

CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
info@ci.ham-lake.mn.us

CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY AGENDA MONDAY, JULY 21, 2025

1.0 CALL TO ORDER - 6:00 P.M. – Pledge of Allegiance

2.0 PUBLIC COMMENT

3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS

- 3.1 Lt. Anthony Mendoza, Anoka County Sheriff's Office Monthly Report

4.0 CONSENT AGENDA

These items are considered to be routine and will be enacted in one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in normal sequence. (All items listed on the Consent Agenda are recommended for approval.)

- 4.1 Approval of minutes of July 7, 2025 and Workshop Meeting minutes of July 7, 2025
4.2 Approval of claims
4.3 Approval of accepting the Meadow Park (north of Constance Boulevard NE) street reconstruction project and commencing the one-year warranty period
4.4 Approval of Transfer Funds and Close CARES Act Fund
4.5 Approval of a Resolution for the Cooperative Construction Agreement Grant for construction of Trunk Highway 65 East Frontage Road from 171st Avenue NE to 173rd Lane NE, from Baltimore Street NE to Chisholm Street NE, from 173rd Lane NE to 334 feet South of Crosstown Boulevard NE

5.0 PLANNING COMMISSION RECOMMENDATIONS

- 5.1 Joseph Radach of Contour Development LLC, requesting Preliminary Plat approval, and rezoning of portions of land from R-A (Rural Single Family) to R-1 (Single Family Residential) for Elwell Farms (107 Single Family Residential lots and 5 outlots) in Section 36 (this is considered the First Reading of a Rezoning Ordinance)

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None

7.0 APPEARANCES

- 7.1 Finance Director Andrea Murff, 2nd Quarter Financial Report

8.0 CITY ATTORNEY

- 8.1 Consideration of rejecting or accepting bids for the construction of 143rd Avenue NE from Trunk Highway 65 to 108 feet West of Lincoln Street NE and re-advertising and adoption of a Resolution

9.0 CITY ENGINEER

- 9.1 Consideration of approving a Resolution accepting the low bid for the construction of Trunk Highway 65 East Frontage Road from 171st Avenue NE to 173rd Lane NE, from Baltimore Street NE to Chisholm Street NE, from 173rd Lane NE to 334 feet South of Crosstown Boulevard NE (contingent upon MnDot execution of the Agreement)

10.0 CITY ADMINISTRATOR

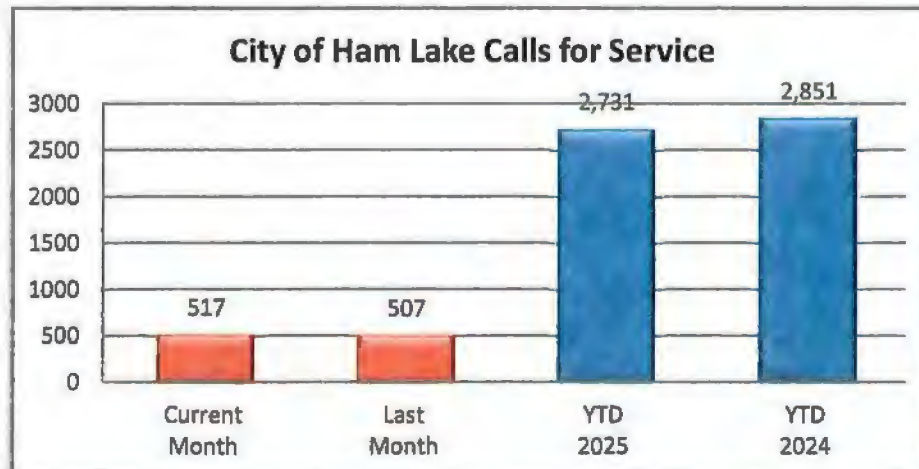
11.0 COUNCIL BUSINESS

- 11.1 Committee Reports
11.2 Announcements and future agenda items

PATROL DIVISION

CITY OF HAM LAKE - JUNE 2025

OFFENSE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	YTD 2025	YTD 2024
Call for Service	433	411	434	429	507	517							2,731	2,851
Burglaries	1	1	0	2	6	0							10	5
Thefts	8	4	3	8	10	7							40	63
Crim Sex Conduct	0	0	2	1	1	0							4	0
Assault	3	1	1	1	4	1							11	12
Dam to Property	0	1	3	2	0	4							10	21
Harass Comm	0	0	0	0	0	1							1	1
PI Accidents	3	4	7	2	12	9							37	37
PD Accidents	26	20	16	32	29	21							144	160
Medical	67	71	70	49	70	72							399	385
Animal Complaint	24	21	20	26	23	37							151	159
Alarms	30	39	34	30	31	35							199	157
Felony Arrests	3	1	8	1	3	1							17	18
GM Arrests	5	2	6	5	3	5							26	24
Misd Arrests	7	10	5	5	3	9							39	38
DUI Arrests	5	3	4	3	1	2							18	20
Drug Arrests	0	1	4	0	0	1							6	9
Domestic Arrests	3	1	1	0	4	1							10	7
Warrant Arrests	4	0	2	3	2	1							12	24
Traffic Stops	134	103	197	167	127	112							840	1300
Traffic Arrests	27	38	74	60	41	28							268	415



CITY OF HAM LAKE

YEAR TO DATE - JUNE 2020-2025

BURGLARIES



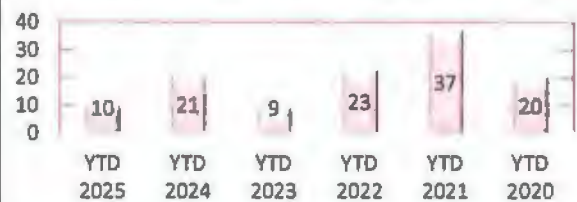
THEFTS



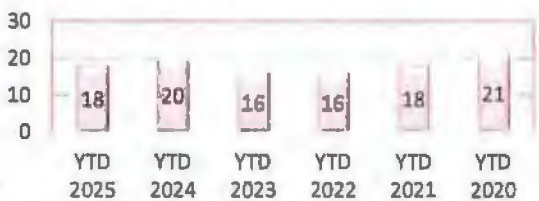
ASSAULTS



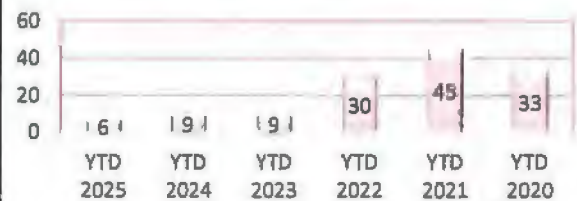
DAMAGE TO PROPERTY



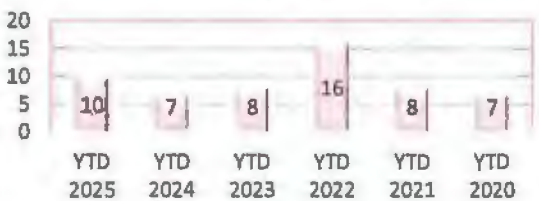
DUI ARRESTS



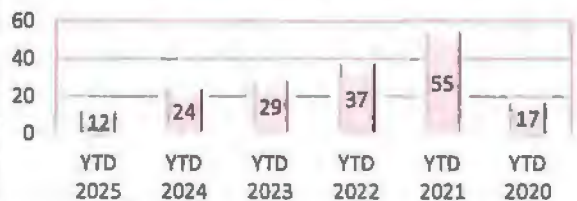
DRUG ARRESTS



DOMESTIC ARRESTS



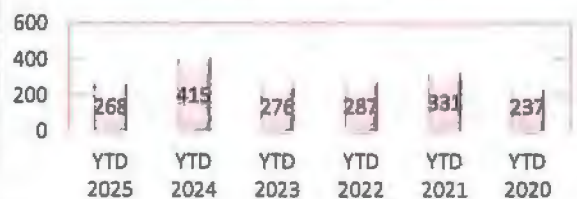
WARRANT ARRESTS



TRAFFIC STOPS



TRAFFIC ARRESTS



Problem Type Summary

10:44 AM 07/10/2025

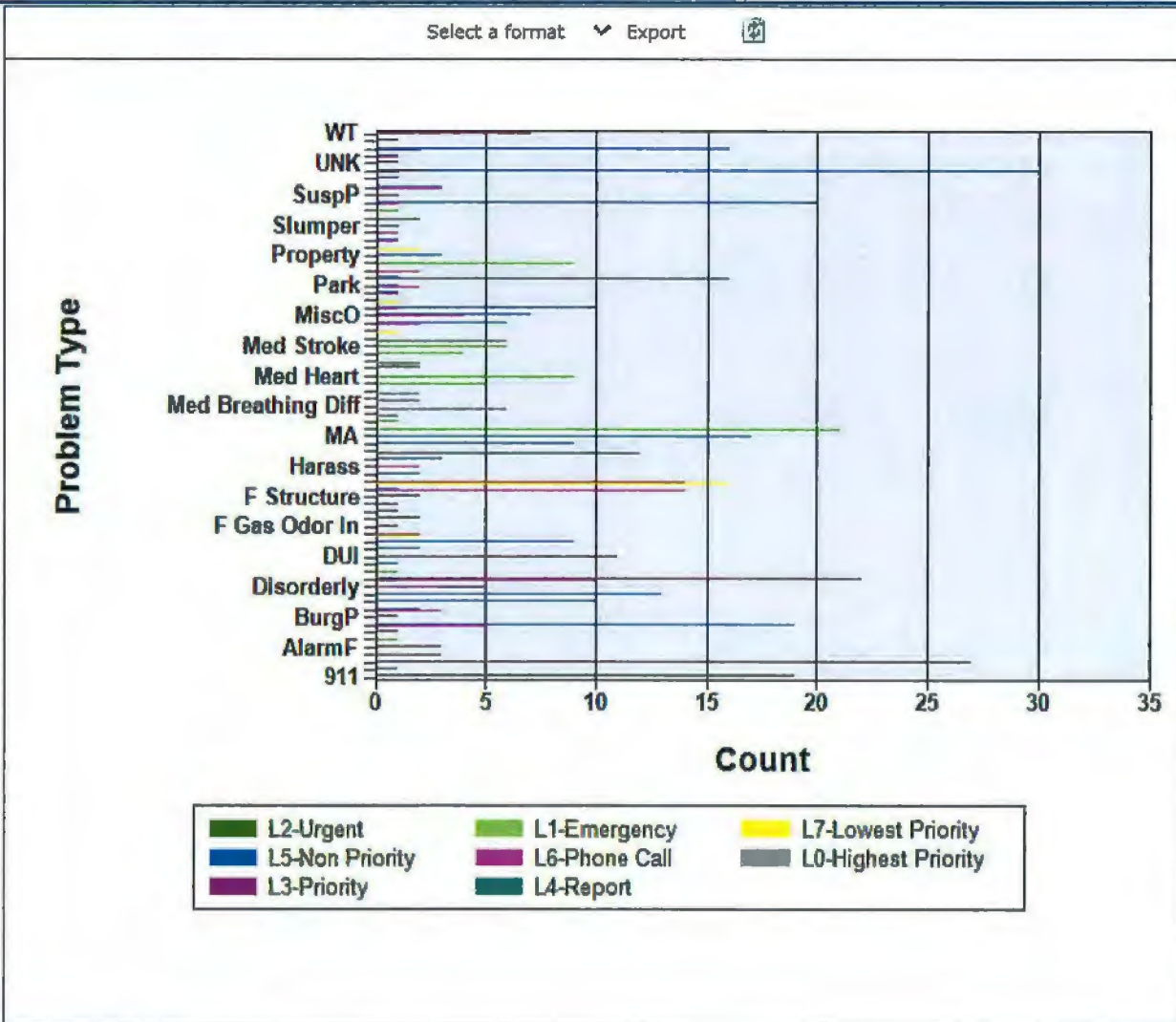
Data Source: Data Warehouse

Agency: LAW ENFORCEMENT

Division: Ham Lake Law

Day Range: Date From 6/1/2025 To 6/30/2025

Exclusion: • Calls canceled before first unit assigned



Priority	Description
0	L0-Highest Priority
1	L1-Emergency
2	L2-Urgent
3	L3-Priority
4	L4-Report
5	L5-Non Priority
6	L6-Phone Call
7	L7-Lowest Priority

Problem Type	0	1	2	3	4	5	6	7	Total
911			19						19
Abandon						1			1
Abuse									
AbuseP									
AlarmB				27					27

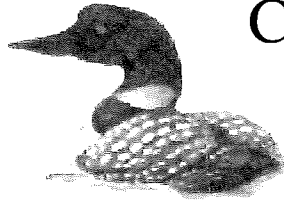
AlarmCO			3					3
AlarmCOIll								
AlarmF			3					3
AlarmFsmoke								
AlarmHoldup	1							1
AlarmV								
AlarmWF		1						1
Animal					19	5		24
AnimalResc								
Arson								
Assault								
AssaultP								
Boat Assist								
Bomb								
BombP								
Broadcast								
Burg								
BurgP		1						1
Civil					2	3		5
CivilP								
CSC								
Debris					10			10
Deer					13			13
Disorderly			5			3		8
Dom			22	1	2	10		35
DomP	1							1
Drugs					1			1
DUI			11					11
Dumping					2			2
Escort					9			9
ExPat						2	2	4
F Aircraft								
F Assist								
F CleanUp								
F Collapse								
F Dump								
F Elec Smell								
F Expl								
F Gas Odor In			1					1
F Gas Odor Out								
F Grass fire		2						2
F Illegal			1					1
F Misc								
F Mutual Aid								
F Oven								
F Powerlines								
F SmokeIn								
F SmokeOut			1					1
F Structure		2						2
F Train								
F Veh								
F Water Rescue								
Fight								
Flood in								
Flood out								
Fraud					1	14		15
FraudP								
FU						14	16	30
FW					2			2
Gun								
Harass						2		2
Info					3			3
Lift Assist				12				12
Liq								
Lockout					9			9
LockoutP								

MA					17			17
MASS								
Med -	21							21
Med Abdominal Pain	1							1
Med Alarm								
Med Allergic	1							1
Med Assault								
Med Bleed								
Med Breathing Diff	6							6
Med Breathing Not	2							2
Med Choking	2							2
Med Drown								
Med Electro								
Med Fall	5							5
Med Heart	9							9
Med Hold		2						2
Med Info								
Med OB	2							2
Med Priority								
Med Seizure	4							4
Med Stab-Gunshot								
Med Stroke	6							6
Med Uncon	6							6
Medex							1	1
Misc					6	2		8
MiscO					7	4		11
Noise					10	1		11
NoTag							1	1
Ord					1	1		2
Other								
Park					1	2		3
PD				16	1	4		21
Person						2		2
PI	9							9
POR								
Property					3			3
PW								
REPO-TOW							2	2
RJ					1	1		2
RoadClosure								
Robbery								
RobberyP								
Shots						1		1
Slumper				1				1
StolenProp								
Suicide				2				2
SuicideP	1							1
Susp					20	1		21
SuspP			1					1
Theft					3	3		6
TheftP								
Threat					1			1
ThreatP								
Traf			2	1	30	1		34
Tras								
UNK		1						1
Unsecure								
Vand					1	1		2
VandP								
VehTheft								
VehTheftP								
Weapon								
Weather								
Welfare				2	16	1		19
WelfareP			1					1
WT			7					7

Total

19	58	28	85	35	192	78	22	517
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CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY MINUTES MONDAY, JULY 7, 2025

The Ham Lake City Council and Economic Development Authority met for its regular meeting on Monday, July 7, 2025 at 6:00 p.m. in the Council Chambers at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Mayor Brian Kirkham and Councilmembers Andrew Hallberg, Al Parranto, and Mike Van Kirk

MEMBERS ABSENT: Councilmember Jim Doyle

OTHERS PRESENT: City Attorney, Mark Berglund; City Engineer, Dave Krugler; City Administrator, Denise Webster; and Deputy City Clerk, Dawnette Shimek

1.0 CALL TO ORDER - 6:00 P.M. – Pledge of Allegiance

Mayor Kirkham called the meeting to order and the Pledge of Allegiance was recited by all in attendance.

2.0 PUBLIC COMMENT – None

3.0 SPECIAL APPEARANCES/PUBLIC HEARINGS – None

4.0 CONSENT AGENDA

These items are considered to be routine and will be enacted in one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and considered in normal sequence. (All items listed on the Consent Agenda are recommended for approval.)

- 4.1 Approval of minutes of June 16, 2025 and Budget Meeting minutes of June 16, 2025
- 4.2 Approval of claims in the amount of \$227,149.96
- 4.3 Approval of accepting the CenterPoint Energy Community Safety Grant for purchasing a thermal imaging camera for the Fire Department
- 4.4 Approval of the 2026 Law Enforcement Contract with the Anoka County Sheriff's Office
- 4.5 Approval of completed probationary period for a firefighter and acceptance as a regular member
- 4.6 Approval of Resolution No. 25-19 accepting a \$2,000 donation from the Ham Lake Chamber of Commerce
- 4.7 Approval of accepting the County Ditch #58 cross-culvert under 152nd Avenue NE and commencing the one-year warranty period
- 4.8 Approval of the RFC Engineering, Inc Contract, effective July 1, 2025
- 4.9 Approval of the Lot Line Adjustment for Lot 1, Block 1, Hentges Addition (3225 155th Avenue NE)
- 4.10 Approval of allowing the one-year warranty period to expire for the upgrade of the streets in Creek Valley

Motion by Van Kirk, seconded by Parranto, to approve the Consent Agenda as written. All present in favor, motion carried.

5.0 PLANNING COMMISSION RECOMMENDATIONS

- 5.1 Ernie and Marian Rud requesting Preliminary and Final Plat approval, and rezoning of a portion of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential), for Ruds Skogsted, a residential development of one single-family residential lot and one outlot in Section 23 (this is considered the First Reading of a rezoning Ordinance)

Motion by Kirkham, seconded by Hallberg, to concur with the recommendation of the Planning Commission and approve the Preliminary and Final Plat, and First Reading of a rezoning ordinance of a portion of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential), for Ruds Skogsted, a residential development of one single-family residential lot and one outlot in Section 23 as presented by Mr. Ernie Rud and Mrs. Marian Rud subject to a payment of \$16,009.64 for a portion of the deferred special assessment due for Outlot A, paying \$5,000 for parkland dedication for Lot 1 and Outlot A, paying \$400 for drainage fees for Lot 1 and Outlot A, meeting all the requirements of the City Engineer and meeting all City, County and State requirements. All present in favor, motion carried.

- 5.2 Art Rosenberg of Lincoln Street Commercial, LLC, requesting Final Plat approval for the Elwell Commercial Park Development (four commercial lots and one residential outlot) in Section 29

Motion by Kirkham, seconded by Parranto, to concur with the recommendation of the Planning Commission and approve the Final Plat of Elwell Commercial Park, a four lot, one outlot commercial subdivision in Section 29, as presented by Art Rosenberg, of Lincoln Street Commercial, LLC, subject to dedicating roadway, drainage and utility easements that align with the roadway, drainage and utility easements recorded with the Entsminger Farms plat prior to filing the plat with Anoka County, requesting vacation of the excess roadway, drainage and utility easements within 1163 143rd Avenue NE after the revised roadway easement has been filed with Anoka County, combining Outlot A with 1163 143rd Avenue NE and providing proof of filing the combination request with Anoka County prior to the issuance of building permits for any lot within the development, razing the existing billboard on proposed Lot 2, new signage meeting the requirements of Article 11-310, future land use approvals, including rezoning, will be required within any portion of the expanded 1163 143rd Avenue NE parcel, meeting all the requirements of the City Engineer and meeting all City, County and State requirements. All present in favor, motion carried.

6.0 ECONOMIC DEVELOPMENT AUTHORITY – None

7.0 APPEARANCES – None

8.0 CITY ATTORNEY

- 8.1 Discussion of negotiating the purchasing of Lot 8, Block 5, Evergreen Estates Trail Easement and adoption of Resolution No. 25-20

Attorney Berglund stated that the Evergreen Estates development agreement required a trail easement be obtained for Lot 8, Block 5 and the developer failed to record the deed for the easement. Attorney Berglund stated that the development agreement required security in the amount of \$130,000.00 be posted by the developer. The security was reduced to \$50,000.00 and the City retained the security until an agreement was reached to purchase the trail easement. Attorney Berglund and Administrator Webster attended mediation, and a settlement agreement was reached to purchase the trail easement for \$45,000.00. Attorney Berglund stated that any amount of money remaining from the \$50,000.00 security, will be refunded to the developer. Councilmember Parranto asked if the City would still be moving the trees on

the easement and Attorney Berglund stated that the trees are located within the city's drainage and utility easement and if the City would need to use the easement, the cost of removing the trees would fall on the homeowner. **Motion by Van Kirk, seconded by Parranto, to approve Resolution No. 25-20 to purchase a trail easement on Lot 8, Block 5, Evergreen Estates in the amount of \$45,000.00 with the security posted by the developer and any remaining money to be refunded to the developer of Evergreen Estates after all remaining fees are paid. All present in favor, motion carried.**

9.0 CITY ENGINEER

Engineer Krugler stated that there will be bid openings on Wednesday, July 9, 2025 for the 143rd Avenue Street NE construction project and the East Frontage Road North of 171st Avenue NE construction project.

Mayor Kirkham congratulated Engineer Krugler on his purchase of RFC Engineering, Inc.

10.0 CITY ADMINISTRATOR – None

11.0 COUNCIL BUSINESS

11.1 Committee Reports

Councilmember Hallberg stated that there is a North Metro Cable Commission Special meeting on July 16, 2025 to discuss the budget.

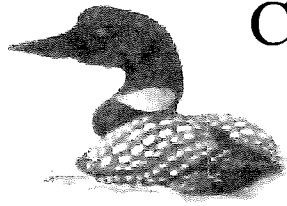
11.2 Announcements and future agenda items

Councilmember Van Kirk stated he would be attending the next two City Council meetings remotely.

Councilmembers Parranto and Hallberg attended the Freedom Festival fireworks on June 28, 2025.

Motion by Parranto, seconded by Hallberg, to adjourn the meeting at 6:13 p.m. All present in favor, motion carried.

Dawnette Shimek, Deputy City Clerk



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CITY OF HAM LAKE CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY WORKSHOP MEETING MINUTES MONDAY, JULY 7, 2025

The Ham Lake City Council met on Monday, July 7, 2025 at 5:00 p.m. in the Conference Room at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Mayor Brian Kirkham and Councilmembers Al Parranto, Mike Van Kirk, and Andrew Hallberg

MEMBERS ABSENT: Councilmember Jim Doyle

OTHERS PRESENT: City Attorney, Mark Berglund; City Administrator, Denise Webster; Finance Director Andrea Murff; and Deputy City Clerk, Dawnette Shimek

1.0 Call to Order

Mayor Kirkham called the meeting to order at 5:00 p.m.

2.0 Discussion of the Willows of Ham Lake Senior Housing with Tonja West-Hafner, Executive Director of Anoka County Housing and Redevelopment Authority (HRA) and Schane Rudlang, Ehlers

Mr. Rudlang, Municipal Advisor at Ehlers Public Finance Advisors, gave the City Council the history of The Willows, a 49-unit affordable senior housing for 55+ residents, located at 845 Bunker Lake Boulevard NE. Mr. Rudlang stated that the City and HRA (Housing and Redevelopment Authority) entered into a JPA (Joint Powers Agreement) to complete construction on the project in 1996. Mr. Rudlang stated that the HRA owns the project and the City has ROFR (Right of First Refusal) if the HRA decides to sell the building. Mr. Rudlang stated that the project was financed and backed by project revenues, HRA Levy and City GO (General Obligations) Bonds. Mr. Rudlang stated that the final bond payment will be on January 1, 2026. Mr. Rudlang stated he wanted to clarify the City's position relative to the construction of a second building. Mr. Rudlang also wanted to determine if the Ham Lake LAHA (Local Affordable Housing Aid) would be dedicated to The Willows to help pay for the capital improvements needed.

Ms. West-Hafner, Executive Director of the HRA, stated that the JPA needs to be updated. Ms. West-Hafner stated that the LAHA can only be used for low-income housing and can be used for updating The Willows. Ms. West-Hafner stated that updates to the property would include the septic system, well, siding, windows, and driveway and the money in the HRA account and LAHA can be used for those updates. Ms. West-Hafner stated that future funds would be put in a reserve account to build up again for future needs.

It was the consensus of the City Council that HRA (Housing and Redevelopment Authority) and LAHA (Local Affordable Housing Aid) funds be used to complete capital improvement projects on the existing building, that the City has no interest in constructing another building, and that the current JPA (Joint Powers Agreement) be updated.

Motion by Kirkham, seconded by Hallberg, to adjourn the workshop meeting at 5:52 p.m. All present in favor, motion carried.

Dawnette Shimek, Deputy City Clerk

CITY OF HAM LAKE
CLAIMS SUBMITTED TO COUNCIL
July 21, 2025

CITY OF HAM LAKE

EFTS, CHECKS, AND BANK DRAFTS		07/08/25 - 07/21/25	
EFT	# 2332 -2343	\$	47,962.19
REFUND CHECKS	#67285	\$	150.00
CHECKS	# 67284, 67286 - 67327	\$	727,579.60
BANK DRAFTS	DFT0002917 - DFT0002923	\$	32,315.42
TOTAL EFTS, CHECKS, AND BANK DRAFTS		\$	<u>808,007.21</u>
PAYROLL CHECKS			
07/11/25	Direct Deposits	\$	40,351.64
TOTAL PAYROLL CHECKS		\$	<u>40,351.64</u>
VOID CHECKS			
CHECKS		\$	-
ZERO CHECKS	#67313, 67328	\$	-
ZERO EFT	#2340	\$	-
BANK DRAFTS		\$	-
TOTAL VOIDS		\$	<u>-</u>
TOTAL OF ALL PAYMENTS		\$	<u><u>848,358.85</u></u>

APPROVED BY THE HAM LAKE CITY COUNCIL THIS 21ST DAY OF JULY 2025

MAYOR

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER

COUNCILMEMBER



City of Ham Lake, MN

Refund Check Register

Packet: ARPKT01454 - 07/10/25 TRUST REFUND

Refund Detail

Account Number	Name	Check Date	Check Number	Amount
00642	GINA MILLER	7/10/2025	67285	150.00
			Total Refund Amount:	150.00

Revenue Totals

Revenue Code	Total Distribution
TRUST DEPOSITS - TRUST DEPOSITS	150.00
Revenue Totals:	150.00

General Ledger Distribution

Posting Date: 07/10/2025

Account Number	Account Name	Posting Amount	IFT
Fund: 890 - TRUST FUND			
890-10101	Cash-claim on pooled cash	-150.00	Yes
890-11501	Misc receivables	150.00	
890 Total:		0.00	
Fund: 999 - POOLED CASH			
999-10100	Pooled Cash	-150.00	
999-20702	Due to other funds	150.00	Yes
999 Total:		0.00	
Distribution Total:		0.00	



City of Ham Lake, MN

Check Register

Packet: APPKT02257 - EVERGREEN ESCROW L8B5

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: APBNK-A/P BANK						
MORPHEW	MORPHEW LAW OFFICE, PLLC	07/07/2025	Regular	0.00	45,000.00	67284
Payable #	Payable Type	Payable Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Project Account Key	Item Description	Dist Amount		
<u>071525</u>	Invoice	07/07/2025	EVERGREEN EASEMENT AGREEMENT (L8B	0.00	45,000.00	
<u>890-22804</u>	Performance bonds		EVERGREEN EASEMENT A		45,000.00	

Bank Code APBNK Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	45,000.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	45,000.00

Fund Summary

Fund	Name	Period	Amount
999	POOLED CASH	7/2025	45,000.00
			<u>45,000.00</u>



City of Ham Lake, MN

Council Approval List

By (None)

Payment Dates 7/8/2025 - 7/21/2025

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
2332	BERGLUND, BAUMGARTNER,	6/16 COUNCIL MEETING	Attorney	100-41101-3110	179.87
2332	BERGLUND, BAUMGARTNER,	GOODFELLAS	Attorney	100-41101-3110	135.79
2332	BERGLUND, BAUMGARTNER,	JAM HOPS	Attorney	100-41101-3110	50.92
2332	BERGLUND, BAUMGARTNER,	CANNABIS ORDINANCE	Attorney	100-41102-3110	220.66
2332	BERGLUND, BAUMGARTNER,	HR ISSUES	Attorney	100-41401-3110	84.87
2332	BERGLUND, BAUMGARTNER,	AMERICINN	Attorney	100-41401-3110	135.79
2332	BERGLUND, BAUMGARTNER,	FARID PROPERTY VIOLATION	Attorney	100-42401-3110	67.90
2332	BERGLUND, BAUMGARTNER,	CARRINGTON HOMES	Attorney	890-90001-3110	186.71
2332	BERGLUND, BAUMGARTNER,	ELWELL FARMS	Attorney	890-90001-3110	611.06
2332	BERGLUND, BAUMGARTNER,	EVERGREEN ESTATES (PB)	Attorney	890-90001-3110	1,550.64
2332	BERGLUND, BAUMGARTNER,	JUNE PROSECUTIONS	Attorney	100-41501-3110	6,895.85
2333	BRODIN PRESS	AUGUST HAM LAKER	Editing	211-41704-3125	900.00
2334	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-43101-2210	141.73
2334	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-44101-2210	59.08
2334	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-43101-2210	141.73
2334	CINTAS CORP	UNIFORMS	Clothing & personal protectiv	100-44101-2210	59.08
2335	GREATAMERICA FINANCIAL SE	JULY MAILING MACHINE LEAS	Equipment rentals	100-41701-3320	160.95
2336	HYDRAULIC SPECIALTY INC	#52 CYLINDER REPAIR	Vehicle repair & maintenance	100-43101-3470	921.21
2336	HYDRAULIC SPECIALTY INC	#65	Equipment repair & maintena	100-44101-3440	824.31
2337	MOBILE HEALTH SERVICES LLC	EXAM/ANALYSIS - AS	Personnel testing & recruitme	100-42201-3150	235.00
2337	MOBILE HEALTH SERVICES LLC	EXAM/ANALYSIS - BH	Personnel testing & recruitme	100-42201-3150	235.00
2338	O'REILLY AUTOMOTIVE STORE	R-1 BULB	Vehicle parts & supplies	100-42201-2340	9.09
2338	O'REILLY AUTOMOTIVE STORE	#52 FUEL FILTER, OIL FILTER,	Vehicle parts & supplies	100-43101-2340	126.63
2338	O'REILLY AUTOMOTIVE STORE	TIRE GAUGE, WIPER FLUID, A	Operating supplies	100-42201-2290	25.31
2338	O'REILLY AUTOMOTIVE STORE	G-3 OIL FILTER, OIL	Vehicle parts & supplies	100-42201-2340	81.17
2338	O'REILLY AUTOMOTIVE STORE	G-3 OIL DRAIN PAN	Vehicle parts & supplies	100-42201-2340	3.16
2339	RFC ENGINEERING, INC.	MEADOW PARK RECONSTRUC	Engineering	431-43301-3135	329.35
2339	RFC ENGINEERING, INC.	CREEK VALLEY RECONSTRUCTI	Engineering	431-43301-3135	293.24
2339	RFC ENGINEERING, INC.	CROSSTOWN BUSINESS PARK	Engineering	262-46101-3135	2,085.44
2339	RFC ENGINEERING, INC.	CROSSTOWN SHOPPING CENT	Engineering	431-43301-3135	8,466.33
2339	RFC ENGINEERING, INC.	AERIAL MAPPING	Engineering	100-41101-3135	13.46
2339	RFC ENGINEERING, INC.	COUNCIL MEETING	Engineering	100-41101-3135	107.68
2339	RFC ENGINEERING, INC.	ANOKA COUNTY GIS DATA EX	Engineering	100-41101-3135	53.84
2339	RFC ENGINEERING, INC.	PLANNING/POTENTIAL DEVEL	Engineering	100-41101-3135	255.74
2339	RFC ENGINEERING, INC.	CITY CODE UPDATE	Engineering	100-41102-3135	242.28
2339	RFC ENGINEERING, INC.	PLANNING COMMISSION MEE	Engineering	100-41601-3135	67.30
2339	RFC ENGINEERING, INC.	L4B2 STONE ESTATES DRAINA	Engineering	100-41601-3135	121.14
2339	RFC ENGINEERING, INC.	FIRE #3	Engineering	100-42201-3135	524.94
2339	RFC ENGINEERING, INC.	5-YEAR PLAN	Engineering	100-43101-3135	228.82
2339	RFC ENGINEERING, INC.	1905 - 135TH LANE DRAINAG	Engineering	100-43201-3135	53.84
2339	RFC ENGINEERING, INC.	CCWD RULES AMENDMENTS	Engineering	100-43201-3135	269.20
2339	RFC ENGINEERING, INC.	NPDES	Engineering	230-43201-3135	201.90
2339	RFC ENGINEERING, INC.	NPDES	Engineering	230-43201-3135	257.84
2339	RFC ENGINEERING, INC.	COUNTY DITCH #58	Engineering	431-43301-3135	1,400.96
2339	RFC ENGINEERING, INC.	CSAH 116/BUNKER LAKE BOU	Engineering	431-43301-3135	174.98
2339	RFC ENGINEERING, INC.	TIPPECANOE ST VACATION S	Engineering	431-43301-3135	40.38
2339	RFC ENGINEERING, INC.	2024 REHAB	Engineering	431-43301-3135	128.92
2339	RFC ENGINEERING, INC.	2025 REHAB	Engineering	431-43301-3135	126.09
2339	RFC ENGINEERING, INC.	ALLSTATE DISTRIBUTIONS - CB	Engineering	431-43301-3135	51.70
2339	RFC ENGINEERING, INC.	2026 COUNTY REHAB	Engineering	431-43301-3135	148.06
2339	RFC ENGINEERING, INC.	162ND LANE/BUCHANAN STR	Engineering	431-43301-3135	477.44
2339	RFC ENGINEERING, INC.	HIDDEN FOREST EAST PARK -	Engineering	440-44103-3135	4,542.71
2339	RFC ENGINEERING, INC.	RUDS SKOGSTED	Engineering	890-90001-3135	215.36
2339	RFC ENGINEERING, INC.	3225 - 155TH AVENUE LOT LI	Engineering	890-90001-3135	323.04

Council Approval List

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Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
2339	RFC ENGINEERING, INC.	ELWELL FARMS	Engineering	890-90001-3135	2,543.94
2339	RFC ENGINEERING, INC.	KOHLER SKETCH	Engineering	890-90001-3135	255.74
2339	RFC ENGINEERING, INC.	ELWELL COMMERCIAL PARK	Engineering	890-90001-3135	757.29
2339	RFC ENGINEERING, INC.	EVERGREEN ESTATES-TRAIL EA	Engineering	890-90001-3135	67.30
2339	RFC ENGINEERING, INC.	ENTSMINGER ESTATES	Engineering	890-90001-3135	1,003.77
2339	RFC ENGINEERING, INC.	HARMONY ESTATES 3RD	Engineering	890-90001-3135	824.59
2339	RFC ENGINEERING, INC.	445 & 505 - 157TH AVENUE L	Engineering	890-90001-3135	53.84
2339	RFC ENGINEERING, INC.	HIDDEN FOREST EAST PARK U	Engineering	890-90001-3135	40.38
2339	RFC ENGINEERING, INC.	HIDDEN FOREST EAST 4TH	Engineering	890-90001-3135	40.38
2339	RFC ENGINEERING, INC.	ENCHANTED ESTATES 4TH	Engineering	890-90001-3135	28.68
2339	RFC ENGINEERING, INC.	MARKQUART RV	Engineering	890-90001-3135	26.92
2339	RFC ENGINEERING, INC.	RUDS SKOGSTED - LABELS	Engineering	890-90001-3135	25.00
2339	RFC ENGINEERING, INC.	L3B1 CITROWSKE LOT SPLIT	Engineering	890-90001-3135	13.46
2339	RFC ENGINEERING, INC.	15035 ABERDEEN STREET DR	Engineering	890-90001-3135	13.46
2339	RFC ENGINEERING, INC.	GROUP PERMIT BILLING	Engineering	100-43501-3135	2,180.59
2339	RFC ENGINEERING, INC.	MSA GROUP BILLING	Engineering	431-43301-3135	763.66
2339	RFC ENGINEERING, INC.	143RD AVENUE	Engineering	431-43301-3135	1,883.24
2341	STAR TRIBUNE MEDIA COMPA	FINANCIAL STATEMENT	Legal notices/publications/bid	100-41101-3950	322.32
2341	STAR TRIBUNE MEDIA COMPA	ORD 25-11 CANNABIS OPERA	Legal notices/publications/bid	100-41102-3950	82.16
2341	STAR TRIBUNE MEDIA COMPA	ORD 25-12 COMPREHENSIVE	Legal notices/publications/bid	100-41102-3950	184.86
2341	STAR TRIBUNE MEDIA COMPA	CROSTOWN BUSINESS PARK	Legal notices/publications/bid	431-43301-3950	186.44
2341	STAR TRIBUNE MEDIA COMPA	143RD AVENUE BIDS	Legal notices/publications/bid	431-43301-3950	180.12
2341	STAR TRIBUNE MEDIA COMPA	RUDS SKOGSTEAD PREL, FINA	Legal notices/publications/bid	890-90001-3950	61.62
2342	UNLIMITED SUPPLIES INC	MISC PARTS	Operating supplies	100-43101-2290	7.94
2343	WRUCK SEWER & PORTABLE	TWIN BIRCH PARK TOILET REN	Rentals-other	100-44101-3390	25.00
2343	WRUCK SEWER & PORTABLE	SBAA PATRICIA'S WILDERNESS	Rentals-other	100-44101-3390	25.00
2343	WRUCK SEWER & PORTABLE	HAM LAKE BALL FIELD TOILET	Rentals-other	100-44101-3390	39.50
2343	WRUCK SEWER & PORTABLE	SBAA HAM LAKE BALL FIELD T	Rentals-other	100-44101-3390	39.50
2343	WRUCK SEWER & PORTABLE	SBAA LION'S PARK TOILET REN	Rentals-other	100-44101-3390	158.00
2343	WRUCK SEWER & PORTABLE	LION'S PARK TOILET RENTALS	Rentals-other	100-44101-3390	158.00
2343	WRUCK SEWER & PORTABLE	TENNIS COURT TOILET RENTA	Rentals-other	100-44101-3390	108.00
2343	WRUCK SEWER & PORTABLE	WISEN'S PARK TOILET RENTAL	Rentals-other	100-44101-3390	25.00
2343	WRUCK SEWER & PORTABLE	GRANT PARK	Rentals-other	100-44101-3390	50.00
2343	WRUCK SEWER & PORTABLE	PATRICIA'S WILDERNESS TOILE	Rentals-other	100-44101-3390	25.00
2343	WRUCK SEWER & PORTABLE	CONSTANCE ESTATES PARK TO	Rentals-other	100-44101-3390	50.00
2343	WRUCK SEWER & PORTABLE	BLUEGRASS ESTATES TOILET R	Rentals-other	100-44101-3390	50.00
2343	WRUCK SEWER & PORTABLE	SBAA WISEN'S PARK TOILET R	Rentals-other	100-44101-3390	25.00
2343	WRUCK SEWER & PORTABLE	SBAA PINGER'S PARK TOILET R	Rentals-other	100-44101-3390	25.00
2343	WRUCK SEWER & PORTABLE	LION'S PARK PLAYGROUND TO	Rentals-other	100-44101-3390	79.00
2343	WRUCK SEWER & PORTABLE	HAM LAKE BOAT LANDING TO	Rentals-other	100-44101-3390	79.00
2343	WRUCK SEWER & PORTABLE	SBAA TWIN BIRCH PARK TOILE	Rentals-other	100-44101-3390	25.00
2343	WRUCK SEWER & PORTABLE	SBAA SODERVILLE PARK TOILE	Rentals-other	100-44101-3390	54.00
2343	WRUCK SEWER & PORTABLE	LARSON'S HERITAGE OAKS TOI	Rentals-other	100-44101-3390	50.00
2343	WRUCK SEWER & PORTABLE	PINGER'S PARK TOILET RENTA	Rentals-other	100-44101-3390	25.00
2343	WRUCK SEWER & PORTABLE	SODERVILLE PARK TOILET REN	Rentals-other	100-44101-3390	54.00
67286	ACCESS	JUNE SHREDDING	Waste management & recycli	231-43601-3630	255.56
67287	ACE SOLID WASTE INC	JULY ORGANICS	Waste management & recycli	231-43601-3630	385.84
67288	ALL CITY ELEVATOR INC	3RD QTR MAINTENANCE	Building repair & maintenanc	100-41702-3420	234.95
67289	ANIMAL HUMANE SOCIETY	2ND QTR ANIMAL CONTROL	Other professional services	100-42501-3190	1,443.00
67290	ANOKA COUNTY PROPERTY	JACOBSON DRIVEWAY AGREE	Refunds & reimbursements	100-37601	46.00
67290	ANOKA COUNTY PROPERTY	DUFAULT DRIVEWAY AGREEM	Refunds & reimbursements	100-37601	46.00
67290	ANOKA COUNTY PROPERTY	FROVIK CUP FILING	Filing fees	890-90001-3980	46.00
67290	ANOKA COUNTY PROPERTY	THERAPY ROOTS SPEC HOP FI	Filing fees	890-90001-3980	46.00
67290	ANOKA COUNTY PROPERTY	15035 ABERDEEN EASEMENT	Filing fees	890-90001-3980	46.00
67290	ANOKA COUNTY PROPERTY	13928 LINCOLN VACATION	Filing fees	890-90001-3980	46.00
67291	ANOKA COUNTY TREASURY D	JULY BROADBAND CITY HALL	Internet & website	100-41707-3220	37.50
67291	ANOKA COUNTY TREASURY D	JULY BROADBAND FIRE #2	Internet	100-42201-3220	75.00
67292	ANOKA COUNTY TREASURY D	3RD QTR LAW ENFORCEMENT	Police protection	100-42101-3155	405,488.25
67293	A-TEAM CONSTRUCTION INC	LION'S CONCESSION STAND SI	Capital assets	100-44101-5110	10,197.19
67294	BLAINE LOCK & SAFE, INC.	FIRE #2 LOCK REPLACEMENT	Building repair & maintenanc	100-42202-3420	1,082.00

