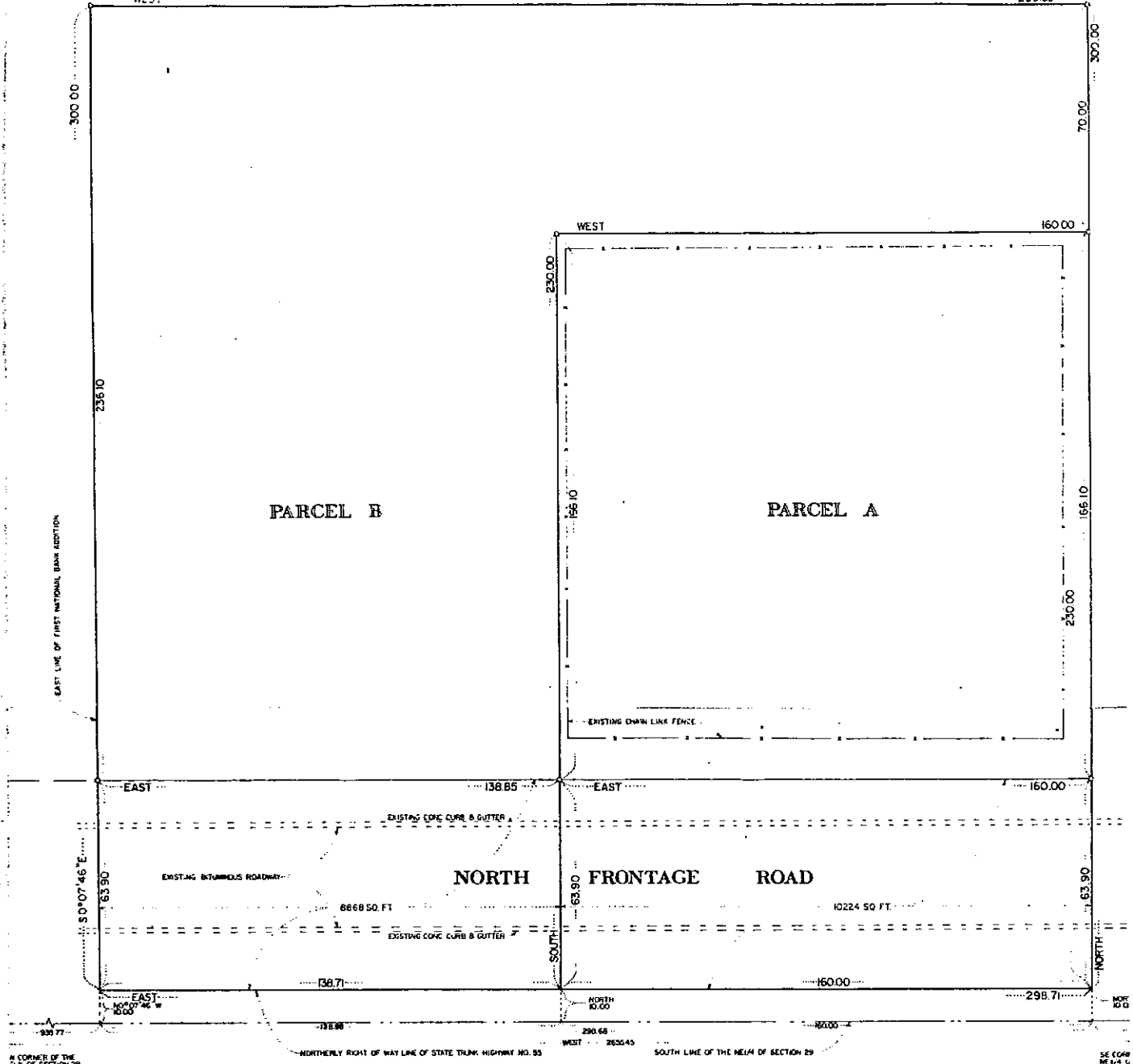
010-35

010-74

010-72

CORP LIMITS

CORP LIMITS



PARCEL A

That part of the South One Half of the Northeast Quarter of Section 29, Township 115 N., Range 17 W., Dakota County, Minnesota, described as follows:

Commencing at the southeast corner of said South One Half of the Northeast Quarter; thence West, bearing assumed, along the south line of said South One Half of the Northeast Quarter, a distance of 1418.00 feet; thence North a distance of 10.00 feet to the point of beginning of the land to be described; thence North a distance of 230.00 feet; thence West a distance of 160.00 feet; thence South a distance of 230.00 feet; thence East a distance of 160.00 feet to the point of beginning.

Subject to an easement for the North Frontage Road over, under and across the South 63.90 feet of the above described property.

Containing 36,604 square feet more or less.

PARCEL B

That part of the South One Half of the Northeast Quarter of Section 29, Township 115 N., Range 17 W., Dakota County, Minnesota, described as follows:

Commencing at the southeast corner of said South One Half of the Northeast Quarter; thence West, bearing assumed, along the south line of said South One Half of the Northeast Quarter, a distance of 1418.00 feet; thence North a distance of 10.00 feet to the point of beginning of the land to be described; thence North a distance of 300.00 feet; thence West a distance of 299.38 feet to the east line of FIRST NATIONAL BANK ADDITION, on file and of record in the office of the County Recorder, Dakota County, Minnesota; thence R6°07'46"E. along said east line, a distance of 300.00 feet; thence East a distance of 298.71 feet more or less to the point of beginning, except that part described as follows:

Commencing at the southeast corner of said South One Half of the Northeast Quarter; thence West, bearing assumed, along the south line of said South One Half of the Northeast Quarter, a distance of 1418.00 feet; thence North a distance of 10.00 feet to the point of beginning of the land to be described; thence North a distance of 230.00 feet; thence West a distance of 160.00 feet; thence South a distance of 230.00 feet; thence East a distance of 160.00 feet to the point of beginning.

Subject to an easement for the North Frontage Road over, under and across the South 63.90 feet of the above described property.

Containing 52,914 square feet more or less.

10/20/86

PROJECT: Renaming - City Property - Water Tank
North Frontage Road

Department	Reviewed		Date	Name	Comments
	Yes	No			
Fire	✓	✓	10/21/86	J. Kelly	Approved
Water	✓		10/20/86	Arnold Eckman	APPROVED
Building	✓		10/20/86	M. Miller	APPROVED
Planning	✓		10/24/86	T.H.	Approved
Engineering	✓		10/24/86	J. Henschmidt	Approved
Parks					

MEMO

Date: October 27, 1986

To: Mayor and City Council

From: Tom Harmening, City Planner

Re: Site Plan and Variance Request - Expansion to Stepping Stone Day
Care facility, 655 Pleasant Drive - Richard Ginther

Mr. Ginther is requesting site plan approval to allow a 14' x 32' addition to the existing day care facility at 655 Pleasant Drive. Ginther is also requesting a variance to the City's parking requirements to allow four more parking spaces to be added rather than the required six spaces.

As members of the City Council may recall Mr. Ginther received site plan approval and a parking variance in May of 1985 to allow the construction of the existing 32' x 44' building. In the previous case it was determined that the required parking ratio was one space per 100 square feet of net floor area. Consequently, Mr. Ginther was required to have 21 parking spaces but was granted a variance to allow 14 parking spaces which equaled a parking ratio of one space per 150 square feet of net floor area (see attached Planning Commission minutes and previous site plan). In the present case Mr. Ginther would be required to provide six parking spaces but by using the previously approved parking ratio Ginther is requesting a variance to allow four parking spaces to be added (see attached present site plan).

Other Comments on the proposal -

A. Present Zoning - C-5 General Commerce. The use would appear to fall into the permitted use category called "personal services". I assume this is the interpretation the previous Planner used.

B. Existing parking lot - As you will note on the site plan, Ginther proposes to widen the existing parking lot by 5 feet to the west which would then bring the parking lot within 5 feet of the interior side lot line. Parking lots are allowed to come within 5 feet of interior lot lines. Ginther should be required to place bumper curbs along the parking stalls on the west side of the lot. It should also be noted that the original site plan indicated a driveway width of 20 feet. According to the site plan the existing access driveway is shown to be only 16 feet wide. Ginther should possibly be required to widen this driveway to 20 feet.

C. Proposed parking lot - it would appear Ginther would have to add fill and construct a retaining wall to accommodate the three proposed parking spaces on the east side of the lot. Please note that the proposed parking is being off set slightly from the existing parking lot in order to maintain the five foot setback on the west side of the property. Ginther has acknowledged the need for constructing the retaining wall and intends to do so. Ginther should take care to insure that the retaining wall is constructed to prohibit cars from driving over the edge of the wall. In addition, Ginther should maintain the required five foot setback and provide a bumper curb for the proposed parking space on the west side of the lot.

D. Setback of structure - all setback requirements appear to be met.

E. Drainage - The property would continue to drain essentially the same as it does right now. In this case the property appears to drain primarily in a northeasterly direction.

F. If you drove by the site you probably noticed that Mr. Ginther has completed some of the work on the expansion. Mr. Ginther has been ordered to stop work until full approvals have been given.

Recommendation:

1. Variance - The Planning Commission recommended approval of the variance request to allow the addition of four parking spaces rather than the required six parking spaces as it appears the parking ratio of one space per 150 square feet of net floor area is adequate for a day care facility as well as the fact that the existing number of parking spaces, which were allowed at a ratio of one space per 150 square feet of floor area, appears functional and adequate.

2. Site Plan - The Planning Commission recommended approval of the site plan subject to the following conditions:

A. That the building addition and parking improvements be completed pursuant to the site plan dated 10/23/86.

B. That an adequate retaining wall must be erected which is constructed in a fashion which disallows vehicles from driving over the edge of the wall.

C. That the existing and proposed parking lot must maintain a five foot setback from the interior side property line. Furthermore, the applicant shall install bumper curbs along the west parking stalls.

D. That the applicant may reposition the proposed parking stalls if a more functional layout can be achieved. Any change in the parking layout must be approved by City Staff.

E. That upon request for occupancy of the addition all uncompleted items contained within the site plan shall be addressed pursuant to the escrow requirement contained within the site plan review provisions of the city zoning ordinance (Section 10.24).

F. That the applicant widen the existing access drive to 20 ft. as shown on the original site plan.

Jt



SUBJECT PROPERTY

LAKE REBECCA

PLEASANT VALLEY

PLEASANT VALLEY

WILLIAMS
SCHUMACHERS

VALLEY MANOR
WESTVIEW SHOPPING CENTER

VALLEY MANOR

FIRST ADDITION



14TH STREET

PONDING

LIMITS

LIMITS

LAND USE APPLICATION

CITY OF HASTINGS

Address of Property Involved 655 Pleasant Drive, Hastings

Legal Description of Property Involved Part of outlet D / Imperial Estates

Applicant:
Name Richard Ginther

Address 524 W. 5th St.
Hastings, MN 55033

Telephone (612) 437-8922

Official Use Only	
Date Rec'd	<u>10/20/86</u>
Case No.	_____
Fee Paid	<u>\$130.00</u> <u>100 Site Plan</u> <u>30 Variance</u>
Rec'd by	<u>T.A.</u>

Owner: (If different from Applicant)

Name: _____

Address: _____

Telephone: _____

Request:

Zone: _____

Special Use: _____

Site Plan Review

Subdivision: _____

Variance:

Other: _____

Present Zone: _____

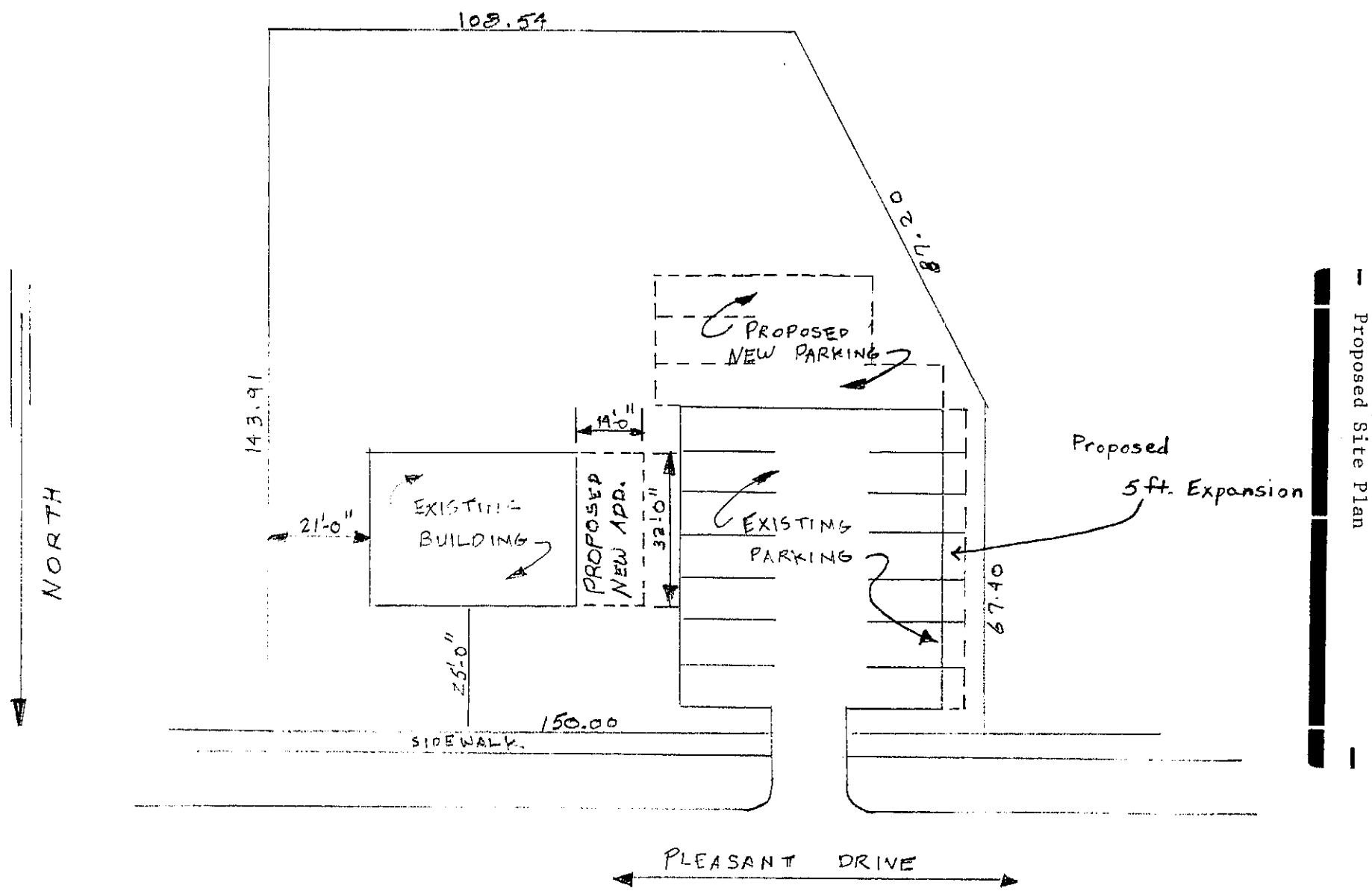
Applicable Ordinance No. _____ Section: _____