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
67295	BLUE CROSS BLUE SHIELD OF	AUGUST VISION	Vision Insurance	100-21715	37.00
67296	BUSINESS ESSENTIALS	PAPER TOWELS, TOILET PAPER	Operating supplies	100-44101-2290	956.38
67297	CENTERPOINT ENERGY	CITY HALL	Natural gas	100-41702-3620	139.93
67297	CENTERPOINT ENERGY	FIRE #2	Natural gas	100-42202-3620	93.78
67297	CENTERPOINT ENERGY	FIRE #1	Natural gas	100-42202-3620	45.81
67297	CENTERPOINT ENERGY	PW	Natural gas	100-43104-3620	219.80
67297	CENTERPOINT ENERGY	H.L. PARK BUILDING	Natural gas	100-44102-3620	290.98
67297	CENTERPOINT ENERGY	H.L. PARK PAVILION	Natural gas	100-44102-3620	30.20
67297	CENTERPOINT ENERGY	SR CENTER	Natural gas	100-44202-3620	75.35
67298	COMCAST BUSINESS-INTERNE	JULY FIRE #3 INTERNET	Internet	100-42201-3220	367.04
67299	DEARBORN LIFE INS CO	JULY VOL LIFE	Life Insurance	100-21714	204.00
67299	DEARBORN LIFE INS CO	JULY LIFE	Life Insurance	100-21714	53.28
67300	DEHN OIL CO	230 GAL GASOLINE	Fuel	100-43101-2230	545.72
67300	DEHN OIL CO	382.2 GAL DIESEL	Fuel	100-43101-2230	978.13
67300	DEHN OIL CO	200 GAL GASOLINE	Fuel	100-43101-2230	489.26
67300	DEHN OIL CO	380 GAL DIESEL	Fuel	100-43101-2230	1,006.77
67301	EKN PROPERTIES & SERVICE L	L10B1 EVERGREEN ESTATES D	Future drainage fees	230-34401	200.00
67301	EKN PROPERTIES & SERVICE L	L10B1 EVERGREEN ESTATES D	Future drainage fees	230-34401	200.00
67301	EKN PROPERTIES & SERVICE L	L10B1 EVERGREEN ESTATES P	Parkland dedication receivabl	440-12501	924.77
67301	EKN PROPERTIES & SERVICE L	L10B1 EVERGREEN ESTATES P	Unavailable revenue-parkland	440-22204	-924.77
67301	EKN PROPERTIES & SERVICE L	L10B1 EVERGREEN ESTATES P	Interest - Loans	440-37102	115.53
67301	EKN PROPERTIES & SERVICE L	L10B1 EVERGREEN ESTATES P	Parkland dedication	440-37504	924.77
67302	FIRE INSTRUCTION & RESCUE	GROUND LADDER INSPEC/CA	Training/conferences/schools	100-42201-3510	650.00
67302	FIRE INSTRUCTION & RESCUE	PUMPING SCENARIOS - RELAY	Training/conferences/schools	100-42201-3510	650.00
67302	FIRE INSTRUCTION & RESCUE	LIVE BURN	Training/conferences/schools	100-42201-3510	2,000.00
67303	FIRE SAFETY USA INC	R-2 SUPER AUTO EJECT COVE	Vehicle parts & supplies	100-42201-2340	53.95
67304	FIRST ADVANTAGE LNS OCC H	DRUG TESTING	Personnel testing & recruitme	100-41101-3150	36.71
67305	HAM LAKE HARDWARE INC	SCREW BIT & SCREWS	Operating supplies	100-43101-2290	22.03
67305	HAM LAKE HARDWARE INC	PROPANE REGULATOR	Operating supplies	100-43101-2290	19.65
67305	HAM LAKE HARDWARE INC	PROPANE REGULATOR & HOS	Operating supplies	100-43101-2290	26.34
67306	HEALTH PARTNERS INC	JUNE EAP	Other professional services	100-41701-3190	22.95
67306	HEALTH PARTNERS INC	JULY EAP	Other professional services	100-41701-3190	22.95
67307	HOFFMAN BROS. SOD INC.	LION'S PARK PLAYGROUND M	Operating supplies	100-44101-2290	340.00
67307	HOFFMAN BROS. SOD INC.	LION'S PARK PLAYGROUND M	Operating supplies	100-44101-2290	340.00
67308	INTERSTATE ALL BATTERY CEN	SLA0905 BATTERY	Operating supplies	100-43101-2290	16.30
67309	LEPAGE & SONS INC	6/23 YARDWASTE	Waste management & recycli	231-43601-3630	482.00
67309	LEPAGE & SONS INC	6/30 YARDWASTE	Waste management & recycli	231-43601-3630	482.00
67309	LEPAGE & SONS INC	YARDWASTE	Waste management & recycli	231-43601-3630	482.00
67310	LINCOLN NATIONAL LIFE INSU	JW LT DISABILITY ADJ	STD/LTD	100-21713	-50.80
67310	LINCOLN NATIONAL LIFE INSU	AUG ST DISABILITY	STD/LTD	100-21713	889.82
67310	LINCOLN NATIONAL LIFE INSU	JC LT DISABILITY ADJ	STD/LTD	100-21713	270.27
67310	LINCOLN NATIONAL LIFE INSU	DH LT DISABILITY ADJ	STD/LTD	100-21713	227.57
67310	LINCOLN NATIONAL LIFE INSU	AUG LT DISABILITY	STD/LTD	100-21713	902.45
67311	MENARDS-BLAINE	SHOVEL, STRIPING PAINT, TRA	Operating supplies	100-43101-2290	104.84
67312	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41201-2510	36.90
67312	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41301-2510	63.63
67312	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41401-2510	63.63
67312	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-41601-2510	26.73
67312	METRO - INET	PHONES	Phones/radios/pagers	100-41701-3210	122.82
67312	METRO - INET	IT SUPPORT	Computer & software support	100-41707-3120	3,404.37
67312	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-42201-2510	47.07
67312	METRO - INET	IT SUPPORT	Computer & software support	100-42201-3120	1,037.35
67312	METRO - INET	PHONES	Phones/radios/pagers	100-42201-3210	37.79
67312	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-42401-2510	100.53
67312	METRO - INET	IT SUPPORT	Computer & software support	100-42401-3120	772.79
67312	METRO - INET	PHONES	Phones/radios/pagers	100-42401-3210	28.34
67312	METRO - INET	LASERFICHE & ADOBE LICENS	Software licenses & upgrades	100-43101-2510	26.42
67312	METRO - INET	IT SUPPORT	Computer & software support	100-43101-3120	993.91
67312	METRO - INET	PHONES	Phones/radios/pagers	100-43101-3210	18.90
67312	METRO - INET	IT SUPPORT	Computer & software support	100-44101-3120	257.58

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67312	METRO - INET	PHONES	Phones/radios/pagers	100-44101-3210	9.45
67312	METRO - INET	PHONES	Phones/radios/pagers	100-44201-3210	37.79
67314	MINNESOTA EQUIPMENT	CHAIN SAW	Controllable assets	100-42201-5120	708.37
67314	MINNESOTA EQUIPMENT	TRIMMER	Controllable assets	100-44101-5120	494.38
67314	MINNESOTA EQUIPMENT	#73 MOWER BLADES	Equipment parts & supplies	100-44101-2320	92.61
67314	MINNESOTA EQUIPMENT	CHAINSAW	Controllable assets	100-44101-5120	538.38
67315	MN PEIP	AUGUST HEALTH INSURANCE	Health Insurance	100-21710	10,728.82
67316	NCPERS GROUP LIFE INSURAN	AUGUST LIFE	Life Insurance	100-21714	96.00
67317	NORTHDAL CONSTRUCTION	MEADOW PARK	Contractors	431-43301-3810	43,389.30
67318	NUSS EQUIPMENT GROUP LL	#88 LOADER ('26 MACK TRUC	Capital assets	430-43101-5110	161,668.73
67319	PREMIUM WATERS INC	JUNE WATER	Equipment rentals	100-41701-3320	19.08
67319	PREMIUM WATERS INC	JULY WATER COOLER RENTAL	Equipment rentals	100-41701-3320	14.00
67320	PRINT CENTRAL	ATV/UTV REFLECTIVE LABELS	Operating supplies	100-41701-2290	80.00
67321	PTL TIRE INC	#65 TIRES	Equipment parts & supplies	100-44101-2320	278.12
67321	PTL TIRE INC	#55 TIRE	Equipment parts & supplies	100-44101-2320	153.82
67321	PTL TIRE INC	G-2 TIRE MOUNT & BALANCE	Fire apparatus repair & maint	100-42201-3450	159.34
67322	RIVARD COMPANIES	PLAYGROUND MULCH	Operating supplies	100-44101-2290	149.50
67322	RIVARD COMPANIES	RED MULCH	Operating supplies	100-44101-2290	189.50
67323	S & S INDUSTRIAL SUPPLY INC	NUTS & BOLTS	Operating supplies	100-43101-2290	9.14
67324	SITEONE LANDSCAPE SUPPLY	INSECT CONTROL - 4TH OF JU	Operating supplies	100-44101-2290	90.00
67324	SITEONE LANDSCAPE SUPPLY	SEEDING FOR STREETS	Blacktop maintenance	100-43101-3410	1,348.00
67324	SITEONE LANDSCAPE SUPPLY	VALVE BOX	Operating supplies	100-44101-2290	10.10
67325	STATE CHEMICAL SOLUTIONS	AIR FRESHENERS	Operating supplies	100-44101-2290	752.00
67326	XCEL ENERGY	JUNE FIRE #3 NATURAL GAS	Natural gas	100-42202-3620	30.15
67327	RFC ENGINEERING, INC.	MEADOW PARK RECONSTRUC	Engineering	431-43301-3135	685.23
67327	RFC ENGINEERING, INC.	CREEK VALLEY RECONSTRUCTI	Engineering	431-43301-3135	53.38
67327	RFC ENGINEERING, INC.	CROSSTOWN BUSINESS PARK	Engineering	262-46101-3135	1,314.03
67327	RFC ENGINEERING, INC.	CROSSTOWN SHOPPING CENT	Engineering	431-43301-3135	2,912.13
67327	RFC ENGINEERING, INC.	COUNCIL MEETING	Engineering	100-41101-3135	30.28
67327	RFC ENGINEERING, INC.	2025 CITY ASSETS	Engineering	100-41401-3135	38.24
67327	RFC ENGINEERING, INC.	PLANNING/POTENTIAL DEVEL	Engineering	100-41601-3135	302.84
67327	RFC ENGINEERING, INC.	PLANNING COMMISSION MEE	Engineering	100-41601-3135	166.56
67327	RFC ENGINEERING, INC.	FIRE #3	Engineering	100-42201-3135	30.28
67327	RFC ENGINEERING, INC.	HAM LAKE BUILDING PERMIT	Engineering	100-42401-3135	60.57
67327	RFC ENGINEERING, INC.	1015 CROSSTOWN BOULEVAR	Engineering	100-42401-3135	105.17
67327	RFC ENGINEERING, INC.	CCWD RULES AMENDMENTS	Engineering	100-43201-3135	211.99
67327	RFC ENGINEERING, INC.	NPDES	Engineering	230-43201-3135	110.16
67327	RFC ENGINEERING, INC.	COUNTY DITCH #58	Engineering	431-43301-3135	125.89
67327	RFC ENGINEERING, INC.	WACONIA STREET/COON CRE	Engineering	431-43301-3135	60.57
67327	RFC ENGINEERING, INC.	CSAH 116/BUNKER LAKE BOU	Engineering	431-43301-3135	393.69
67327	RFC ENGINEERING, INC.	2025 REHAB	Engineering	431-43301-3135	511.63
67327	RFC ENGINEERING, INC.	KOHLER SKETCH	Engineering	890-90001-3135	1,453.64
67327	RFC ENGINEERING, INC.	ELWELL FARMS	Engineering	890-90001-3135	2,624.33
67327	RFC ENGINEERING, INC.	HARMONY ESTATES 3RD	Engineering	890-90001-3135	181.71
67327	RFC ENGINEERING, INC.	NORTH METRO STORAGE - RO	Engineering	890-90001-3135	105.99
67327	RFC ENGINEERING, INC.	3225 - 155TH AVENUE LOT LI	Engineering	890-90001-3135	257.41
67327	RFC ENGINEERING, INC.	L2B2 CREEKSIDE FARMS - UNL	Engineering	890-90001-3135	45.43
67327	RFC ENGINEERING, INC.	ELWELL FARMS - LABELS	Engineering	890-90001-3135	35.00
67327	RFC ENGINEERING, INC.	ENCHANTED ESTATES 4TH	Engineering	890-90001-3135	76.48
67327	RFC ENGINEERING, INC.	L4B2 STONE ESTATES DRAINA	Engineering	890-90001-3135	90.85
67327	RFC ENGINEERING, INC.	15155 UNIVERSITY AVE LOT LI	Engineering	890-90001-3135	19.12
67327	RFC ENGINEERING, INC.	GROUP PERMIT BILLING	Engineering	100-43501-3135	5,474.03
67327	RFC ENGINEERING, INC.	MSA GROUP BILLING	Engineering	431-43301-3135	1,393.07
67327	RFC ENGINEERING, INC.	143RD AVENUE	Engineering	431-43301-3135	1,184.51
DFT0002917	COMPENSATION CONSULTAN	Health Savings Account	HSA Account	100-21712	150.00
DFT0002918	IRS-Payroll Tax	Federal Withholding	Federal WH/FICA/MC	100-21701	6,464.05
DFT0002918	IRS-Payroll Tax	Medicare Payable	Federal WH/FICA/MC	100-21701	1,787.72
DFT0002918	IRS-Payroll Tax	Social Security Payable	Federal WH/FICA/MC	100-21701	7,089.58
DFT0002919	MN STATE DEPT OF REVENUE-	MN State Withholding	State W/H	100-21702	2,821.22
DFT0002920	PERA	Retirement-Coordinated	PERA	100-21703	7,382.89

Council Approval List

Payment Dates: 7/8/2025 - 7/21/2025

Payment Number	Vendor Name	Description (Item)	Account Name	Account Number	Amount
DFT0002920	PERA	Retirement-Police & Fire	PERA	100-21703	1,318.92
DFT0002921	VOYA	Deferred Compensation	Deferred compensation	100-21704	2,485.00
DFT0002921	VOYA	Roth IRA	Deferred compensation	100-21704	50.00
DFT0002922	MN STATE DEPT OF REVENUE-	JUNE '25 FUEL TAX	Fuel	100-43101-2230	14.31
DFT0002923	MN DEPARTMENT OF LABOR	2ND QTR SURCHARGE	Surcharge	100-22801	2,751.73
Grand Total:					<u>762,857.21</u>

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL	509,171.25
211 - HAM LAKE	900.00
230 - FUTURE DRAINAGE	969.90
231 - RECYCLING	2,087.40
262 - HAM LAKE EDA	3,399.47
430 - PUBLIC WORKS EQUIPMENT	161,668.73
431 - REVOLVING STREET	65,360.31
440 - PARK & BEACH LAND	5,583.01
890 - TRUST FUND	13,717.14
Grand Total:	762,857.21

Account Summary

Account Number	Account Name	Payment Amount
100-21701	Federal WH/FICA/MC	15,341.35
100-21702	State W/H	2,821.22
100-21703	PERA	8,701.81
100-21704	Deferred compensation	2,535.00
100-21710	Health Insurance	10,728.82
100-21712	HSA Account	150.00
100-21713	STD/LTD	2,239.31
100-21714	Life Insurance	353.28
100-21715	Vision Insurance	37.00
100-22801	Surcharge	2,751.73
100-37601	Refunds & reimburseme	92.00
100-41101-3110	Attorney	366.58
100-41101-3135	Engineering	461.00
100-41101-3150	Personnel testing & recr	36.71
100-41101-3950	Legal notices/publicatio	322.32
100-41102-3110	Attorney	220.66
100-41102-3135	Engineering	242.28
100-41102-3950	Legal notices/publicatio	267.02
100-41201-2510	Software licenses & upgr	36.90
100-41301-2510	Software licenses & upgr	63.63
100-41401-2510	Software licenses & upgr	63.63
100-41401-3110	Attorney	220.66
100-41401-3135	Engineering	38.24
100-41501-3110	Attorney	6,895.85
100-41601-2510	Software licenses & upgr	26.73
100-41601-3135	Engineering	657.84
100-41701-2290	Operating supplies	80.00
100-41701-3190	Other professional servi	45.90
100-41701-3210	Phones/radios/pagers	122.82
100-41701-3320	Equipment rentals	194.03
100-41702-3420	Building repair & mainte	234.95
100-41702-3620	Natural gas	139.93
100-41707-3120	Computer & software su	3,404.37
100-41707-3220	Internet & website	37.50
100-42101-3155	Police protection	405,488.25
100-42201-2290	Operating supplies	25.31
100-42201-2340	Vehicle parts & supplies	147.37
100-42201-2510	Software licenses & upgr	47.07
100-42201-3120	Computer & software su	1,037.35
100-42201-3135	Engineering	555.22
100-42201-3150	Personnel testing & recr	470.00
100-42201-3210	Phones/radios/pagers	37.79
100-42201-3220	Internet	442.04
100-42201-3450	Fire apparatus repair &	159.34

Account Summary

Account Number	Account Name	Payment Amount
100-42201-3510	Training/conferences/sc	3,300.00
100-42201-5120	Controllable assets	708.37
100-42202-3420	Building repair & mainte	1,082.00
100-42202-3620	Natural gas	169.74
100-42401-2510	Software licenses & upgr	100.53
100-42401-3110	Attorney	67.90
100-42401-3120	Computer & software su	772.79
100-42401-3135	Engineering	165.74
100-42401-3210	Phones/radios/pagers	28.34
100-42501-3190	Other professional servi	1,443.00
100-43101-2210	Clothing & personal prot	283.46
100-43101-2230	Fuel	3,034.19
100-43101-2290	Operating supplies	206.24
100-43101-2340	Vehicle parts & supplies	126.63
100-43101-2510	Software licenses & upgr	26.42
100-43101-3120	Computer & software su	993.91
100-43101-3135	Engineering	228.82
100-43101-3210	Phones/radios/pagers	18.90
100-43101-3410	Blacktop maintenance	1,348.00
100-43101-3470	Vehicle repair & mainten	921.21
100-43104-3620	Natural gas	219.80
100-43201-3135	Engineering	535.03
100-43501-3135	Engineering	7,654.62
100-44101-2210	Clothing & personal prot	118.16
100-44101-2290	Operating supplies	2,827.48
100-44101-2320	Equipment parts & suppl	524.55
100-44101-3120	Computer & software su	257.58
100-44101-3210	Phones/radios/pagers	9.45
100-44101-3390	Rentals-other	1,169.00
100-44101-3440	Equipment repair & mai	824.31
100-44101-5110	Capital assets	10,197.19
100-44101-5120	Controllable assets	1,032.76
100-44102-3620	Natural gas	321.18
100-44201-3210	Phones/radios/pagers	37.79
100-44202-3620	Natural gas	75.35
211-41704-3125	Editing	900.00
230-34401	Future drainage fees	400.00
230-43201-3135	Engineering	569.90
231-43601-3630	Waste management & r	2,087.40
262-46101-3135	Engineering	3,399.47
430-43101-5110	Capital assets	161,668.73
431-43301-3135	Engineering	21,604.45
431-43301-3810	Contractors	43,389.30
431-43301-3950	Legal notices/publicatio	366.56
440-12501	Parkland dedication rece	924.77
440-22204	Unavailable revenue-par	-924.77
440-37102	Interest - Loans	115.53
440-37504	Parkland dedication	924.77
440-44103-3135	Engineering	4,542.71
890-90001-3110	Attorney	2,348.41
890-90001-3135	Engineering	11,123.11
890-90001-3950	Legal notices/publicatio	61.62
890-90001-3980	Filing fees	184.00
	Grand Total:	762,857.21

Project Account Summary

Project Account Key	Payment Amount
None	687,467.32

Project Account Summary

Project Account Key	Payment Amount
202103-100	1,014.58
202103-140	43,389.30
202105-100	346.62
202111-100	3,399.47
202111-120	186.44
202205-100	11,378.46
202302.032-100	477.44
202302.038-101	1,526.85
20250502.036-100	4,542.71
202505-100	3,067.75
202505-120	180.12
231004009	1,446.00
231009001	385.84
231010001	255.56
MISC-100	3,792.75
Grand Total:	<u>762,857.21</u>



City of Ham Lake, MN

EFT Payroll Check Register

Report Summary

Pay Period: 6/22/2025-7/5/2025

Packet: PYPKT01784 - PPE 07/05/25 PAID 07/11/25

Payroll Set: City of Ham Lake - 01

Type	Count	Amount
Regular Checks	0	0.00
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	37	40,351.64
Total	37	40,351.64

Memorandum

Date: July 15, 2025

To: Mayor and Councilmembers

From: David A. Krugler, City Engineer 

Subject: Meadow Park North of CR 60 Street Reconstruction: 163rd Lane and Isanti Street

Introduction:

The final payment for Northdale Construction Company for the street reconstruction of 163rd Lane and Isanti Street in Meadow Park north of Constance Boulevard (CR 60) is attached. All work for this project has been satisfactorily completed.

Discussion:

The total construction cost of the work completed is \$765,578.05. This is \$45,500.64 (6.32%) more than the contract amount of \$720,077.41. The overage is primarily due to additional class 5 aggregate being brought in and additional trees needing to be removed.

The increase in cost of \$39,363.69 for the class 5 base material for the site was due to there being a lower amount of salvageable reclaim material on the site than what was estimated. While there was sufficient reclaim material on 163rd Lane to salvage, Isanti Street lacked an existing class 5 base layer that was not shown within the City's inventory or the soil borings taken within the roadway. Due to the lack of existing material, the amount of reclaim material that could have been used as class 5 was greatly reduced, thereby resulting in additional class 5 material needing to be hauled in to complete the project.

The increase in cost of \$3,780.00 for the clearing and grubbing of trees and stumps on the site was due to a storm that had knocked over additional trees into the road project. There were also 3 additional stumps that had to be ground out that were not taken into account within the estimate. The stumps were not included within the initial survey due to them being behind a property owners' fence and being buried just below the surface of the ground.

Recommendation:

It is recommended that the project be accepted and the attached payment to Northdale Construction Company be approved. Approval will commence the one-year warranty period that the project is free from all defects due to faulty workmanship or defective materials.

Date July 15, 2025

To Mayor and Councilmembers
City of Ham Lake
15544 Central Avenue NE
Ham Lake, Minnesota 55304

Re: North Meadow Street Reconstruction: 163rd Lane & Isanti Street

Contractor: Nordtule Construction
9760 71st Street NE
Albertville, MN 55301

Contractor Payment Fund

STATEMENT OF WORK

ITEM NUMBER	ITEM DESCRIPTION	UNIT	EST. QTY	UNIT PRICE	TOTAL	PRIOR UNITS	UNITS THIS EST.	UNITS TO DATE	AMOUNT TO DATE
2021.501	MOBILIZATION	LUMP SUM	1.0	\$20,400.00	\$20,400.00	0.8	0.3	1.0	\$20,400.00
2101.502	CLEARING	EACH	4	\$735.00	\$2,940.00	7	0	7	\$5,145.00
2101.502	GRUBBING	EACH	5	\$315.00	\$1,575.00	10	0	10	\$3,150.00
2104.502	REMOVE DRAINAGE STRUCTURE	EACH	2	\$800.00	\$1,600.00	2	0	2	\$1,600.00
2104.502	REMOVE SIGN	EACH	2	\$262.50	\$525.00	0	0	0	\$0.00
2104.502	SALVAGE MAILBOX AND SUPPORT	EACH	13	\$131.25	\$1,706.25	13	0	13	\$1,706.25
2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH) DRIVEWAY	LIN FT	47.2	\$5.78	\$272.82	57	0	57	\$329.46
2104.501	SAWING BITUMINOUS PAVEMENT (FULL DEPTH) DRIVEWAY	LIN FT	176.8	\$2.05	\$362.44	183	0	183	\$375.15
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	199	\$2.05	\$407.95	199	0	199	\$407.95
2104.503	REMOVE METAL PIPE	LIN FT	51	\$10.00	\$510.00	51	0	51	\$510.00
2104.503	SALVAGE CHAIN LINK FENCE	LIN FT	670	\$10.50	\$7,035.00	604	0	604	\$6,342.00
2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	42.7	\$7.00	\$298.90	45.4	0	45.4	\$317.80
2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	418	\$5.00	\$2,090.00	430	0	430	\$2,150.00
2106.507	EXCAVATION - COMMON	CU YD	1,466	\$24.12	\$35,359.92	1,466	0	1,466	\$35,359.92
2106.507	EXCAVATION - SUBGRADE	CU YD	3,231	\$24.12	\$77,931.72	3,304	0	3,304	\$79,692.48
2106.507	SELECT GRANULAR EMBANKMENT (CV)	CU YD	3,002.0	\$30.89	\$92,731.78	2,844.3	0	2,844.3	\$87,800.43
2106.507	COMMON EMBANKMENT (CV)	CU YD	1,256	\$30.89	\$38,797.84	1,256	0	1,256	\$38,797.84
2108.504	GEOTEXTILE FABRIC TYPE 5	SQ YD	4,381.00	\$1.91	\$8,367.71	4,388.21	0	4,388.21	\$8,381.48
2211.509	AGGREGATE BASE CLASS 5	TON	100.00	\$28.77	\$2,877.00	1,468.22	0	1,468.22	\$42,340.69
2211.604	AGGREGATE BASE (CV) CLASS 5 4.0" THICK-DRIVEWAY	SQ YD	703.3	\$7.04	\$4,951.23	600.7	0	600.7	\$4,228.93
2215.504	FULL DEPTH BITUMINOUS PAVEMENT RECLAMATION	SQ YD	4,440	\$2.72	\$12,076.80	4,440	0	4,440	\$12,076.80
2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2.C) 2.0" THICK-DRIVEWAY	SQ YD	703.3	\$32.59	\$22,920.55	600.7	0	600.7	\$19,576.81
2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2.C)	TON	329.00	\$116.96	\$38,479.84	348.17	0	348.17	\$40,721.96
2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (2.C)	TON	329.00	\$102.01	\$33,561.29	336.54	0	336.54	\$34,330.45
2501.502	24" CS PIPE APRON	EACH	1	\$766.97	\$766.97	1	0	1	\$766.97
2501.502	15" RC PIPE APRON	EACH	1	\$1,202.24	\$1,202.24	1	0	1	\$1,202.24
2501.602	TRASH GUARD FOR 15" CP PIPE APRON	EACH	1	\$280.94	\$280.94	1	0	1	\$280.94
2501.602	TRASH GUARD FOR 24" RC PIPE APRON	EACH	1	\$1,582.40	\$1,582.40	1	0	1	\$1,582.40
2503.503	24" CP PIPE SEWER (SMOOTH)	LIN FT	149	\$63.48	\$9,458.52	150	0	150	\$9,522.00
2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	275	\$64.13	\$17,635.75	269	0	269	\$17,250.97
2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	464	\$69.04	\$32,112.96	462	0	462	\$32,173.68
2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	673	\$73.78	\$49,580.16	668	0	668	\$49,285.04
2503.503	24" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	275	\$99.84	\$27,456.00	269	0	269	\$26,856.96
2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL-2X3	EACH	10	\$2,907.50	\$29,075.00	10	0	10	\$29,075.00
2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1-48"	EACH	9	\$3,399.65	\$32,396.85	9	0	9	\$32,396.85
2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 3-60"	EACH	1	\$4,857.90	\$4,857.90	1	0	1	\$4,857.90
2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 3-72" SLUMP	EACH	2	\$10,034.39	\$20,068.78	2	0	2	\$20,068.78
2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 4-60"	EACH	1	\$5,119.50	\$5,119.50	1	0	1	\$5,119.50
2506.602	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 5-72" SLUMP	EACH	1	\$10,062.73	\$10,062.73	1	0	1	\$10,062.73
2511.504	GEOTEXTILE FILTER TYPE 4	SQ YD	34.2	\$6.09	\$208.28	34.2	0	34.2	\$208.28
2511.507	RANDOM RIPRAP CLASS III	CU YD	9.5	\$180.00	\$1,710.00	9.5	0	9.5	\$1,710.00
2531.503	CONCRETE CURB AND GUTTER DESIGN D312 (MODIFIED)	LIN FT	2,929	\$15.75	\$46,131.75	2,929	0	2,929	\$46,131.75
2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	41.1	\$177.50	\$7,295.25	90.3	0	90.3	\$16,028.25
2540.602	INSTALL MAILBOX WITH SUPPORT	EACH	13	\$210.00	\$2,730.00	13	0	13	\$2,730.00
2563.601	TRAFFIC CONTROL	LUMP SUM	1.0	\$2,100.00	\$2,100.00	1	0	1	\$2,100.00
2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	\$2,500.00	\$2,500.00	1	0	1	\$2,500.00
2573.502	STORM DRAIN INLET PROTECTION	EACH	24	\$150.00	\$3,600.00	23	0	23	\$3,450.00
2573.502	CULVERT END CONTROLS	EACH	2	\$150.00	\$300.00	2	0	2	\$300.00
2573.503	SILT FENCE, TYPE MS	LIN FT	266	\$4.73	\$1,267.64	342	0	342	\$1,617.66
2575.605	TURF ESTABLISHMENT (25-131 SEEDING MIX)	ACRE	1.10	\$2,362.50	\$2,598.75	0.55	0.55	1.10	\$2,598.75
TOTAL CONTRACT AMOUNT					\$720,077.41				\$765,578.05

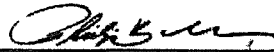
SUMMARY

Original Contract Amount	\$720,077.41
Value Completed To Date	\$765,578.05
Material on Hand	\$0.00
SUBTOTAL	<u>\$765,578.05</u>
Amount Retained - 5%	\$0.00
Less Pay Estimate #1	\$252,741.05
Less Pay Estimate #2	\$136,569.10
Less Pay Estimate #3	\$172,412.18
Less Pay Estimate #4	<u>\$160,466.42</u>
AMOUNT DUE THIS ESTIMATE	<u>\$43,389.30</u>

CERTIFICATION OF THE CONTRACTOR

I hereby certify that the work performed and the materials supplied under the terms of the Contract for the referenced project, and all authorized changes to the Contract have an actual value under the Contract of the amounts shown on this estimate (and the final quantities of the final estimate are correct) and that this estimate is just and correct and no part of the "Amount Due This Estimate" has been received.

By



President

Contractor's Authorized Representative (Title)

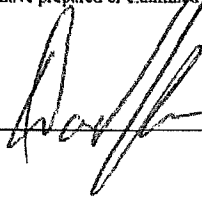
Date

07/17/2025

CERTIFICATION OF THE ENGINEER

I hereby certify that I have prepared or examined this estimate and that the Contractor is entitled to payment of this estimate under the Contract for the referenced project.

By



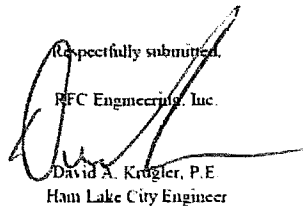
RFC Engineering, Inc.

Date

7/17/25

Respectfully submitted,

RFC Engineering, Inc.

David A. Krogler, P.E.
Ham Lake City Engineer

Meeting Date: July 21, 2025



**CITY OF HAM LAKE
STAFF REPORT**

To: Mayor and Councilmembers

From: Andrea Murff, Finance/HR Director

Subject: Transfer Funds and Close CARES Act Fund 217

Introduction/Discussion:

The CARES Act Fund (217) was opened in 2020 to track CARES Act Funding provided to mitigate costs for the Coronavirus Pandemic. The funds have been spent with a balance of balance of \$4.03 remaining in the fund from interest allocations. There is also no longer need for the fund since there will be no further funding the Coronavirus Pandemic.

A transfer of \$4.03 will be transferred into the General Fund (100) and the CARES Act Fund (217) will be closed.

Recommendation: I recommend approval to transfer \$4.03 into the General Fund and close the CARES Act Fund.

Memorandum

Date: July 16, 2025

To: Mayor and Councilmembers

From: David A. Krugler, City Engineer 

Subject: Trunk Highway 65 East Frontage Road from 171st Avenue to 334 feet South of Crosstown Boulevard (CSAH 18)

Introduction:

Grant funding of \$710,000 were obtained thru the MnDOT Local Partnership Program in 2021 for construction of the Trunk Highway 65 East Frontage Road from 171st Avenue to 334 feet South of Crosstown Boulevard (CSAH 18).

Discussion:

The City Attorney has reviewed the proposed Cooperative Construction Agreement and has no suggested changes.

Recommendation:

It is recommended that Cooperative Construction Agreement be approved by Resolution.

RESOLUTION NO. 25-XX

IT IS RESOLVED that the City of Ham Lake enter into MnDOT Agreement No. 1053661 with the State of Minnesota, Department of Transportation for the following purposes:

To provide for payment by the State to the City of the State's share of the costs of the road improvements construction and other associated construction to be performed upon, along and adjacent to Trunk Highway No. 65 within the corporate City limits under State Project No. 0208-170.

IT IS FURTHER RESOLVED that the Mayor and City Clerk are authorized to execute the Agreement and any amendments to the Agreement.

Adopted by a unanimous voted of the Ham Lake City Council this 21st day of July, 2025.

Brian Kirkham, Mayor

Denise Webster, Clerk

**STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
AND
CITY OF HAM LAKE
COOPERATIVE CONSTRUCTION
AGREEMENT**

State Project Number:	<u>0208-170</u>	Original Amount Encumbered
Trunk Highway Number:	<u>65=005</u>	<u>\$710,000.00</u>
State Aid Project Number:	<u>197-119-003</u>	
City Project Number:	<u>2111</u>	

This Agreement is between the State of Minnesota, acting through its Commissioner of Transportation ("State") and the City of Ham Lake, acting through its City Council ("City").

Recitals

1. The City will perform grading and bituminous surfacing construction and other associated construction along and adjacent to Trunk Highway 65 on Chisholm Street from 334 feet south of Crosstown Boulevard (County State Aid Highway 18) to 173rd Lane, on 173rd Lane from Chisholm Street to Baltimore Street, and on Baltimore Street from 173rd Lane to 64 feet south of 171st Avenue according to City-prepared plans, specifications, and special provisions designated by the City as CP 2111 and State Aid Project (SAP) 197-119-003 and by the State as State Project (SP) 0208-170 (TH 65=005) ("Project"); and
2. The City requests the State participate in the costs of the grading and bituminous surfacing construction and the State is willing to participate in the costs of said construction and associated construction engineering; and
3. Minnesota Statutes § 161.20, subdivision 2 authorizes the Commissioner of Transportation to make arrangements with and cooperate with any governmental authority for the purposes of constructing, maintaining, and improving the trunk highway system.

Agreement

1. Term of Agreement; Survival of Terms; Plans; Incorporation of Exhibits

- 1.1. **Effective Date.** This Agreement will be effective on the date the State obtains all signatures required by Minnesota Statutes § 16C.05, subdivision 2.
- 1.2. **Expiration Date.** This Agreement will expire when all obligations have been satisfactorily fulfilled.
- 1.3. **Survival of Terms.** All clauses which impose obligations continuing in their nature and which must survive in order to give effect to their meaning will survive the expiration or termination of this Agreement, including, without limitation, the following clauses: 2.4. State Ownership of Improvements; 5. Maintenance by the City; 10. Liability; Worker Compensation Claims; Insurance; 13. State Audits; 14. Government Data Practices; 15. Governing Law; Jurisdiction; Venue; and 17. Force Majeure.
- 1.4. **Plans, Specifications, and Special Provisions.** State Aid-approved City plans, specifications, and special provisions designated by the City as CP 2111 and SAP 197-119-003 and by the State as SP 0208-170 (TH 65=005) are on file in the office of the City's Engineer and incorporated into this Agreement by reference ("Project Plans").

1.5. **Exhibits.** The Preliminary Schedule "I" is attached and incorporated into this Agreement.

2. Right-of-Way Use

- 2.1. **Limited Right to Occupy.** The State grants to the City (and its contractors and consultants) the right to occupy Trunk Highway Right-of-Way as necessary to perform the work described in the Project Plans. This right is limited to the purpose of constructing the Project, and administering such construction, and may be revoked by the State at any time, with or without cause. Cause for revoking this right of occupancy includes, but is not limited to, breaching the terms of this or any other agreement (relevant to this Project) with the State, failing to provide adequate traffic control or other safety measures, failing to perform the construction properly and in a timely manner, and failing to observe applicable environmental laws or terms of applicable permits. The State will have no liability to the City (or its contractors or consultants) for revoking this right of occupancy.
- 2.2. **State Access; Suspension of Work; Remedial Measures.** The State's District Engineer or assigned representative retains the right to enter and inspect the Trunk Highway Right-of-Way (including the construction being performed on such right-of-way) at any time and without notice to the City or its contractor. If the State determines (in its sole discretion) that the construction is not being performed in a proper or timely manner, or that environmental laws (or the terms of permits) are not being complied with, or that traffic control or other necessary safety measures are not being properly implemented, then the State may notify and require the City (and its contractors and consultants) to suspend their operations until the City (and its contractors and consultants) take all necessary actions to rectify the situation to the satisfaction of the State. The State will have no liability to the City (or its contractors or consultants) for exercising or failing to exercise its rights under this provision.
- 2.3. **Traffic Control; Worker Safety.** While the City (and its contractors and consultants) are occupying the State's Right-of-Way, they must comply with the approved traffic control plan, and with applicable provisions of the Work Zone Field Handbook (<http://www.dot.state.mn.us/trafficeng/workzone/index.html>). All City, contractor, and consultant personnel occupying the State's Right-of-Way must be provided with required reflective clothing and hats.
- 2.4. **State Ownership of Improvements.** The State will retain ownership of its Trunk Highway Right-of-Way, including any improvements made to such right-of-way under this Agreement, unless otherwise noted. The warranties and guarantees made by the City's contractor with respect to such improvements (if any) will flow to the State. The City will assist the State, as necessary, to enforce such warranties and guarantees, and to obtain recovery from the City's consultants, and contractor (including its sureties) for non-performance of contract work, for design errors and omissions, and for defects in materials and workmanship. Upon request of the State, the City will undertake such actions as are reasonably necessary to transfer or assign contract rights to the State and to permit subrogation by the State with respect to claims against the City's consultants and contractors.
- 2.5. **Utility Relocation.** The State authorizes the City to issue Notices and Orders for utility relocation in accordance with Minnesota Statutes §161.45 and Minnesota Rules Part 8810.3100 through 8810.3600.

3. Contract Award and Construction

- 3.1. **Bids and Award.** The City will receive bids and award a construction contract to the lowest responsible bidder (or best value proposer), subject to concurrence by the State in that award, according to the Project Plans. The contract construction will be performed according to the Project Plans.
- 3.2. **Bid Documents Furnished by the City.** The City will, within seven days of opening bids for the construction contract, submit to the State Aid Agreements Engineer a copy of the low bid and an abstract of all bids together with the City's request for concurrence by the State in the award of the construction contract.

The City will not award the construction contract until the State advises the City in writing of its concurrence.

- 3.3. *Rejection of Bids.*** The City may reject and the State may require the City to reject any or all bids for the construction contract. The party rejecting or requiring the rejection of bids must provide the other party written notice of that rejection or requirement for rejection no later than 30 days after opening bids. Upon the rejection of all bids, a party may request, in writing, that the bidding process be repeated. Upon the other party's written approval of such request, the City will repeat the bidding process in a reasonable period of time, without cost or expense to the State.
- 3.4. *Direction, Supervision, and Inspection of Construction***
- A. The contract construction will be under the direction of the City and under the supervision of a registered professional engineer; however, the State participation construction covered under this Agreement will be open to inspection by the State District Engineer's authorized representatives. The City will give the State Aid Agreements Engineer at Roseville five days' notice of its intention to start the contract construction.
 - B. Responsibility for the control of materials for the contract construction will be on the City and its contractor and will be carried out according to Specifications No. 1601 through and including No. 1609 in the State's current *Standard Specifications for Construction*.
- 3.5. *Completion of Construction.*** The City will cause the contract construction to be started and completed according to the time schedule in the construction contract special provisions. The completion date for the contract construction may be extended, by an exchange of letters between the appropriate City official and the State District Engineer's authorized representative, for unavoidable delays encountered in the performance of the contract construction.
- 3.6. *Plan Changes.*** All changes in the Project Plans and all addenda, change orders, supplemental agreements, and work orders entered into by the City and its contractor for contract construction must be approved in writing by the State District Engineer's authorized representative.
- 3.7. *Compliance with Laws, Ordinances, and Regulations.*** The City will comply and cause its contractor to comply with all Federal, State, and Local laws, and all applicable ordinances and regulations. With respect only to that portion of work performed on the State's Trunk Highway Right-of-Way, the City will not require the contractor to follow local ordinances or to obtain local permits.
- 3.8. *Construction Documents Furnished by the City.*** The City will keep records and accounts that enable it to provide the State, when requested, with the following:
- A. Copies of the City contractor's invoice(s) covering all contract construction.
 - B. Copies of the endorsed and canceled City warrant(s) or check(s) paying for final contract construction, or computer documentation of the warrant(s) issued, certified by an appropriate City official that final construction contract payment has been made.
 - C. Copies of all construction contract change orders, supplemental agreements, and work orders.
 - D. A certification form, provided by the State, signed by the City's Engineer in charge of the contract construction attesting to the following:
 - i. Satisfactory performance and completion of all contract construction according to the Project Plans.
 - ii. Acceptance and approval of all materials furnished for the contract construction relative to compliance of those materials to the State's current *Standard Specifications for Construction*.

iii. Full payment by the City to its contractor for all contract construction.

- E. Copies, certified by the City's Engineer, of material sampling reports and of material testing results for the materials furnished for the contract construction.
- F. A copy of the "as built" plan sent to the State Aid Agreements Engineer.

4. Right-of-Way; Easements; Permits

- 4.1. The City will obtain all rights-of-way, easements, construction permits, and any other permits and sanctions that may be required in connection with the local and trunk highway portions of the contract construction. Before payment by the State, the City will furnish the State with certified copies of the documents for rights-of-way and easements, construction permits, and other permits and sanctions required for State participation construction covered under this Agreement.
- 4.2. The City will convey to the State by quit claim deed, all newly acquired rights needed for the continuing operation and maintenance of the Trunk Highway, if any, upon completion of the Project, at no cost or expense to the State.
- 4.3. The City will comply with Minnesota Statutes § 216D.04, subdivision 1(a), for identification, notification, design meetings, and depiction of utilities affected by the contract construction.

5. Maintenance by the City

Upon completion of the Project, the City will provide the following without cost or expense to the State:

- 5.1. **Roadways.** Maintenance of 173rd Lane/Baltimore Street. Maintenance includes, but is not limited to, snow, ice and debris removal, resurfacing, seal coating, and any other maintenance activities according to accepted City maintenance practices.
- 5.2. **Additional Drainage.** No party to this Agreement will drain any additional drainage volume into the storm sewer facilities constructed under the construction contract that was not included in the drainage for which the storm sewer facilities were designed, without first obtaining written permission to do so from the other party.

6. Basis of State Cost

- 6.1. **Schedule "I".** The Preliminary Schedule "I" includes anticipated State participation construction items and the construction engineering cost share covered under this Agreement.
- 6.2. **Capped State Funds.** The total State funds available on this Project are capped at **\$710,000.00**.
- 6.3. **State Participation Construction.** The State will participate in the following at the percentages indicated. The construction includes the State's proportionate share of item costs for mobilization and traffic control.
 - A. 100 Percent will be the State's rate of cost participation in all of the construction shown on Sheets 2 through 3 of the Preliminary Schedule "I," up to the capped amount of State funds.
 - B. 100 Percent will be the State's rate of cost participation in all of the construction shown on Sheets 4 through 5 of the Preliminary Schedule "I," up to the capped amount of State funds.
 - C. 100 Percent will be the State's rate of cost participation in all of the construction shown on Sheet 6 of the Preliminary Schedule "I," up to the capped amount of State funds.
- 6.4. **Construction Engineering Costs.** The State will pay a construction engineering charge equal to 8 percent of the total State participation construction, up to the capped amount of State funds.

7. State Cost and Payment by the State

7.1. State Cost. \$710,000.00 is the State's estimated share of the costs of the contract construction, which includes the construction engineering cost share as shown in the Preliminary Schedule "I." The Preliminary Schedule "I" was prepared using anticipated construction items and estimated quantities and unit prices and may include any credits or lump sum costs. Upon review of the construction contract bid documents described in Article 3.2., the State will decide whether to concur in the City's award of the construction contract and, if so, prepare a Revised Schedule "I" based on construction contract construction items, quantities, and unit prices, which will replace and supersede the Preliminary Schedule "I" as part of this Agreement.

7.2. Conditions of Payment. The State will pay the City the full and complete lump sum amount as shown in the Revised Schedule "I" after the following conditions have been met:

- A. Encumbrance by the State of the State's full and complete State funded lump sum cost share as shown in the Revised Schedule "I."
- B. Execution of this Agreement and transmittal to the City, including a letter advising of the State's concurrence in the award of the construction contract.
- C. The State's receipt of a written request from the City for the advancement of funds. The request will include certification by the City that all necessary parties have executed the construction contract.

7.3. Limitations of State Payment; No State Payment to Contractor. The State's participation in the contract construction is limited to the lump sum amount shown in Article 7.1, and the State's participation will not change except by a mutually agreed written amendment to this Agreement. The State's payment obligation extends only to the City. The City's contractor is not intended to be and will not be deemed to be a third-party beneficiary of this Agreement. The City's contractor will have no right to receive payment from the State. The State will have no responsibility for claims asserted against the City by the City's contractor.

8. Authorized Representatives

Each party's Authorized Representative is responsible for administering this Agreement and is authorized to give and receive any notice or demand required or permitted by this Agreement.

8.1. The State's Authorized Representative will be:

Name, Title: Malaki Ruranika, Cooperative Agreements Engineer (or successor)
 Address: 395 John Ireland Boulevard, Mailstop 682, Saint Paul, MN 55155
 Telephone: (651) 366-4634
 Email: malaki.ruranika@state.mn.us

8.2. The City's Authorized Representative will be:

Name, Title: David Krugler, City Engineer (or successor)
 Address: RFC Engineering, 13635 Johnson Street NE, Ham Lake, MN 55304
 Telephone: (763) 862-8000
 Email: dkrugler@rfcengineering.com

9. Assignment; Amendments; Waiver; Contract Complete

9.1. Assignment. No party may assign or transfer any rights or obligations under this Agreement without the prior consent of the other party and a written assignment agreement, executed and approved by the same parties who executed and approved this Agreement, or their successors in office. The foregoing does not

prohibit the City from contracting with a third-party to perform City maintenance responsibilities covered under this Agreement.

- 9.2. **Amendments.** Any amendment to this Agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original Agreement or their successors in office.
- 9.3. **Waiver.** If a party fails to enforce any provision of this Agreement, that failure does not waive the provision or the party's right to subsequently enforce it.
- 9.4. **Contract Complete.** This Agreement contains all prior negotiations and agreements between the State and the City. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

10. Liability; Worker Compensation Claims; Insurance

- 10.1. Each party is responsible for its own acts, omissions and the results thereof to the extent authorized by law and will not be responsible for the acts and omissions of others and the results thereof. Minnesota Statutes § 3.736 and other applicable law govern liability of the State. Minnesota Statutes Chapter 466 and other applicable law govern liability of the City. Notwithstanding the foregoing, the City will indemnify, hold harmless, and defend (to the extent permitted by the Minnesota Attorney General) the State against any claims, causes of actions, damages, costs (including reasonable attorney's fees), and expenses arising in connection with the Project covered by this Agreement, regardless of whether such claims are asserted by the City's contractor(s) or consultant(s) or by a third party because of an act or omission by the City or its contractor(s) or consultant(s).
- 10.2. Each party is responsible for its own employees for any claims arising under the Workers Compensation Act.
- 10.3. The City may require its contractor to carry insurance to cover claims for damages asserted against the City's contractor.

11. Nondiscrimination

Provisions of Minnesota Statutes § 181.59 and of any applicable law relating to civil rights and discrimination are considered part of this Agreement.

12. Title VI/Non-discrimination Assurances

The City agrees to comply with all applicable USDOT Standard Title VI/Non-Discrimination Assurances contained in USDOT Order No. 1050.2A, and in particular Appendices A and E, which can be found at: https://edocs-public.dot.state.mn.us/edocs_public/DMResultSet/download?docId=11149035. If federal funds are included in this Agreement, the City will ensure the appendices and solicitation language within the assurances are inserted into contracts as required. The State may conduct a review of the City's compliance with this provision. The City must cooperate with the State throughout the review process by supplying all requested information and documentation to the State, making City staff and officials available for meetings as requested, and correcting any areas of non-compliance as determined by the State.

13. State Audits

Under Minnesota Statutes § 16C.05, subdivision 5, the City's books, records, documents, accounting procedures, and practices relevant to this Agreement are subject to examination by the State and the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this Agreement.

14. Government Data Practices

The City and State must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the City under this Agreement. The civil remedies of Minnesota Statutes §13.08 apply to the release of the data referred to in this clause by either the City or the State.

15. Governing Law; Jurisdiction; Venue

Minnesota law governs the validity, interpretation, and enforcement of this Agreement. Venue for all legal proceedings arising out of this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

16. Termination; Suspension

16.1. *By Mutual Agreement.* This Agreement may be terminated by mutual agreement of the parties or by the State for insufficient funding as described below.

16.2. *Termination for Insufficient Funding.* The State may immediately terminate this Agreement if it does not obtain funding from the Minnesota Legislature, or other funding source; or if funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination must be by written or fax notice to the City. The State is not obligated to pay for any services that are provided after notice and effective date of termination. However, the City will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. The State will not be assessed any penalty if this Agreement is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds.

16.3. *Suspension.* In the event of a total or partial government shutdown, the State may suspend this Agreement and all work, activities, performance, and payments authorized through this Agreement. Any work performed during a period of suspension will be considered unauthorized work and will be undertaken at the risk of non-payment.

17. Force Majeure

No party will be responsible to the other for a failure to perform under this Agreement (or a delay in performance) if such failure or delay is due to a force majeure event. A force majeure event is an event beyond a party's reasonable control, including but not limited to, unusually severe weather, fire, floods, other acts of God, labor disputes, acts of war or terrorism, or public health emergencies.

(The remainder of this page has been intentionally left blank.)

STATE ENCUMBRANCE VERIFICATION

Individual certifies that funds have been encumbered as required by Minnesota Statutes § 16A.15 and 16C.05.

Signed: _____

Date: _____

SWIFT Purchase Order: 3000706322

CITY OF HAM LAKE

The undersigned certify that they have lawfully executed this contract on behalf of the Governmental Unit as required by applicable charter provisions, resolutions, or ordinances.

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

DEPARTMENT OF TRANSPORTATION

Recommended for Approval:

By: _____
(District Engineer)

Date: _____

Approved:

By: _____
(State Design Engineer)

Date: _____

COMMISSIONER OF ADMINISTRATION

By: _____
(With Delegated Authority)

Date: _____

INCLUDE COPY OF RESOLUTION APPROVING THE AGREEMENT AND AUTHORIZING ITS EXECUTION.

PRELIMINARY SCHEDULE "I"

Agreement 1053661

City of Ham Lake

SP 0208-170 (TH 65=005)

Preliminary: July 10, 2025

SAP 197-119-003

CP 2111

State Funds

Grading and bituminous surfacing construction located along and adjacent to Trunk Highway 65 on Chisholm Street from 334 feet south of Crosstown Boulevard (County State Aid Highway 18) to 173rd Lane, on 173rd Lane from Chisholm Street to Baltimore Street, and on Baltimore Street from 173rd Lane to 64 feet south of 171st Avenue, to start approximately August 2025 under City contract with ____

STATE COST PARTICIPATION	
SAP 197-119-003, SP 0208-170 Roadway Work Items From Sheet 3	702,467.31
SAP 197-119-003, SP 0208-170 Storm Sewer Work Items From Sheet 5	0.00
SP 0208-170 Roadway Work Items From Sheet 6	7,532.69
(1) Subtotal	\$710,000.00
Construction Engineering (8%)	56,800.00
Subtotal	\$766,800.00
(2) Encumbered Amount	\$710,000.00

(1) Amount of advance payment as described in Article 7 of the Agreement (estimated amount)

(2) Total State funds available for this project are capped at \$710,000.00 as described in Paragraph 6.1 of the Agreement.

(1) 100% STATE FUNDS (CAPPED), REMAINDER 100% CITY FUNDS

1053661

(P) = PLAN QUANTITY

ITEM NUMBER	SAP 197-119-003, SP 0208-170 ROADWAY WORK ITEM	UNIT	QUANTITY	UNIT PRICE	COST (1)
2021.501	MOBILIZATION	LUMP SUM	0.61	221,000.00	134,810.00
2101.502	CLEARING	EACH	19.00	227.00	4,313.00
2101.502	GRUBBING	EACH	19.00	118.00	2,242.00
2101.505	CLEARING (P)	ACRE	4.51	9,703.90	43,764.59
2101.505	GRUBBING (P)	ACRE	4.51	5,201.90	23,460.57
2104.502	REMOVE SIGN	EACH	2.00	49.80	99.60
2104.502	SALVAGE CASTING	EACH	2.00	100.00	200.00
2104.502	SALVAGE MAIL BOX SUPPORT AND MAILBOX	EACH	1.00	110.00	110.00
2104.502	ABANDON AND SEAL WELL SHAFT	EACH	1.00	2,000.00	2,000.00
2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	8.00	5.00	40.00
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	654.00	5.80	3,793.20
2104.503	REMOVE CONCRETE CULVERT	LIN FT	4.00	35.18	140.72
2104.503	REMOVE CURB AND GUTTER	LIN FT	142.00	50.00	7,100.00
2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	975.00	10.77	10,500.75
2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	1,000.00	3.00	3,000.00
2106.507	EXCAVATION - COMMON (P)	CU YD	4,065.00	19.90	80,893.50
2106.507	EXCAVATION - MUCK (P)	CU YD	2,111.00	16.70	35,253.70
2106.507	EXCAVATION - CHANNEL AND POND (P)	CU YD	17,843.00	21.90	390,761.70
2106.507	COMMON EMBANKMENT (CV) (P)	CU YD	12,982.00	10.00	129,820.00
2108.504	GEOTEXTILE FABRIC TYPE 5	SQ YD	2,040.00	3.80	7,752.00
2211.509	AGGREGATE BASE CLASS 5	TON	3,302.00	20.00	66,040.00
2211.604	AGGREGATE BASE (CV) CLASS 5 6.0" THICK-DRIVEWAY	SQ YD	245.00	6.50	1,592.50
2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 1.0" THICK-DRIVEWAY	SQ YD	154.00	22.14	3,409.56
2360.504	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C) 2.0" THICK-DRIVEWAY	SQ YD	154.00	37.73	5,810.42
2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	985.00	120.00	118,200.00
2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)	TON	985.00	100.00	98,500.00
2411.604	MODULAR BLOCK RETAINING WALL	SQ YD	80.00	200.00	16,000.00
2511.504	GEOTEXTILE FILTER TYPE 4	SQ YD	315.00	15.67	4,936.05
2511.507	RANDOM RIPRAP CLASS III	CU YD	86.00	171.43	14,742.98
2531.503	CONCRETE CURB AND GUTTER DESIGN B612	LIN FT	187.00	31.00	5,797.00
2531.503	CONCRETE CURB AND GUTTER DESIGN B618	LIN FT	4,900.00	21.00	102,900.00
2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	72.00	92.71	6,675.12
2531.603	CONCRETE GUTTER DESIGN - TRENCH DRAIN	LIN FT	440.00	56.00	24,640.00
2540.602	INSTALL MAIL BOX SUPPORT WITH MAILBOX	EACH	1.00	340.93	340.93

1053661

Data is considered Non-public prior to project award under the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13.

(2) 100% STATE FUNDS (CAPPED), REMAINDER 100% CITY FUNDS
(P) = PLAN QUANTITY

1053661

ITEM NUMBER	SP 197-119-003, SP 0208-170 STORM SEWER WORK ITEM	UNIT	QUANTITY	UNIT PRICE	COST (2)
2021.501	MOBILIZATION	LUMP SUM	0.33	221,000.00	72,930.00
2501.502	15" GS PIPE APRON	EACH	1.00	1,000.00	1,000.00
2501.502	18" GS PIPE APRON	EACH	2.00	1,400.00	2,800.00
2501.502	24" GS PIPE APRON	EACH	3.00	1,602.80	4,808.40
2501.502	30" GS PIPE APRON	EACH	2.00	1,800.00	3,600.00
2501.502	36" GS PIPE APRON	EACH	1.00	2,000.00	2,000.00
2501.502	18" RC PIPE APRON	EACH	8.00	1,800.00	14,400.00
2501.602	POND OUTLET BAFFLE	EACH	5.00	6,000.00	30,000.00
2501.602	TRASH GUARD FOR 15" PIPE APRON	EACH	1.00	1,000.00	1,000.00
2501.602	TRASH GUARD FOR 18" PIPE APRON	EACH	10.00	1,300.00	13,000.00
2501.602	TRASH GUARD FOR 24" PIPE APRON	EACH	3.00	1,406.78	4,220.34
2501.602	TRASH GUARD FOR 30" PIPE APRON	EACH	2.00	1,580.00	3,160.00
2501.602	TRASH GUARD FOR 36" PIPE APRON	EACH	1.00	1,680.00	1,680.00
2503.503	15" CP PIPE SEWER (SMOOTH)	LIN FT	16.00	100.00	1,600.00
2503.503	18" CP PIPE SEWER (SMOOTH)	LIN FT	51.00	118.00	6,018.00
2503.503	24" CP PIPE SEWER (SMOOTH)	LIN FT	117.00	125.72	14,709.24
2503.503	30" CP PIPE SEWER (SMOOTH)	LIN FT	38.00	130.00	4,940.00
2503.503	36" CP PIPE SEWER (SMOOTH)	LIN FT	36.00	140.00	5,040.00
2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	126.00	153.27	19,312.02
2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	497.00	152.35	75,717.95
2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	613.00	172.71	105,871.23
2503.503	24" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	567.00	221.80	125,760.60
2503.503	36" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	209.00	250.00	52,250.00
2503.602	CONNECT TO EXISTING STORM SEWER	EACH	1.00	1,000.00	1,000.00
2503.602	18" PIPE PLUG	EACH	4.00	300.00	1,200.00
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL-2X3	EACH	5.00	6,959.98	34,799.90
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1-48"	EACH	6.00	8,213.13	49,278.78
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 2-60"	EACH	1.00	12,496.13	12,496.13
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 3-84"	EACH	1.00	16,000.00	16,000.00
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 4-60" SUMP	EACH	3.00	12,000.00	36,000.00
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 5-72" SUMP	EACH	1.00	16,187.95	16,187.95
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 6-96" SUMP	EACH	2.00	20,000.00	40,000.00
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 7-48"	EACH	6.00	8,213.13	49,278.78
2506.502	INSTALL SALVAGED CASTING	EACH	2.00	500.00	1,000.00

1053661

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1056331

1056331

[illegible]

CITY OF HAM LAKE

RESOLUTION

IT IS RESOLVED that the City of Ham Lake enter into MnDOT Agreement 1053661 with the State of Minnesota, Department of Transportation for the following purposes:

To provide for payment by the State to the City of the State's share of the costs of the grading and bituminous surfacing construction and other associated construction to be performed along, and adjacent to Trunk Highway 65 on Chisholm Street from 334 feet south of Crosstown Boulevard (County State Aid Highway 18) to 173rd Lane, on 173rd Lane from Chisholm Street to Baltimore Street, and on Baltimore Street from 173rd Lane to 64 feet south of 171st Avenue within the corporate City limits under State Project 0208-170.

IT IS FURTHER RESOLVED that the Mayor and the _____
(Title)
are authorized to execute the Agreement and any amendments to the Agreement.

CERTIFICATION

I certify that the above Resolution is an accurate copy of the Resolution adopted by the Council of the City of Ham Lake at an authorized meeting held on the _____ day of _____, 2025, as shown by the minutes of the meeting in my possession.

Subscribed and sworn to me this
_____ day of _____, 2025

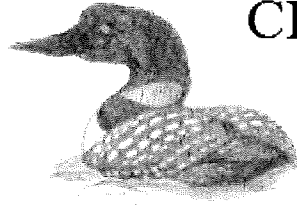
Notary Public _____

My Commission Expires _____

(Signature)

(Type or Print Name)

(Title)



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
Fax (763) 434-9599

CITY OF HAM LAKE PLANNING COMMISSION AGENDA MONDAY, JULY 14, 2025

CALL TO ORDER: 6:00 p.m.

PLEDGE OF ALLEGIANCE

APPROVAL OF MINUTES: June 23, 2025

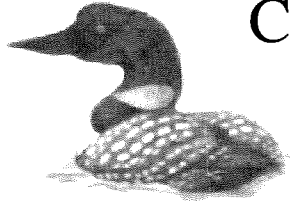
PUBLIC HEARING:

6:01 p.m. Joseph Radach of Contour Development LLC, requesting Preliminary Plat approval, and rezoning of portions of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential), for Elwell Farms (107 Single Family Residential lots and 5 outlots) in Section 36.

NEW BUSINESS: None

COMMISSION BUSINESS:

1. City Council Update



CITY OF HAM LAKE

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CITY OF HAM LAKE PLANNING COMMISSION MINUTES MONDAY, JULY 14, 2025

The Ham Lake Planning Commission met for its regular meeting on Monday, July 14, 2025, in the Council Chambers at Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Commissioners Brian Pogalz, Jeff Entsminger, David Ross, and Erin Dixon

MEMBERS ABSENT: Commissioners Kyle Lejonvarn, Dave Ringler, and Jonathan Fisher

OTHERS PRESENT: City Engineer Dave Krugler, Building Official Mark Jones, and Building and Zoning Clerk Jennifer Bohr

CALL TO ORDER: Chair Pogalz called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

The pledge of allegiance was recited by all in attendance.

APPROVAL OF MINUTES:

Motion by Dixon, seconded by Entsminger, to approve the minutes of the June 23, 2025, Planning Commission meeting as written. All present in favor, motion carried.

PUBLIC HEARING:

Joseph Radach of Contour Development LLC, requesting Preliminary Plat approval, and rezoning of portions of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential), for Elwell Farms (107 Single Family Residential lots and 5 outlots) in Section 36

Mr. Joseph Radach of Contour Development LLC was present. Mr. and Mrs. Jesse Neumann from Design Earth Contracting and Steve Jones with Keller Williams were also in attendance. Mr. Radach stated the development consists of 107 single-family residential lots and five outlots that will be dedicated to wetland banking or combined with an existing lot. Mr. Radach stated there are three access points proposed for the development, two which are proposed to be paved and one is an existing gravel road. Mr. Radach stated there have been some minor lot configuration changes since the sketch plan was reviewed but the number of lots proposed remains the same. Chair Pogalz asked Engineer Krugler to comment on the plat. Engineer Krugler stated the plat will develop 515 acres into 107 residential lots and five outlots. Engineer Krugler stated

two of the outlots will be combined with the existing 4611 139th Lane NE parcel and the remaining outlots will become part of a proposed wetland bank. Engineer Krugler stated there are going to be three streets providing access to the development; there will be no access from streets in Columbus, Blaine, or Lino Lakes. Engineer Krugler stated there is a 70-foot-wide Minnesota Pipeline (aka Flint Hills Resources) easement going through parcels in the northeast section of the plat; Flint Hills Resources has approved the plans for both street crossings and one storm water crossing. Engineer Krugler stated there are 14 various easements across the 18 parcels; all easements must be vacated, released, or appropriately confined at the developer's expense before the final plat is filed. Engineer Krugler stated the developer is proposing the creation of a park on the western side of the plat. Engineer Krugler stated parkland dedication will need to be determined later because a wetland bank requires the dedication of a trail easement through the wetland or payment of parkland dedication fees in addition to parkland dedication fees being paid for 107 lots, less the value of the land that is being dedicated as a park. Engineer Krugler stated the wetland banking ordinance states wetland banks shall have improved roadway frontage. Engineer Krugler stated there are existing buildings, accessory buildings, farm buildings, wells and septic systems located within the proposed development; some buildings will be demolished the remaining buildings must conform to the City Code. Engineer Krugler stated existing septic systems will need to be abandoned per Minnesota Pollution Control Agency requirements and proof of abandonment must be provided to the Building Official before the issuance of building permits. Engineer Krugler stated encroachment agreements for septic lines crossing drainage and utility easements and encroachment agreements for driveways located within drainage and utility easements will be required. Engineer Krugler stated Haugo Geotechnical Services provided a summary of water level readings; the report outlines the high groundwater to be used to ensure one-foot separation required of low floors of the proposed buildings. Engineer Krugler stated a rare plant survey was done on the site. Engineer Krugler stated the developer will be avoiding all threatened plants but one, Blunt-Lobed Grape Fern, for which a taking permit has been obtained. Commissioner Dixon asked if the developer needed to obtain Letters of Map Amendment (LOMA) from FEMA. Engineer Krugler stated there were parcels touching the flood plain on the sketch plan, but the preliminary plat shows that all buildings to be outside of the FEMA flood plain so no LOMAs are needed. Commissioner Pogalz completed the inspection, a copy which is on file. Commissioner Pogalz stated there are various outbuildings and three homes in the proposed development area. Chair Pogalz stated there has been some tree clearing done but no other activity related to building removal. Chair Pogalz stated dumpsters are on the site. Chair Pogalz stated the site is 500 acres of primarily open land, some areas of trees and areas that were once wetlands before they were drained for sod farming; it is a large open area suitable for residential development.

Chair Pogalz opened the public hearing at 6:09 p.m. and asked for public comment.

Cathy Montain, 1160 Constance Boulevard NE

Ms. Montain stated she owns property in Columbus adjacent to the southeast corner of the proposed development. Ms. Montain asked if lots will be created over the entire property identified on the public hearing notice. Chair Pogalz stated the entire property will be developed. Ms. Montain asked if housing would abut her property. Engineer

Krugler stated the lots will border her property, but the houses will be adjacent to the proposed roadway. Ms. Montain stated with 105 proposed new building sites, she is concerned about how water will be managed. Ms. Montain stated there is a ditch along the western edge of her parcel and she hopes there will not be any additional water drained from the area. Engineer Krugler stated, per state code, no more water can be drained from the area after development than was drained from the area before development. Engineer Krugler explained how water would be managed with the ditch and ponds within the development, including a large pond that is proposed in the southeast corner of the development adjacent to Ms. Montain's property. Ms. Montain stated she would like the development to keep as much water as possible on the property.

Ken Anderson, 13076 Jewel Circle NE, Blaine

Mr. Anderson was present to represent the Rice Creek Trail Association (RCTA). Mr. Anderson asked what the status of the snowmobile trail across this property is. Chair Pogalz asked Mr. Anderson if he could provide any new information as the Planning Commissioners have not received any updates. Mr. Anderson stated the club has requested the trail, that has existed since 1980, remain in place. Mr. Anderson stated with the proposed residential development, the club recognizes the configuration of the trail would have to change. Mr. Anderson stated the club hopes to continue to have a trail from the southeastern corner of the development to the northwest corner of the development. Mr. Anderson stated the RCTA has suggested an alignment behind some of the houses in south central part of the subdivision. Mr. Radach has proposed a trail from the southeast corner of the development straight west to Lexington Avenue NE. Mr. Anderson stated there was discussion on having the trail go north from the southwest corner of the development but there is not enough right-of-way on the east side of Lexington Avenue NE for that due to power lines, support poles, guidelines, and the steep ditch. Mr. Anderson stated the Red Fox Hollow development has a pond along Lexington Ave NE and the western border of several property owners' land abuts the Lexington Avenue NE right-of-way creating another obstacle for a trail. Mr. Anderson stated the RCTA spoke with the park committee and discussed potentially having the trail on the west side of Lexington Avenue NE where the regional bike trail is now. Mr. Anderson stated Anoka County is in the process of redesigning the trail extending it to the north but representatives from Anoka County have stated it may be problematic to continue the trail where the developer proposed due the need to cross two lanes of southbound and two lanes of northbound traffic on Lexington Avenue NE at 133rd Avenue NE. Mr. Anderson presented a map of the snowmobile trail system. Mr. Anderson showed where the trail currently runs from Ms. Montain's property in Columbus, across the property to be developed and northward. Mr. Anderson feels the trail could be reconfigured to run from Ms. Montain's property in the southeast corner of the development directly west to the southwest corner and then north along County Ditch 44-7. Mr. Anderson presented a handout to the commissioners and development team. Mr. Anderson also presented a potential new trail alignment running along the southern border of the proposed plat, turning to the north at County Ditch 44-7 and running along the east of the ditch to 143rd Avenue NE where the trail would continue north across the Knoll property. Mr. Anderson stated the handout he provided proposes two options the city could consider to provide the RCTA a snowmobile trail easement adjacent to the development. Mr. Anderson stated the RCTA is asking the Planning Commission to make a recommendation to City

Council on a trail easement for snowmobiling. Mr. Anderson thanked the commissioners for allowing him to present options for consideration for reconfiguration of the snowmobile trail. Chair Pogalz stated he is aware there have been some conversations related to the snowmobile trail. Chair Pogalz stated running a trail in the ditch may be difficult due to how deep it is. Mr. Anderson stated, from the center point of the ditch, there is a 50-foot maintenance easement on each side of the ditch with a sixteen-and-a-half-foot buffer area on each side of the maintenance easement. Mr. Anderson stated he spoke with staff from the Coon Creek Watershed District this past winter and again prior to today's meeting; they did not have any objection to having a snowmobile trail within the buffer area. Mr. Anderson stated there would be no impact on the ditch, the trail edge would be 20-feet from the top of the ditch, eastward. Mr. Anderson stated the trail would only be 10-foot wide with two-foot clear zones on each side. Mr. Anderson stated there would be vegetation that would need to be cleared in various areas if the trail is permitted on the east side of Lexington Avenue NE but that would be done by the RCTA. Chair Pogalz asked Mr. Radach to comment. Mr. Radach stated they had tentatively agreed to provide access through the property along the south border of the plat. Mr. Radach stated he still has the same concerns regarding running the trail along the ditch and the impact to the wetland bank area. Mr. Radach stated the wetland bank consultants want wetland banks to be secure as they do not want people in the wetland bank areas. Mr. Radach stated Mr. Anderson is right, there is going to be a ditch easement there and wetland buffers. Mr. Radach stated it may be possible to run a snowmobile through a wetland buffer but he would need to talk to wetland banking regulators to make sure it would not prohibit them from doing wetland banking in a potential trail area. Engineer Krugler asked Mr. Radach if a wetland bank can be within the 50-foot easement for ditches. Mr. Radach stated a wetland buffer can be within a county ditch easement, but it is not part of the wetland bank. Mr. Radach stated part of the wetland bank plan is to utilize the easement which is eligible as a buffer area. Mr. Radach stated they can get buffer credit which is 25% of a wetland credit. Mr. Radach stated having a snowmobile trail on the southern border of the plat will affect one of the nicer lots in the development. Mr. Radach stated this is not desirable, but he would consider it, however, the trail could also be in back yards of homes in Red Fox Hollow. Mr. Radach stated if RCTA has handshake agreements for the current snowmobile trail with other landowners, he is concerned that if he grants rights through this development, the Knoll's and/or Ms. Montain may discontinue their handshake agreements at some point. Mr. Radach stated they are more than happy to get RCTA through their site to Lexington Avenue NE but prefers not to have a trail through the middle of the development. Mr. Radach stated RCTA can continue to use the trail, as it is, this winter and discussion can continue later. Mr. Anderson stated he spoke with a representative from the Board of Soil and Water Resources this past winter. Mr. Anderson stated they discussed a trail through the development in the proposed wetland bank area. Mr. Anderson stated if a trail went through a wetland bank, the land the trail was on could not be used for wetland credits. Mr. Anderson stated the trail only needed to be 20 feet wide so the amount of land potentially removed from the wetland bank would be less than an acre. Chair Pogalz stated there will be residents in Blaine, some future landowners in the proposed Elwell Farms development, and landowners in Red Fox Hollow that will be affected by the proposed trail realignment. Chair Pogalz stated there are other people that need to be involved in this discussion and

decision. Ms. Cathy Montain stated she does a year-to-year handshake agreement with the RCTA to have a portion of the trail on her property.

Chai Lee, 4212 136th Avenue NE

Mr. Lee stated his property is at the corner of 136th Avenue NE and Lexington Avenue NE. Mr. Lee asked where the roads are that will lead into the new development. Engineer Krugler stated one of the access points into the development will be via 136th Avenue NE. Chair Pogalz stated other access points will be a right-in and right-out at 139th Lane NE and via Opal Street NE into the Hidden Forest East area. Mr. Lee stated he is concerned about increased traffic as he has small children.

Paul Jacobsen, 4752 132nd Court NE, Blaine

Mr. Jacobsen asked how close the new development will be to his residence in the Lexington Waters development in Blaine. Mr. Radach presented Mr. Jacobsen with a plat design document.

Chair Pogalz closed the public hearing at 6:46 p.m.

Chair Pogalz asked the commissioners to comment on the snowmobile trail. Commissioner Entsminger stated he is in favor of a snowmobile trail but does not feel the city can force a private landowner to dedicate land for a trail. Commissioner Ross stated he is astounded at the amount of time the city has dedicated to discussions with the RCTA. Commissioner Ross stated the project being reviewed is a potential 107 lot development. Commissioner Ross stated there has been an inordinate amount of discussion about the snowmobile trail. Commissioner Ross stated a small, not-for-profit organization is suggesting how part of this development should be designed. Commissioner Ross stated the developers are very patient to even have a conversation about the trail; the city should not write anything into this development that is giving undue attention to a small association that does not warrant this kind of review. Chair Pogalz stated that a snowmobile trail is an amenity to the residents of Ham Lake. Chair Pogalz stated it is possible for any handshake agreement, with any landowner, to be discontinued at any time ending trail connectivity and it is a private landowner's decision on what they want to agree to. Chair Pogalz stated the snowmobile trail discussion will need to include others such as legal counsel and a representative from Board of Soil and Water Resources. Commissioner Entsminger asked if there was any state funding available to offset the income the developer would lose for constructing a trail through a wetland bank. Commissioner Entsminger stated the developer could potentially recover the value of the wetland bank land dedicated to a snowmobile trail. Chair Pogalz asked if Mr. Radach was interested in continuing discussion on the snowmobile trail. Mr. Radach stated he and his partners are, but they do not want to sacrifice lots for the trail. Mr. Radach stated he is concerned about the future and how long the trail connections will exist; will he and his partners provide an easement that connects to another trail on land that the RCTA no longer has permission to use. Chair Pogalz stated the commission will not be making a recommendation on requiring the developer to provide for a snowmobile trail. Chair Pogalz stated there should be further discussion with members of the City Council and other agencies. Engineer Krugler stated if the snowmobile trail from the Montain property is extended directly to the west, the trail easement would impact proposed septic areas

on lots 44, 45, 53, 54 and 55. Mr. Radach inquired about the paving of the existing gravel road on 138th Avenue NE, Frazier Street NE and 139th Lane NE. Mr. Radach asked if the developer is responsible for paving the road. Engineer Krugler stated he is presenting what the city code states in Article 10-420(F) regarding plats out letting to unpaved streets for the Planning Commission to make a recommendation on whether the developer is to improve the road. Engineer Krugler stated there will be two paved access points to this development via Opal Street NE and 136th Avenue NE. Engineer Krugler stated requiring the paving of 138th Avenue NE, Frazier Street NE and 139th Lane NE would alleviate the amount of traffic on the other two access points. Commissioner Entsminger asked how many linear feet paving 138th Avenue NE, Frazier Street NE and 139th Lane NE would be added. Engineer Krugler stated it is approximately 1450 feet. Commissioner Entsminger asked if the residents along those roadways would just get their road paved. Engineer Krugler stated in the memo there are two alternatives within City Code to enforce this; one alternative would require those properties in the plat of Elwell Heights and the 4310 139th Lane NE parcel to be assessed for the improvement of the road and the developer would be responsible for the balance of the expense to improve the road. Mr. Radach asked if Red Fox Hollow residents would be assessed for the improvement. Mr. Radach stated he is concerned about the expense to improve the road; he is not opposed to contributing if everyone is paying their fair share. Engineer Krugler stated the residents of Elwell Heights and 4310 139th Lane NE would be assessed, not the residents in Red Fox Hollow. Mr. Radach stated the development provides two paved outlets. Chair Pogalz stated he does not see how the developer could be required to pay for the improvement of 138th Avenue NE, Frazier Street NE and 139th Lane NE. Commissioner Entsminger stated he does not see how the developer could be required to pay for improvement of that area when the plat boundary ends where 138th Avenue NE intersects with Ghia Street NE. Commissioner Ross stated it is unlikely that the residents of Elwell Heights would be in favor of being assessed for a road improvement that would increase traffic on their streets. Commissioner Dixon stated a recommendation should be made for the City Council to consider and ultimately decide on. **Motion by Pogalz to recommend approval of the Preliminary Plat approval, and rezoning of portions of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential), for Elwell Farms (107 Single Family Residential lots and 5 outlots) in Section 36 as presented by Joseph Radach of Contour Development LLC subject to combining outlots A and B with the 4611 139th Lane NE parcel, recording a document with Anoka County that outlots C, D and E are not buildable and not eligible for building permits, applying for a Conditional Use Permit for any outlots to be included in the wetland bank, meeting the requirements of Article 9-330.8(D) for roadway improvements for a wetland bank, vacating, releasing or confining any existing easements as directed by the City Engineer before the issuance of any building permits, obtaining demolition permits for any existing structures that are to be demolished, ensuring any existing buildings that are to remain conform to city code, abandoning existing septic systems and sealing existing wells and providing proof to the Building Official prior to issuing any building permits, signing and filing encroachment agreements with Anoka County for septic lines that cross drainage and utility easements on Lots 29, 36, 55, 51 and 58, Block 1 and Lot 3, Block 3, signing and filing encroachment agreements for driveways that cross drainage and utility easements for Lots 35, 36, 37, 38 and 39, Block 1 prior to**

issuing any building permits, meeting the requirements of the City Engineer and meeting all City, State and County requirements.

Building and Zoning Clerk Bohr asked Chair Pogalz if a recommendation related to parkland dedication was going to be made. Engineer Krugler stated a determination will need to be made on what will be required for parkland dedication later due to a final decision on a trail easement needing to be made, fees related to wetland banking needing to be determined and consideration to be given for the land being dedicated for the park. Building and Zoning Clerk asked about drainage fees. Engineer Krugler stated the drainage fees will be \$200 per lot and the required payment for drainage will be noted in the development agreement. **Commissioner Entsminger seconded the motion. All present in favor, motion carried.** *This application will be placed on the City Council's Monday, July 21, 2025 agenda.*

A recommendation as to requiring the paving of 138th Avenue NE, Frazier Street NE and 139th Lane NE was not made.

COMMISSION BUSINESS:

City Council Update

Chair Pogalz stated the City Council concurred with the Planning Commission's recommendations to approve the preliminary and final plat of Ruds Skogsted and the final plat of Elwell Commercial Park. Chair Pogalz will attend the July 21, 2025, City Council meeting.

ADJOURNMENT:

Motion by Dixon, seconded by Ross, to adjourn the Planning Commission meeting at 7:08 p.m. All present in favor, motion carried.

Jennifer Bohr
Building and Zoning Clerk

ORDINANCE NO. 25-XX

AN ORDINANCE AMENDING A PORTION OF CHAPTER 9 OF THE CITY OF HAM LAKE, COUNTY OF ANOKA, STATE OF MINNESOTA.

The City Council of the City of Ham Lake does hereby ordain as follows, pursuant to Article 9 of the Ham Lake City Code.

That the zoning classification for the following described property situated in the City of Ham Lake, Anoka County, Minnesota is hereby designated from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) for Elwell Farms in Section 36.

The Northeast Quarter of the Northeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

The Northwest Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota. Except the South 212.00 feet of the West 580 feet of said Northwest Quarter of the Northeast Quarter; also except the North 512.41 feet of the West 325.00 feet of Northwest Quarter of said Northeast Quarter.

AND

The Southwest Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota. EXCEPT the West 330.2 feet of said Southwest Quarter of the Northeast Quarter, except the North 88 feet thereof; and Also Except the North 88.00 feet of the West 580.00 feet of said Southwest Quarter of the Northeast Quarter.

AND

The West 330.2 feet of the Southwest Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, Except the North 88 feet thereof.

AND

The Southeast Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Northeast Quarter of the Northwest Quarter, Except the South 212 feet thereof, Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

That part of the Northwest Quarter of the Northwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, lying East of the West 1027.97 feet thereof, and lying North of the South 212 feet of the Northwest Quarter of the Northwest Quarter, except that part platted as Elwell Heights.

AND

The South 67 feet of the North 155 feet of that part of the South Half of the Northwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, lying Easterly of the East line of Elwell Heights.

AND

The Northeast Quarter of the Southwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southeast Quarter of the Southwest Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Northeast Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Northwest Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southwest Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southeast Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The South 212.00 feet of the West 580.00 feet of the Northwest Quarter of the Northeast Quarter; the North 88.00 feet of the West 580.00 of the Southwest Quarter of the Northeast Quarter; that part of the North 88.00 feet of the South Half of the Northwest Quarter and that part of the South 212.00 feet of the North Half of the Northwest Quarter lying East of the East line of Elwell Heights, according to the recorded plat thereof, all in Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southwest Quarter of the Southwest Quarter, Section 36, Township 32, Range 23, EXCEPT PARCEL 44, Anoka County Right of Way Plat No. 81, Anoka County, Minnesota. (Abstract Property)

AND

That part of the Northwest Quarter of the Southwest, Section 36, Township 32, Range 23 lying South of a line 331.23 feet north of, measured at right angles to and parallel with the South line of said Northwest Quarter of the Southwest Quarter, EXCEPT PARCEL 43, Anoka County Right of Way Plat No. 81, Anoka County, Minnesota. (Torrens Property, Torrens Certificate No. 123181)

AND

Outlot A, Red Fox Hollow 2nd Addition, Anoka County, Minnesota. (Torrens Property, Torrens Certificate No. 151959)

Presented to the Ham Lake City Council on July 21, 2025 and adopted by a unanimous vote this ____ day of ____, 2025.

Brian Kirkham, Mayor

Denise Webster, City Clerk

DATE: July 14, 2025

TO: Honorable Chair Pogalz, Planning Commission Members, and City Staff

FROM: Kenneth R. Anderson, Rice Creek Trail Association (RCTA), (Snowmobile)



RE: Preliminary Plat Application by Contour Development LLC for Elwell Farms.

On behalf of the Rice Creek Trail Association (RCTA), in public hearing I offer the following background, comments, and **request** regarding the application submitted by Joseph Radach of Contour Development LLC.

BACKGROUND:

As you know, the RCTA has had several members attend previous meetings of the Planning Commission and City Council. The purpose of the meetings was for the applicant to secure approval of a Sketch Plan for the proposed development of the 107-lot, single-family subdivision in Southeast Ham Lake. At those meetings, our members and several other snowmobile enthusiasts testified in favor of maintaining our snowmobile trail system through the Elwell Farm property in order to continue to 1) provide outdoor winter recreation opportunities for the public, and 2) allow local area snowmobilers to frequent local businesses and access the broader snowmobile trail network statewide. The RCTA trail system of approximately 70 miles serves an important function of access, given that it is one of the trails in the metro area located closest to the north suburbs and cities of Minneapolis and St. Paul. The RCTA has continuously signed, groomed, and maintained a snowmobile trail through the Elwell property every winter season since the 1980's, and we have been very appreciative of the Elwell Family for their cooperation. The RCTA has several members who reside within the City of Ham Lake.

PROPOSED OPTIONS TO MAINTAIN THE CONTINUITY OF THE SNOWMOBILE TRAIL SYSTEM:

There are two basic options to address the creation of a re-aligned snowmobile trail to accommodate the RCTA need for a continuous trail network, and simultaneously, moving forward with a similarly proposed development that will allow important, significant investment and creation of single-family residential homes within Ham Lake.

Option 1: Require the applicant/developer to create, via park dedication regulatory authority, a 20 ft. wide public use trail (including authorized snowmobile use in the winter months between December 1 and April 1st each year) and by agreement trail maintenance work in the Fall and Spring months as necessary by the Rice Creek Trail Association or its successors and assigns in perpetuity. This can be accomplished by the Planning Commission recommendation to the City Council requiring a twenty (20) ft. wide parcel identified as Park or Public Trail, connecting the existing trail bridge at the southeast corner of the Elwell Farm property to the northwest corner of the proposed development where the gas line easement intersects with the existing trail on the north boundary line of Outlot C (see attached map and highlighted portion of Minnesota Statutes, Section 462.358, subd. 2(b)).

Option 2: Require the developer/applicant to convey and record an easement for public use trail purposes, (including authorized snowmobile use in the winter months between December 1 and April 1st each year) and furthermore, for trail maintenance work in the Fall and Spring months as necessary to be performed by the Rice Creek Trail Association, or its successors and assigns, in perpetuity. Properly drafted, the easement could permit multi-purpose public trail use all year. The proposed alignment would follow the south border of the development west from the aforementioned bridge to County Ditch 44-7, then proceed north along the east side of the ditch to the aforementioned north boundary of Outlot C (see attached color rendering showing the County Ditch 44-7 alignment with white arrows).

Please note that the Anoka County Highway Department commented in their review and comment on the proposed Preliminary Plat, dated April 3, 2025, that ***“The City of Ham Lake may want to request additional ROW for a future snowmobile trail along CSAH 17.” (Lexington Ave.)***. That is, an additional 20 feet of Highway, Public Use Trail, Drainage, and Utility Easement could be required where adjacent to the CSAH 17 ROW by the City of Ham Lake as a condition of Preliminary Plat approval. That requirement would be appropriate for either Option 1 or Option 2 above to enable the greatest degree of legal authority and design flexibility in the future.

REQUEST FOR ACTION:

The Rice Creek Trail Association respectfully requests the Planning Commission recommend, and the City Council subsequently approve, the Preliminary Plat of Elwell Farms with the condition that the snowmobile trail alignment consistent with the spirit of Option 1 or Option 2, as appropriate, and the Anoka County Highway Department suggestion for additional easement along CSAH 17 be 1) required conditions of Preliminary Plat approval, and 2) identified and/or approved and in place prior to Final Plat submittal and approval.

Attachments:

1. Aerial Photo showing County Ditch 44-7, adjacent cities, Carlos Avery WMA, and Prel. Plat boundaries.
2. Highlighted sections of Minnesota Statutes, 462.358, subd. 2a, Terms of Regulations, and 2b, Dedication.