Description of Request Parking Variance

Site Plan Review

Planning Commission	Approved	Denied	Date

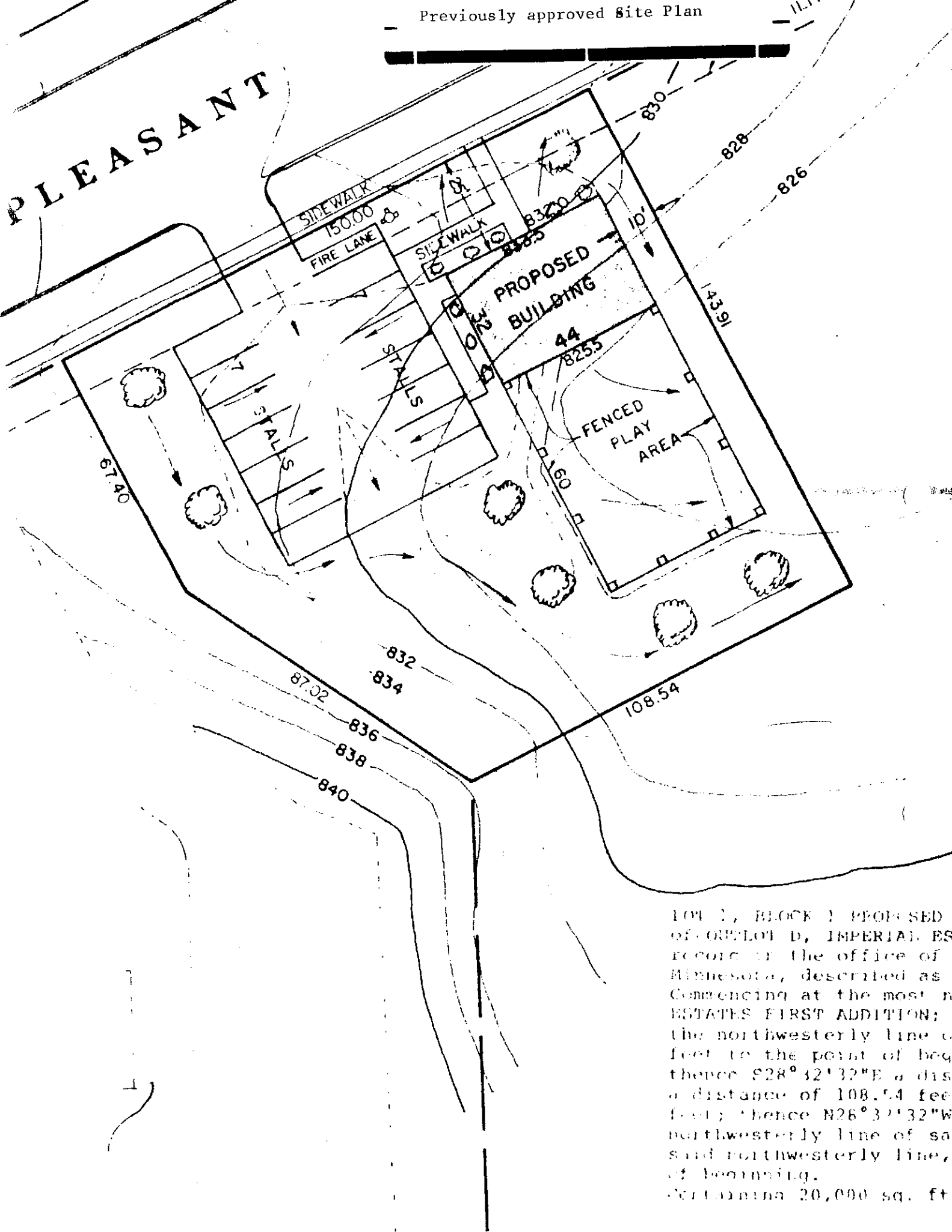
Richard Ginther
Signature of Applicant



Art Lintner
 11-22-86

SCALE 1" = 30'-0"

PLEASANT



LOT 1, BLOCK 1 PROPOSED F
 of OUTLOT D, IMPERIAL EST
 records in the office of t
 Minnesota, described as f
 Commencing at the most no
 ESTATES FIRST ADDITION; t
 the northwesterly line of
 feet to the point of begi
 thence S28°32'32"E a dist
 a distance of 108.54 feet
 feet; thence N26°32'32"W
 northwesterly line of sai
 said northwesterly line,
 of beginning.

Containing 20,000 sq. ft.

Previous Planning Commission Minutes

MINUTES OF THE HASTINGS PLANNING COMMISSION

MONDAY, MAY 13, 1985

The meeting was called to order by Vice Chairman Folch at 7:30 P.M.

Members Present: Commissioners Stevens, Kaiser, Consemius, Anderson Volker and Vice Chairman Folch.

Members Absent: Commissioners Ditty, Reuter and Chairman Simacek.

Moved by Commissioner Stevens, and seconded by Commissioner Conzemius to approve the minutes as submitted. Ayes 6; Nays, None.

APPROVAL OF MINUTE

Planner Loucks explained that the First National Bank Property between the North Frontage Road and Pleasant Drive in the Imperial Estates Addition needs to be platted. Most of this property was originally platted as an outlot; building permits can not be issued for outlot parcels. The bank wishes to sell a parcel to Richard Ginther for a day care center. In addition Dakota County has relocated a $\frac{1}{4}$ section corner and therefore the right of way for the North Frontage Road will have to be moved. The City Council will vacate and rededicate property for the North Frontage Road on the basis of the First National Bank Plat.