462.358 OFFICIAL CONTROLS: SUBDIVISION REGULATION; DEDICATION.

Subdivision 1. MS 1978 [Repealed, 1980 c 566 s 35]

Subd. 1a. **Authority.** To protect and promote the public health, safety, and general welfare, to provide for the orderly, economic, and safe development of land, to preserve agricultural lands, to promote the availability of housing affordable to persons and families of all income levels, and to facilitate adequate provision for transportation, water, sewage, storm drainage, schools, parks, playgrounds, and other public services and facilities, a municipality may by ordinance adopt subdivision regulations establishing standards, requirements, and procedures for the review and approval or disapproval of subdivisions. The regulations may contain varied provisions respecting, and be made applicable only to, certain classes or kinds of subdivisions. The regulations shall be uniform for each class or kind of subdivision.

A municipality may by resolution extend the application of its subdivision regulations to unincorporated territory located within two miles of its limits in any direction but not in a town which has adopted subdivision regulations; provided that where two or more noncontiguous municipalities have boundaries less than four miles apart, each is authorized to control the subdivision of land equal distance from its boundaries within this area.

Subd. 2. MS 1978 [Repealed, 1980 c 566 s 35]

Subd. 2a. **Terms of regulations.** The standards and requirements in the regulations may address without limitation: the size, location, grading, and improvement of lots, structures, public areas, streets, roads, trails, walkways, curbs and gutters, water supply, storm drainage, lighting, sewers, electricity, gas, and other utilities; the planning and design of sites; access to solar energy; and the protection and conservation of floodplains, shore lands, soils, water, vegetation, energy, air quality, and geologic and ecologic features. The regulations shall require that subdivisions be consistent with the municipality's official map if one exists and its zoning ordinance, and may require consistency with other official controls and the comprehensive plan. The regulations may prohibit certain classes or kinds of subdivisions in areas where prohibition is consistent with the comprehensive plan and the purposes of this section, particularly the preservation of agricultural lands. The regulations may prohibit, restrict or control development for the purpose of protecting and assuring access to direct sunlight for solar energy systems. The regulations may prohibit the issuance of permits or approvals for any tracts, lots, or parcels for which required subdivision approval has not been obtained.

The regulations may permit the municipality to condition its approval on the construction and installation of sewers, streets, electric, gas, drainage, and water facilities, and similar utilities and improvements or, in lieu thereof, on the receipt by the municipality of a cash deposit, certified check, irrevocable letter of credit, bond, or other financial security in an amount and with surety and conditions sufficient to assure the municipality that the utilities and improvements will be constructed or installed according to the specifications of the municipality. Sections 471.345 and 574.26 do not apply to improvements made by a subdivider or a subdivider's contractor.

A municipality may require that an applicant establish an escrow account or other financial security for the purpose of reimbursing the municipality for direct costs relating to professional services provided during the review, approval and inspection of the project. A municipality may only charge the applicant a rate equal to the value of the service to the municipality. Services provided by municipal staff or contract professionals must be billed at an established rate.

When the applicant vouches, by certified letter to the municipality, that the conditions required by the municipality for approval under this subdivision have been satisfied, the municipality has 30 days to release

and return to the applicant any and all financial securities tied to the requirements. If the municipality fails to release and return the letters of credit within the 30-day period, any interest accrued will be paid to the applicant. If the municipality determines that the conditions required for approval under this subdivision have not been satisfied, the municipality must send written notice within seven business days upon receipt of the certified letter indicating to the applicant which specific conditions have not been met. The municipality shall require a maintenance or performance bond from any subcontractor that has not yet completed all remaining requirements of the municipality.

The regulations may permit the municipality to condition its approval on compliance with other requirements reasonably related to the provisions of the regulations and to execute development contracts embodying the terms and conditions of approval. The municipality may enforce such agreements and conditions by appropriate legal and equitable remedies.

Subd. 2b. **Dedication.** (a) The regulations may require that a reasonable portion of the buildable land, as defined by municipal ordinance, of any proposed subdivision be dedicated to the public or preserved for public use as streets, roads, sewers, electric, gas, and water facilities, stormwater drainage and holding areas or ponds and similar utilities and improvements, parks, recreational facilities as defined in section 471.191, playgrounds, trails, wetlands, or open space. The requirement must be imposed by ordinance or under the procedures established in section 462.353, subdivision 4a.

(b) If a municipality adopts the ordinance or proceeds under section 462.353, subdivision 4a, as required by paragraph (a), the municipality must adopt a capital improvement budget and have a parks and open space plan or have a parks, trails, and open space component in its comprehensive plan subject to the terms and conditions in this paragraph and paragraphs (c) to (i).

(c) The municipality may choose to accept a cash fee as set by ordinance from the applicant for some or all of the new lots created in the subdivision, based on the average fair market value of the unplatted land for which park fees have not already been paid that is, no later than at the time of final approval or under the city's adopted comprehensive plan, to be served by municipal sanitary sewer and water service or community septic and private well as authorized by state law. For purposes of redevelopment on developed land, the municipality may choose to accept a cash fee based on fair market value of the land no later than the time of final approval. "Fair market value" means the value of the land as determined by the municipality annually based on tax valuation or other relevant data. If the municipality's calculation of valuation is objected to by the applicant, then the value shall be as negotiated between the municipality and the applicant, or based on the market value as determined by the municipality based on an independent appraisal of land in a same or similar land use category.

(d) In establishing the portion to be dedicated or preserved or the cash fee, the regulations shall give due consideration to the open space, recreational, or common areas and facilities open to the public that the applicant proposes to reserve for the subdivision.

(e) The municipality must reasonably determine that it will need to acquire that portion of land for the purposes stated in this subdivision as a result of approval of the subdivision.

(f) Cash payments received must be placed by the municipality in a special fund to be used only for the purposes for which the money was obtained.

(g) Cash payments received must be used only for the acquisition and development or improvement of parks, recreational facilities, playgrounds, trails, wetlands, or open space based on the approved park systems plan. Cash payments must not be used for ongoing operation or maintenance of parks, recreational facilities, playgrounds, trails, wetlands, or open space.



CITY OF HAM LAKE

PLANNING REQUEST

15544 Central Avenue NE

Ham Lake, MN 55304

Phone (763) 434-9555 Fax (763) 235-1697

Date of Application 3/12/25

Date of Receipt

Receipt #

Meeting Appearance Dates:

Planning Commission 7-14-2025 City Council

Please check request(s):

- ☐ Metes & Bounds Conveyance
- ☐ Sketch Plan
- ☒ Preliminary Plat Approval*
- ☐ Final Plat Approval
- ☒ Rezoning*
- ☐ Multiple Dog License*

- ☐ Commercial Building Site
- ☐ Certificate of Occupancy
- ☐ Home Occupation Permit
- ☐ Conditional Use Permit (New)*
- ☐ Conditional Use Permit (Renewal)
- ☐ Other

***NOTE: Advisory Signage is required for land use alterations and future road connections. This application also requires a Public Hearing. Such fees shall be deducted from deposit.**

Development/Business Name: Elwell Farms

Address/Location of property: Lexington Avenue NE and 136th Avenue NE

Legal Description of property: See attached

PIN # See exhibit Current Zoning R-A Proposed Zoning R-1

Notes: We are pleased to submit the preliminary plat and rezoning application for Elwell Farms, a 107 lot residential subdivision.

Applicant's Name: Joseph Radach

Business Name: Contour Development LLC

Address P.O. Box 89

City Rockford State MN Zip Code 55373

Phone 612-730-2265 Cell Phone 612-730-2265 Fax

Email address jradach@contoured.com

You are advised that the 60-day review period required by Minnesota Statutes Chapter 15.99 does not begin to run until all of the required items have been received by the City of Ham Lake.

SIGNATURE Joe T. R. DATE 7-10-25

- FOR STAFF USE ONLY -

Planning Commission
City Council

PROPERTY TAXES CURRENT (YES) NO

CITY OF HAM LAKE

ACKNOWLEDGMENT OF RESPONSIBILITY TO REIMBURSE EXPENSES

The undersigned, Joseph Radach, Contour Development LLC, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

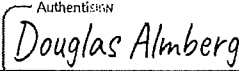
Preliminary Plat and Rezone

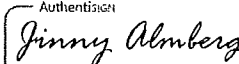
acknowledges that the sum of \$ 10,000, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

Applicant Signature  **Dated** 2/21/25

The following statement must be signed if the applicant is not the property owner:

Douglas & Jinny Almberg, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

Property Owner Signature  **Dated** 03/17/25



**CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES**

The undersigned, Joseph Radach, Contour Development LLC, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

Preliminary Plat and Rezone

Type of Application

acknowledges that the sum of \$ _____, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

Applicant Signature _____

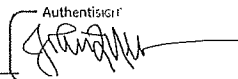


Dated 2/21/25

The following statement must be signed if the applicant is not the property owner:

John Neumann, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

Property Owner Signature _____

Authentisign


Dated 03/03/25

CITY OF HAM LAKE

ACKNOWLEDGMENT OF RESPONSIBILITY TO REIMBURSE EXPENSES

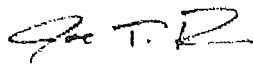
The undersigned, Joseph Radach, Contour Development LLC, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

Preliminary Plat and Rezone

Type of Application

acknowledges that the sum of \$ _____, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

Applicant Signature



Dated 2/21/25

The following statement must be signed if the applicant is not the property owner:

Scott Lennes

, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

Property Owner Signature



Dated 03/04/25

**CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES**

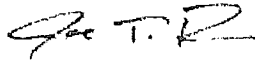
The undersigned, Joseph Radach, Contour Development LLC, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

Preliminary Plat and Rezone

Type of Application

acknowledges that the sum of \$ _____, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

Applicant Signature _____

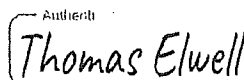


Dated 2/21/25

The following statement must be signed if the applicant is not the property owner:

Thomas Elwell, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

Property Owner Signature _____



Dated 03/04/25

**CITY OF HAM LAKE
ACKNOWLEDGMENT OF RESPONSIBILITY
TO REIMBURSE EXPENSES**

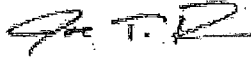
The undersigned, Joseph Radach, Contour Development LLC, having applied to the City of Ham Lake for consideration of a planning and zoning request, or any other permit, license, or action requiring review and/or approval of the City, as follows:

Preliminary Plat and Rezone

Type of Application

acknowledges that the sum of \$ _____, has been deposited with the City of Ham Lake to reimburse the City of Ham Lake for any out of pocket expenses incurred by the City in reviewing the proposal, including but not limited to a staff review fee, any signage required by ordinance, and City Engineer and City Attorney's fees for their review, in amounts which are not known to the City at this time. The applicant acknowledges that it is the responsibility of the undersigned to reimburse the City for any such engineering or attorney's fees incurred in review of the applicant's request, or any other expenses incurred by the City in connection with this requires, and further acknowledges that in the event that the undersigned fails to promptly remit any amounts incurred by the City in excess of the deposit, the City shall have the right to discontinue further consideration or action upon the undersigned's request, shall have the right to rescind any approvals, withdraw any permits, licenses or other consents, shall have the right to vacate any street or road, plat or other dedication, and the undersigned waives the right to claim damages arising out of any such act by the City. Furthermore, the applicant agrees that in the event that the City is required to take legal action in order to effect recovery of any of the expenses incurred by the City from the undersigned, the City shall be entitled, in addition to principle and interest, to recover its reasonable attorney's fees incurred in collecting said sums from the undersigned.

Applicant Signature _____



Dated 2/21/25

The following statement must be signed if the applicant is not the property owner:

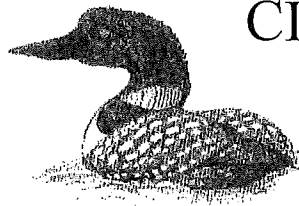
Elwell Family Farm LP, as owner of the property involved in the foregoing application, agrees to be jointly and severally liable for payment of the foregoing fees.

Property Owner Signature _____



Dated 03/17/25

Cindy Brock as authorized signor for Elwell
Family Farm LP



CITY OF HAM LAKE

15544 Central Avenue NE
Ham Lake, Minnesota 55304
(763) 434-9555
Fax (763) 434-9599

NOTICE OF PUBLIC HEARING CITY OF HAM LAKE COUNTY OF ANOKA STATE OF MINNESOTA

TAKE NOTICE, that pursuant to the requirements of Minnesota Law, a public hearing shall be held before the Ham Lake Planning Commission on Monday, July 14, 2025 at 6:01 p.m. at the City Hall located at 15544 Central Avenue NE for the purpose of considering the application of Joseph Radach, Contour Development LLC, requesting preliminary plat approval and rezoning of portions of land from R-A (Rural Single Family Residential) to R-1 (Single Family Residential) for Elwell Farms in Section 36, a parcel of certain land situated in the City of Ham Lake, Anoka County, Minnesota and which is described as follows to wit:

The Northeast Quarter of the Northeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

The Northwest Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota. Except the South 212.00 feet of the West 580 feet of said Northwest Quarter of the Northeast Quarter; also except the North 512.41 feet of the West 325.00 feet of Northwest Quarter of said Northeast Quarter.

AND

The Southwest Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota. EXCEPT the West 330.2 feet of said Southwest Quarter of the Northeast Quarter, except the North 88 feet thereof; and Also Except the North 88.00 feet of the West 580.00 feet of said Southwest Quarter of the Northeast Quarter.

AND

The West 330.2 feet of the Southwest Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, Except the North 88 feet thereof.

AND

The Southeast Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Northeast Quarter of the Northwest Quarter, Except the South 212 feet thereof, Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

That part of the Northwest Quarter of the Northwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, lying East of the West 1027.97 feet thereof, and lying North of the South 212 feet of the Northwest Quarter of the Northwest Quarter, except that part platted as Elwell Heights.

AND

The South 67 feet of the North 155 feet of that part of the South Half of the Northwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, lying Easterly of the East line of Elwell Heights.

AND

The Northeast Quarter of the Southwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southeast Quarter of the Southwest Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Northeast Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Northwest Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southwest Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southeast Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The South 212.00 feet of the West 580.00 feet of the Northwest Quarter of the Northeast Quarter; the North 88.00 feet of the West 580.00 of the Southwest Quarter of the Northeast Quarter; that part of the North 88.00 feet of the South Half of the Northwest Quarter and that part of the South 212.00 feet of the North Half of the Northwest Quarter lying East of the East line of Elwell Heights, according to the recorded plat thereof, all in Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Southwest Quarter of the Southwest Quarter, Section 36, Township 32, Range 23, EXCEPT PARCEL 44, Anoka County Right of Way Plat No. 81, Anoka County, Minnesota.
(Abstract Property)

AND

That part of the Northwest Quarter of the Southwest, Section 36, Township 32, Range 23 lying South of a line 331.23 feet north of, measured at right angles to and parallel with the South line of said Northwest Quarter of the Southwest Quarter, EXCEPT PARCEL 43, Anoka County Right of Way Plat No. 81, Anoka County, Minnesota.
(Torrens Property, Torrens Certificate No. 123181)

AND

Outlot A, Red Fox Hollow 2nd Addition, Anoka County, Minnesota.
(Torrens Property, Torrens Certificate No. 151959)

At such hearing both written and oral comments will be heard.

DATED: July 4, 2025

Jennifer Bohr
Building and Zoning Clerk
City of Ham Lake

Memorandum

Date: July 11, 2025
To: Planning Commissioners
From: David A. Krugler, City Engineer
Subject: Elwell Farms



Introduction:

The stormwater Capacity and Storm Sewer Catchment map were received July 2nd, the revised Existing Conditions, Preliminary Plat, Preliminary Grading & Erosion Control, Tree Preservation Plan, Details, Livability Plan, Livability Chart, Floodplain Mitigation Exhibit and Removal Plans for the proposed 107 lot residential development located on 515.1 acres of parcels 36-32-23-11-0001, 36-32-23-12-0003, 36-32-23-13-0004, 36-32-23-13-0006, 36-32-23-21-0005, 36-32-23-21-0006, 36-32-23-22-0010, 36-32-23-14-0001, 36-32-23-24-0005, 36-32-23-24-0015, 36-32-23-31-0001, 36-32-23-32-0001, 36-32-23-33-0001, 36-32-23-34-0001, 36-32-23-41-0001, 36-32-23-42-0001, 36-32-23-43-0001 and 36-32-23-44-0001 were received on July 8th. The parcels are currently zoned Rural Single Family Residential (R-A) and Single Family Residential (R-1), the proposed 107 lots will be zoned Single Family Residential (R-1). The proposed wetland bank currently planned for outlots C, D and E will remain R-A. All of the prior review comments have been addressed. A 1,000-scale aerial photo, 400-scale half-section maps and a 1,000-scale zoning map are attached.

Discussion:

The development is accessed via three existing city street connections. No new connections are proposed with the Cities of Columbus, Lino Lakes, or Blaine for this development. Opal Street will extend north to connect with the existing Opal Street in Hidden Forest East, where no temporary cul-de-sac removal is necessary. 137th Lane will connect to existing streets in Red Fox Hollow 2nd Addition. The Developer must remove the temporary cul-de-sac at the east end of 137th Lane, relocate public utilities, pay the public hearing application fee to vacate the portion of right-of-way beyond 66 feet, and dedicate a 10-foot drainage and utility easement adjacent to the new 66-foot right-of-way. The proposed 138th Avenue will connect to the approximately 4-inch-thick gravel portion of 138th Avenue within Elwell Heights at the intersection with Ghia Street.

Five outlots are shown in the westerly portion of the proposed development. The 40,967 square foot Outlot A and the 3.0-acre Outlot B are to be combined with the adjacent 4611 139th Lane parcel and the parcel will be reassigned to an Opal Street address. The Development Agreement will include the requirement of a courtesy lot combination of Outlots A and B to the 4611 139th Lane parcel before any building permits will be issued.

The 45.2-acre Outlot C, the 125.6-acre Outlot D and the 9.3-acre Outlot E are proposed to be stand-alone parcels for the creation of Board of Water and Soil Resource (BWSR) approved

wetland banking as conditionally permitted per the attached City Ordinance 9-330.8. A document will be recorded with Anoka County stipulating that Outlot C, Outlot D and Outlot E are not eligible for building permits. The developer will need to submit an application to the city for a Conditional Use Permit. The City Council must approve the Conditional Use Permit for Wetland Banking before any wetland bank credits can be sold. If any excavation is required for the creation of the wetland bank, the 139th Lane, Frazier Street and 138th Avenue must be improved to a 9-ton paved roadway per the requirements of Article 9-330.8(D). Article 10-420 (F) stipulates plat approval for any plat that outlets onto an unpaved street will require the developer to provide assurance that the unpaved street will be paved to City standards within a reasonable period of time by one of two contribution methods. There are six parcels and two deferred assessments of the 4310 139th Lane parcel with frontage on the 139th Lane, Frazier Street, and 138th Avenue. The method outlined in Article 10-420(F)(i) states that a per-lot, fixed fee be established by the City Council that is payable to the City by the developer as lots within the Elwell Farms development are sold. The method outlined in Article 10-420(F)(ii) states that the six parcels and two deferred parcels will each be charged a special assessment amount which is currently \$22,000 per lot and the developer is to pay the shortfall for the paving project prior to plat execution. There has not been a request from residents in the Elwell Heights development (1980) to improve the roadway so a cost estimate is not currently available.

There are 14 various easements across the 18 parcels, including those held by Minnesota Pipe Line Company (aka Flint Hills Resources), ingress/egress easements, and existing drainage and utility easements (e.g., over Red Fox Hollow 2nd Addition Outlot A). All easements must be vacated, released, or appropriately confined at the Developer's expense before the final plat is filed. All documentation related to easement vacation, release or confinement must be completed and provided to the city prior to the issuance of any building permits.

There are existing buildings, accessory buildings, farm buildings, wells and septic systems located within the proposed Plan. The plans show all buildings and utilities to be removed. Demolition permits will need to be approved by the Building Official. The remaining buildings will conform to the present City Code and are located on Lot 4 of Block 3 and Lot 4 of Block 4. Existing wells will align with proposed lots where the existing main residential building exist. The existing septic systems, including tanks, will need to be abandoned per MPCA requirements as they extend past the proposed parcel limits for the existing residential homes. Proof that septic systems/tanks have been abandoned must be submitted to the Building Official prior to the issuance of any building permits.

An Encroachment Agreement will be required for Lots 29, 36, 55, 51 and 58 of Block 1 and Lot 3 of Block 3 due to the septic lines crossing the drainage and utility easement. An Encroachment Agreement will also be required for Lots 35, 36, 37, 38 and 39 of Block 1 for the proposed driveway being located within a drainage and utility easement. The Encroachment Agreements will be stipulated within the Development Agreement. There are no FEMA Letter of Map Amendments required for this development.

There is a 70-foot-wide Minnesota Pipe Line Company (aka Flint Hills Resources) easement through parcels in the northeast section of the plat, as shown on the half-section map. Flint Hills Resources per the attached May 19th email has approved the plans for both the street crossing

and the storm pipe crossing of the easement and will be drafting the encroachment agreement for the roadway and storm crossings.

The Hango Geotechnical Services revised Summary of Water Level Readings and Lowest Floor Slab Recommendations that was received June 30th adequately addressed prior review comments. The report outlines the high groundwater to be used to ensure one-foot separation required for low floors of the proposed buildings. The July 7th Tradewell letter certifies that each of the proposed lots will support two standard septic systems in accordance with Minnesota Rules 7080. The Coon Creek Watershed District conditionally approved the development at the May 27th Board of Managers meeting which is attached.

The rare plant survey by Stantec confirmed the presence of *Rubus Fullerii* (Fuller's Bristleberry) and *Sceptridium Oneidense* (Blunt-Lobed Grape Fern) within the parcels, which the DNR has classified as threatened. The project proposes a taking permit for the Blunt-Lobed Grape Fern. The MnDNR permit is attached. The remaining plants will not be disturbed.

The parcels are not located within any of the 20 natural resource clusters identified in the Anoka Conservation District's April 2008 Natural Resources Inventory and Assessment (NRIA). The NRIA is Appendix K of the Storm Water Pollution Prevention Plan
<https://www.rfceengineering.com/HamLake/SWPPP.pdf>

Recommendations:

It is recommended that the Preliminary Plat of Elwell Farms be recommended for approval to the City Council.

ELWELL FARMS

HAM LAKE, MINNESOTA



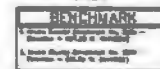
NOT TO SCALE

DEVELOPER

2008-09-01
2008-09-01
2008-09-01
2008-09-01

SHEET INDEX

- 1. COVER
- 2-6. EXISTING CONDITIONS INDEX
- 3-6. EXISTING CONDITIONS
- 1. PRELIMINARY PLAT INDEX
- 10-22. PRELIMINARY PLAT
- 24. GRADING INDEX
- 37-62. PRELIMINARY GRADING, DRAINAGE & EROSION CONTROL PLAN
- 58-62. TREE PRESERVATION PLAN
- 61-62. DETAILS
- 63. LIABILITY INDEX
- 64-67. LIABILITY PLAN
- 68-76. LIABILITY CHART
- P1. FLOODPLAIN MITIGATION (DRINK)
- 61-62. REMOVALS PLAN



On November 27, 1946, a letter from the State of New York to the State of New Jersey was received regarding the activities of the "New York State Council for the Defense of American Citizens" and the "New York State Council for the Defense of American Citizens" in the State of New York and the State of New Jersey.



JOHN PULSANTY HONORARY CHAIRMAN
 BOARD OF DIRECTORS
 1000 N. 10TH ST.
 TULSA, OK 74103
 TEL. 781-466-7000
 FAX 781-466-7000
 E-MAIL: J.PULSANTY@TULSAEDU

I hereby certify that this plan, upon which the report was prepared by the auditor, was submitted to the Board of Directors and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland.

Date Recd: Jan 1, 1968
Signature: [Signature]
Bldg: 315/212 Location: 1117

Date: _____
 Chapter: _____
 Page: 3/12

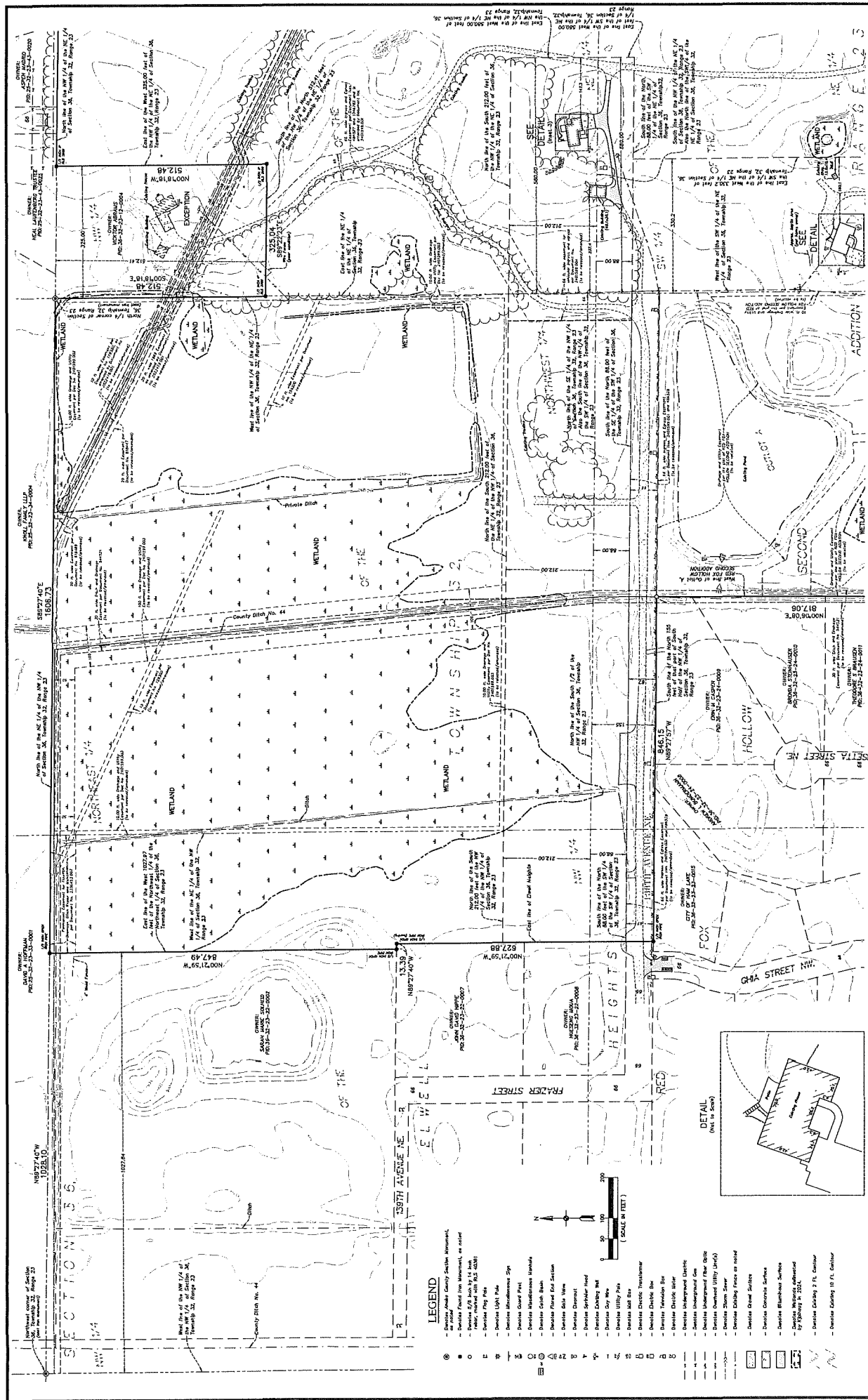
Year	Inventory
2006	1. 4/20/06 New Warehouse Leasing 2. 8/1/06 New Corp Leasing 3. 8/1/06 New Corp Leasing 4. 10/1/06 New Corp Leasing 5. 12/1/06 New Corp Leasing

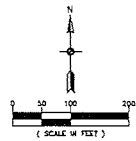
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CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Burlington NH 05401

ELWELL FARMS
Ham Lake, MN

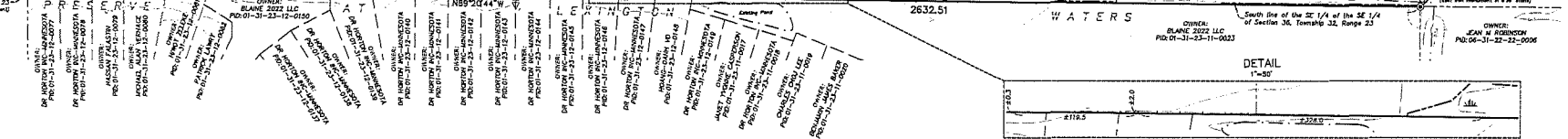
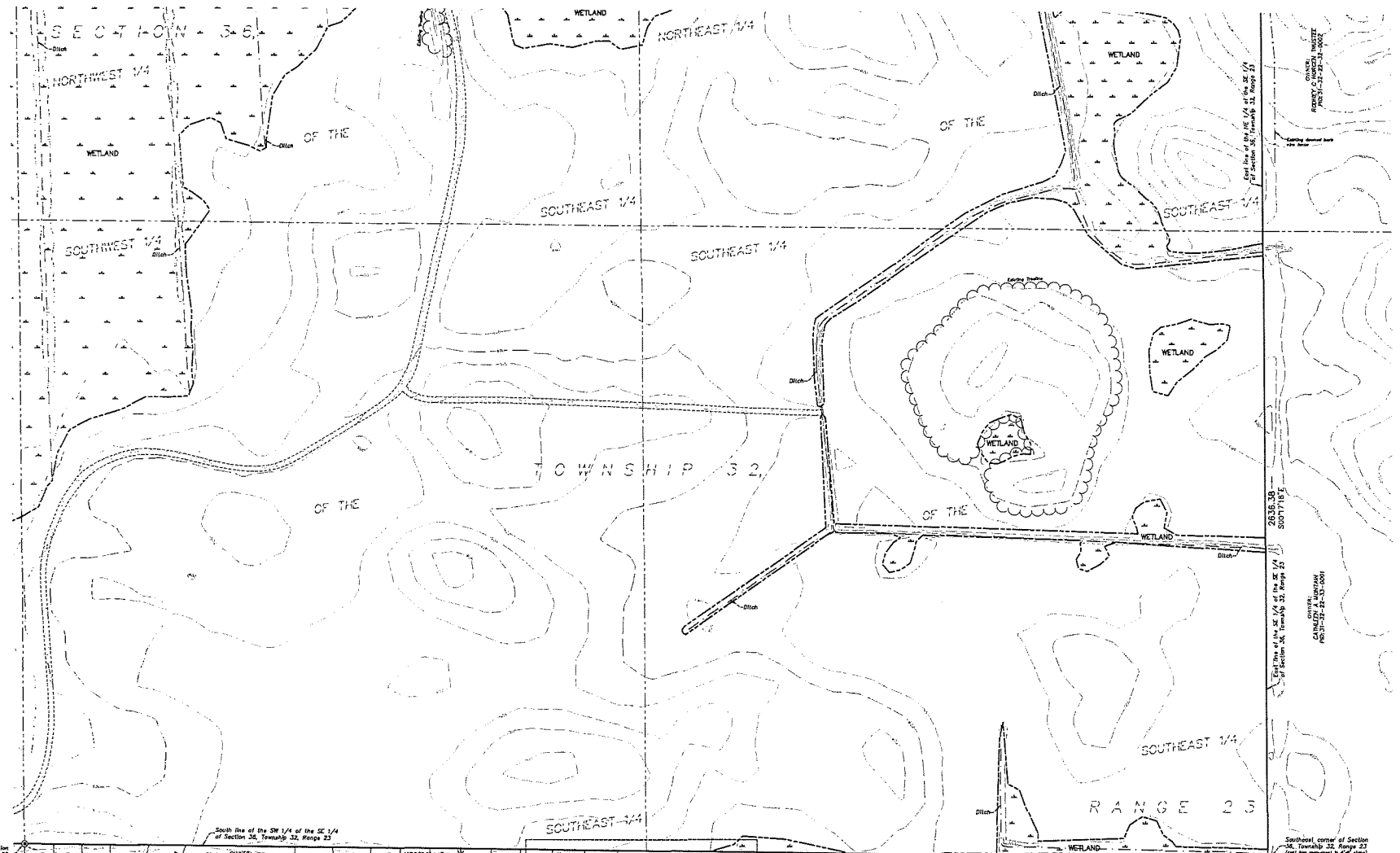
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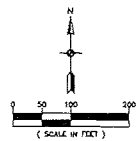




LEGEND

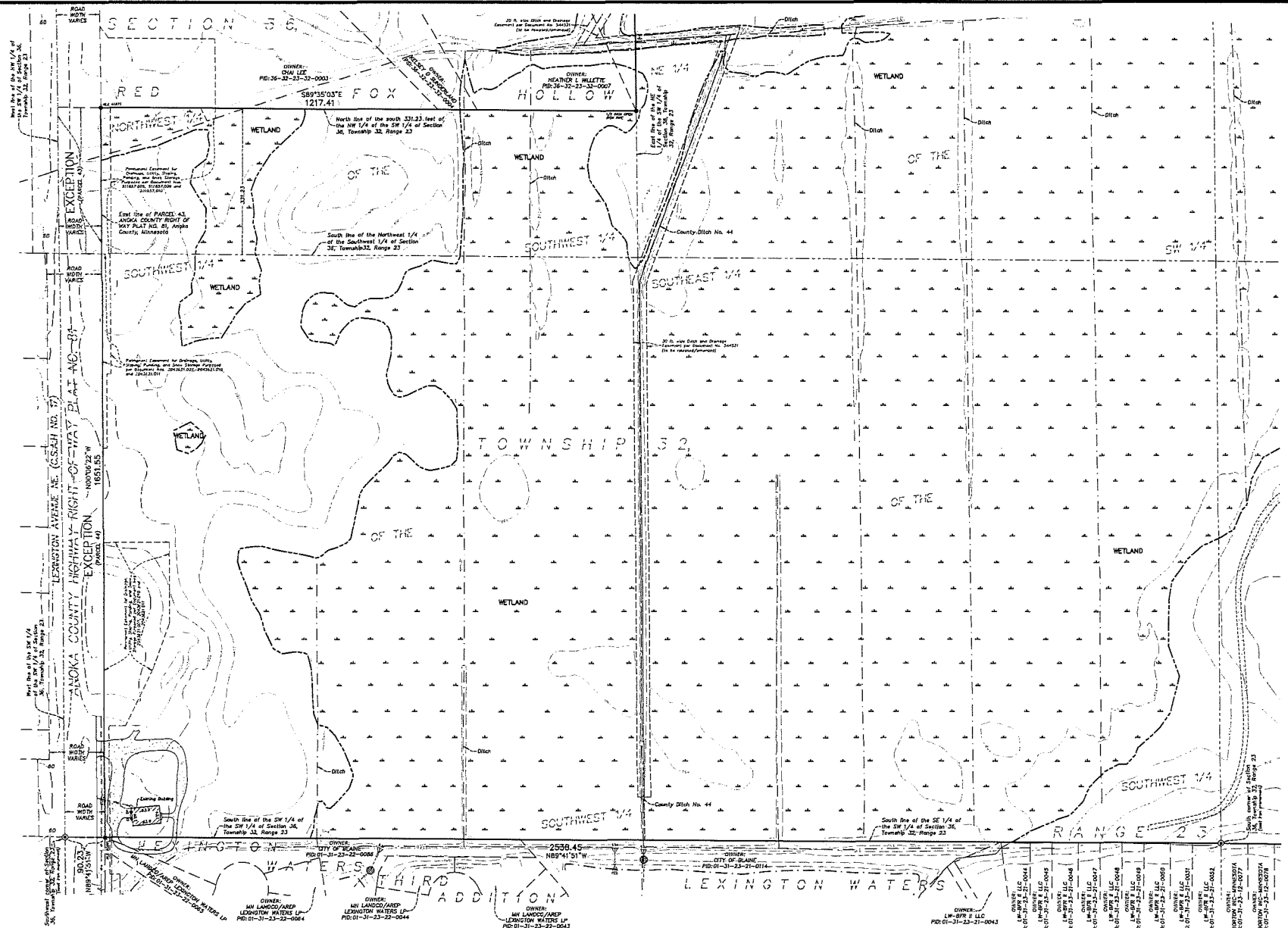
- Dashed Circle: Section Monument, as noted
- Dashed Line: Iron Monument, as noted
- Dashed 5/8 inch by 1/4 inch plate, marked with R.C. 40301
- Dashed Flag Pole
- Dashed Light Pole
- Dashed Miscellaneous Sign
- Dashed Guard Post
- Dashed Miscellaneous Structure
- Dashed Catch Basin
- Dashed Flooded End Section
- Dashed Gate Valve
- Dashed Cleamout
- Dashed Sprinkler Head
- Dashed Existing Well
- Dashed Guy Wire
- Dashed Utility Pole
- Dashed Mail Box
- Dashed Electric Transformer
- Dashed Electric Box
- Dashed Telephone Box
- Dashed Electric Meter
- Dashed Underground Electric
- Dashed Underground Gas
- Dashed Underground Fiber Optic
- Dashed Overhead Utility Line(s)
- Dashed Storm Sewer
- Dashed Existing Fence as noted
- Dashed Gravel Surface
- Dashed Concrete Surface
- Dashed Bituminous Surface
- Dashed Wetlands delineated by K&Hmap in 2024
- Dashed Existing 2 FT. Contour
- Dashed Existing 10 FT. Contour





LEGEND

- Denotes Aerial County Section Monument, as noted
- Denotes Found Iron Monument, as noted
- Denotes 2/8 inch by 1/4 inch nail, marked with BLS 40351
- Denotes Flag Pole
- Denotes Light Pole
- Denotes Miscellaneous Sign
- Denotes Guard Post
- Denotes Miscellaneous Marker
- Denotes Miscellaneous Marker
- Denotes Catch Basin
- Denotes Flooded End Section
- Denotes Side View
- Denotes Channel
- Denotes Sprinkler Head
- Denotes Existing Well
- Denotes Dry Well
- Denotes Utility Pole
- Denotes Well Box
- Denotes Electric Transformer
- Denotes Electric Box
- Denotes Telephone Box
- Denotes Electric Meter
- Denotes Underground Ditch
- Denotes Underground Gas
- Denotes Underground Power Ditch
- Denotes Downward Utility Line(s)
- Denotes Storm Sewer
- Denotes Existing Fence as noted
- Denotes Gravel Surface
- Denotes Concrete Surface
- Denotes Bituminous Surface
- Denotes Wellheads indicated by 3/8" x 1/2" x 1/4" nail
- Denotes Existing 2 Ft. Contour
- Denotes Existing 10 Ft. Contour



ENGINEERING
SURVEYING
PLANNING

2000 PLEASANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL: 763.486.7900
FAX: 763.486.7900
P.O. BOX 1000, BLAINE, MN 55449

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Print Name: Thomas B. Edlund, L.S.
Signature: [Signature]
Date: 3/18/2013 License #: 49301

DRAWN BY: HMC
ISSUE DATE: 3/18/2013
FILE NO: 2748

Revisions:
1. 5/1/23 City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

EXISTING CONDITIONS

(Per Supplemental Title Commitment File No. 882874, Revision Number 3, dated August 2, 2024 at 7:00 A.M. prepared by Lead Title Ins., issuing agent for First American Title Insurance Company)

The Northwest Quarter of the Northeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota. Except the South 212.00 feet of the West 340 feet of said Northwest Quarter of the Northeast Quarter; also except the North 5(2.4) feet of the West 325.00 feet of Northwest Quarter of said Northeast Quarter.

AND
The Southwest Quarter of the Northwest Quarter, Section 30, Township 32, Range 23, Anoka County, Minnesota. EXCEPT the West 330.2 feet of said Southwest Quarter of the Northwest Quarter, except the North 60 feet thereof and also except the North 80.00 feet of the West

The West 330.7 feet of the Southwest Quarter of the Northeast Quarter, Section 36, Township 33, Range 23, Anoka County, Minnesota, Except

AND

The Southeast District of the Northwest District, Section 36, Township 37, Range 33, Jackson County, Minnesota.

AND
The Northwest Quarter of the Northwest Quarter, Except the South 212 feet thereof, Section 36, Township 33, Range 23, Anoka County,
Minnesota.

AND

That part of the Northwest Quarter of the Northwest Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota, lying East of the

West 1027.97 feet thereat, and lying North of the South 212 feet of the Northwest Quarter of the Northwest Quarter, except that part plat-
ed as Elwell Heights.

AND

The Northern Quarter of the Southeast Quarter, Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND
The Northwest Quarter of the Southeast Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND

The Northeast Quarter of the Southwest Quarter of Section 36, Township 33, Range 23, Anoka County, Minnesota.

AND
The Southwest Quarter of the Southwest Quarter of Section 36, Township 32, Range 23, Anoka County, Minnesota.
AND

The Southeast Quarter of the Southeast Quarter of Section 36, Township 32, Range 22, Anoka County, Minnesota.
AND

The South 212.00 feet of the West 582.00 feet of the Northwest Quarter of the Northwest Quarter; the North 68.00 feet of the West 582.00 feet of the Southeast Quarter of the Northwest Quarter; that part of the North 68.00 feet of the South Half of the Northwest Quarter and that part of the South 212.00 feet of the North Half of the Northwest Quarter lying East of the East line of Cleveland Heights, according to the recorded plat thereof, all in Section 36, Township 32, Range 23, Anoka County, Minnesota.

AND
The Southwest Quarter of the Southwest Quarter, Section 36, Township 32, Range 23, EXCEPT PARCEL 44, Anoka County Right of Way Post # 81, ANOKA COUNTY, MINNESOTA.

(Associativity)

That part of the Northwest Quarter of the Southwest, Section 36, Township 32, Range 23 (1/4 Sec South of & the S31/23 Sec North of) measured at right angles to and parallel with the South line of said Northwest Quarter of the Southwest Quarter, EXCEPT PARCELS 43, Anoka County (Right of Way Plat No. 81, Anoka County, Minnesota).

(Torrens Proceeds, Torrens Certificate No. 123181)

AND
Oxley A. Red Fox Hollow 2nd Addition, Anoka County, Minnesota.

(Torrens Property, Torrens Certificate No. 151858)

1) Bearings shown are based on the North line of the NE 1/4 of the NE 1/4 of Section 36, Township 32, Range 23, Anoka County, Minnesota, which is assumed to bear S89°22'23"E.