FIRST NATIONAL BANK
PRELIMINARY PLAT

Commissioner Volker questioned the use of the land between North Frontage Road and Highway 55. Commissioner Volker also remarked that parking along Pleasant Drive is a problem.

Planner Loucks said that the Public Hearing for this plat will be held on May 28th. He recommended that the commission present the street vacation, bank plat and site plan (next item of business) to the City Council at the same meeting.

Commissioner Stevens said that the Commission will have to recognize the correction for the right of way and therefore should proceed.

No other action required at this time.

Planner Loucks explained that the lot size, setbacks and use meet the requirements of the R-3 zone. He explained that a parking variance from 21 to 14 spaces is required because policy is to use the office space parking requirement. Approval of the variance is requested because the commission will be considering changing the parking requirement to that of retail: one space per 150 square feet rather than one space for 100 square feet.

RICHARD GINTHER-
SITE PLAN APPROVAL
PLEASANT DRIVE

Commissioner Stevens said that the commission should reduce parking requirements for daycare use.

Commissioner Folch asked Mr. Ginther about how many employee cars would be parked on the site.

Ginther replied that about six cars would be parked all day but that the parents simply drop off and pick up their children.

Mayor Stoffel asked whether there would be enough parking if Mr. Ginther should sell the property in the future.

Planner Loucks replied that the retail requirements would be the same as is presently being approved and therefore should not be a problem.

Mr. Ginther noted that there is room for more parking spaces.

Commissioner Conzemius asked Mr. Ginther why more spaces were not provided as there is enough room for them. Mr. Ginther said that in his experience he did not believe they would need it. Planner Loucks noted that the staff is considering issuing footing and foundation permit for Mr. Ginther prior to completion of plat for First National Bank.

Commissioner Stevens asked if the property lines could be established from metes and bounds.

John Dwyer said that the metes and bounds will be staked and will match the final plat.

Moved by Commissioner Conzemius and seconded by Commissioner Stevens to approve the site plan and the variance. Ayes 6; Nays, None.

Planner Loucks explained that this subdivision was required to permit the owners to sell the back half of all lots to the cemetery the remaining lots are large enough for single family residences. He recommended approval subject to a provision that lots 2 and 3 be combined under one legal description because the existing house is located on the line between the lots. He recommended this item for the public hearing on May 28th.

OLSONS ADDITION-
25TH STREET-
PRELIMINARY PLAT

Vice Chairman Folch asked Mrs. Olson when the building would be torn down.

Mrs. Olson replied that she did not know but it would be at least 5 or 10 years from now.

Planner Loucks explained that this site plan meets all the requirements for the C3 zone. He recommended approval subject to 3 provisions. First, delete 3 parking spaces beside the city's 10 foot right of way; second, install a 3½ foot hedge along the rear property line, third, install a bumper curb 5 feet from the rear property line.

SITE PLAN - RON
BATTERN-1207
VERMILLION STREET

Commissioner Volker asked about the use of the building.

Planner Loucks replied that it would be general commercial. Commissioner Anderson moved and Commissioner Conzemius seconded to approve the site plan subject to the provisions outlined by the City Planner. Ayes, 6; Nays, None.

Planner Loucks explained that this presentation is for Commission information so that they could review the issues before the hearing which will be held on May 28th. Planner Loucks explained that a request to rezone this parcel R3 was denied six months ago.

HASTINGS CONSTRUCTION
REZONE FROM
AGRICULTURE TO R3
160TH ST. & CORY LANE

At that time the Council suggested that Hastings Construction work out their differences with the residents of Malcolm Avenue. Mayor Stoffel and Councilman Nesbitt were present at meetings held with Hastings Construction and the residents. This is a new site plan, but the rezoning request is the same; For a R3 zone and planned development agreement.

10/20/84

PROJECT: Site Plan - Expansion to "Stepping Stone Daycare"
Parking Variance
Richard Ginther

Department	Reviewed		Date	Name	Comments
	Yes	No			
Fire	✓		10/21/86	Rosenhall	Approved
Water	✓		10/20/86	Michael Eckert	APPROVED
Building	✓		10/20/86	W. Ellis	APPROVED
Planning	✓		10/24/86	T.H.	Approve as per memo
Engineering	✓		10/20/86	JJ. Pleunschmidt	Approved
Parks					

MEMO

To: Honorable Mayor & Members of the City Council

From: J.J. Kleinschmidt, City Engineer

Subject: Elizabeth Hjermstad, storm sewer assessment

Date: September 4, 1986

A storm sewer was constructed on Tyler Street in 1984. The easterly 1/3 of Mrs. Hjermstad's property contributes storm water to this system and more particularly to the catch basins on Tyler Street. Mrs. Hjermstad owns Lots 2,3 & 4 of Block 2, Town of Hastings. She was assessed only for Lot 2, Block 2. Her assessment was for 9100 square feet at \$.0675425 per square foot for a total assessment of \$614.64. She paid her assessment in full in 1985 and it is now my understanding that she is asking for a refund of her assessment.

Enclosed you will find a copy of a sketch showing the storm sewer on Tyler Street as well as the assessed storm drainage area.