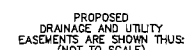
TOTAL SITE AREA	=515.14 AC.
TOTAL ROW AREA	=29.31 AC.
TOTAL CULOT AREA	=183.31 AC.
OUTLOT A	=0.94 AC.
OUTLOT B	=3.02 AC.
OUTLOT C	=44.44 AC.
OUTLOT D	=125.65 AC.
OUTLOT E	=9.26 AC.
TOTAL PARK AREA	=34.70 AC.
PARK 1	=31.12 AC.
PARK 2	=3.58 AC.
TOTAL LOT AREA	=1267.82 AC.
SMALLEST LOT	=39,089 S.F.
LARGEST LOT	=802,031 S.F.
AVERAGE LOT	=109,037 S.F.
TOTAL NUMBER OF LOTS	=107

MINIMUM RESIDENTIAL SETBACK DATA:

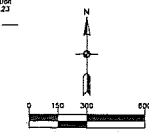
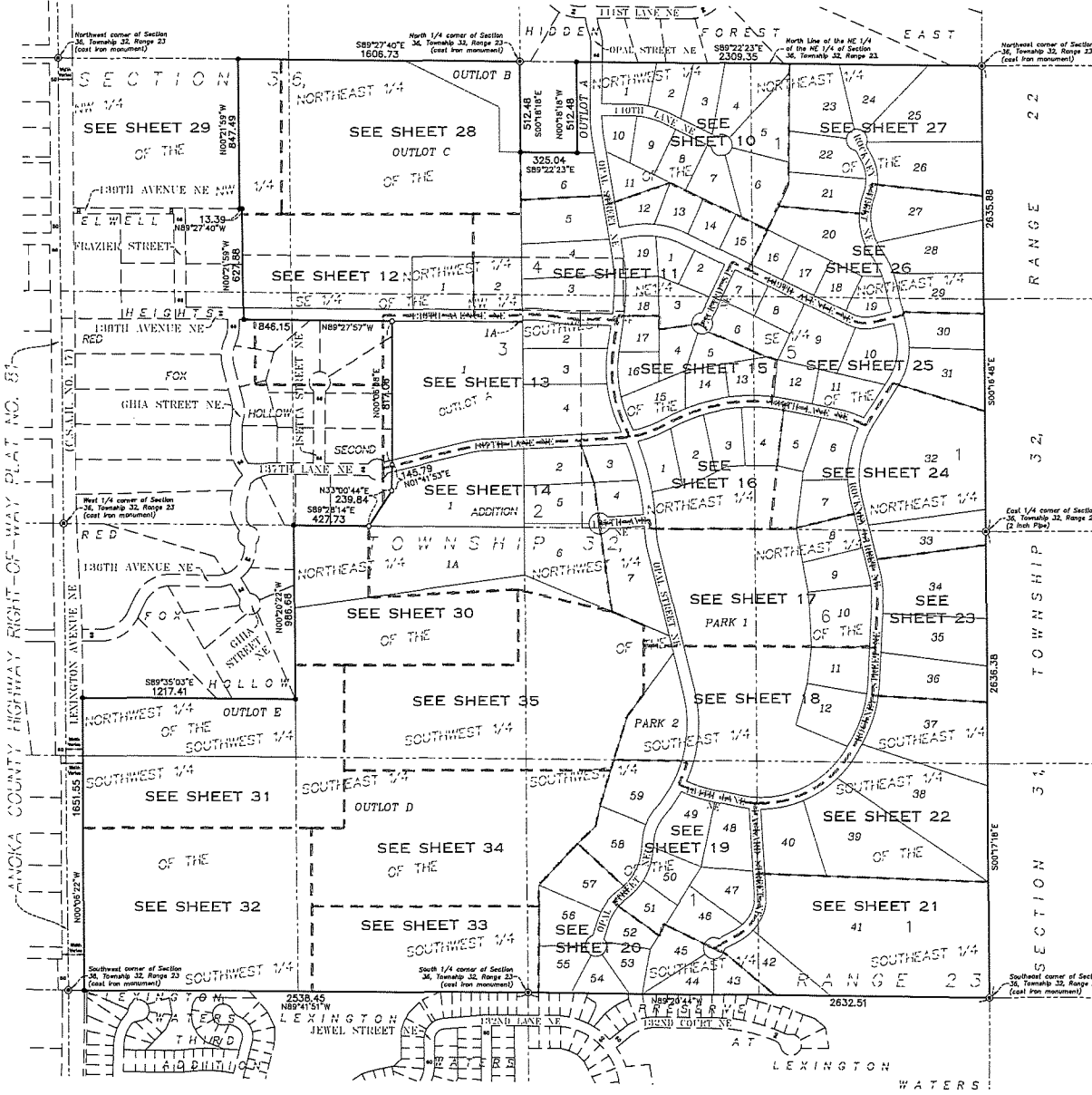
FRONT	30 FT.
SIDE	10 FT.
SIDE STREET (CORNER LOT)	30 FT.
REAR SETBACK	50 FT.

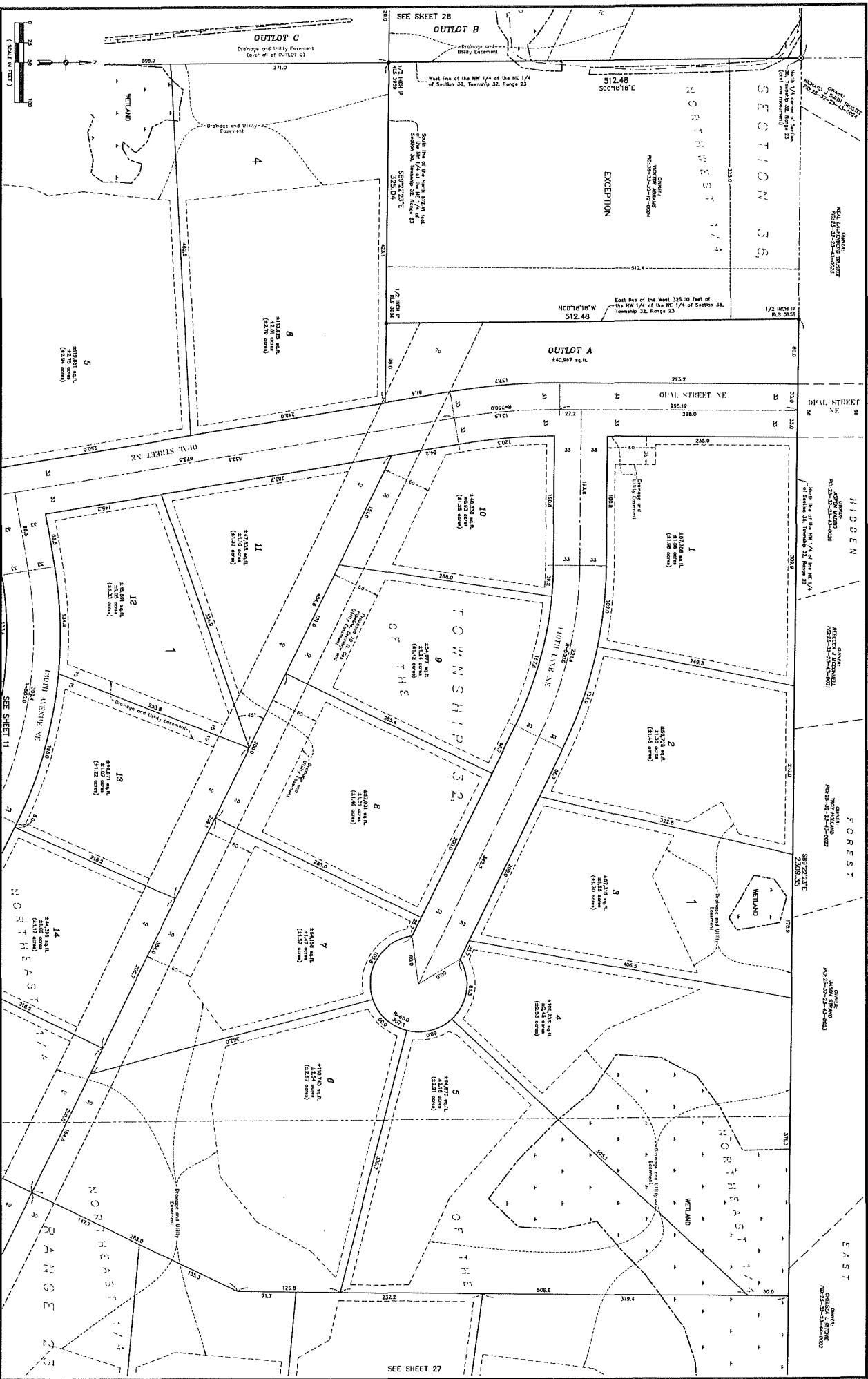
- ⊗ - Denotes Anoka County Section Monument, as noted
- - Denotes Found Iron Monument
- - Denotes 5/8 inch by 14 inch rebar, marked with RLS 40361

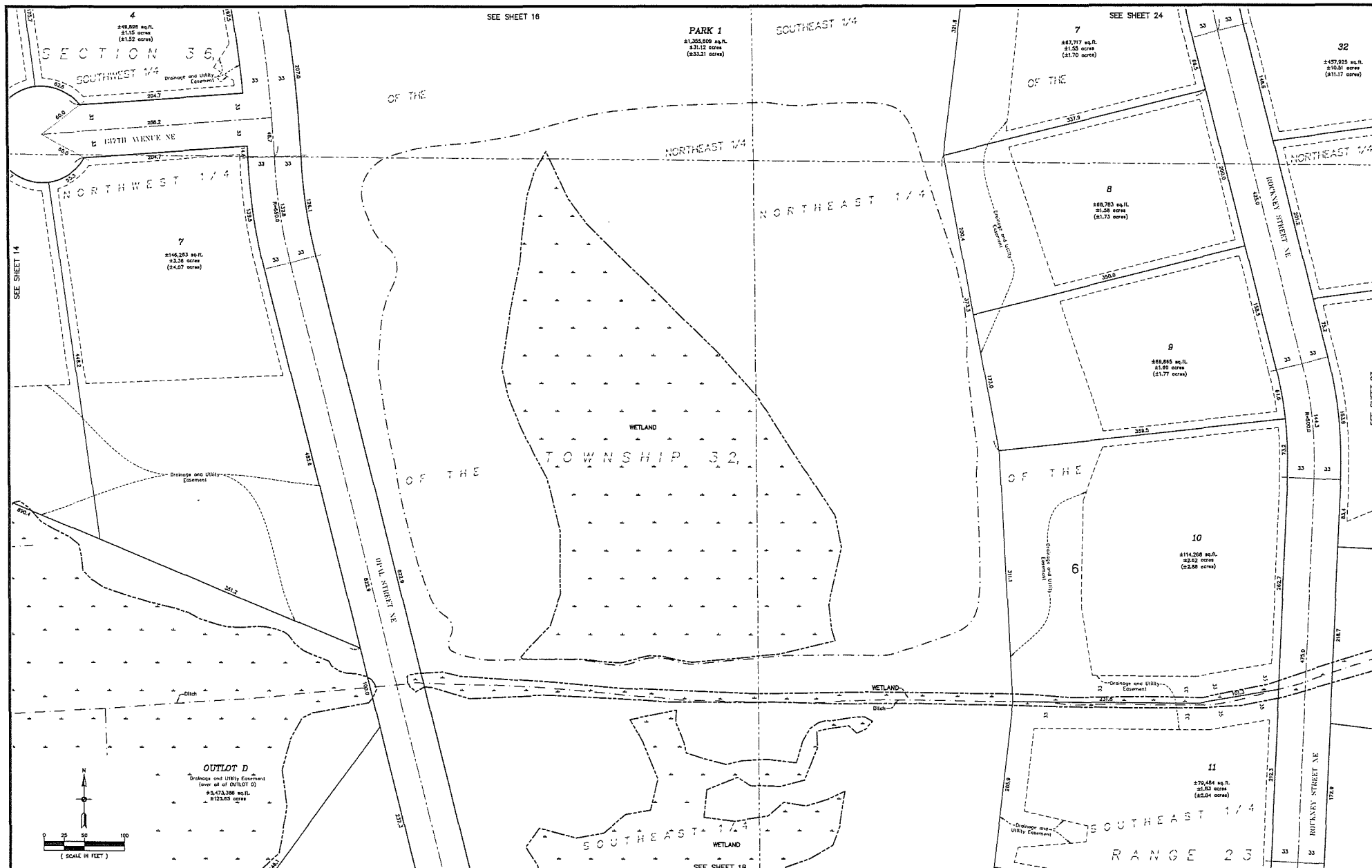
 - Denotes Wellheads provided by KJRW Environmental Services Company Inc. in 2024



being 10 feet in width, and adjoining side lot lines, and 10 feet in width and adjoining right of way lines and rear lot lines unless otherwise shown on this plat.







CARLSON
ENGINEERING

3300 PLEASANT RIDGE DRIVE
SUITE 200
MINNEAPOLIS, MN 55425
TEL: 763-448-7300
FAX: 763-448-7300
WWW.CARLSON-ENGINEERING.COM

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Print Name: Thomas R. Salvo, L.S.
Signature: [Signature]
Date: 3/10/2023 License #: 43661

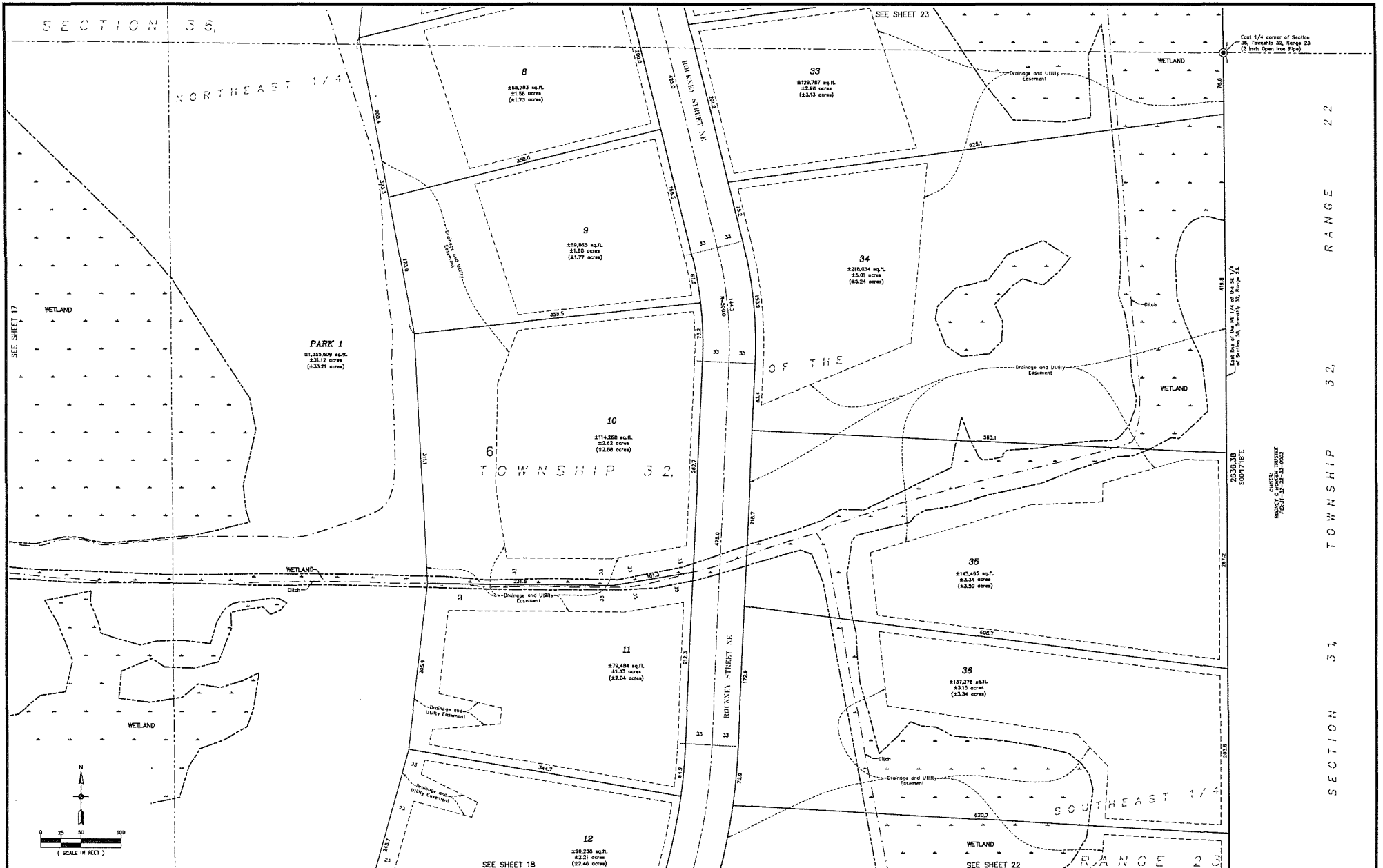
Drawn By: ADC
Issue Date: 3/10/2023
File No: 2746

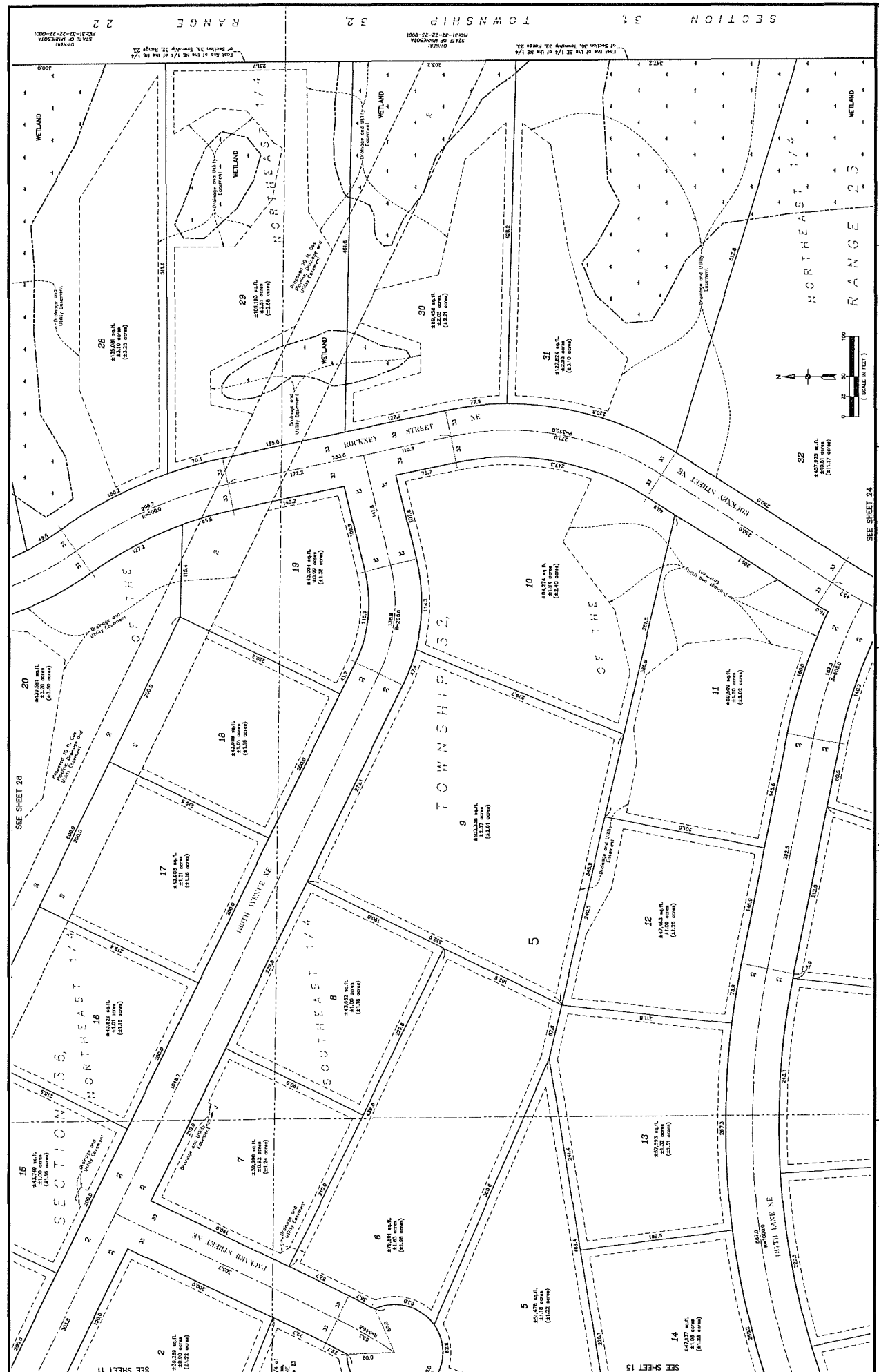
Revisions:
1. 3/1/23 Per City Comments
2. 3/27/23 Per City Comments
3. 7/1/23 Per City Comments

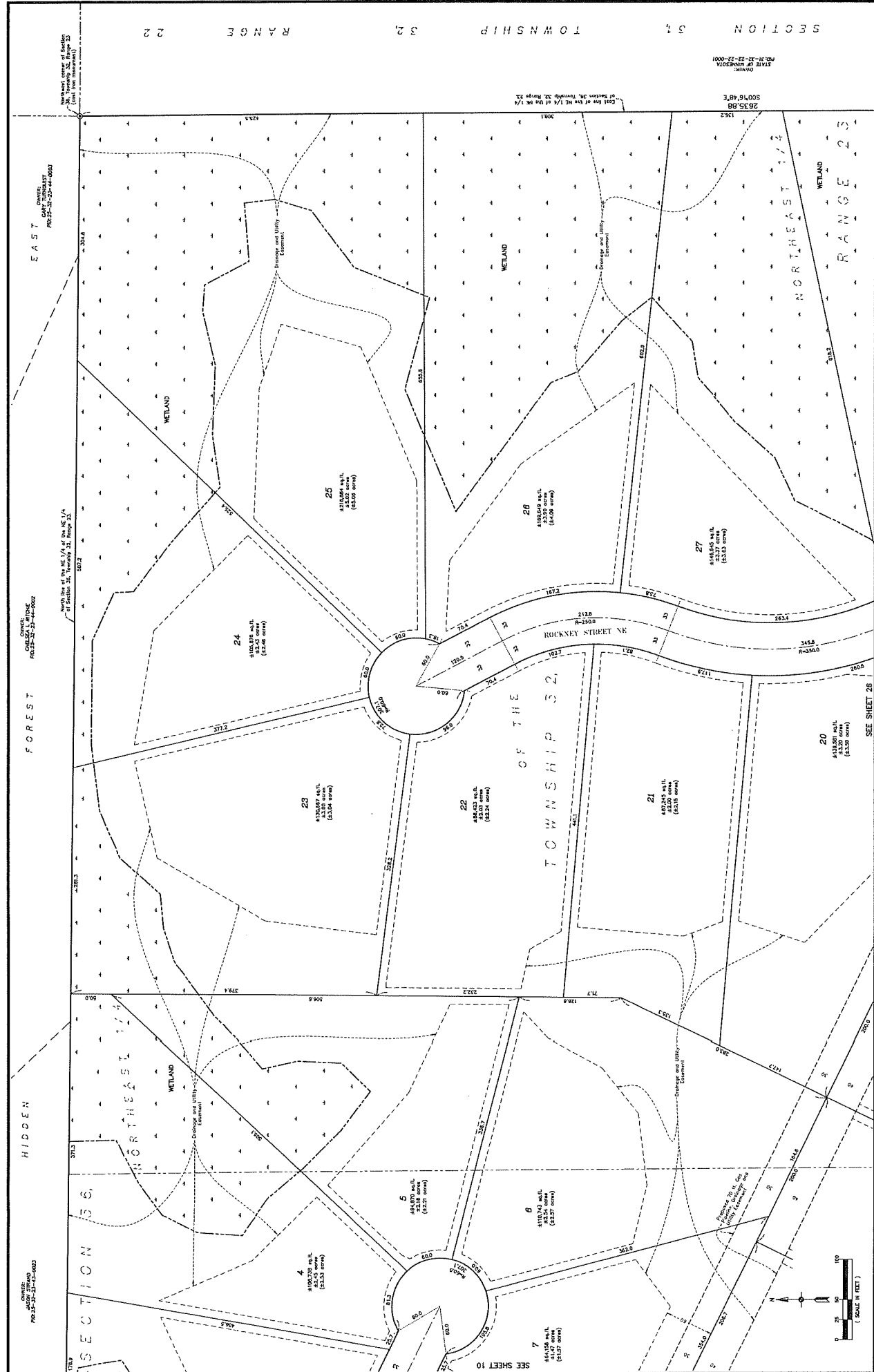
CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55371

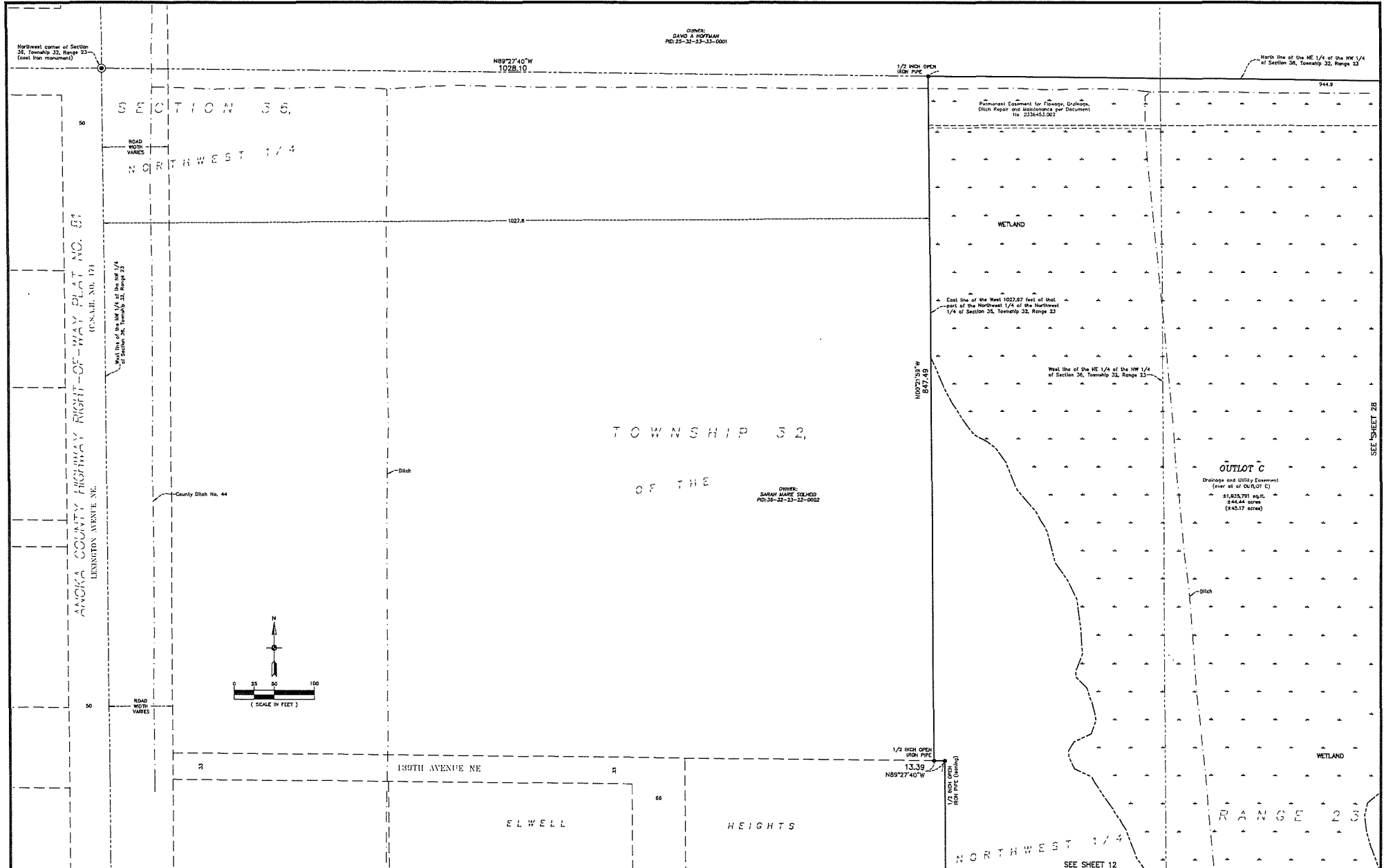
ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT









ENGINEERING
SURVEYING
PLANNING

2800 PHEASANT RIDGE DR NE
SUITE 300
MINNEAPOLIS, MN 55412
TEL: 763.448.7900
FAX: 763.448.7900

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota

Print Name: Thomas H. Balluff, L.S.
Signature: *Thomas H. Balluff*
Date: 3/10/2025 License #: 40361

DRAWN BY: HMC
ISSUE DATE: 3/18/2025
FILE NO: 2746

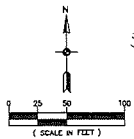
Revisions:
1. 5/1/25 Per City Comments
2. 6/2/25 Per City Comments
3. 7/2/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

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of
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SECTION 36

S 32

SOUTHEAST 1/4

SEE SHEET 34

WETLAND

OUTLOT D
Drainage and Utility Easement
(over all of OUTLOT D)
15,473.306 sq. ft.
0.3525 acres

TOWNSHIP 32

OF THE

WETLAND

WETLAND

SOUTHWEST 1/4

RANGE 20

2538.45
789°41'31" W

OWNER:
CITY OF BLAKE
P.O. BOX 31-23-27-0114

South line of the SE 1/4 of
the SW 1/4 of Section 36,
Township 32, Range 20

South 1/4 corner of
Section 36, Township 32, Range 20
(East Iron monument)

LEXINGTON

WATERS



ENGINEERING
SURVEYING
PLANNING

2800 PINEBANK RIDGE DR NE
SUITE 200
BLAKE, MN 55449
TEL: 763-466-7600
FAX: 763-466-7601
P.O. BOX 100000
P.O. BOX 100000

I hereby certify that this survey, plan
or report was prepared by me or under my
direct supervision and that I am a duly
licensed land surveyor under
the laws of the State of Minnesota

Print Name: Thomas R. Ruff, L.S.
Signature: *Thomas R. Ruff*
Date: 3/15/2015 License #: 40361

DRAWN BY: *hpc*
ISSUE DATE: 3/15/2015
FILE NO: 2246

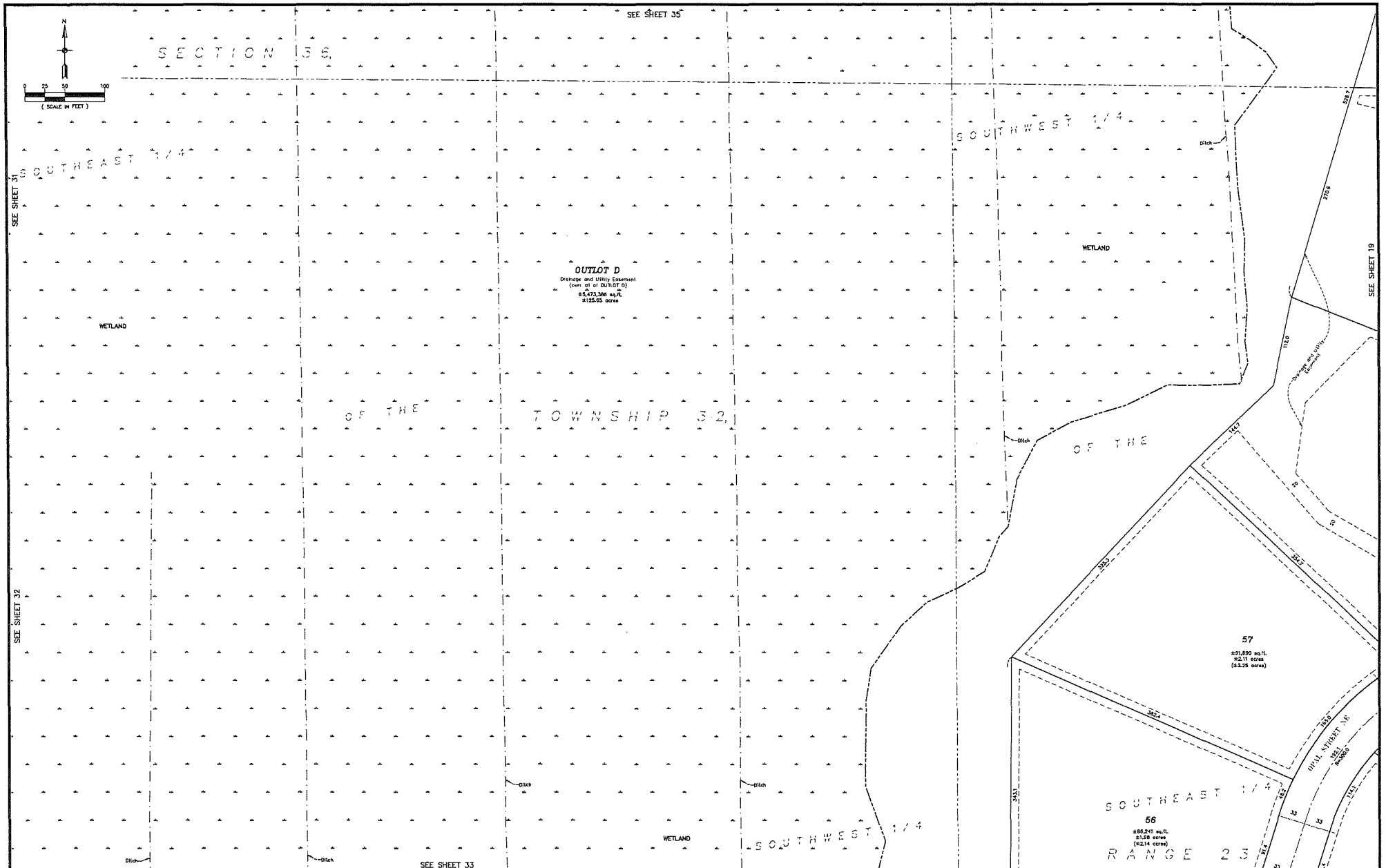
Revisions:
1. 5/1/25 Per City Comments
2. 4/27/25 Per City Comments
3. 7/27/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 69
Rockford, MN 55773

ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

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of
76



CARLSON
ENGINEERING

ENGINEERING
SURVEYING
PLANNING

3800 PLEASANT RIDGE DR NE
SUITE 300
BLAINE, MN 55449
TEL: 763.486.7900
FAX: 763.486.7909
P.L.L.C.

I hereby certify that this survey, plan
or report was prepared by me or under my
direct supervision and that I am a duly
licensed Land Surveyor under
the laws of the State of Minnesota

Print Name: Thomas R. Balducci, L.S.
Signature: Thomas R. Balducci
Date: 3/10/2025 License #: 40361

DRAWN BY: MPC
ISSUE DATE: 3/10/2025
FILE NO: 2246

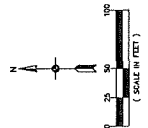
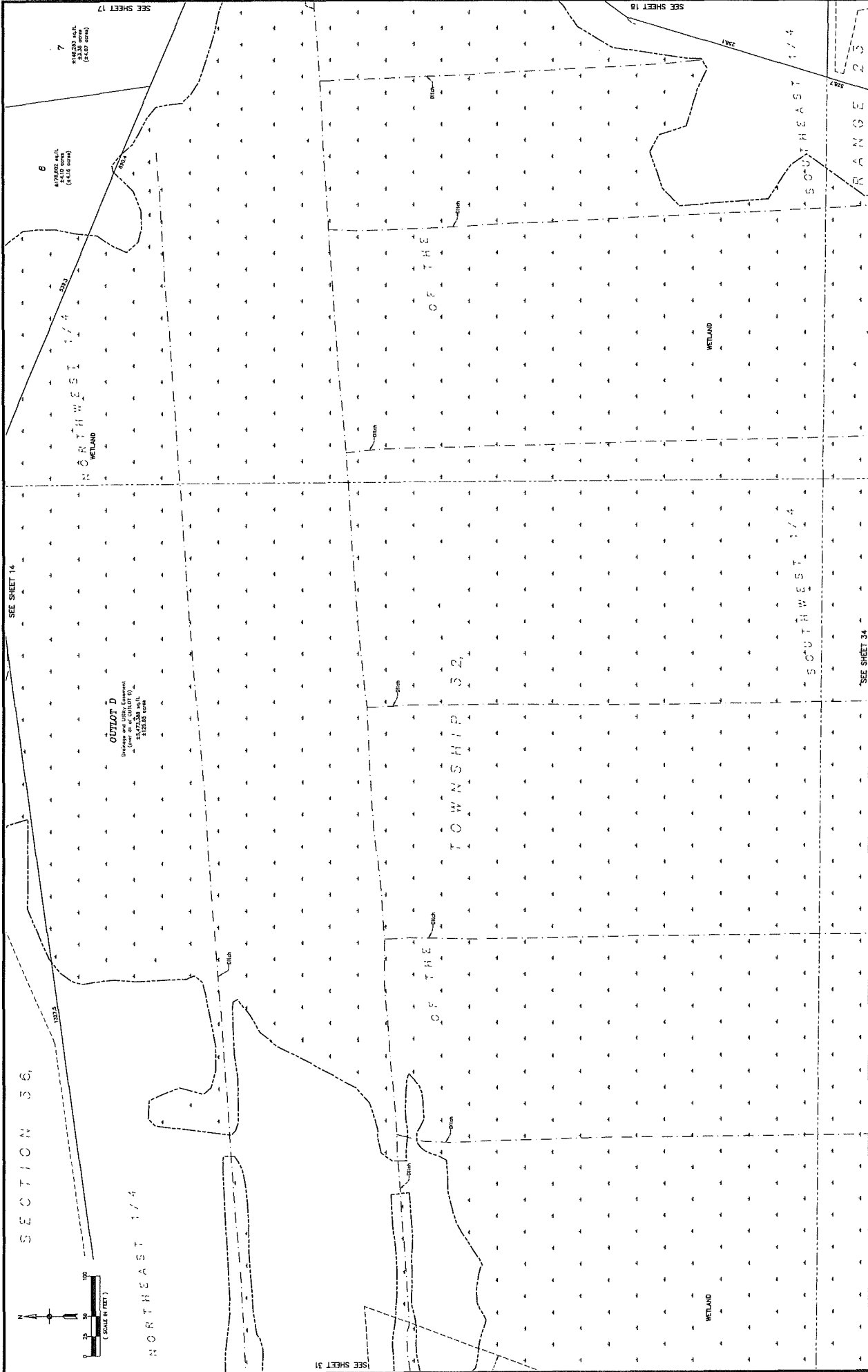
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2. 5/1/25 Per City Comments
3. 5/1/25 Per City Comments

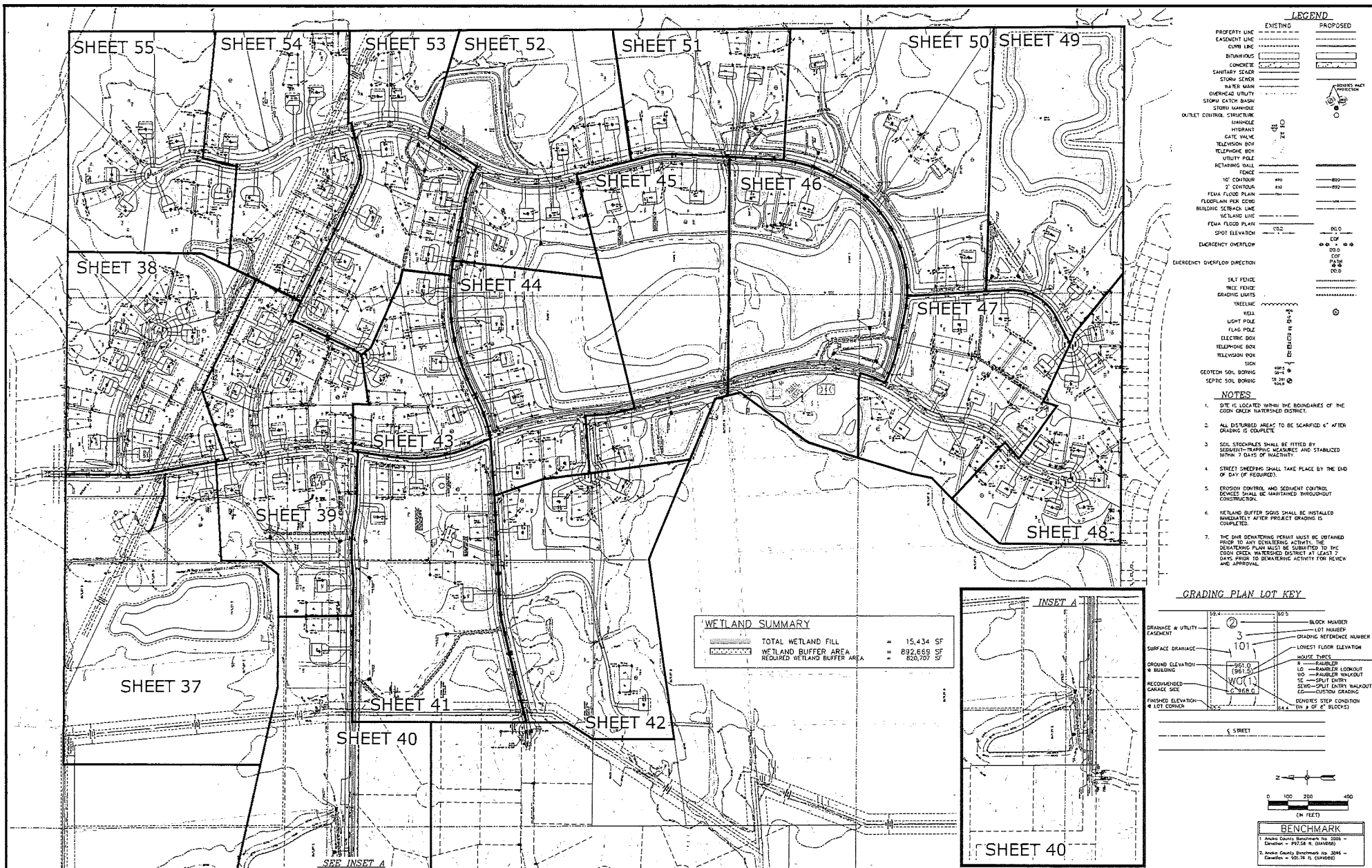
CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