James J. Kleinschmidt

jt

H. ARMSTAD
LOT THAT WAS
ASSESSED FOR
STORM SEWER

FIRST

ASSESSED STORM DRAINAGE
AREA
STORM SEWER SYSTEM

SECOND

MARKET
SQUARE

THIRD

FOURTH

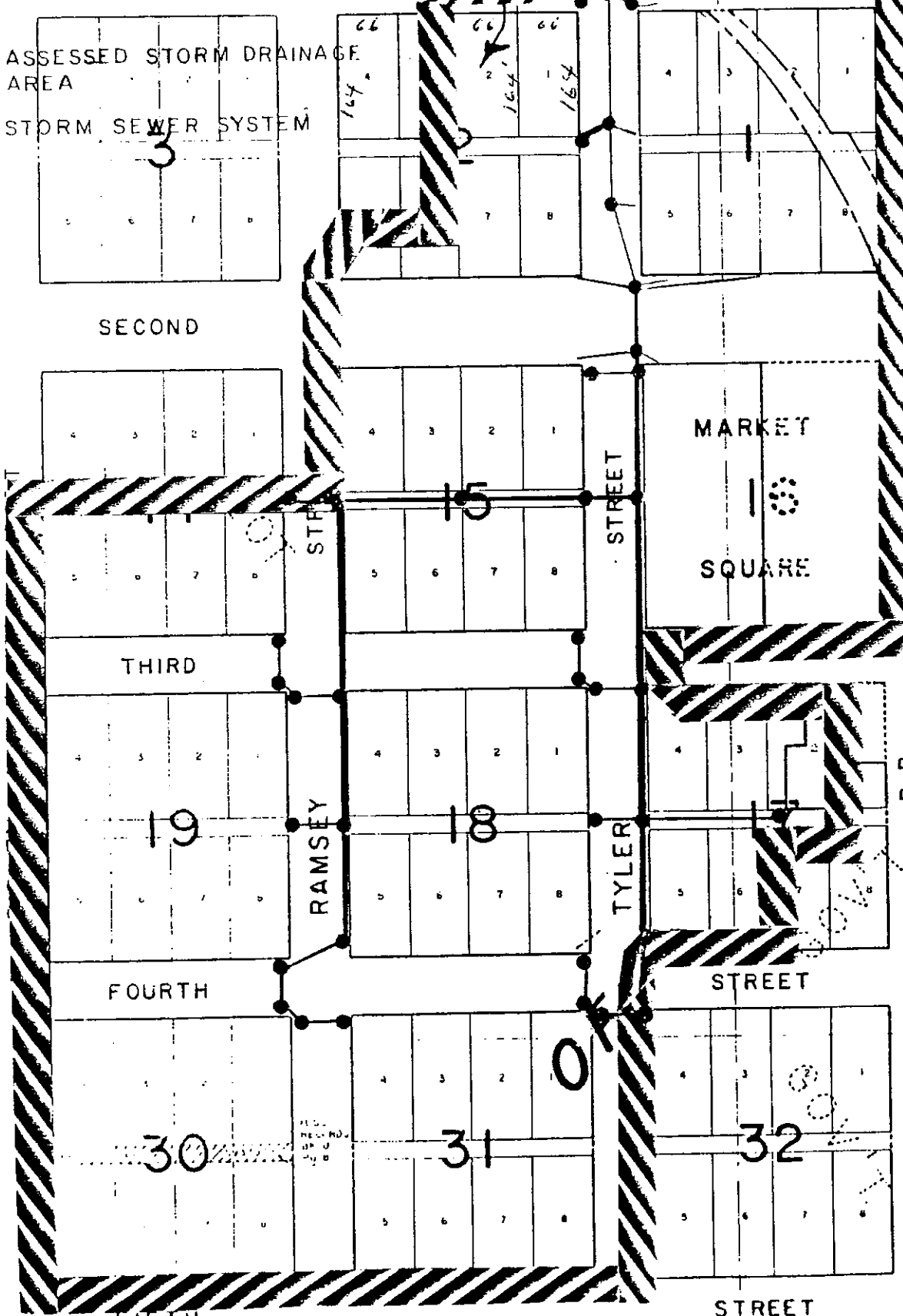
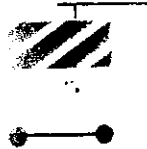
FIFTH

RAMSEY

TYLER

R. R.
C. M. ST. P. & P.
RAILROAD

STREET
STREET
STREET
STREET



V11B3

MEMO

TO: Mayor and City Council
FROM: Gary E. Brown
DATE: October 30, 1986
SUBJECT: County Fuel Oil Contamination

On Wednesday, October 29th the County Administrator, Fred Joy contacted me regarding the problem with the new excavation of the County Jail. Apparently, their contractor was relocating a fuel oil tank for the County and discovered that the tank had a hole in it. The tank contained #2 fuel oil and it was discovered that a 1 quarter inch hole had developed in a weld. This hole did not occur as a result of erosion or corrosion but apparently was a weld that popped. PCA has been informed and is working with Dakota County however, it appears that Dakota County will need to store the contaminated matter somewhere near the site until a place can be determined for its ultimate location. The storage would be within the guidelines of the Minnesota Pollution Control Agency and a formal letter will be coming from Mr. Joy to outline this procedure. The City Council is being requested to approve the storage of this matter at the Dakota County Government Site.

cl

HASTINGS CITY COUNCIL

RESOLUTION NO. ___-86

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HASTINGS
OPPOSING RECENT DAKOTA COUNTY BOARD ACTIONS TO REMOVE
VARIOUS OFFICES FROM HASTINGS

NOVEMBER 3, 1986

Councilperson Trautmann introduced the following Resolution and recommended its adoption:

WHEREAS, the Hastings City Council has become aware that the Dakota Board of Commissioners will be seeking special legislation to remove from the County Seat all County administrative offices and elected administrative offices such as Auditor, Recorder and Treasurer; and

WHEREAS, the City of Hastings has been the County Seat for Dakota County for over ~~125~~¹²⁷ years; and

WHEREAS, Dakota County presently owns about 50 acres in western Hastings, most of which is ready for development and can be used for any new administrative office facility; and

WHEREAS, the County's land in Hastings is already paid for in full, and is presently serviced by streets, water, sewer and storm sewer facilities; and

WHEREAS, building a new administrative office facility outside of Hastings will not result in any improvement in providing services to Dakota County residents since only an extremely small number of residents regularly use the services of the offices sought to be removed; and

WHEREAS, moving the administrative offices out of Hastings will result in inefficiency because of fractionalization of County services as opposed to centralizing them in one location as is the goal of a County Seat; and

WHEREAS, it is estimated that land acquisition costs for a new administrative office facility outside of Hastings will be at least 1.5 million dollars, not including necessary local improvements and that such an expenditure of County taxpayer's money is fiscally irresponsible when the County already owns sufficient land in Hastings, which is already paid for and which is already serviced by the necessary utilities;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hastings as follows:

The Hastings City Council wishes to go on record as being unalterably opposed to any attempts to move the administrative offices and elected administrative positions outside of Hastings.

BE IT FURTHER RESOLVED, by the Hastings City Council that it strongly objects to the County Board's attempts, by seeking special legislation, to circumvent established Minnesota Law which prescribes the proper method of changing the location of the County Seat;

BE IT FURTHERED RESOLVED, that this Council, consisting of County taxpayers, condemns purchasing land for a new administrative office facility outside of Hastings, when the County already owns sufficient land in Hastings and believes that such a policy is fiscally irresponsible and will impose an unnecessary financial burden on all Dakota County taxpayers under the guise of providing convenience to an extremely small number of Dakota County residents.

Councilperson _____ duly seconded the foregoing Resolution and upon being put to a vote the same was unanimously adopted. The Mayor declared the same to be duly passed.

LuAnn Stoffel, Mayor

ATTEST:

Gary E. Brown, City Administrator/Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF DAKOTA)

CERTIFICATION

Gary E. Brown, City Administrator/Clerk of the City of Hastings does hereby certify that the foregoing Resolution is a true and correct copy of the Resolution that was duly adopted at a regular meeting of the City Council of the City of Hastings on November 3, 1986.

Gary E. Brown, City Administrator/Clerk

(SEAL)

CITY OF HASTINGS

100 SIBLEY STREET
HASTINGS, MINNESOTA 55033

ESTIMATE NO. 6 PERIOD ENDING October 23, 1986 CITY NO. 1985-1,3-13 SHEET 1 of 6

PROJECT: 1985 STREET & UTILITY IMPROVEMENTS ORIGINAL CONTRACT AMOUNT \$1,398,746.55
Bid Proposals "A" & "C"

CONTRACTOR: Austin P. Keller Construction Inc.