PRELIMINARY PLAT

34
of
76



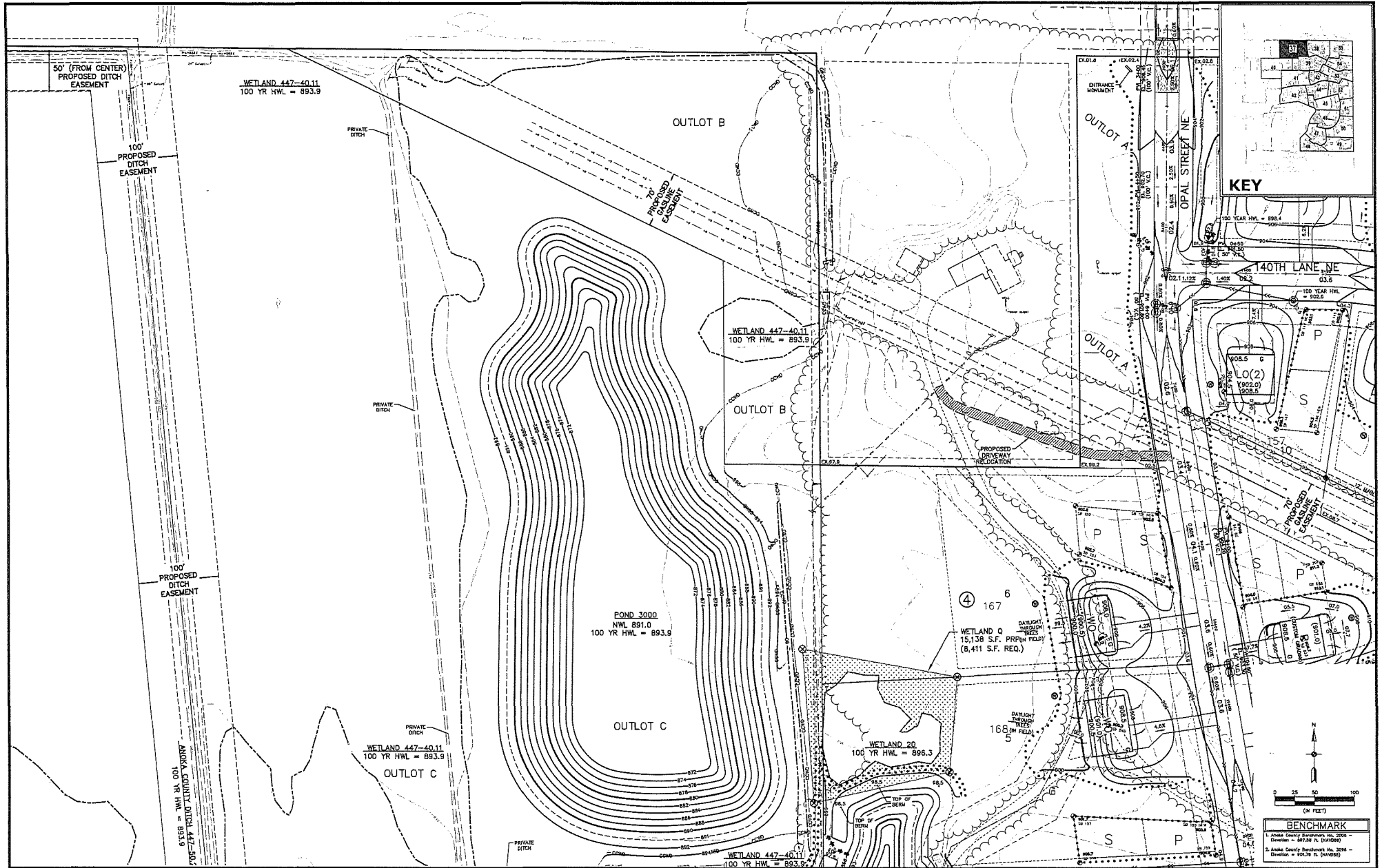


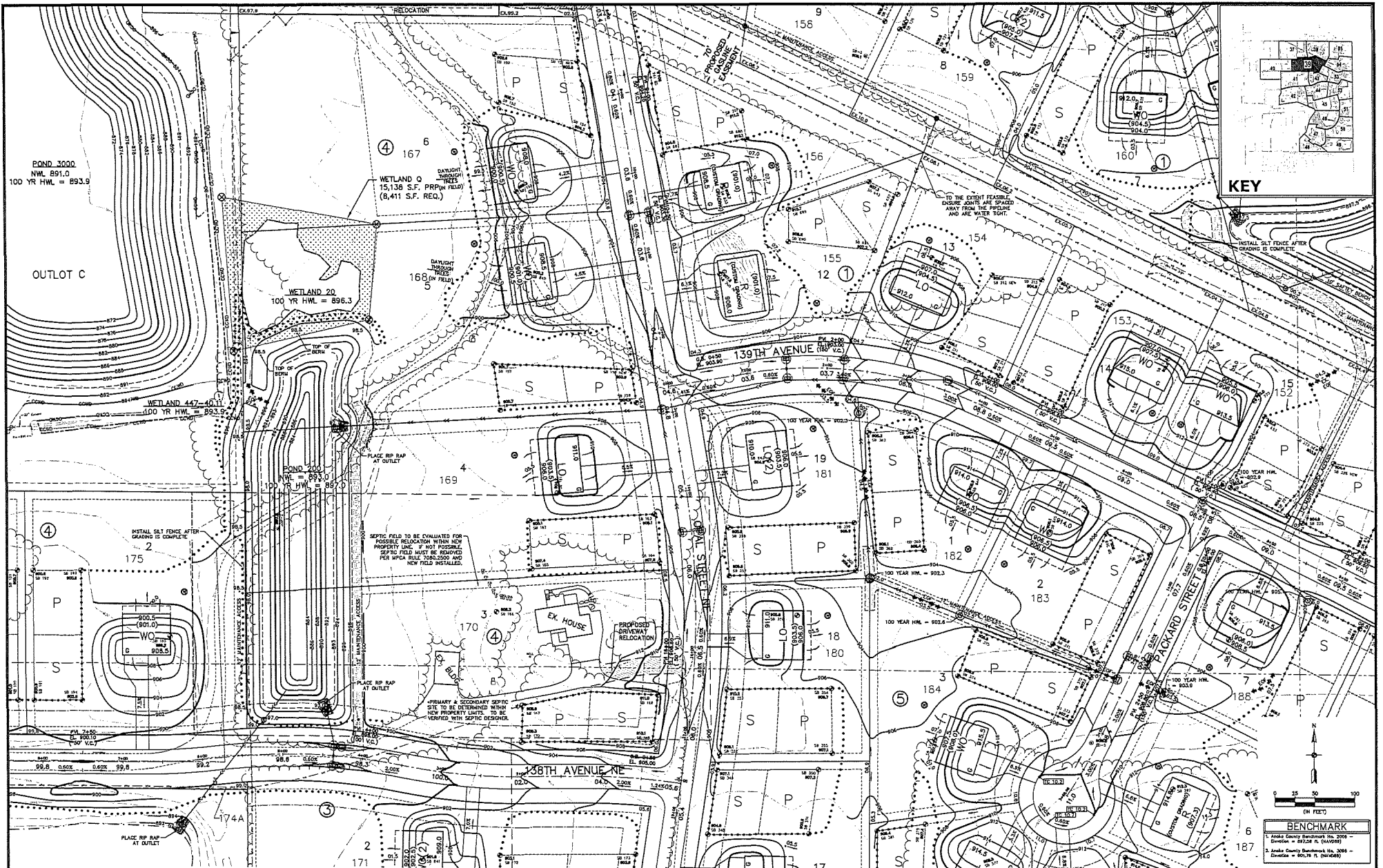
LEGEND

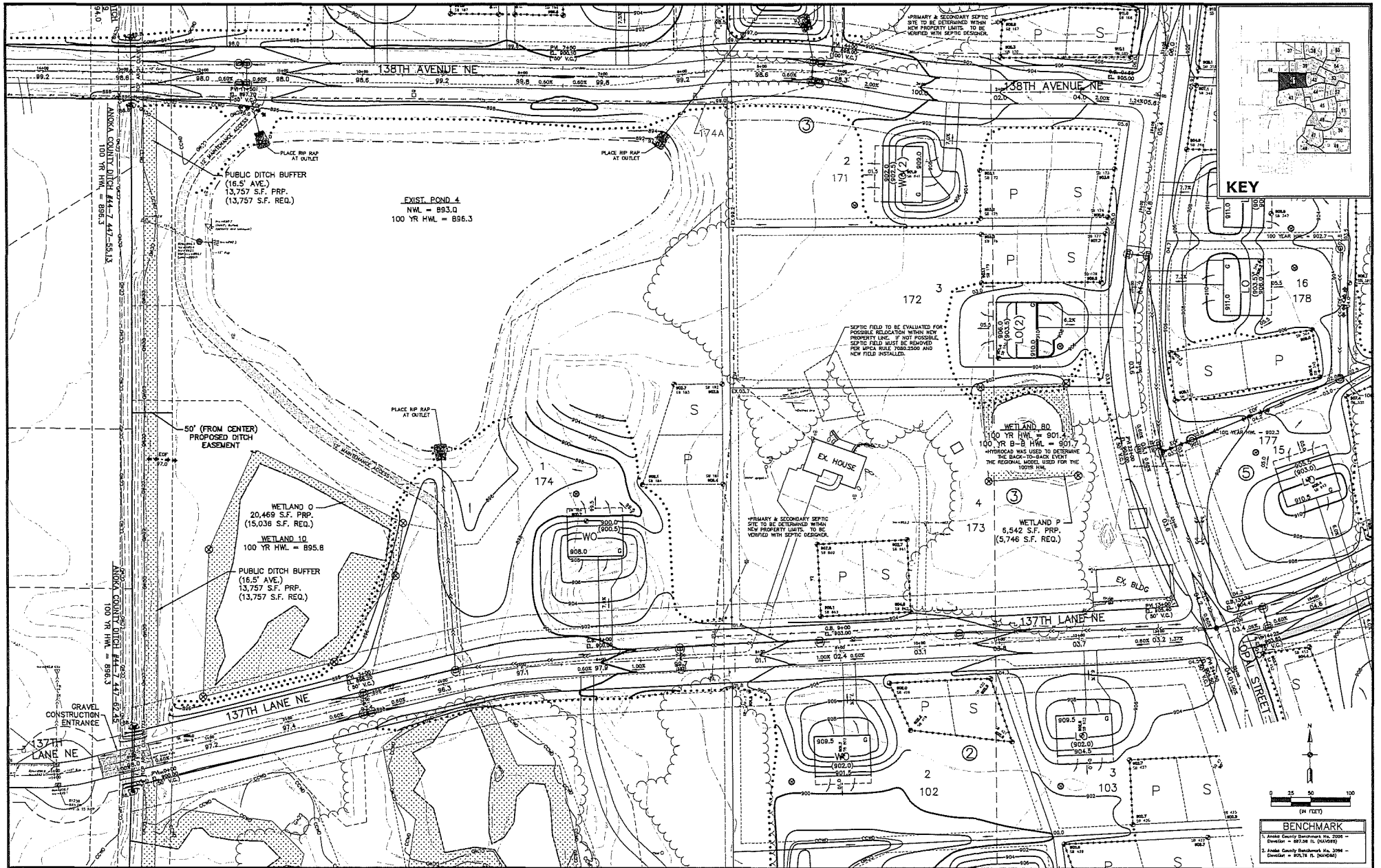
EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
CURB LINE	CURB LINE
BITUMINOUS	CONCRETE
SANITARY SEWER	STORM SEWER
WATER MAIN	OVERHEAD UTILITY
STORM CATCH BASIN	STORM MANHOLE
OUTLET CONTROL STRUCTURE	UNDERPASS
GATE VALVE	TELEPHONE BOX
TELEPHONE BOX	UTILITY POLE
RETRACTING RAIL	10' CONTOUR
2' CONTOUR	FEMA FLOOD PLAIN
FLOODPLAIN FOR CDD	BUILDING SETBACK LINE
WETLAND LINE	FEMA FLOOD PLAIN
SPOT ELEVATION	EMERGENCY OVERFLOW

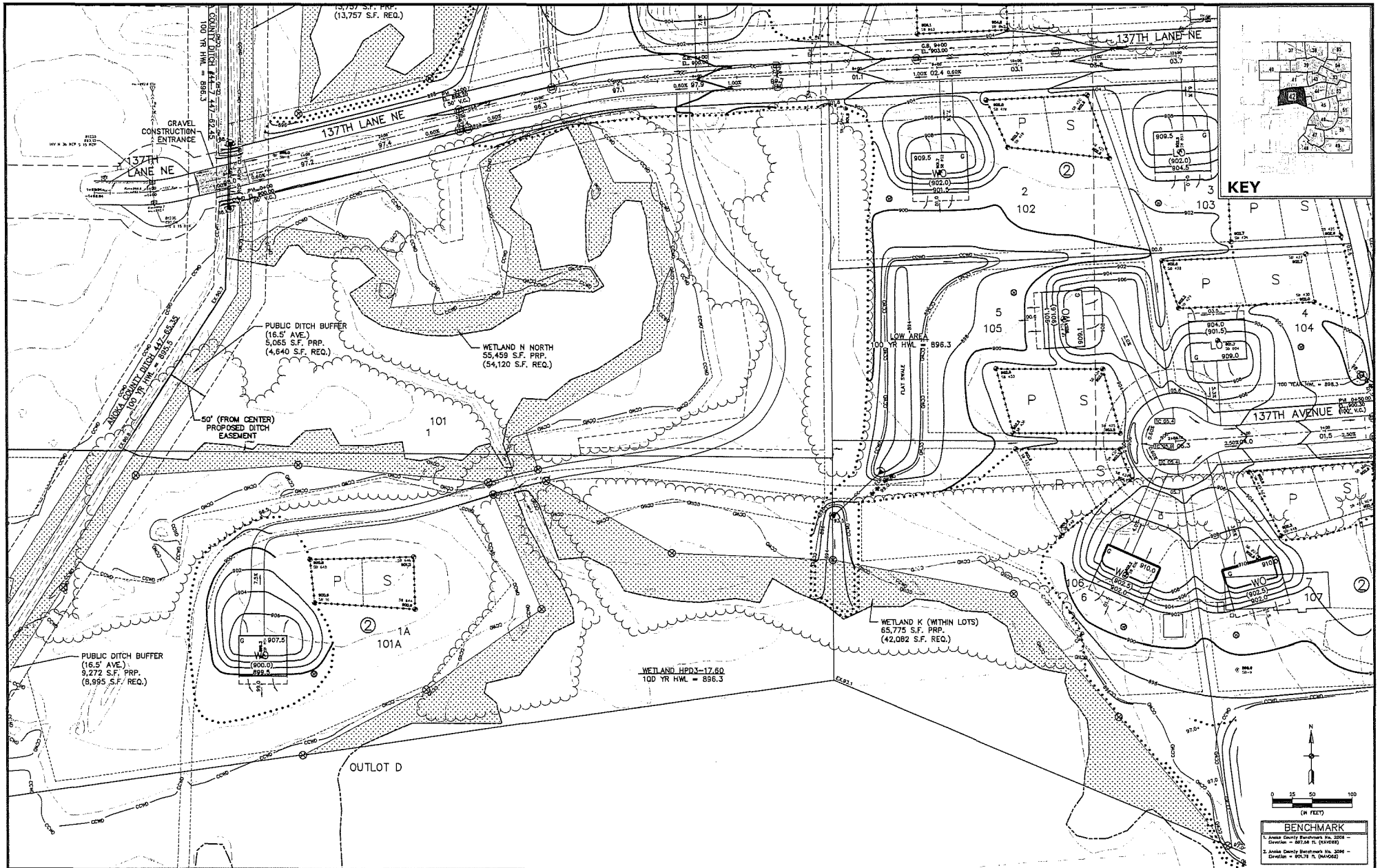
- NOTES**
1. SITE IS LOCATED WITHIN THE BOUNDARIES OF THE COON CREEK WATERSHED DISTRICT.
 2. ALL DISTURBED AREAS TO BE RECLAIMED 6" AFTER GRADING IS COMPLETE.
 3. SOIL STOCKPILES SHALL BE FITTED BY SEDIMENT-TRAPPING MEASURES AND STABILIZED WITHIN 7 DAYS OF INACTIVITY.
 4. STREET SHEEDING SHALL TAKE PLACE BY THE END OF DAY OF REQUIRED.
 5. EROSION CONTROL AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
 6. WETLAND BUFFER SIGNS SHALL BE INSTALLED IMMEDIATELY AFTER PROJECT GRADING IS COMPLETED.
 7. THE SHAW DRAINAGE PERMIT MUST BE OBTAINED PRIOR TO ANY DRAINAGE ACTIVITY. THE DRAINAGE PLAN MUST BE SUBMITTED TO THE COON CREEK WATERSHED DISTRICT AT LEAST 7 DAYS PRIOR TO BEGINNING ACTIVITY FOR REVIEW AND APPROVAL.

- GRADING PLAN LOT KEY**
1. 100' DRAINAGE
2. 100' DRAINAGE
3. 100' DRAINAGE
4. 100' DRAINAGE
5. 100' DRAINAGE
6. 100' DRAINAGE
7. 100' DRAINAGE
8. 100' DRAINAGE
9. 100' DRAINAGE
10. 100' DRAINAGE
11. 100' DRAINAGE
12. 100' DRAINAGE
13. 100' DRAINAGE
14. 100' DRAINAGE
15. 100' DRAINAGE
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54. 100' DRAINAGE
55. 100' DRAINAGE

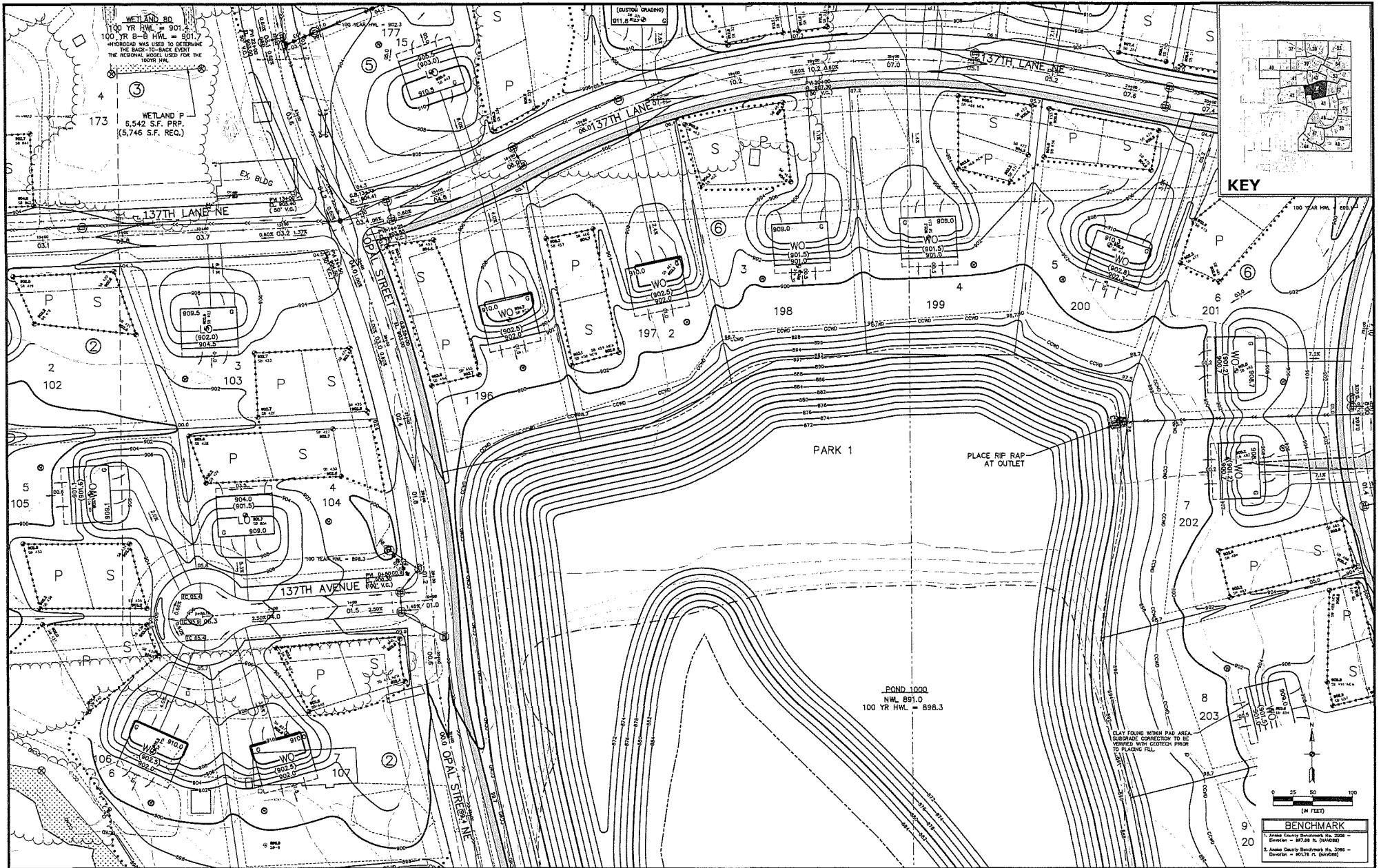


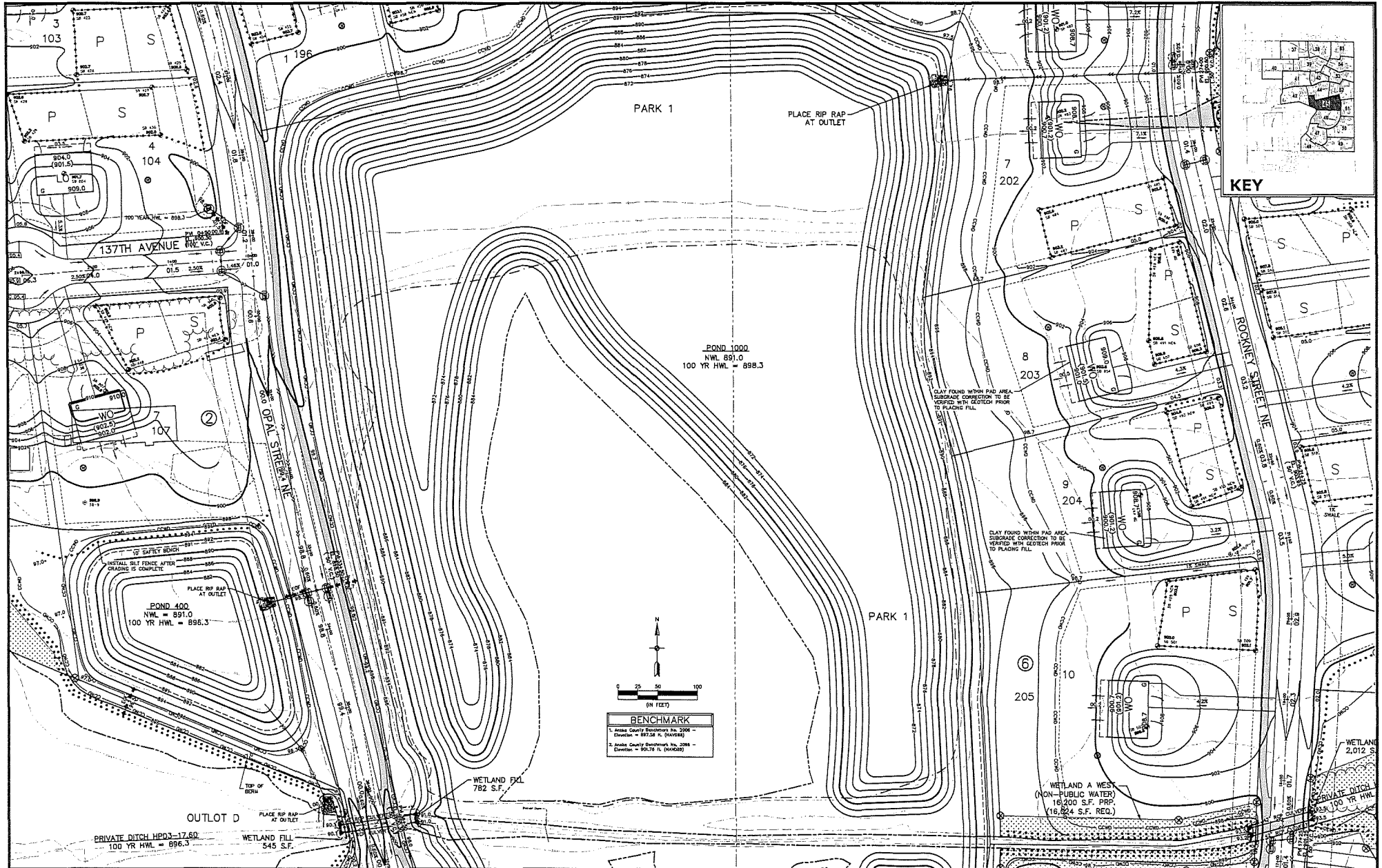












CARLSON
ENGINEERING

3880 MIDCAMP DRIVE OR ME
SUITE 100
BLAINE, MN 55449
TEL: 763-496-7900
FAX: 763-496-7908

I hereby certify that this plan, specification
or report was prepared by me or under my
direct supervision and that I am a duly
Licensed Professional Engineer under
the laws of the State of Minnesota.

Print Name: Don J. Krystofik, P.E.
Signature: [Signature]
Date: 11/15/2024 License #: 70461

Drawn: CKH
Designed: CKH
Date: 11/15/2024

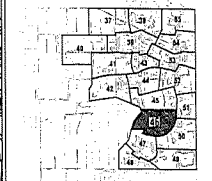
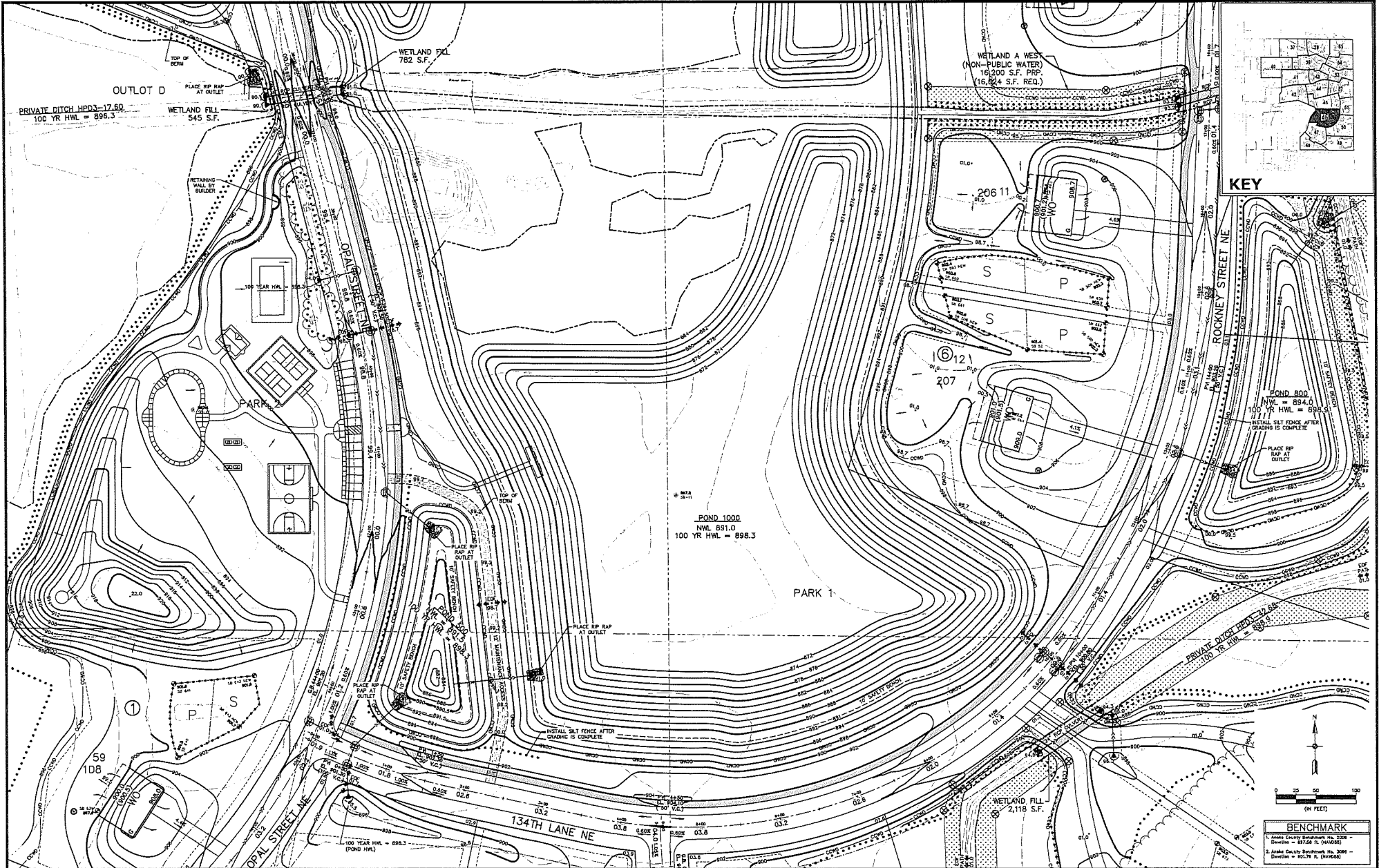
Revisions:
1. 4/18/25 Per Watershed Comments
2. 5/1/25 Per City Comments
3. 6/18/25 Per City Comments
4. 6/27/25 Per City Comments
5. 7/2/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Dorland, MN 55773

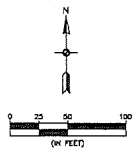
ELWELL FARMS
Ham Lake, MN

PRELIMINARY GRADING
& EROSION CONTROL PLAN

45
OF
76



KEY



BENCHMARK
Anas County Benchmark No. 2208
Elevation = 897.28 ft. (NAVD83)
Anas County Benchmark No. 2098
Elevation = 891.78 ft. (NAVD83)



ENGINEERING
SURVEYING
PLANNING

3800 PRESIDENT MONROE DR NE
SUITE 100
BLAINE, MN 55449
TEL 763.488.7900
FAX 763.488.7999

I hereby certify that this plan, specification
or report was prepared by me or under my
direct supervision and that I am a duly
Licensed Professional Engineer under
the laws of the State of Minnesota.

Print Name: Brian J. Kuylenstierna, P.E.
Signature: *Brian J. Kuylenstierna*
Date: 3/10/2025 License #: 25863

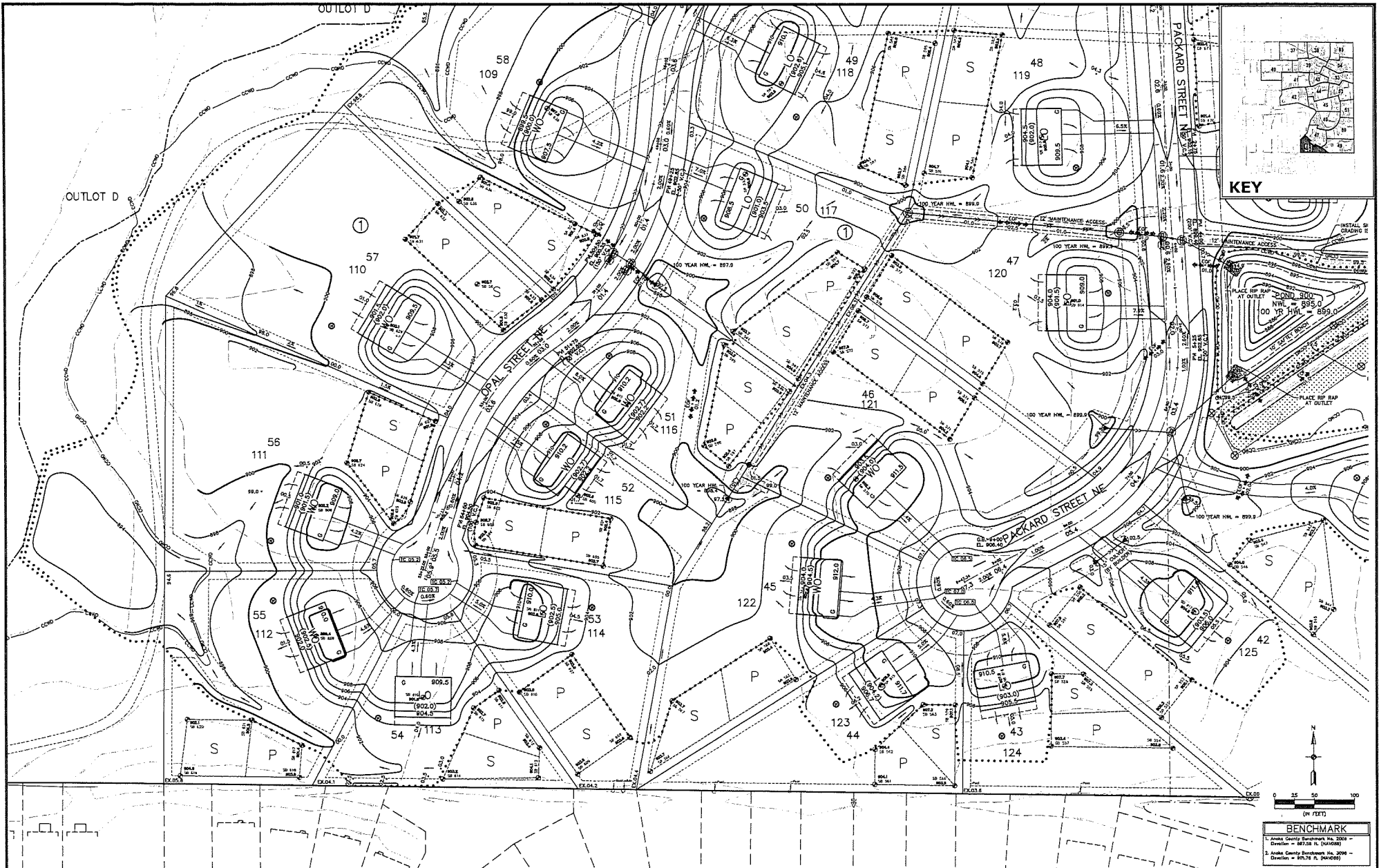
Drawn: CMH
Designed: BJK
Date: 3/10/2025

Revisions:
1. 4/10/25 Per Watershed Comments
2. 5/10/25 Per City Comments
3. 10/25/25 Per City Comments
4. 12/25/25 Per City Comments
5. 1/25/25 Per City Comments

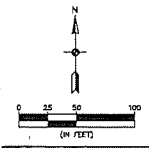
CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

**PRELIMINARY GRADING
& EROSION CONTROL PLAN**



KEY



BENCHMARK	
1. Anna County Benchmark No. 2008	Elevation = 897.58 ft. (NAVD83)
2. Anna County Benchmark No. 2009	Elevation = 897.78 ft. (NAVD83)



ENGINEERING
SURVEYING
PLANNING

3000 PRECISEMENT RIDGE DR NE
SUITE 100
BLAINE, MN 55448
TEL: 763-488-7000
FAX: 763-488-7000

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Project Name: Brian J. Kristofek, P.E.
Signature: *B. Kristofek*
Date: 3/15/2025 License #: 214863

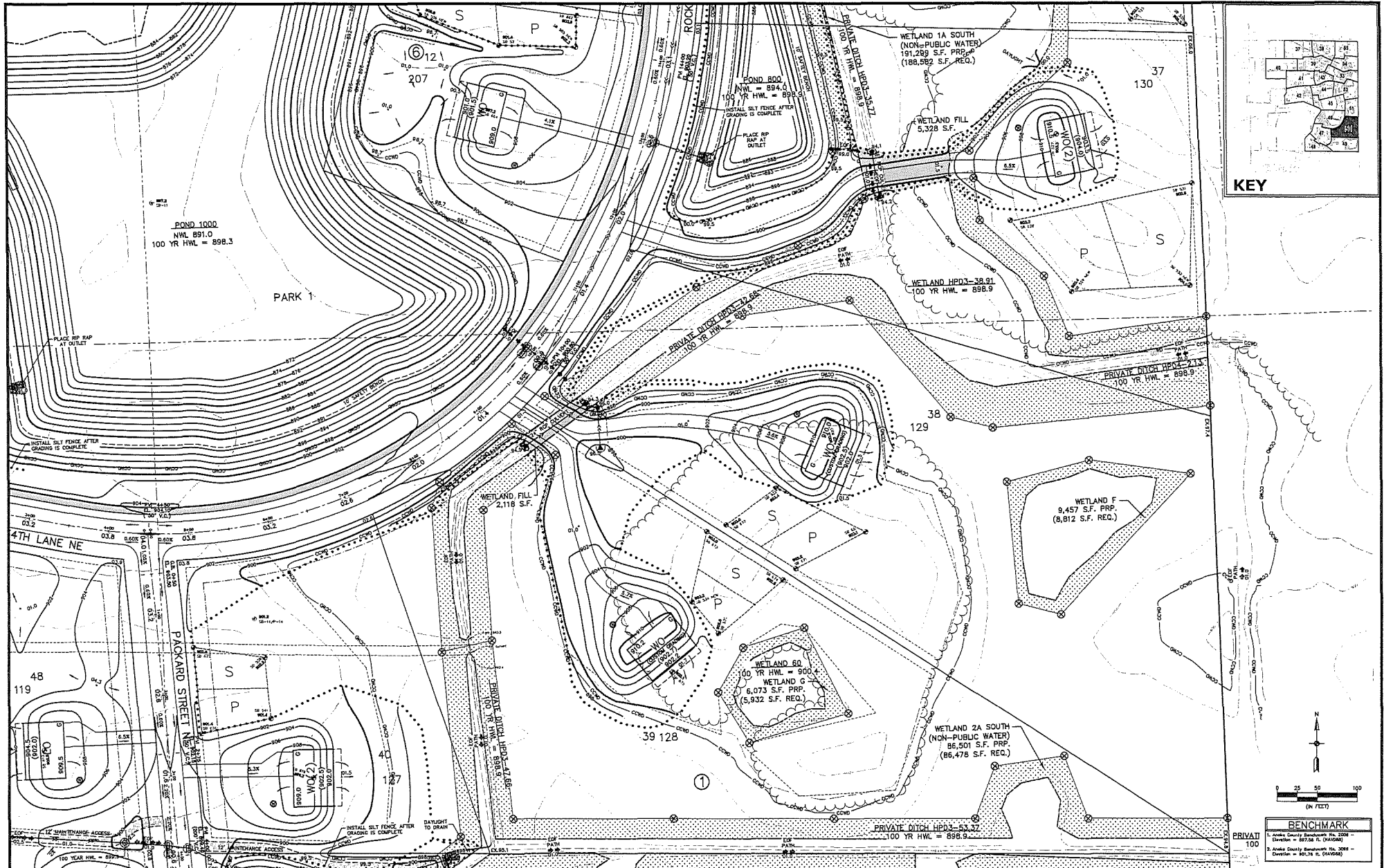
Drawn: CMH
Designed: BLK
Date: 3/15/2025

Revisions:
1. 03/15/25 Per Waterford Comments
2. 03/15/25 Per City Comments
3. 03/15/25 Per City Comments
4. 03/15/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Dorchester, MN 55322

ELWELL FARMS
Ham Lake, MN

PRELIMINARY GRADING
& EROSION CONTROL PLAN



ENGINEERING
SURVEYING
PLANNING

3800 PLEASANT RIDGE DR NE
SUITE 200
BLAINE, MN 55449
TEL: 763-488-7900
FAX: 763-488-7900

I hereby certify that this plan, specification
or report was prepared by me or under my
direct supervision and that I am a duly
Licensed Professional Engineer under
the laws of the State of Minnesota

Print Name: John J. Krystofek, P.E.
Signature: [Signature]
Date: 3/18/2025 License #: 35643

Drawn: CRN
Designed: CRN
Reviewed: CRN

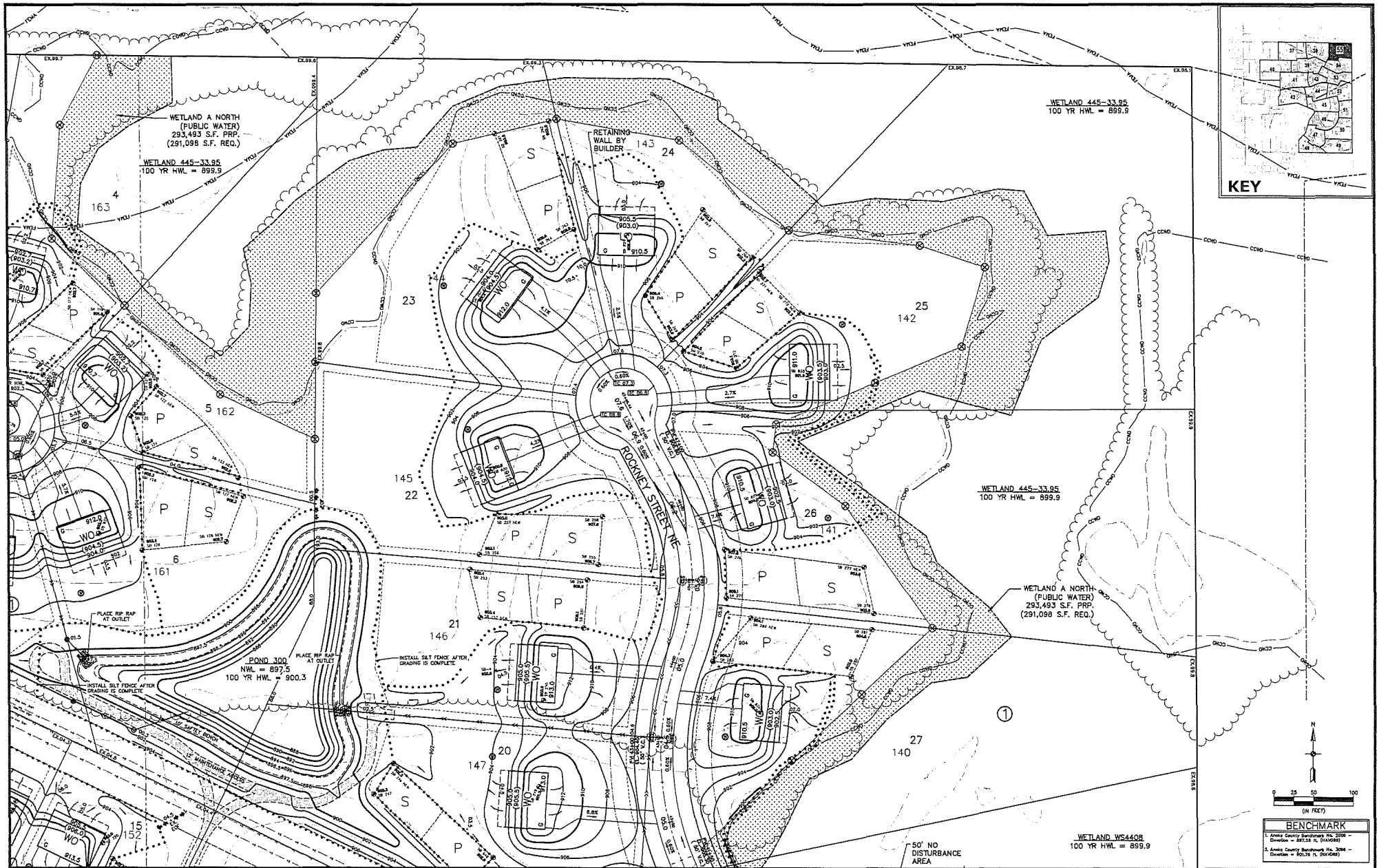
Revisions:
1. 4/18/25 Per Watershed Comments
2. 5/13/25 Per City Comments
3. 6/13/25 Per City Comments
4. 6/27/25 Per City Comments
5. 7/2/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Dorset, MN 55773

ELWELL FARMS
Ham Lake, MN

**PRELIMINARY GRADING
& EROSION CONTROL PLAN**

50
of 76



CARLSON
ENGINEERING

1900 PREBARTON RIDGE DR NE
SUITE 200
ALBUQUERQUE, NM 87104
TEL: 505.498.7800
FAX: 505.498.7800
CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification
or report was prepared by me or under my
direct supervision and that I am a duly
Licensed Professional Engineer under
the laws of the State of Minnesota

Print Name: Brian J. Krystofek, P.E.
Signature: *Brian J. Krystofek*
Date: 3/16/2025 License #: 22883

Drawn: CEM
Designed: BJK
Reviewed: BJK
3/16/25 Per City Comments
3/18/25 Per City Comments
4/22/25 Per City Comments
5/7/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55773

ELWELL FARMS
Ham Lake, MN

PRELIMINARY GRADING
& EROSION CONTROL PLAN

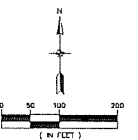
55
of
76



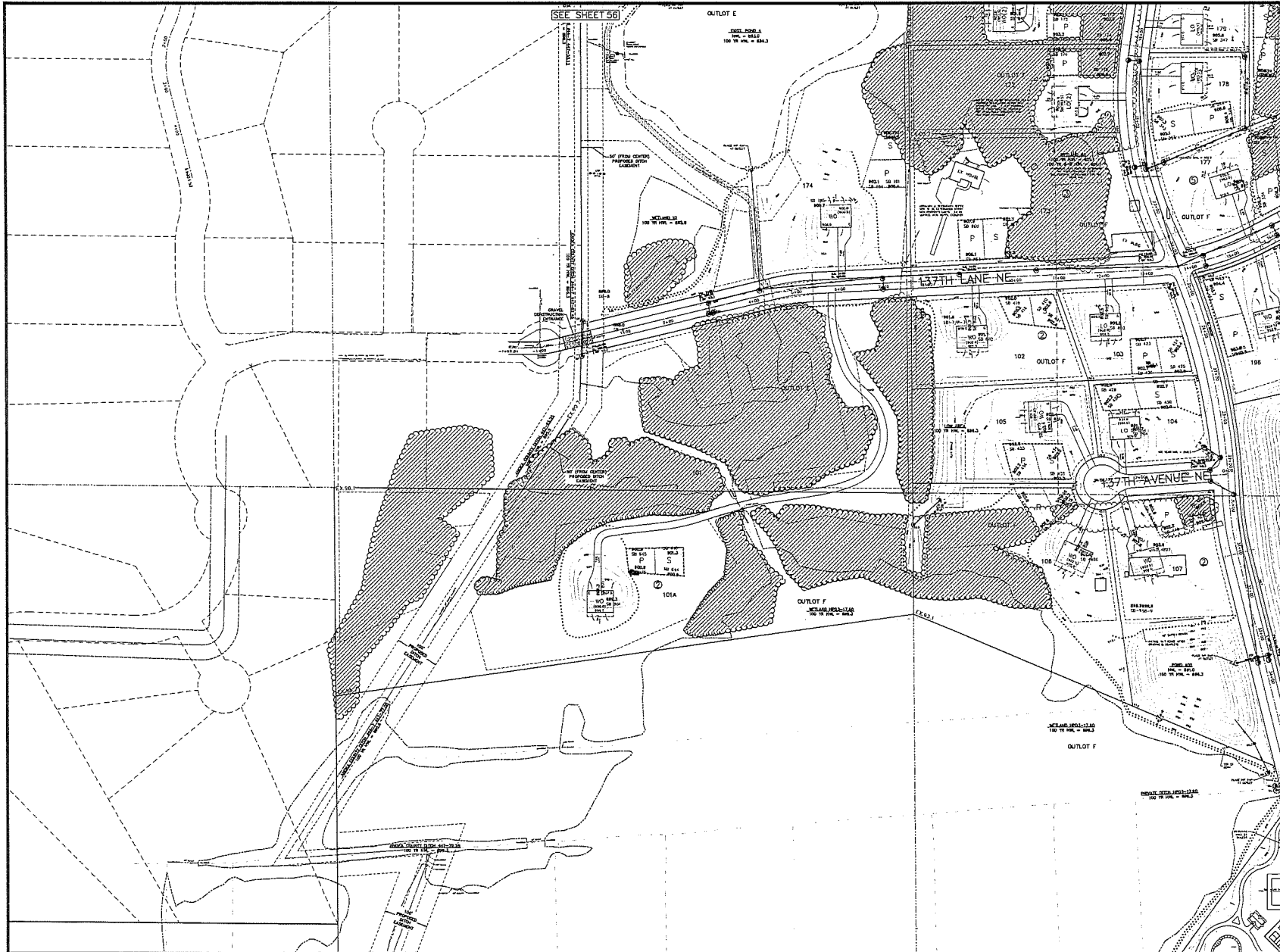


LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
CURB	---	---
BUILDING SETBACK LINE	---	---
BITUMINOUS	---	---
GRAVEL	---	---
CONCRETE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
SILT FENCE	---	---
WETLAND LINE	---	---
FEMA FLOOD PLAIN	---	---
TREE FENCE	---	---
TREE LINE	---	---
TREE SAVE AREA	---	---
EXISTING TREE	---	---

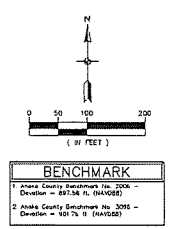


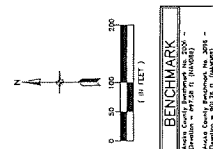
BENCHMARK
1. Anish County Benchmark No. 2001 - Elevation = 897.28 ft. (NA1983)
2. Anish County Benchmark No. 2096 - Elevation = 361.76 ft. (NA1983)

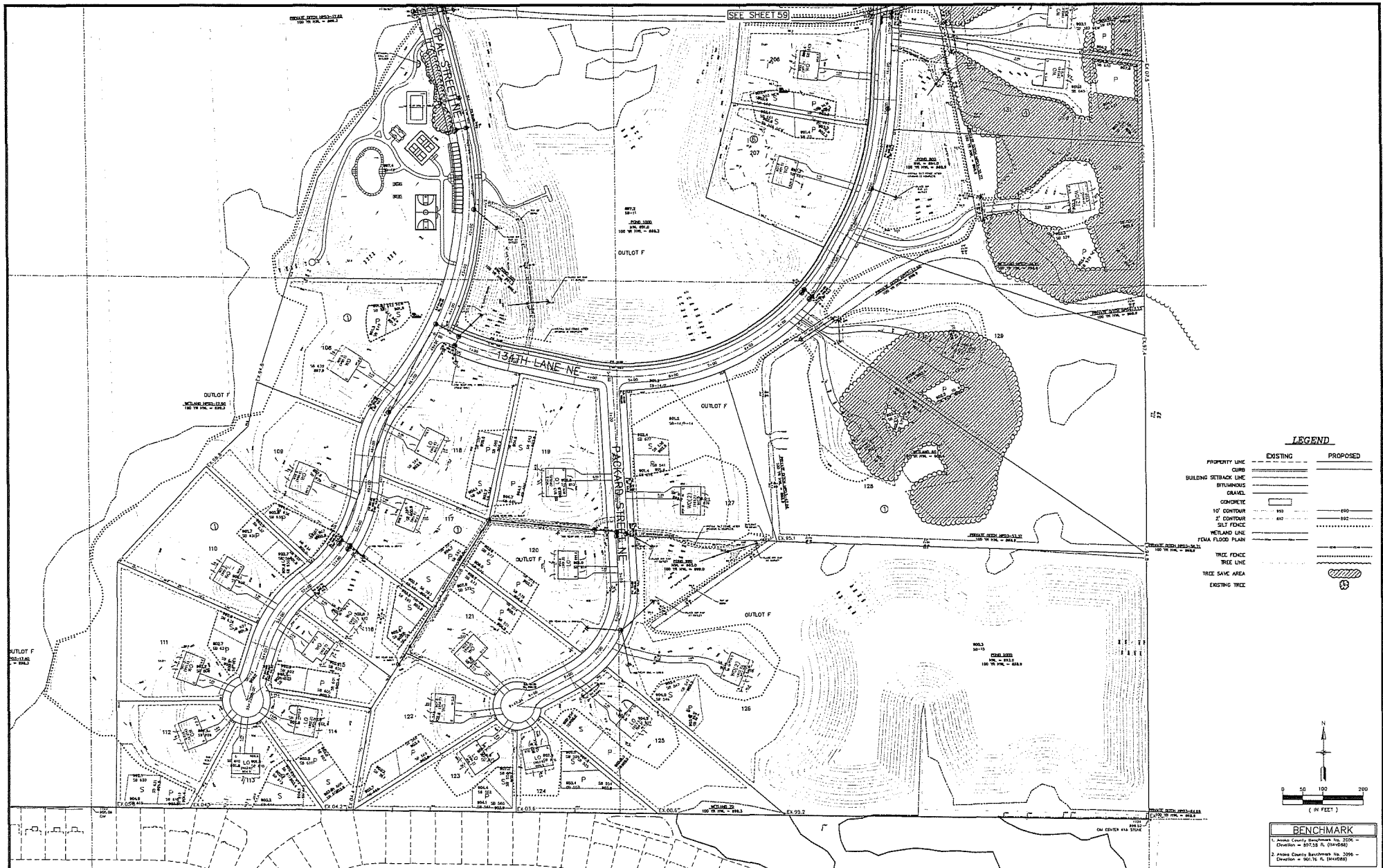


LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	---	---
CONTR	---	---
BUILDING SETBACK LINE	---	---
STIPPLED	---	---
GRAVEL	---	---
CONCRETE	---	---
10' CONTOUR	---	---
2' CONTOUR	---	---
5' CONTOUR	---	---
WETLAND LINE	---	---
100' FLOOD PLAIN	---	---
TREE FENCE	---	---
TREE LINE	---	---
TREE SAVE AREA	---	---
EXISTING TREE	---	---

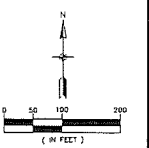


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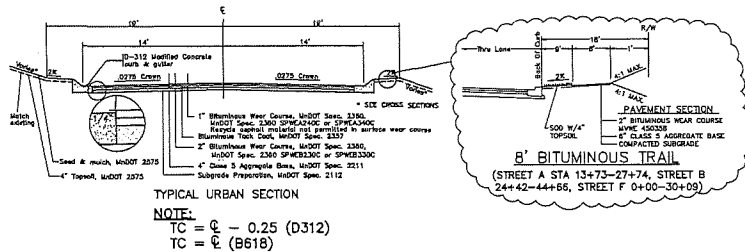
LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
CURB	---
BUILDING SETBACK LINE	---
BITUMINOUS	---
GRASS	---
CONCRETE	---
10' CONTOUR	---
2' CONTOUR	---
SELF FENCE	---
WETLAND LINE	---
TENNA FLOOD PLAIN	---
TREE FENCE	---
TREE LINE	---
TREE SAVE AREA	---
EXISTING TREE	---

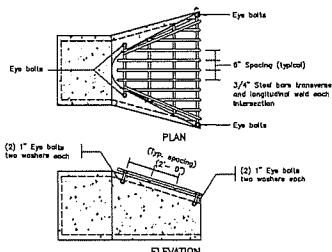


BENCHMARK

1. Anoka County Benchmark No. 2556 - Elevation = 897.58 ft. (104546)
2. Anoka County Benchmark No. 2590 - Elevation = 901.76 ft. (104588)

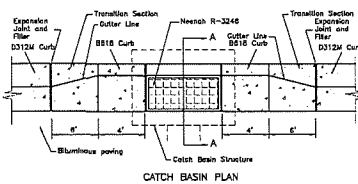


TYPICAL STREET SECTIONS HL-366E1
NOT TO SCALE

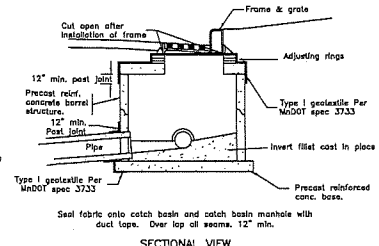


FOR PIPE DIAMETERS 30" AND SMALLER

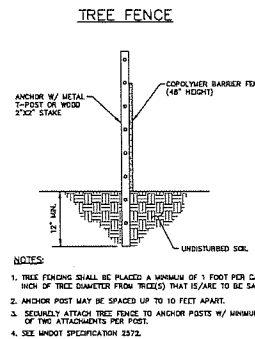
RCP TRASH GUARD HL-466B
NOT TO SCALE



TYPICAL RESIDENTIAL CUL-DE-SAC HL-367A
NOT TO SCALE

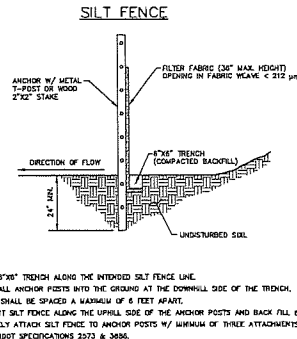
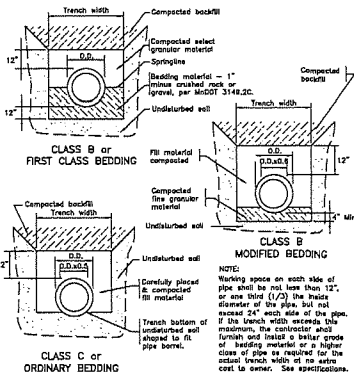


RECTANGULAR CATCH BASIN HL-459B
NOT TO SCALE



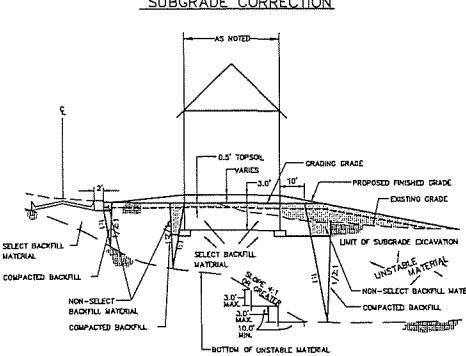
B618 CONCRETE CURB AND GUTTER
NOT TO SCALE

D312 MODIFIED CONCRETE CURB AND GUTTER HL-355A
NOT TO SCALE

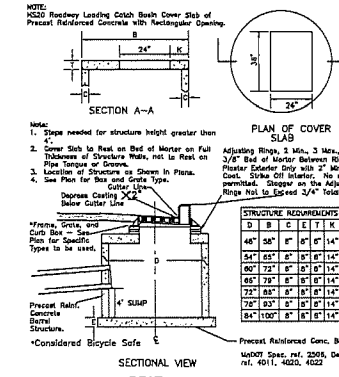
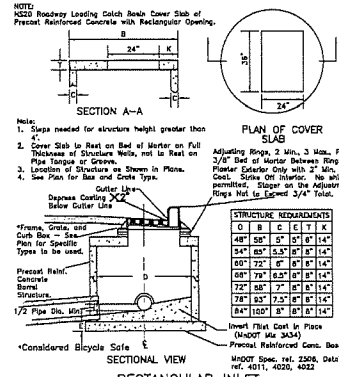
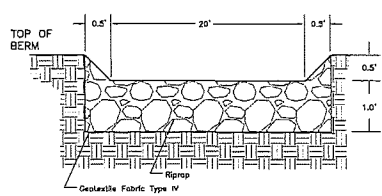


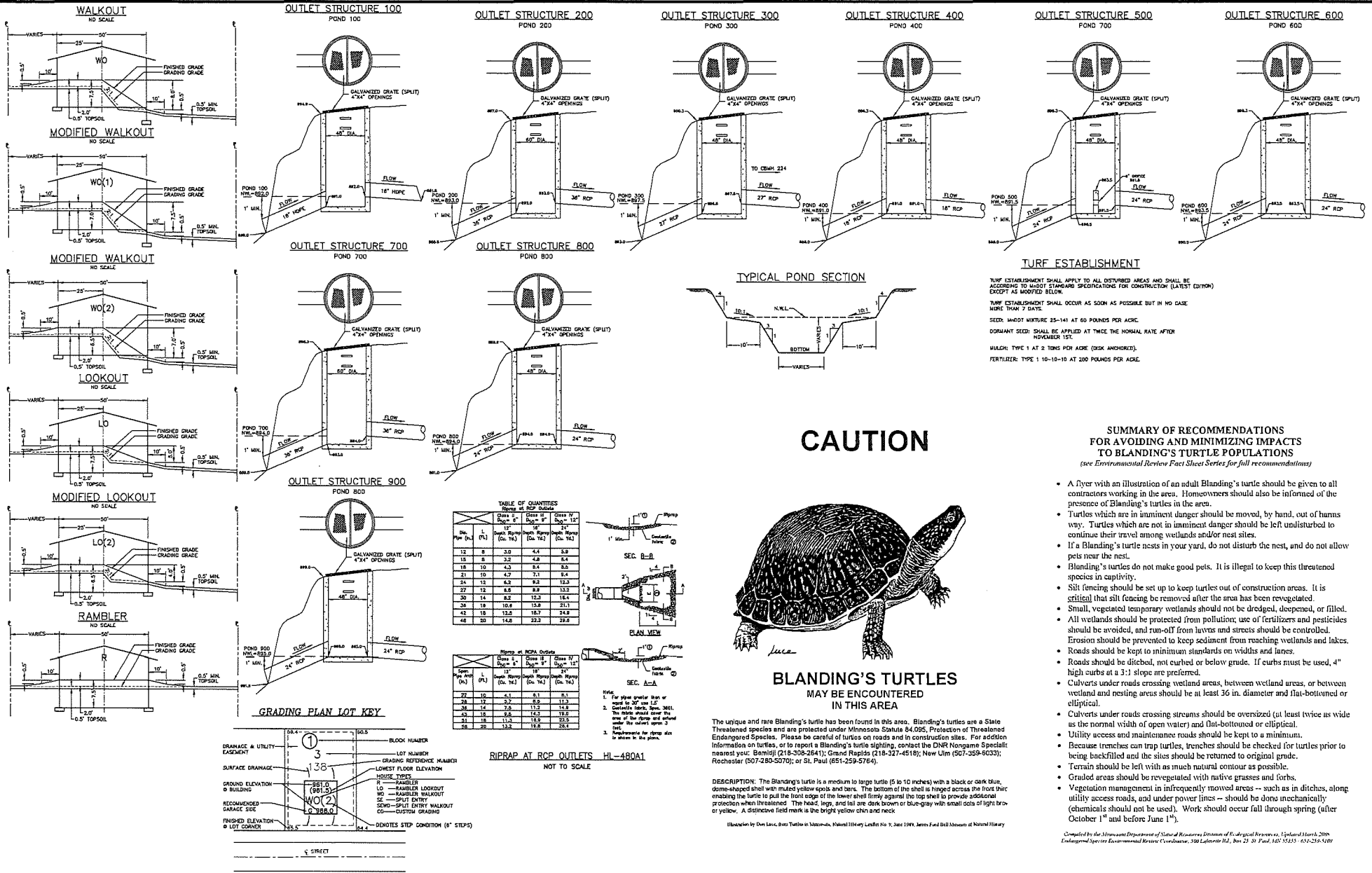
INFRASAFE - 27" DEBRIS COLLECTION DEVICE
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS

INFRASAFE - 2'X3' DEBRIS COLLECTION DEVICE
AS MANUFACTURED BY ROYAL ENVIRONMENTAL SYSTEMS



BROAD CRESTED RECTANGULAR WEIR





CARLSON ENGINEERING
ENGINEERING SURVEYING PLANNING

3800 PHEASANT RIDGE DR NE
SUITE 200
BLAINE, MN 55449
TEL: 763-488-7900
FAX: 763-488-7909
CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Date: 3/18/2025 License #1-25943

Print Name: Brian J. Krystofels, P.E.
Signature: [Signature]
Date: 3/18/2025 License #1-25943

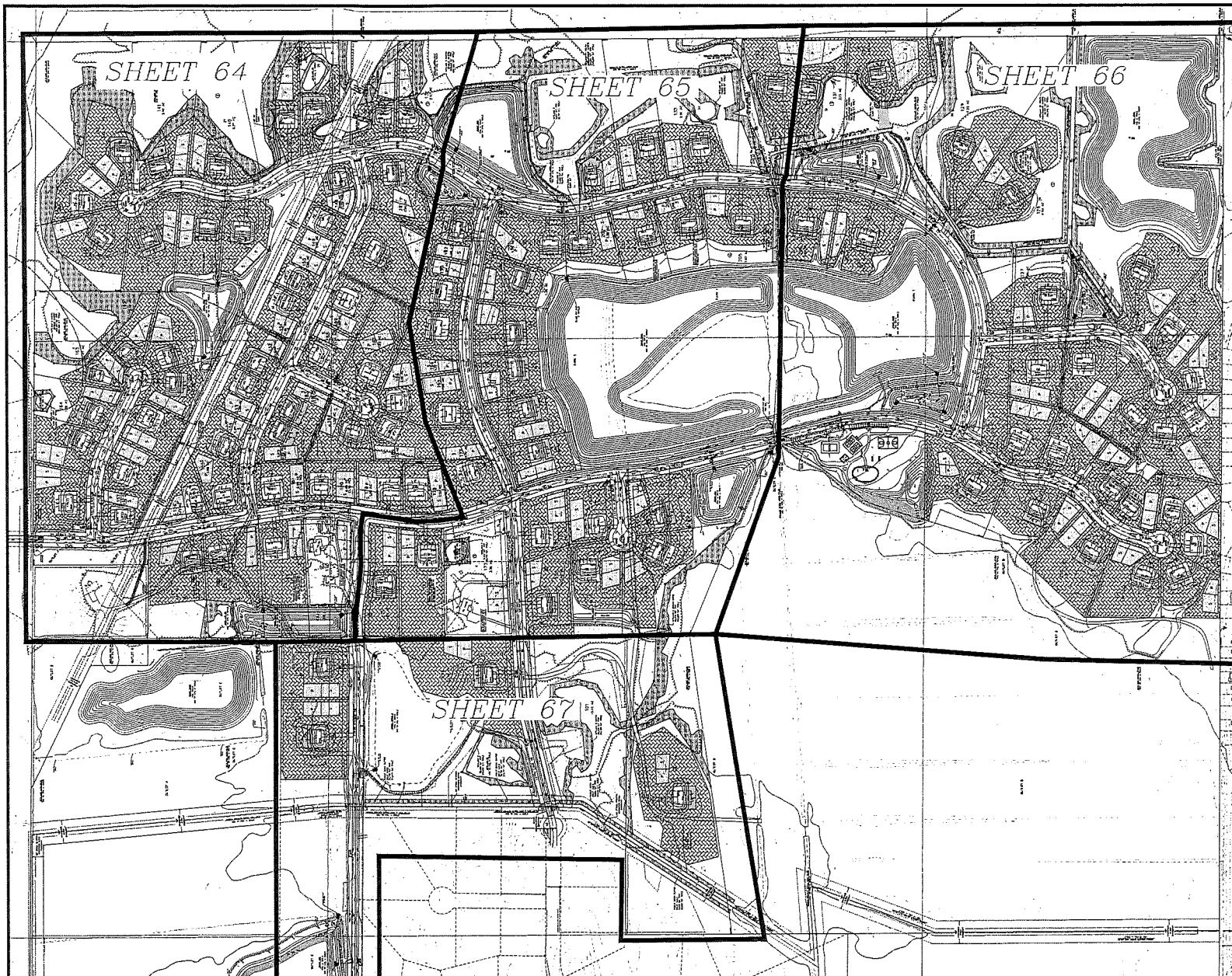
Drawn: [Signature]
Designed: [Signature]
Date: 3/18/2025

Revisions:
1. 4/27/25 Per Varianched Comments
2. 5/13/25 Per City Comments
3. 6/18/25 Per City Comments
4. 6/27/25 Per City Comments
5. 7/17/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

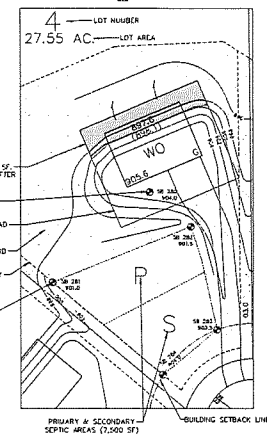
ELWELL FARMS
Ham Lake, MN

DETAILS



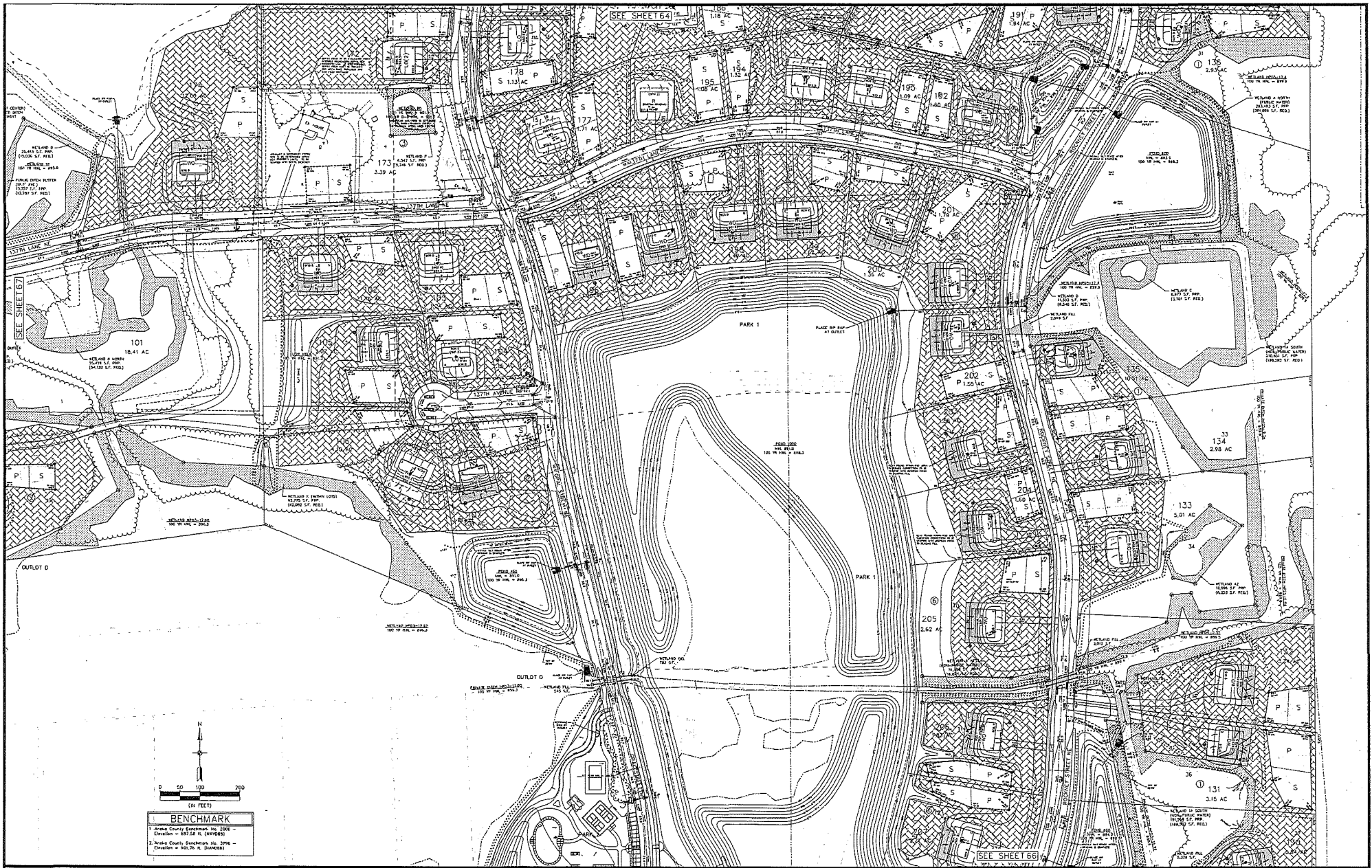
GRADING PLAN LEGEND

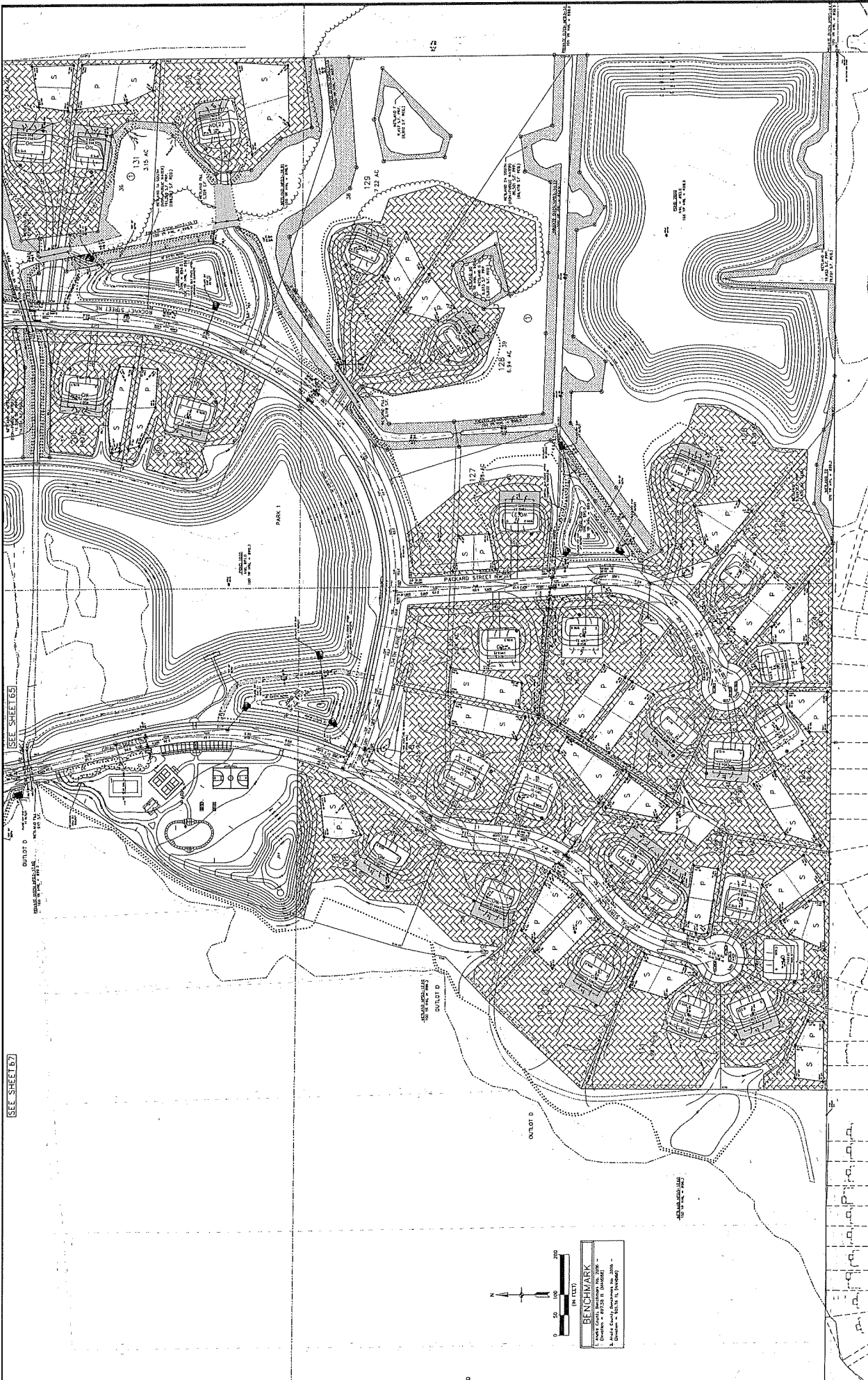
EXISTING	PROPOSED
PROPERTY LINE	-----
EASEMENT LINE	-----
BUILDING SETBACK LINE	-----
CURB	-----
BITUMINOUS	-----
GRAVEL	-----
CONCRETE	-----
10' CONTOUR	-----
2' CONTOUR	-----
STORM FENCE	-----
WETLAND LINE	-----
FEMA FLOOD PLAIN	-----
CCWD FLOOD PLAIN	-----
BUILDING SETBACK LINE	-----
SPOT ELEVATION	-----
EMERGENCY OVERFLOW	-----
SALT FENCE	-----
INLET PROTECTION	-----
WELL	-----
LIGHT POLE	-----
FLAG POLE	-----
ELECTRIC BOX	-----
TELEPHONE BOX	-----
TELEVISION BOX	-----
SIGN	-----
GEOTECH SOIL BORING	-----
HYDRO SOIL BORING	-----
TREE LINE	-----



BENCHMARK

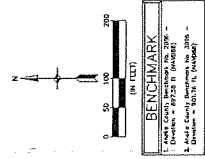
1. Anish County Benchmark No. 2001 - Elevation = 897.56 ft. (MVDOT)
2. Anish County Benchmark No. 2004 - Elevation = 897.76 ft. (MVDOT)





SEE SHEET 127

SEE SHEET 125



66 of 76 LIVABILITY PLAN	ELWELL FARMS Helm Lake, MN	CONTOUR CIVIL & DEVELOPMENT P.O. BOX 89 Rackford, MN 55373	Project Name: 3003.3, EXTERIOR, P.E. Design: J. L. JENSEN Scale: 1/4" = 1'-0" Date: 10/10/03	I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Minnesota.	DATE OF ANY REVISIONS OR THE DATE OF THE ORIGINAL PLAN REVISIONS DATE DESCRIPTION BY APPROVED BY DATE DESCRIPTION BY APPROVED BY
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CARLSON ENGINEERING ENGINEERING SURVEYING PLANNING	3980 PRELIMINARY R/D ON DR. N.E. SUITE 100 ALBANY, NY 12244 TEL: 762.448.7900 FAX: 762.448.7910 CARLSON-ENGINEERING.COM	I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.	Print Name: <u>Alan J. Krystofek, P.E.</u> Signature: <u>[Signature]</u> Date: <u>3/10/2025</u> License #: <u>25003</u>	Drawn: <u>CDH</u> Designed: <u>BOX</u> Date: <u>3/10/2025</u>	Revisions: 1. 4/8/25 Per Watermain Comments 2. 5/1/25 Per City Comments 3. 5/13/25 Per City Comments 4. 6/2/25 Per City Comments 5. 7/1/25 Per City Comments	CONTOUR CIVIL & DEVELOPMENT P.O. BOX 89 Rockford, MN 55373	ELWELL FARMS Ham Lake, MN	LIVABILITY PLAN	67 of 76 #10941
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LIVABILITY CHART - (ELWELL FARMS)

LOT NUMBER			AREAS							SOIL BORINGS				WATER LEVELS		BUILDING PAD			
GRADING REFERENCE NUMBER	LOT	BLOCK	TOTAL LOT AREA (AC.) * (1.0 AC Min.)	GROSS LIVABILITY AREA (SF) (29,500 SF Min.)	1"-4" ELEVATIONS	BUILDING AREA (SF)** (10,000 SF Min.)	SUGGESTED SEPTIC SYSTEM TYPE	IST'S AREA (SF) (7,500 SF Min.)	YARD AREA (SF) (12,000 SF Min.)	BORING NUMBER	DEPTH TO MOTTLING (INCHES)	BORING ELEVATION	MOTTLING ELEVATION	ANTICIPATED GROUND WATER (AGW)	100 YEAR HIGH SURFACE WATER LEVEL (HWL)	HOUSE TYPE	PROPOSED GARAGE FLOOR ELEVATION	PROPOSED LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR
166	1	1	1.56	65,689	898.5 / 901.5	10,000	MOUND / AT-GRADE	9,990	45,699	101	13	902.3	901.2	897.5	-	LO(2)	908.0	901.5	YARD
										102	38	904.1	900.9						
										103	14	902.6	901.4						
										104	36	903.7	900.7						
										HSE-105	18	900.4	898.9						
165	2	1	1.30	54,863	901.2 / 904.2	10,000 **4,008	MOUND / PRESSURIZED BED	10,442	34,423	106	48	904.3	900.3	897.5	900.2	WO	911.0	903.5	YARD
										107	32	904.0	901.3						
										108	46	905.0	901.2						
										109	24	903.9	901.9						
										HSE-839	36	904.0	901.0						
164	3	1	1.55	40,263	901.2 / 904.2	10,000 **4,545	MOUND	8,133	22,130	112	14	902.9	901.7	897.5	900.2	WO	911.0	903.5	YARD
										113	18	902.9	901.4						
										114	14	904.1	902.9						
										115	18	904.4	902.9						
										HSE-111	28	903.9	901.6						
163	4	1	2.45	30,373	900.9 / 903.9	10,000 **3,232	MOUND	7,531	12,842	117	14	902.7	901.5	897.5	899.9	WO	910.7	903.2	YARD
										118	12	901.9	900.9						
										119	16	903.7	901.4						
										120	12	903.5	902.5						
										HSE-838	46	904.6	900.8						
162	5	1	2.18	40,428	900.9 / 903.9	10,000 **5,511	MOUND	7,540	22,888	122	12	902.7	901.7	897.5	899.9	WO	910.7	903.2	MOTTLES
										123	13	902.5	901.4						
										124	17	902.8	901.4						
										125	26	902.3	900.1						
										HSE-121	10	903.0	902.2						
161	6	1	2.54	54,626	901.3 / 904.3	10,000 **2,763	MOUND	9,517	35,109	126	15	902.3	901.1	897.5	900.3	WO	912.0	904.5	YARD
										127	12	902.3	901.3						
										128	14	902.7	901.5						
										129	18	903.2	901.7						
										HSE-837	16	903.2	901.9						
160	7	1	1.47	40,703	901.3 / 904.3	10,000 **3,387	MOUND / AT-GRADE	8,032	22,671	132	22	903.6	901.8	897.5	900.3	WO	912.0	904.5	YARD
										133	50	905.5	901.3						
										134	24	904.4	902.4						
										135	18	903.6	902.1						
										HSE-836	6	900.7	900.2						
159	8	1	1.31	51,031	901.3 / 904.3	10,000	PRESSURIZED BED	9,032	31,999	137	42	908.5	905.0	897.5	900.3	LO(2)	911.5	905.0	YARD
										138	50	909.7	905.5						
										139	60	910.2	905.2						
										140	66	911.9	906.4						
										HSE-835	54	907.7	903.2						
158	9	1	1.24	49,404	1.0 / 4.0	10,000	PRESSURIZED BED	8,227	31,177	141	60	909.4	904.4	897.5	-	LO	911.5	904.0	YARD
										142	50	907.9	903.7						
										144	42	908.4	904.9						
										145	48	909.2	905.2						
										HSE-834	46	907.7	903.9						
157	10	1	0.93 1.25*	35,620	898.5 / 901.5	10,000	MOUND / PRESSURIZED BED	7,544	18,076	146	20	904.3	902.6	897.5	-	LO(2)	908.5	902.0	YARD
										147	60	906.3	901.3						
										148	17	903.1	901.7						
										149	32	903.8	901.1						
										HSE-150	52	905.2	900.9						
156	11	1	1.10	33,012	1.0 / 4.0	10,000	MOUND / PRESSURIZED BED	7,667	15,345	196	46	904.8	901.0	897.5	-	R	908.5	901.0	YARD
										201	66	911.2	905.7						
										687	12	904.0	903.0						
										688	52	910.1	905.8						
										HSE-833	24	906.7	904.7						
155	12	1	1.05	45,025	1.0 / 4.0	10,000	MOUND / PRESSURIZED BED	7,703	27,322	689	62	910.7	905.5	897.5	-	R	908.0	901.0	YARD
										690	56	908.8	904.1						
										691	36	907.2	904.2						
										692	12	904.9	903.9						
										693	44	907.3	903.6						
										HSE-205	26	907.8	905.6						

* DENOTES LOT AREA INCLUDING RIGHT-OF-WAY

** DENOTES PORTION OF 10,000 S.F. BUILDING PAD NOT MAINTAINED AFTER GRADING

*** DENOTES LOW FLOOR ELEVATIONS BASED ON GEOTECHNICAL BORINGS IN LIEU OF SEPTIC BORINGS.



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SUITE 200
BLAINE, MN 55449
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www.carlson-engineering.com

I hereby certify that this plan, specification
or report was prepared by me or under my
direct supervision and that I am a duly
Licensed Professional Engineer under
the laws of the State of Minnesota

Print Name: Brian J. Krystofsky, P.E.
Signature: *Brian J. Krystofsky*
Date: 3/10/2025 License #: 25063

Drawn: CMH
Designed: BMH
Date: 3/10/2025

Revisions:
1. 4/9/25 Per Watershed Comments
2. 5/1/25 Per City Comments
3. 6/19/25 Per City Comments
4. 6/23/25 Per City Comments
5. 7/2/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

LIVABILITY CHART

68
of
76

LIVABILITY CHART - (ELWELL FARMS)

LOT NUMBER			AREAS							SOIL BORINGS				WATER LEVELS		BUILDING PAD			
GRADING REFERENCE NUMBER	LOT	BLOCK	TOTAL LOT AREA (AC.) * (1.0 AC Min.)	GROSS LIVABILITY AREA (SQ) (20,500 SF Min.)	1'4" ELEVATIONS	BUILDING AREA (SF)** (10,000 SF Min.)	SUGGESTED SEPTIC SYSTEM TYPE	1ST AREA (SF) (7,500 SF Min.)	YARD AREA (SF) (12,000 SF Min.)	BORING NUMBER	DEPTH TO MOTTLING (INCHES)	BORING ELEVATION	MOTTLING ELEVATION	ANTICIPATED GROUND WATER (ACW)	100 YEAR HIGH SURFACE WATER LEVEL (IFWL)	HOUSE TYPE	PROPOSED GARAGE FLOOR ELEVATION	PROPOSED LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR
154	13	1	1.07	38,355	901.3 / 904.3	10,000	MOUND AT-GRADE	8,174	20,181	211	50	908.1	903.9	897.5	900.3	LO	912.0	904.5	YARD
										212	20	905.0	903.3						
										213	16	904.9	903.6						
										214	42	907.2	903.7						
										HSE-210	13	905.0	903.9						
153	14	1	1.02	36,153	901.3 / 904.3	10,000 **0	MOUND / PRESSURIZED BED	9,805	16,348	215	44	907.1	903.4	897.5	900.3	WO	915.0	907.5	YARD
										216	22	904.9	903.1						
										217	22	905.2	903.4						
										218	14	905.8	904.6						
										HSE-219	52	906.0	901.7						
152	15	1	1.00	35,748	901.3 / 904.3	10,000 **2,808	MOUND	7,500	18,248	223	22	903.9	902.1	897.5	900.3	WO	913.5	906.0	YARD
										224	12	904.1	903.1						
										652	12	903.5	902.5						
										653	22	902.6	900.8						
										HSE-220	14	903.0	901.8						
151	16	1	1.01	35,828	901.3 / 904.3	10,000	MOUND / PRESSURIZED BED	7,580	18,348	225	14	904.6	903.4	897.5	900.3	LO	914.5	907.0	YARD
										226	22	904.4	902.6						
										650	62	907.5	902.3						
										651	38	908.4	905.2						
										HSE-229	68	908.5	902.8						
150	17	1	1.01	35,908	901.3 / 904.3	10,000	MOUND	9,800	16,108	231	22	907.9	906.1	897.5	900.3	LO	914.5	907.0	YARD
										232	38	907.6	904.4						
										233	22	905.7	903.9						
										234	13	906.7	905.6						
										HSE-230	36	910.1	907.1						
149	18	1	1.01	35,988	901.3 / 904.3	10,000	MOUND	9,800	16,188	235	14	906.5	905.3	897.5	900.3	LO	911.0	903.5	YARD
										236	22	905.4	903.6						
										237	16	904.2	902.9						
										238	14	905.9	904.7						
										HSE-832	8	903.4	902.7						
148	19	1	0.99 1.38*	32,842	901.3 / 904.3	10,000 **3,354	MOUND	9,008	13,234	240	13	904.5	903.4	897.5	900.3	WO(2)	910.0	903.5	YARD
										241	14	903.1	901.9						
										242	12	902.6	901.6						
										694	12	902.9	901.9						
										HSE-831	10	901.6	900.8						
147	20	1	3.20	60,909	901.3 / 904.3	10,000 **2,617	MOUND	7,591	43,318	246	12	902.3	901.3	897.5	900.3	WO	913.0	905.5	YARD
										247	20	903.3	901.6						
										648	14	902.5	901.3						
										649	20	903.9	902.2						
										HSE-249	10	901.5	900.7						
146	21	1	2.00	66,918	901.3 / 904.3	10,000 **3,696	MOUND / PRESSURIZED BED	8,289	48,629	251	77	909.1	902.7	897.5	900.3	WO	913.0	905.5	YARD
										252	14	903.4	902.2						
										253	12	902.4	901.4						
										254	77	909.9	903.5						
										HSE-250	15	903.9	902.7						
145	22	1	2.03	84,735	901.3 / 904.3	10,000 **3,641	MOUND / PRESSURIZED BED	7,905	66,830	255	77	909.7	903.3	897.5	900.3	WO	912.0	904.5	YARD
										256	15	903.1	901.9						
										257	16	903.0	901.7						
										258	56	907.6	902.9						
										HSE-830	4	900.6	900.3						
144	23	1	3.00	72,248	900.9 / 903.9	10,000 **3,311	MOUND / PRESSURIZED BED	8,806	53,442	261	20	903.5	901.8	897.5	899.9	WO	912.0	904.5	YARD
										262	18	903.0	901.5						
										263	77	908.8	902.4						
										264	50	905.6	901.4						
										HSE-260	4	901.4	901.1						
143	24	1	2.43	48,778	900.9 / 903.9	10,000	MOUND / PRESSURIZED BED	9,898	28,880	266	52	906.4	902.1	897.5	899.9	LO	910.5	903.0	YARD
										267	15	902.9	901.7						
										268	12	902.2	901.2						
										269	30	903.9	901.4						
										HSE-829	62	906.8	901.6						