DATE APPROVED: November 3, 1986

ENGINEER: James J. Kleinschmidt

ITEM NO.	DESCRIPTION OF ITEMS	UNIT	PRICE	QUANTITY			EXPANDED TOTAL
				PLAN	PREVIOUS	PRESENT	
BID PROPOSAL "A"							
STREET CONSTRUCTION BID ITEMS							
2101.502	Clearing Trees	TREE	10.00	495	587.0	587.0	5,870.00
2101.507	Grubbing Trees	TREE	9.00	498	601.0	601.0	5,409.00
2104.501	Remove Concrete Curb & Gutter	LF	3.00	200	159.5	159.5	478.50
2104.503	Remove Building Foundations	SF	1.00	1,000	2,182.9	2,182.9	2,182.90
2104.505	Remove Mono Walk or Concrete Driveway	SY	0.50	166	249.4	249.4	124.70
2104.505	Remove Bit. Pvrnt (incl. Bit. Drwy)	SY	0.40	12,109	10,492.2	10,492.2	4,196.87
2140.521	Remove and Relocate Fencing	LF	3.00	1,015	0.0	0.0	0.00
2104.523	Remove and Relocate Existing Trees	EA	200.00	2	0.0	0.0	0.00
2105.501	Common Excavation	CY	1.15	55,914	58,459.0	58,459.0	67,227.85
2105.521	Granular Borrow (CV)	CY	4.00	352	3,232.9	3,232.9	12,931.60
2105.523	Common Borrow (CV)	CY	0.90	3,109	7,354.1	7,354.1	6,618.69
2211.501	Aggregate Base, Class 5	TON	4.10	19,675	15,732.2	20,754.5	85,093.33
2341.504	Bituminous Material for Mixture	TON	105.00	375.4	225.6	390.9	41,044.50
2341.508	Wearing Course Mixture - 2" Thickness	TON	15.00	6,060	3,941.3	6,743.4	101,151.30
2341.521	2" Bituminous Driveway Panels	SY	11.00	840	1,352.0	1,352.0	14,871.78
2506.511	Reconstruct Existing Manhole	LF	100.00	2.0	0.0	2.4	235.00
2506.522	Adjust Frame and Ring Castings	EA	130.00	21	17.0	21.0	2,730.00
0504.602	Adjust Gate Valve Boxes	EA	100.00	12	11.0	18.0	1,800.00
2521.501	4" Conc. Walk incl. Granular Bedding	SF	1.50	56	4.5	108.3	162.44
2521.503	6" Concrete Step Riser	SF	17.50	3	1.5	1.4	23.63
2531.501	Concrete Curb and Gutter Design B618	LF	4.10	20,710	17,754.4	17,799.6	72,978.36
2531.503	6" Concrete Driveway Pavement	SF	2.10	7,383	4,394.7	4,991.7	10,482.55
2535.501	Bituminous Curb - Design B6	LF	1.40	5,580	5,378.8	5,332.8	7,465.92
2575.502	Seed Mixture No. 5	LB	3.80	172	0.0	0.0	0.00
2575.505	Sodding, including topsoil	SY	1.70	14,605	7,881.9	8,906.9	15,141.73
2575.511	Mulch Material, Type 1	TON	217.00	2.9	0.0	0.0	0.00
2575.531	Commercial Fertilizer, Analysis 8-10-30	TON	460.00	0.36	0.0	0.0	0.00
ITEM 28	Baled Hay or Straw Erosion Checks	BALE	5.00	50	114.0	114.0	570.00

SUBTOTAL STREET CONSTRUCTION 458,790.63
Bid Proposal "A"

PROJECT: 1986 STREET & UTILITY IMPROVEMENTS

ORIGINAL CONTRACT AMOUNT \$1,398,746.55

Bid Proposals "A" & "C"

CONTRACTOR: Austin P. Keller Construction Inc.

ITEM NO.	DESCRIPTION OF ITEMS	UNIT	UNIT PRICE	Q U A N T I T Y			EXPANDED TOTAL
				PLAN	PREVIOUS	PRESENT	
BID PROPOSAL "A"							
STORM SEWER CONSTRUCTION BID ITEMS							
2104.501	Remove Existing CMP Storm Sewer	LF	5.00	248.5	209.0	209.0	1,045.00
2104.509	Remove Exist. Manhole or Catch Basin	EA	200.00	2	2.0	2.0	400.00
2104.523	Remove & Relocate Existing Catch Basin	EA	500.00	1	0.0	0.0	0.00
2501.501	Furnish & Install 18" CMP Culvert	LF	19.00	70	80.0	80.0	1,520.00
2501.515	Furnish & Install 12" RCP F.E.S.	EA	320.00	1	1.0	1.0	320.00
2501.515	Furnish & Install 15" RCP F.E.S.	EA	350.00	1	1.0	1.0	350.00
2501.515	Furnish & Install 24" RCP F.E.S.	EA	460.00	1	1.0	1.0	460.00
2501.515	Furnish & Install 42" RCP F.E.S.	EA	800.00	1	1.0	1.0	800.00
2503.521	Furnish & Install 22" Span RCP Arch	LF	30.00	68.5	67.5	67.5	2,025.00
2503.541	Furnish & Install 12" RCP CL. III	LF	15.00	1,118.0	1193.4	1193.4	17,901.45
2503.541	Furnish & Install 15" RCP CL. III	LF	18.00	1,329.0	1219.9	1219.9	21,957.30
2503.541	Furnish & Install 18" RCP CL. III	LF	16.00	840.0	817.4	817.4	13,078.40
2503.541	Furnish & Install 18" RCP CL. IV	LF	16.00	762.5	426.7	426.7	6,826.40
2503.541	Furnish & Install 21" RCP CL. III	LF	19.00	362.0	362.0	362.0	6,878.00
2503.541	Furnish & Install 24" RCP CL. III	LF	21.00	465.0	460.0	460.0	9,660.00
2503.541	Furnish & Install 27" RCP CL. III	LF	23.00	840.0	851.0	851.0	19,573.00
2503.541	Furnish & Install 30" RCP CL. III	LF	25.00	430.0	546.0	546.0	13,650.00
2503.541	Furnish & Install 42" RCP CL. III	LF	40.00	727.0	769.0	769.0	30,760.00
2506.506	Construct Extra Depth Manhole Over 8'	LF	70.00	18.2	17.5	17.5	1,223.60
2506.508	Construct MH or Catch Basin MH, 4' dia	EA	900.00	19.0	14.0	14.0	12,600.00
2506.508	Construct MH Over Exist. Storm Sewer	EA	950.00	2	2.0	2.0	1,900.00
2506.508	Construct MH or Catch Basin MH, 6' dia	EA	1,500.00	7	8.0	8.0	12,000.00
2506.509	Construct Catch Basin, 4' dia	EA	800.00	38	38.0	38.0	30,400.00
2511.502	Random Riprap, Class IV	TON	30.00	40	43.2	43.2	1,294.50
2511.513	Granular Filter Material	TON	20.00	23.5	32.1	32.1	642.00
ITEM 3760	Furnish & Install 4" Insulation Board	SF	1.50	188	353.0	353.0	529.50
ITEM 24	Connect to Existing Storm Sewer System	EA	1,000.00	5	5.0	5.0	5,000.00
SUBTOTAL STORM SEWER CONSTRUCTION Bid Proposal "A"							212,794.15

PROJECT: 1986 STREET & UTILITY IMPROVEMENTS

ORIGINAL CONTRACT AMOUNT \$1,398,746.55

Bid Proposals "A" & "C"

CONTRACTOR: Austin P. Keller Construction Inc.

ITEM NO.	DESCRIPTION OF ITEMS	UNIT	UNIT PRICE	Q U A N T I T Y			EXPANDED TOTAL
				PLAN	PREVIOUS	PRESENT	
BID PROPOSAL "A"							
SANITARY SEWER CONSTRUCTION BID ITEMS							
1	8"ESVCP Sanitary Sewer Pipe 0'-14'	LF	15.00	5,215.8	5,262.7	5,262.7	78,940.95
4	8" DIP Sanitary Sewer Pipe, 10'-12'	LF	18.00	40.0	42.0	42.0	756.00
5	10" ESVCP Sanitary Sewer Pipe, 10'-22'	LF	34.00	1,664.0	1,704.0	1,704.0	57,936.00
11	10" CI 52 DIP San. Sewer Pipe, 18'-28'	LF	39.00	965.0	965.0	965.0	37,635.00
16	Construct 4' dia Manhole, 0'-8'	EA	800.00	38	39.0	39.0	31,200.00
17	Construct Extra Depth of Manhole over 8'	LF	70.00	191.5	188.3	188.3	13,182.40
18	Connection Into Existing Manhole	EA	1,000.00	4	4.0	4.0	4,000.00
19	Connect to Existing Stub	EA	1,000.00	2	2.0	2.0	2,000.00
20	4" on 8" ESVCP WYE Branches, Type A	EA	50.00	69	72.0	72.0	3,600.00
21	4" on 8" ESVCP WYE, Type A, Core & Tap	EA	60.00	4	6.0	6.0	360.00
22	4" on 8" ESVCP WYE Branches, Type B	EA	60.00	5	3.0	3.0	180.00
23	6" on 8" ESVCP WYE Branches, Type A	EA	50.00	1	1.0	1.0	50.00
24	4" ON 10" ESVCP WYE Branches, Type A	EA	60.00	8	8.0	8.0	480.00
25	4" on 10" ESVCP WYE Branches, Type B	EA	70.00	21	21.0	21.0	1,470.00
26	4" on 10" MJ WYE Branches, Type B	EA	280.00	16	16.0	16.0	4,480.00
27	4" DIP Service Pipe Riser	LF	14.00	419.2	564.5	564.5	7,903.00
28	4" CISP Service Pipe	LF	11.00	3,733.0	3,654.5	3,654.5	40,199.50
29	6" CISP Service Pipe	LF	12.00	60.0	62.0	62.0	744.00
30	Rock Excavation, incl Granular Backfill	EA	50.00	340	2,260.7	2,260.7	113,035.00
SUBTOTAL SANITARY SEWER CONSTRUCTION Bid Proposal "A"							398,151.85

PROJECT: 1986 STREET & UTILITY IMPROVEMENTS
 Bid Proposals "A" & "C"

ORIGINAL CONTRACT AMOUNT \$1,398,746.55

CONTRACTOR: Austin P. Keller Construction Inc.

ITEM NO.	DESCRIPTION OF ITEMS	UNIT	UNIT PRICE	Q U A N T I T Y			EXPANDED TOTAL
				PLAN	PREVIOUS	PRESENT	
BID PROPOSAL "A"							
WATERMAIN CONSTRUCTION BID ITEMS							
1	Live Tap including 6" Gate Valve	EA	1,200.00	1	1.0	1.0	1,200.00
2	Live Tap including 8" Gate Valve	EA	1,400.00	4	4.0	4.0	5,600.00
3	16" DIP CI. 52 WM	LF	12.00	1,909	1997.3	1997.3	23,967.12
4	18" DIP CI. 52 WM	LF	13.00	7,487	6764.1	6764.1	87,933.43
5	16" DIP CI. 52 Branch Service	LF	14.00	396	443.3	443.3	6,206.20
6	16" MJ Gate Valve	EA	300.00	29	27.0	27.0	8,100.00
7	18" MJ Gate Valve	EA	400.00	13	14.0	14.0	5,600.00
8	16" MJ Hydrant w/ 4" Steamer	EA	1,000.00	20	20.0	20.0	20,000.00
9	Connect to Existing Watermain	EA	500.00	10	13.0	13.0	6,500.00
10	1MJ CIP Fittings	LB	1.00	8,160	9395.0	9395.0	9,395.00
11	3/4" Corporation Stop	EA	10.00	139	128.0	133.0	1,330.00
12	1" Corporation Stop	EA	15.00	9	7.0	7.0	105.00
13	2" Corporation Stop	EA	140.00	2	2.0	2.0	280.00
14	3/4" Type K Copper Service	LF	4.00	4,632	4769.5	4769.5	19,078.00
15	1" Type K Copper Service	LF	5.00	220	140.0	140.0	700.00
16	2" Type K Copper Service	LF	12.00	40	40.0	40.0	480.00
17	3/4" Curb Stop with Curb Box	EA	50.00	137	125.0	125.0	6,250.00
18	1" Curb Stop with Curb Box	EA	60.00	9	7.0	7.0	420.00
19	2" Curb Stop with Curb Box	EA	100.00	2	2.0	2.0	200.00
20	Rock Excavation, incl Granular Backfill	CY	40.00	165	1002.8	1002.8	40,112.00
21	Disconnect and Cap Corp. Stop @ WM	EA	150.00	1	2.0	2.0	300.00
22	Remove Exist. 6" CIP WM	LF	5.00	410	270.3	270.3	1,351.50
23	Remove Existing 6" Hydrant	EA	400.00	1	1.0	1.0	400.00
24	Connect to Existing WM Service	EA	250.00	2	2.0	2.0	500.00
SUBTOTAL WATERMAIN CONSTRUCTION Bid Proposal "A"							246,008.25

PROJECT: 1986 STREET & UTILITY IMPROVEMENTS
 Bid Proposals "A" & "C"

ORIGINAL CONTRACT AMOUNT \$1,398,746.55

CONTRACTOR: Austin P. Keller Construction Inc.

ITEM NO.	DESCRIPTION OF ITEMS	UNIT	UNIT PRICE	Q U A N T I T Y			EXPANDED TOTAL
				PLAN	PREVIOUS	PRESENT	
	BID PROPOSAL "C"						
	PINE ST STATE AID PROJ SAP 130-122-08						
	STREET CONSTRUCTION BID ITEMS						
2101.502	Clearing Trees	TREE	10.00	6	10.0	10.0	100.00
2101.507	Grubbing Trees	TREE	9.00	15	16.0	16.0	144.00
2104.501	Remove Concrete Curb & Gutter	LF	3.00	1,935.5	1,960.5	1,960.5	5,881.50
2104.505	Remove Mono Walk or Concrete Driveway	SY	0.50	635	145.4	145.4	72.70
2104.505	Remove Bit. Pmnt (incl. Bit. Drwy)	SY	0.40	8,080	8,080.0	8,080.0	3,232.00
2140.521	Remove and Relocate Fencing	LF	5.00	300	0.0	148.0	740.00
2105.501	Common Excavation	CY	2.00	4,985	5,915.5	5,915.5	11,831.00
2105.521	Granular Borrow (CV)	CY	4.00	120	56.0	56.0	224.00
2211.501	Aggregate Base, Class 5	TON	4.10	7,205	7,618.2	8,117.0	33,279.78
2331.504	Bituminous Material for Mixture	TON	105.00	53.0	0.0	56.6	5,943.00
2331.514	Base Course Mixture - 2" Thickness	TON	13.70	1,105	0.0	1,029.9	14,109.36
2341.504	Bituminous Material for Mixture	TON	105.00	68.5	0.0	55.2	5,797.05
2341.508	Wearing Course Mixture - 2" Thickness	TON	15.00	1,105	0.0	935.8	14,037.60
2341.521	2" Bituminous Driveway Panels	SY	11.00	190	0.0	0.0	0.00
2357.502	Bituminous Tack Coat	GAL	1.30	460.0	0.0	0.0	0.00
2506.522	Adjust Frame and Ring Castings	EA	130.00	2	0.0	5.0	650.00
0504.602	Adjust Gate Valve Boxes	EA	100.00	8	0.0	8.0	800.00
2521.501	4" Conc. Walk incl. Granular Bedding	SF	1.50	10,525	4,125.0	5,917.3	8,875.91
2521.503	6" Concrete Step Riser	SF	18.00	7	0.0	12.3	221.40
2531.501	Concrete Curb and Gutter Design B618	LF	4.10	4,215	3,800.0	4,308.4	17,664.44
2531.503	6" Concrete Driveway Pavement	SF	2.10	2,460	1,650.0	1,650.0	3,465.00
2575.505	Sodding, including topsoil	SY	1.70	3,530	0.0	3,331.2	5,663.04

SUBTOTAL STREET CONSTRUCTION
 Bid Proposal "C"

132,731.77

PROJECT: 1986 STREET & UTILITY IMPROVEMENTS

ORIGINAL CONTRACT AMOUNT \$1,398,746.55

Bid Proposals "A" & "C"

CONTRACTOR: Austin P. Keller Construction Inc.

ITEM NO.	DESCRIPTION OF ITEMS	UNIT	UNIT PRICE	QUANTITY			EXPANDED TOTAL
				PLAN	PREVIOUS	PRESENT	
BID PROPOSAL "C"							
PINE ST STATE AID PROJ SAP 130-122-08							
STORM SEWER CONSTRUCTION BID ITEMS							
2104.501	Remove Existing OMP Storm Sewer	LF	5.00	809	809.0	809.0	4,045.00
2104.509	Remove Exist. Manhole or Catch Basin	EA	250.00	5	6.0	6.0	1,500.00
2501.501	Salvage 15" RCP Storm Sewer	LF	5.00	22.0	22.0	22.0	110.00
2501.501	Salvage 21" RCP Storm Sewer	LF	5.00	16.0	16.0	16.0	80.00
2501.501	Salvage 24" RCP Storm Sewer	LF	5.00	36.0	0.0	0.0	0.00
2104.523	Remove & Relocate Existing Catch Basin	EA	300.00	1	1.0	1.0	300.00
2501.515	Furnish & Install 27" RCP F.E.S.	EA	550.00	1	1.0	1.0	550.00
2503.541	Furnish & Install 12" RCP Q. III	LF	20.00	433.0	446.9	446.9	8,938.00
2503.541	Furnish & Install 15" RCP Q. III	LF	21.00	119.0	118.5	118.5	2,488.50
2503.541	Furnish & Install 18" RCP Q. III	LF	23.00	10.0	10.0	10.0	230.00
2503.541	Furnish & Install 18" RCP Q. IV	LF	23.00	353.0	353.0	353.0	8,119.00
2503.541	Furnish & Install 21" RCP Q. III	LF	22.39	635.0	649.5	649.5	14,542.98
2503.541	Furnish & Install 21" RCP Q. IV	LF	24.00	376.0	376.0	376.0	9,024.00
2503.541	Furnish & Install 27" RCP Q. III	LF	27.00	18.0	14.0	14.0	378.00
2503.571	Install Salvaged 15" RCP	LF	10	22.0	22.0	22.0	220.00
2503.571	Install Salvaged 21" RCP	LF	10	16.0	16.0	16.0	160.00
2503.571	Install Salvaged 24" RCP	LF	10.00	36.0	0.0	0.0	0.00
2506.506	Construct Extra Depth Manhole Over 8'	LF	70.00	10.4	10.6	10.6	741.30
2506.508	Construct MH or Catch Basin MH, 4' dia	EA	900.00	4	4.0	4.0	3,600.00
2506.508	Construct MH Over Exist. Storm Struct	EA	3,500.00	1	1.0	1.0	3,500.00
2506.509	Construct Catch Basin, 4' dia	EA	800.00	15	15.0	15.0	12,000.00
ITEM 21	Connect to Existing Storm Sewer System	EA	1,000.00	3	2.0	2.0	2,000.00

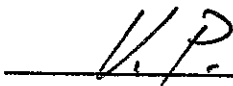
SUBTOTAL STORM SEWER CONSTRUCTION
Bid Proposal "C" 72,526.78

Subtotal Street Construction Bid Proposal "A" 458,790.63
 Subtotal Storm Sewer Construction Bid Proposal "A" 212,794.15
 Subtotal Sanitary Sewer Construction Bid Proposal "A" 398,151.85
 Subtotal Watermain Construction Bid Proposal "A" 246,008.25
 Subtotal Street Construction Bid Proposal "C" 132,731.77
 Subtotal Storm Sewer Construction Bid Proposal "C" 72,525.78

CONTRACTOR:



NAME



TITLE

TOTAL WORK PERFORMED 1,521,003.43
 LESS 5% RETAINED 76,050.17

NET EARNED 1,444,953.26
 LESS PREVIOUS PAYMENT 1,312,394.10

PAYMENT AUTHORIZED \$132,559.07