*DENOTES LOT AREA INCLUDING RIGHT-OF-WAY

**DENOTES PORTION OF 10,000 SF BUILDING PAD NOT MAINTAINED AFTER GRADING

***DENOTES LOW FLOOR ELEVATIONS BASED ON GEOTECHNICAL BORINGS IN LIEU OF SEPTIC BORINGS.

LIVABILITY CHART - (ELWELL FARMS)

LOT NUMBER			AREAS							SOIL BORINGS				WATER LEVELS		BUILDING PAD			
GRADING REFERENCE NUMBER	LOT	BLOCK	TOTAL LOT AREA (AC.) * (1.0 AC Min.)	GROSS LIVABILITY AREA (SF) (29,500 SF Min.)	174' ELEVATIONS	BUILDING AREA (SF)** (10,000 SF Min.)	SUGGESTED SEPTIC SYSTEM TYPE	ISTS AREA (SF) (7,500 SF Min.)	YARD AREA (SF) (12,000 SF Min.)	BORING NUMBER	DEPTH TO MOTTLING (INCHES)	BORING ELEVATION	MOTTLING ELEVATION	ANTICIPATED GROUND WATER (AGW)	100 YEAR HIGH SURFACE WATER LEVEL (HWL)	HOUSE TYPE	PROPOSED GARAGE FLOOR ELEVATION	PROPOSED LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR
142	25	1	5.02	60,829	900.9 / 903.9	10,000 **4,110	MOUND	8,070	42,759	270 271 272 273 HSE-828	22 14 12 22 8	904.2 902.7 902.2 903.1 901.9	902.4 901.5 901.2 901.3 901.2	897.5	899.9	WO	911.0	903.5	YARD
141	26	1	3.90	41,269	900.9 / 903.9	10,000 **5,143	MOUND	10,474	20,795	276 277 278 279 HSE-827	70 20 32 16 26	907.8 903.6 903.9 905.1 904.0	902.0 901.9 901.2 903.8 901.8	897.5	899.9	WO	910.5	903.0	YARD
140	27	1	3.37	45,052	900.9 / 903.9	10,000 **3,415	MOUND / PRESSURIZED BED	9,689	25,363	280 281 282 283 HSE-826	12 20 12 16 60	904.1 904.0 903.0 904.3 906.0	903.1 902.3 902.0 903.0 901.0	897.5	899.9	WO	910.5	903.0	YARD
139	28	1	3.10	45,031	900.9 / 903.9	10,000 **3,268	MOUND / AT-GRADE	8,775	26,256	286 287 288 289 HSE-825	18 20 42 36 48	903.5 903.3 904.7 904.8 903.3	902.0 901.6 901.2 901.8 901.3	897.5	899.9	WO	911.5	904.0	YARD
138	29	1	2.51	52,022	903.6 / 906.6	10,000 **4,195	MOUND	8,578	33,444	291 292 293 294 295 296 HSE-825	18 18 24 16 16 16 12	903.2 903.4 903.4 903.4 903.8 904.0 903.0	901.7 901.9 901.4 902.1 902.5 902.7 902.0	897.5	902.6	WO(1)	911.6	904.6	100 YR HWL
137	30	1	2.05	40,680	901.8 / 904.8	10,000 **3,545	MOUND	9,344	21,336	298 299 300 301 HSE-824	38 26 16 22 8	904.1 903.5 902.6 903.3 901.7	900.9 901.3 901.3 901.5 901.0	897.5	900.8	WO(2)	909.2	902.7	100 YR HWL
136	31	1	2.93	34,452	900.9 / 903.9	10,000 **2,335	MOUND	7,650	16,802	302 303 304 305 HSE-823	14 13 12 16 10	902.9 902.3 902.5 902.2 902.0	901.7 901.2 901.5 900.9 899.4	897.5	899.9	WO(2)	909.0	902.5	YARD
135	32	1	10.51	31,734	900.9 / 903.9	10,000 **4,611	MOUND / AT-GRADE	9,600	12,134	508 509 510 511 HSE-822	16 44 36 18 12	902.8 905.0 907.8 902.5 901.1	901.5 901.3 904.8 901.0 900.1	897.5	899.9	WO	910.0	902.5	YARD
134	33	1	2.98	46,620	900.9 / 903.9	10,000 **3,187	MOUND	10,732	25,888	512 513 514 515 HSE-821	20 24 36 34 10	902.9 903.5 907.8 905.1 903.1	901.2 901.5 904.8 902.3 902.3	897.5	899.9	WO	910.0	902.5	YARD
133	34	1	5.01	55,091	900.8 / 903.8	10,000 **2,661	MOUND / AT-GRADE	10,663	34,428	517 518 519 520 HSE-521	32 40 16 18 10	904.5 905.6 902.8 903.1 898.4	901.8 902.3 901.5 901.6 897.6	897.5	899.8	WO	910.0	902.5	100 YR HWL
132	35	1	3.34	78,935	900.5 / 903.5	10,000 **3,910	MOUND / PRESSURIZED BED	9,355	59,580	522 666 667 668 HSE-523	16 18 18 56 16	902.8 903.4 904.2 907.1 903.1	901.5 901.9 902.7 902.4 901.8	897.5	899.5	WO	910.5	903.0	YARD

*DENOTES LOT AREA INCLUDING RIGHT-OF-WAY

**DENOTES PORTION OF 10,000 SF BUILDING PAD NOT MAINTAINED AFTER GRADING

***DENOTES LOW FLOOR ELEVATIONS BASED ON GEO TECHNICAL BORINGS IN LIEU OF SEPTIC BORINGS.

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BLAINE, MN 55425
TEL: 763.486.7900
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E-MAIL: info@carlsoneng.comI hereby certify that this plan, specification
or report was prepared by me or under my
direct supervision and that I am a duly
licensed Professional Engineer under
the laws of the State of MinnesotaPrint Name: Brian J. Krystofek, P.E.
Signature: *Brian J. Krystofek*
Date: 3/15/2023 License #: 25003Drawn: CHM
Designed: BJK
Date: 3/10/2023Revisions:
1. 4/10/25 Per Watershed Comments
2. 5/1/25 Per City Comments
3. 6/18/25 Per City Comments
4. 6/27/25 Per City Comments
5. 7/2/25 Per City CommentsCONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373ELWELL FARMS
Ham Lake, MN

LIVABILITY CHART

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of
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LIVABILITY CHART - (ELWELL FARMS)

LOT NUMBER			AREAS							SOIL BORINGS				WATER LEVELS		BUILDING PAD			
GRADING REFERENCE NUMBER	LOT	BLOCK	TOTAL LOT AREA (AC) * (1.0 AC Min.)	GROSS LIVABILITY AREA (SF) (29,500 SF Min.)	1/4" ELEVATIONS	BUILDING AREA (SF)** (10,000 SF Min.)	SUGGESTED SEPTIC SYSTEM TYPE	1ST'S AREA (SF) (7,500 SF Min.)	YARD AREA (SF) (12,000 SF Min.)	BORING NUMBER	DEPTH TO MOTTLING (INCHES)	BORING ELEVATION	MOTTTLING ELEVATION	ANTICIPATED GROUND WATER (AGW)	100 YEAR HIGH SURFACE WATER LEVEL (HWL)	HOUSE TYPE	PROPOSED GARAGE FLOOR ELEVATION	PROPOSED LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR
131	36	1	3.15	61,268	899.9 / 902.9	10,000 **4,983	MOUND / PRESSURIZED BED	17,606	33,662	524	13	904.1	903.0	897.5	898.9	WO	910.5	903.0	YARD
										525	12	903.2	902.2						
										526	40	906.3	903.0						
										669	60	907.8	902.8						
										670	32	904.8	902.1						
										HSE-665	4	901.3	901.0						
130	37	1	5.84	82,820	899.9 / 902.9	10,000 **2,767	MOUND	20,790	52,030	528	12	903.3	902.3	897.5	898.9	WO(2)	910.5	904.0	YARD
										529	14	903.4	902.2						
										530	24	904.1	902.1						
										531	18	902.6	901.1						
										HSE-527	18	902.6	901.1						
129	38	1	7.22	82,570	899.9 / 902.9	10,000 **2,662	MOUND	8,651	63,919	65	14	903.1	901.9	897.5	898.9	WO	910.0	902.5	YARD
										532	18	903.4	901.9						
										671	12	902.2	901.2						
										672	16	903.0	901.7						
										HSE-820	4	900.2	899.9						
128	39	1	6.94	95,353	901.4 / 904.4	10,000 **4,413	MOUND	7,512	77,841	534	14	903.2	902.0	897.5	900.4	WO	910.2	902.7	YARD
										535	16	902.5	901.2						
										673	13	903.0	901.9						
										674	12	902.5	901.5						
										HSE-675	4	902.1	901.8						
127	40	1	2.69	72,000	899.9 / 902.9	10,000 **3,608	MOUND	7,990	54,010	538	12	902.5	901.5	897.5	898.9	WO(2)	909.0	902.5	YARD
										541	12	901.4	900.4						
										676	12	901.4	900.4						
										677	18	902.4	900.9						
										HSE-819	14	899.2	898.0						
126	41	1	18.38	95,273	899.9 / 902.9	10,000 **4,692	MOUND	10,600	74,673	543	14	903.3	902.1	897.5	898.9	WO(2)	909.0	902.5	EOF
										544	14	903.2	902.0						
										545	18	903.6	902.1						
										546	18	904.0	902.5						
										547	16	903.4	902.1						
										HSE-818	10	901.9	901.1						
125	42	1	2.20	80,435	900.3 / 903.3	10,000	MOUND / AT-GRADE	10,800	59,635	550	42	905.2	901.7	897.5	899.3	LO	911.0	903.5	EOF
										551	42	907.9	904.4						
										552	36	905.3	902.3						
										553	32	905.1	902.4						
										HSE-817	24	904.5	902.5						
124	43	1	1.08	47,133	900.3 / 903.3	10,000	MOUND / PRESSURIZED BED	8,599	28,534	554	22	903.8	902.0	897.5	899.3	LO	910.5	903.0	YARD
										555	44	907.3	903.6						
										556	54	907.7	903.2						
										557	15	903.4	902.2						
										HSE-816	44	907.9	904.2						
123	44	1	1.18	51,511	898.5 / 901.5	10,000	MOUND / PRESSURIZED BED	8,117	33,194	559	52	907.1	902.8	897.5	-	LO	911.7	904.2	YARD
										560	18	903.9	902.4						
										561	16	904.1	902.8						
										562	22	904.4	902.6						
										563	46	907.2	903.4						
										HSE-815	46	906.9	903.1						
122	45	1	1.57	66,078	898.5 / 901.5	10,000 **3,485	MOUND	10,798	45,280	565	24	903.9	901.9	897.5	-	WO	912.0	904.5	YARD
										566	26	903.7	901.5						
										567	16	903.7	902.4						
										568	16	903.4	902.1						
										HSE-569	10	902.6	901.8						
121	46	1	1.67	72,726	898.5 / 901.5	10,000 **3,596	MOUND / PRESSURIZED BED	10,852	51,874	571	15	904.2	903.0	897.5	-	WO	911.5	904.0	YARD
										572	38	907.9	904.7						
										573	72	908.7	902.7						
										574	42	905.1	901.6						
										HSE-570	10	902.2	901.4						

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***DENOTES LOW FLOOR ELEVATIONS BASED ON GEOTECHNICAL BORINGS IN LIEU OF SEPTIC BORINGS.


CARLSON
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 I hereby certify that this plan, specification
or report was prepared by me or under my
direct supervision and that I am a duly
Licensed Professional Engineer under
the laws of the State of Minnesota

 Print Name: Brian J. Kristofas, P.E.
Signature: *Brian J. Kristofas*
Date: 3/18/2025 License #: 73263

 Drawn: CM
Designed: BM
Date: 3/18/2025

 3000 PERMANENT FIDUCIAL OR NE
1: 4/9/25 Per Watershed Comments
2: 5/1/25 Per City Comments
3: 6/2/25 Per City Comments
4: 7/2/25 Per City Comments
5: 7/2/25 Per City Comments

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Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

LIVABILITY CHART

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of
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LIVABILITY CHART - (ELWELL FARMS)

LOT NUMBER			AREAS							SOIL BORINGS				WATER LEVELS		BUILDING PAD			
GRADING REFERENCE NUMBER	LOT	BLOCK	TOTAL LOT AREA (AC) * (1.0 AC Min.)	GROSS LIVABILITY AREA (SF) (29,500 SF Min.)	1/4" ELEVATIONS	BUILDING AREA (SF) ** (10,000 SF Min.)	SUGGESTED SEPTIC SYSTEM TYPE	IST'S AREA (SF) (7,500 SF Min.)	YARD AREA (SF) (12,000 SF Min.)	BORING NUMBER	DEPTH TO MOTTLING (INCHES)	BORING ELEVATION	MOTTLING ELEVATION	ANTICIPATED GROUND WATER (AGW)	100 YEAR HIGH SURFACE WATER LEVEL (HWL)	HOUSE TYPE	PROPOSED GARAGE FLOOR ELEVATION	PROPOSED LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR
120	47	1	1.76	72,639	898.5 / 901.5	10,000	MOUND / PRESSURIZED BED	10,852	51,787	575	28	904.8	902.5	897.5	-	LO	909.0	901.5	YARD
										576	68	908.0	902.3						
										577	24	903.8	901.8						
										578	16	903.7	902.4						
										HSE-814	12	901.0	900.0						
119	48	1	2.04	89,049	1.0 / 4.0	10,000	MOUND	10,881	68,168	580	24	904.1	902.1	897.5	-	LO	909.5	902.0	YARD
										581	32	904.7	902.0						
										582	32	904.6	901.9						
										583	30	903.9	901.4						
										HSE-813	16	902.8	901.5						
118	49	1	2.15	81,720	898.5 / 901.5	10,000	MOUND / PRESSURIZED BED	10,485	61,235	585	48	905.4	901.4	897.5	-	LO	910.1	902.6	YARD
										586	20	903.7	902.0						
										587	24	904.1	902.1						
										588	48	905.0	901.0						
										HSE-589	26	903.8	901.6						
117	50	1	1.33	55,870	898.5 / 901.5	10,000	MOUND / PRESSURIZED BED	10,485	35,385	591	44	904.7	901.0	897.5	-	LO	908.5	901.0	YARD
										592	48	905.8	901.8						
										593	36	904.8	901.8						
										594	18	903.7	902.2						
										HSE-590	10	900.6	899.8						
116	51	1	1.17	45,796	898.5 / 901.5	10,000 **3,822	MOUND	7,984	27,812	595	15	903.2	902.0	897.5	-	WO	910.2	902.7	YARD
										596	20	903.9	902.2						
										597	12	902.4	901.4						
										598	12	902.6	901.6						
										HSE-812	8	902.0	901.3						
115	52	1	0.98 1.16*	39,497	898.5 / 901.5	10,000 **3,937	MOUND	9,789	19,708	601	12	902.4	901.4	897.5	-	WO	910.2	902.7	YARD
										602	24	902.9	900.9						
										603	18	902.7	901.2						
										604	20	902.8	901.1						
										605	14	902.7	901.5						
										HSE-600	12	902.6	901.6						
114	53	1	1.16	50,625	1.0 / 4.0	10,000	MOUND	10,000	30,625	607	13	903.0	901.9	897.5	-	LO	910.0	902.5	YARD
										608	12	903.6	902.6						
										609	16	903.6	902.3						
										610	15	903.0	901.8						
										HSE-811	10	902.8	902.0						
113	54	1	0.97 1.01*	42,393	897.3 / 900.3	10,000	MOUND	8,426	23,967	611	18	902.9	901.4	897.5	896.3	LO	909.5	902.0	YARD
										612	15	903.4	902.2						
										613	20	904.1	902.4						
										614	13	903.2	902.1						
										615	18	902.7	901.2						
										HSE-810	8	901.8	901.1						
112	55	1	1.50	59,149	898.5 / 901.5	10,000 **3,060	MOUND / PRESSURIZED BED	9,320	39,829	617	12	901.4	900.4	897.5	896.3	WO	910.0	902.5	YARD
										618	40	903.5	900.2						
										619	48	904.9	900.9						
										620	15	902.1	900.9						
										621	12	901.5	900.5						
										HSE-809	12	899.4	898.4						
111	56	1	1.98	83,997	897.3 / 900.3	10,000 **1,636	MOUND	10,483	63,514	624	22	902.7	900.9	897.5	896.3	WO	909.0	901.5	YARD
										625	30	902.9	900.4						
										626	34	903.5	900.7						
										627	16	901.8	900.5						
										628	18	902.0	900.5						
										HSE-808	18	902.2	900.7						
110	57	1	2.11	91,888	898.5 / 901.5	10,000 **4,079	MOUND	10,208	71,680	630	12	901.6	900.6	897.5	896.3	WO	909.5	902.0	YARD
										631	16	901.7	900.4						
										632	20	902.3	900.6						
										633	14	901.8	900.6						
										HSE-629	14	900.1	898.9						
										56	30	902.7	900.2						

*DENOTES LOT AREA INCLUDING RIGHT-OF-WAY

**DENOTES PORTION OF 10,000 SF. BUILDING PAD NOT MAINTAINED AFTER GRADING

***DENOTES LOW FLOOR ELEVATIONS BASED ON GEOTECHNICAL BORINGS IN LIEU OF SEPTIC BORINGS.

LIVABILITY CHART - (ELWELL FARMS)

LOT NUMBER			AREAS							SOIL BORINGS				WATER LEVELS		BUILDING PAD			
GRADING REFERENCE NUMBER	LOT	BLOCK	TOTAL LOT AREA (AC) * (1.0 AC Min.)	GROSS LIVABILITY AREA (SF) (29,500 SF Min.)	1/4" ELEVATIONS	BUILDING AREA (SF)** (10,000 SF Min.)	SUGGESTED SEPTIC SYSTEM TYPE	1ST'S AREA (SF) (7,500 SF Min.)	YARD AREA (SF) (12,000 SF Min.)	BORING NUMBER	DEPTH TO MOTTILING (INCHES)	BORING ELEVATION	MOTTILING ELEVATION	ANTICIPATED GROUND WATER (AOW)	100 YEAR HIGH SURFACE WATER LEVEL (HWL)	HOUSE TYPE	PROPOSED GARAGE FLOOR ELEVATION	PROPOSED LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR
109	58	1	2.24	82,161	898.5 / 901.5	10,000 **3,886	MOUND	10,103	62,058	634	14	902.0	900.8	897.5	896.3	WO	907.5	900.0	YARD
										635	28	902.8	900.5						
										636	13	901.4	900.3						
										637	15	900.8	899.6						
										HSE-638	12	897.9	896.9						
										55	13	901.4	900.3						
108	59	1	2.55	83,897	898.5 / 901.5	10,000 **3,987	MOUND	7,657	66,240	640	12	901.5	900.5	897.5	896.3	WO	908.0	900.5	YARD
										641	14	901.6	900.4						
										642	16	901.5	900.2						
										21	18	901.7	900.2						
										HSE-639	10	897.9	897.1						
										643	13	901.7	900.6						
101	1	2	18.41	145,004	898.5 / 901.5	10,000 **4,313	MOUND	7,576	127,428	644	13	900.9	899.8	897.5	896.3	WO	907.5	900.0	YARD
										645	12	900.8	899.8						
										646	14	901.3	900.1						
										16	14	900.9	899.7						
										HSE-801	8	899.3	898.6						
102	2	2	1.76	75,147	898.5 / 901.5	10,000 **4,317	MOUND	8,568	56,579	418	13	902.2	901.1	897.5	896.3	WO	909.5	902.0	YARD
										419	13	902	900.9						
										420	16	902.6	901.3						
										421	14	902.6	901.4						
										HSE-802	12	901.7	900.7						
103	3	2	1.24	53,868	1.0 / 4.0	10,000	MOUND	10,336	33,532	423	12	902.7	901.7	897.5	-	LO	909.5	902.0	YARD
										424	20	903.4	901.7						
										425	12	902.9	901.9						
										426	15	902.7	901.5						
										HSE-803	12	902.5	901.5						
104	4	2	1.15	49,893	898.5 / 901.5	10,000	MOUND	10,362	29,391	427	13	902.7	901.6	897.5	-	LO	909.0	901.5	MOTTLES
										428	16	902.6	901.3						
										429	13	902.2	901.1						
										430	14	902.0	900.8						
										HSE-804	15	901.7	900.5						
105	5	2	2.07	61,796	897.3 / 900.3	10,000 **1,362	MOUND	10,675	41,121	433	20	902.5	900.8	897.5	896.3	WO	909.1	901.6	YARD
										434	22	903.0	901.2						
										435	18	903.2	901.7						
										436	16	902.2	900.9						
										HSE-805	14	902.4	901.2						
106	6	2	4.10	78,557	898.5 / 901.5	10,000 **55	MOUND	9,077	39,480	437	15	902.0	900.8	897.5	896.3	WO	910.0	902.5	YARD
										438	14	903.3	902.1						
										439	34	904.1	901.3						
										440	18	901.6	900.1						
										HSE-806	76	902.2	895.9						
107	7	2	3.36	71,027	898.5 / 901.5	10,000 **4,121	MOUND	9,710	51,317	447	30	902.6	900.1	897.5	896.3	WO	910.0	902.5	YARD
										448	12	902.2	901.2						
										449	14	902.9	901.7						
										450	26	902.8	900.6						
										451	28	902.4	900.1						
										HSE-807	16	902.6	901.3						
174	1	3	12.09	146,700	898.5 / 901.5	10,000 **4,023	MOUND / AT-GRADE	10,041	126,659	181	48	906.4	902.4	897.5	896.3	WO	908.0	900.5	YARD
										182	26	903.5	901.3						
										183	36	902.7	899.7						
										184	15	902.1	900.9						
										HSE-185	20	906.7	899.0						
171	2	3	1.65	71,820	898.5 / 901.5	10,000 **4,268	MOUND	9,877	51,943	172	20	903.1	901.4	897.5	896.3	WO(2)	909.0	902.5	YARD
										173	12	903.9	902.9						
										174	44	905.8	902.1						
										175	24	903.2	901.2						
										HSE-841	6	901.9	901.4						
172	3	3	2.19	91,462	902.4 / 905.4	10,000	MOUND / PRESSURIZED BED	9,157	72,365	176	14	903.3	902.1	897.5	901.4	LO(2)	910.0	903.5	HWL
										177	60	907.7	902.7						
										178	62	908.5	903.3						
										179	20	903.1	901.4						
										HSE-180	20	901.4	899.7						

* DENOTES LOT AREA INCLUDING RIGHT-OF-WAY

** DENOTES PORTION OF 10,000 SF BUILDING PAD NOT MAINTAINED AFTER GRADING

*** DENOTES LOW FLOOR ELEVATIONS BASED ON GEOTECHNICAL BORINGS IN LIEU OF SEPTIC BORINGS.

LIVABILITY CHART - (ELWELL FARMS)

LOT NUMBER			AREAS							SOIL BORINGS				WATER LEVELS		BUILDING PAD								
GRADING REFERENCE NUMBER	LOT	BLOCK	TOTAL LOT AREA (AC) * (1.0 AC Min.)	GROSS LIVABILITY AREA (SF) (29,500 SF Min.)	1st ELEVATIONS	BUILDING AREA (SF)** (10,000 SF Min.)	SUGGESTED SEPTIC SYSTEM TYPE	ISTS AREA (SF) (7,500 SF Min.)	YARD AREA (SF) (12,000 SF Min.)	BORING NUMBER	DEPTH TO MOTTILING (INCHES)	BORING ELEVATION	MOTTILING ELEVATION	ANTICIPATED GROUND WATER (AGW)	100 YEAR HIGH SURFACE WATER LEVEL (HWL)	HOUSE TYPE	PROPOSED GARAGE FLOOR ELEVATION	PROPOSED LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR					
173	4	3	2.39							860	64	907.9	902.6	897.5	901.4	EXISTING HOME			YARD					
										861	14	902.7	901.5											
										862	28	904.8	902.5											
										863	44	906.1	902.4											
176	1	4	2.42	104,821	898.3 / 901.5	10,000 **4,181	MOUND	9,601	85,220	187	16	901.5	900.2	897.5	894.8	WO	908.5	901.0	YARD					
										188	16	900.7	899.4											
										189	14	900.7	899.5											
										190	14	901.0	899.8											
										HSE-186	20	901.4	899.7											
175	2	4	1.89	78,206	898.5 / 901.5	10,000 **3,767	MOUND	9,601	58,605	191	12	900.9	899.9	897.5	897.0	WO	908.5	901.0	YARD					
										192	13	900.6	899.5											
										193	14	900.6	899.4											
										194	38	902.5	899.3											
										HSE-195	8	899.2	898.5											
170	3	4	2.39							167	60	908.6	903.6	897.5	897.0	EXISTING HOME			YARD					
										168	54	911.0	906.5											
										169	58	910.1	905.3											
										170	44	905.3	901.6											
169	4	4	2.37	74,433	898.0 / 901.0	10,000	MOUND - PRESSURIZED BED	9,536	54,897	162	20	905.1	903.4	897.5	897.0	LO	911.0	903.5	YARD					
										163	22	906.1	904.3											
										164	48	907.8	903.8											
										165	54	907.4	902.9											
										HSE-161	14	904.7	903.5											
168	5	4	2.75	80,570	898.5 / 901.5	10,000 **3,255	MOUND - PRESSURIZED BED	7,577	62,993	157	24	901.7	899.7	897.5	897.0	WO	908.5	901.0	YARD					
										158	13	903.5	902.4											
										159	14	904.5	903.3											
										160	54	905.7	901.2											
										HSE-840	8	900.5	899.6											
167	6	4	2.61	71,874	898.5 / 901.5	10,000 **3,846	MOUND - PRESSURIZED BED	7,994	55,880	151	30	903.5	901.0	897.5	896.3	WO	908.0	900.5	YARD					
										152	16	902.6	901.3											
										153	34	902.7	899.9											
										154	52	904.3	900.0											
										HSE-155	6	899.3	898.8											
182	1	5	0.90 1.08*	39,086	898.5 / 901.5	10,000 **4,234	MOUND	9,002	20,084	362	16	906.1	904.8	897.5	-	WO	914.0	906.5	YARD					
										363	13	905.3	904.2											
										364	24	906.4	904.4											
										365	15	906.4	905.2											
										HSE-844	18	905.9	904.4											
183	2	5	0.90 1.22*	39,289	898.5 / 901.5	10,000 **4,267	MOUND	9,003	20,286	368	12	905.4	904.4	897.5	-	WO	914.0	906.5	YARD					
										369	16	905.4	904.1											
										370	14	906.8	905.6											
										371	12	905.9	904.9											
										HSE-845	10	905.1	904.3											
184	3	5	1.32	57,566	898.5 / 901.5	10,000 **4,298	MOUND	9,152	58,414	372	12	907.1	906.1	897.5	-	WO	915.5	908.0	YARD					
										373	15	907.6	906.5											
										374	13	906.4	905.3											
										375	14	905.8	904.6											
										HSE-376	15	907.0	905.8											
185	4	5	1.17	50,961	1.0 / 4.0	10,000	MOUND	9,830	31,131	378	13	907.4	906.3	897.5	-	LO	914.5	907.0	YARD					
										379	36	908.8	905.8											
										380	12	906.1	905.1											
										381	13	906.4	905.3											
										HSE-377	20	908.5	906.8											
186	5	5	1.18	51,479	1.0 / 4.0	10,000	PRESSURIZED BED	10,452	31,027	383	62	915.0	909.8	897.5	-	R	915.3	907.8	YARD					
										384	54	914.0	909.3											
										385	46	916.1	912.3											
										386	44	913.8	910.1											
										HSE-846	32	913.1	910.4											
187	6	5	1.83	79,890	1.0 / 4.0	10,000	MOUND - PRESSURIZED BED	9,800	60,090	388	34	912.1	909.3	897.5	-	R	914.8	907.3	YARD					
										389	52	915.3	911.0											
										390	12	913.1	912.1											
										391	54	912.9	908.4											
										HSE-387	48	912.3	908.3											
188	7	5	0.92 1.24*	39,900	1.0 / 4.0	10,000	MOUND	9,000	20,900	393	12	906.2	905.2	897.5	-	LO	913.5	906.0	YARD					
										394	12	906.9	905.9											
										395	38	910.9	907.7											
										396	14	909.1	907.9											
										HSE-392	12	906.5	905.5											

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: Brian J. Krystofek, P.E.
Signature: *Brian J. Krystofek*
Date: 3/10/2025 License #: 25063

Drawn: CMH
Designed: BJK
Date: 3/10/2025

Revisions:
1. 6/1/25 Per Waterhard Comments
2. 5/1/25 Per City Comments
3. 5/1/25 Per City Comments
4. 5/27/25 Per City Comments
5. 7/2/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

LIVABILITY CHART

LIVABILITY CHART - (ELWELL FARMS)

LOTNUMBER			AREAS							SOIL BORINGS				WATER LEVELS		BUILDING PAD			
GRADING REFERENCE NUMBER	LOT	BLOCK	TOTAL LOT AREA (AC.) * (1.0 AC Min.)	GROSS LIVABILITY AREA (SF) (29,500 SF Min.)	1/4" ELEVATIONS	BUILDING AREA (SF)** (10,000 SF Min.)	SUGGESTED SEPTIC SYSTEM TYPE	1ST'S AREA (SF) (7,500 SF Min.)	YARD AREA (SF) (12,000 SF Min.)	BORING NUMBER	DEPTH TO MOTTLING (INCHES)	BORING ELEVATION	MOTTLING ELEVATION	ANTICIPATED GROUND WATER (AGW)	100 YEAR HIGH SURFACE WATER LEVEL (HWL)	HOUSE TYPE	PROPOSED GARAGE FLOOR ELEVATION	PROPOSED LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR
189	8	5	1.00	43,662	1.0 / 4.0	10,000	MOUND	9,000	24,662	397	14	907.2	906.0	897.5	-	R	911.0	903.5	YARD
										398	15	907.5	906.3						
										399	13	911.9	910.8						
										400	32	911.3	908.6						
										HSE-847	10	908.6	907.8						
190	9	5	2.37	103,337	899.3 / 902.3	10,000 **3,503	MOUND	10,230	83,107	402	12	908.2	907.2	897.5	898.3	WO	913.0	905.5	YARD
										403	16	908.8	907.5						
										404	14	908.1	906.9						
										407	22	907.5	905.7						
										409	14	906.5	905.3						
										HSE-654	8	903.3	902.6						
191	10	5	1.93	66,523	899.3 / 902.3	10,000 **4,022	MOUND	8,535	47,988	412	18	907.1	905.6	897.5	898.3	WO	910.0	902.5	YARD
										413	16	904.2	902.9						
										414	18	904.6	903.1						
										415	32	906.9	904.2						
										HSE-848	12	902.3	901.3						
192	11	5	1.60	46,702	899.3 / 902.3	10,000 **2,249	MOUND / AT-GRADE	7,812	28,890	317	46	909.4	905.6	897.5	898.3	WO	910.0	902.5	YARD
										318	42	908.5	905.0						
										319A	36	909.1	906.1						
										320A	42	909.6	906.1						
										HSE-849	28	905.6	903.3						
193	12	5	1.09	47,467	1.0 / 4.0	10,000 **0	MOUND	8,557	28,910	313	36	909.1	906.1	897.5	-	WO	912.0	904.5	YARD
										314	14	907.4	906.2						
										315A	14	907.3	906.1						
										316B	42	909.2	905.7						
										HSE-850	8	903.9	905.2						
194	13	5	1.32	57,598	1.0 / 4.0	10,000 **0	PRESSURIZED BED	8,823	38,775	323	54	911.5	907.0	897.5	-	WO	912.0	904.5	YARD
										324	44	911.6	907.9						
										325	60	916.0	911.0						
										326	62	914.7	909.5						
										HSE-851	28	909.0	906.7						
195	14	5	1.08	47,142	1.0 / 4.0	10,000	PRESSURIZED BED	11,496	25,646	327	52	912.1	907.8	897.5	-	R	911.8	904.3	YARD
										328	60	912.6	907.6						
										329	48	916.2	912.2						
										330	51	916.3	912.1						
										HSE-331	54	912.7	908.2						
177	15	5	1.71	74,289	1.0 / 4.0	10,000	MOUND	10,207	54,082	333	26	906.3	904.1	897.5	-	LO	910.5	903.0	YARD
										334	36	906.3	903.3						
										335	26	907.4	905.2						
										336	22	907.7	905.9						
										HSE-842	20	905.4	903.7						
178	16	5	1.13	49,157	1.0 / 4.0	10,000	MOUND / AT-GRADE	10,928	28,229	342	34	905.1	902.3	897.5	-	LO	911.0	903.5	YARD
										343	48	907.3	903.3						
										344	12	906.0	905.0						
										345	34	906.4	903.6						
										HSE-346	16	906.2	904.9						
179	17	5	1.00	43,499	1.0 / 4.0	10,000	MOUND	10,118	23,381	348	14	904.9	903.7	897.5	-	LO	911.0	903.5	YARD
										349	32	907.1	904.4						
										350	38	907.3	904.1						
										351	16	905.6	904.3						
										HSE-347	15	905.5	904.3						
180	18	5	0.96 1.13*	41,808	1.0 / 4.0	10,000	MOUND	10,817	20,991	352	41	908.1	904.7	897.5	-	LO	911.0	903.5	YARD
										353	30	910.2	907.7						
										354	13	906.7	905.6						
										355	30	907.1	904.6						
										HSE-356	14	905.8	904.6						
181	19	5	0.99 1.34*	43,289	1.0 / 4.0	10,000	MOUND	9,532	23,757	357	16	906.6	905.3	897.5	-	LO(2)	910.0	903.5	YARD
										358	12	905.5	904.5						
										359	15	905.9	904.7						
										360	12	905.8	904.8						
										HSE-843	16	904.9	903.6						

*DENOTES LOT AREA INCLUDING RIGHT-OF-WAY

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***DENOTES LOW FLOOR ELEVATIONS BASED ON GEOTECHNICAL BORINGS IN LIEU OF SEPTIC BORINGS.



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I hereby certify that this plan, specification
or report was prepared by me or under my
direct supervision and that I am a duly
Licensed Professional Engineer under
the laws of the State of Minnesota

Print Name: Brian J. Krystofek, P.E.
Signature: *[Signature]*
Date: 3/15/2025 License #: 33863

Drawn: CDM
Designed: BJK
Date: 3/15/2025

Revisions:
1. 6/8/25 Per Watershed Comments
2. 2/12/25 Per City Comments
3. 6/18/25 Per City Comments
4. 6/27/25 Per City Comments
5. 7/2/25 Per City Comments

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ELWELL FARMS
Ham Lake, MN

LIVABILITY CHART

75
of
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LIVABILITY CHART - (ELWELL FARMS)

LOT NUMBER			AREAS							SOIL BORINGS				WATER LEVELS		BUILDING PAD			
GRADING REFERENCE NUMBER	LOT	BLOCK	TOTAL LOT AREA (AC.) * (1.0 AC Min.)	GROSS LIVABILITY AREA (SF) (29,500 SF Min.)	1/4" ELEVATIONS	BUILDING AREA (SF)** (10,000 SF Min.)	SUGGESTED SEPTIC SYSTEM TYPE	1ST S AREA (SF) (7,500 SF Min.)	YARD AREA (SF) (12,00 SF Min.)	BORING NUMBER	DEPTH TO MOTTILING (INCHES)	BORING ELEVATION	MOTTILING ELEVATION	ANTICIPATED GROUND WATER (AGW)	100 YEAR HIGH SURFACE WATER LEVEL (HWL)	HOUSE TYPE	PROPOSED GARAGE FLOOR ELEVATION	PROPOSED LOWEST FLOOR ELEVATION	LOW FLOOR DETERMINING FACTOR
196	1	6	1.30	51,441	899.3 / 902.3	10,000 **2,921	MOUND	10,673	30,768	452	16	903.7	902.4	897.5	898.3	WO	910.0	902.5	YARD
										453	15	904.4	903.2						
										454	22	903.8	902.0						
										455	20	903.7	902.0						
										HSE-852	30	904.7	902.2						
197	2	6	1.57	60,129	899.3 / 902.3	10,000 **3,198	MOUND	9,576	40,553	457	30	903.3	902.8	897.5	898.3	WO	910.0	902.5	YARD
										458	16	903.1	901.8						
										459	18	902.9	901.4						
										460	20	904.7	903.0						
										HSE-461	14	902.1	900.9						
198	3	6	1.49	56,944	899.3 / 902.3	10,000 **4,376	MOUND / PRESSURIZED BED	10,492	36,452	462	32	904.3	901.6	897.5	898.3	WO	909.0	901.5	YARD
										463	36	905.9	902.9						
										464	52	908.8	904.5						
										465	18	904.0	902.5						
										HSE-466	8	901.0	900.3						
199	4	6	1.62	61,359	899.3 / 902.3	10,000 **4,553	MOUND	8,098	43,261	468	17	903.6	902.2	897.5	898.3	WO	909.0	901.5	YARD
										469	16	905.4	904.1						
										471	12	903.3	902.3						
										472	15	904.3	903.1						
										473	12	905.5	904.5						
										HSE-853	12	903.1	901.1						
200	5	6	1.36	51,664	899.3 / 902.3	10,000 **4,015	MOUND / AT-GRADE	7,541	34,123	474	44	906.8	903.1	897.5	898.3	WO	910.3	902.8	YARD
										475	22	904.6	902.8						
										655	28	905.9	903.6						
										656	18	904.6	903.1						
										HSE-476	11	902.2	901.3						
201	6	6	1.79	73,682	899.3 / 902.3	10,000 **4,075	MOUND	11,712	51,970	477	15	902.3	901.1	897.5	898.3	WO	908.7	901.2	YARD
										478	12	902.9	901.9						
										479	17	903.6	902.2						
										480	13	902.5	901.4						
										481	18	902.6	901.1						
										HSE-482	12	901.0	900.0						
202	7	6	1.55	48,577	899.3 / 902.3	10,000 **3,544	MOUND / PRESSURIZED BED	9,600	28,977	484	24	902.6	900.6	897.5	898.3	WO	908.7	901.2	YARD
										485	16	902.6	901.3						
										486	52	905.4	901.1						
										487	24	903.2	901.2						
										HSE-483	10	900.2	899.4						
203	8	6	1.58	49,903	899.3 / 902.3	10,000 **3,899	PRESSURIZED BED	7,639	32,264	488	54	905.9	901.4	897.5	898.3	WO	909.0	901.5	YARD
										489	54	906.4	901.9						
										491	52	906.8	902.5						
										657	42	906.9	903.4						
										658	64	908.3	903.0						
										HSE-854	N/A	903.8	NA						
204	9	6	1.60	48,070	899.3 / 902.3	10,000 **3,733	MOUND / AT-GRADE	7,767	30,303	493	32	904.6	901.9	897.5	898.3	WO	908.7	901.2	YARD
										494	48	906.3	902.3						
										495	12	901.5	900.3						
										496	15	901.9	900.7						
										HSE-497	N/A 48	901.7	897.7						
205	10	6	2.62	73,992	899.3 / 902.3	10,000 **3,293	MOUND	10,571	53,421	498	30	903.2	900.7	897.5	898.3	WO	908.7	901.2	YARD
										499	14	901.7	900.5						
										500	13	902.1	901.0						
										501	16	902.0	900.7						
										HSE-502	14	898.5	897.3						
206	11	6	1.83	61,205	899.3 / 902.3	10,000 **3,291	MOUND	7,770	43,435	503	15	902.4	901.2	897.5	898.3	WO	908.7	901.2	YARD
										504	14	902.3	901.1						
										18	16	902.2	900.9						
										659	26	903.3	901.1						
										660	28	903.0	900.7						
										HSE-663	0	898.4	898.4						
207	12	6	2.21	81,448	899.3 / 902.3	10,000 **2,820	MOUND	8,058	63,390	52	14	901.4	900.2	897.5	898.3	WO	909.0	901.5	YARD
										505	12	902.3	901.3						
										506	12	902.6	901.6						
										661	20	903.1	901.4						
										662	20	903.5	901.8						
										HSE-664	0	897.2	897.2						

*DENOTES LOT AREA INCLUDING RIGHT-OF-WAY

**DENOTES FLOOR OF 10,000 SF, BUILDING PAD NOT MAINTAINED AFTER GRADING

***DENOTES LOW FLOOR ELEVATIONS BASED ON GEO TECHNICAL BORINGS IN LIEU OF SEPTIC BORINGS.



3800 PHEASANT RIDGE DR NE
SUITE 200
BLAINE, MN 55449
TEL 763.486.7900
FAX 763.486.7900
WWW.CARLSONENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota

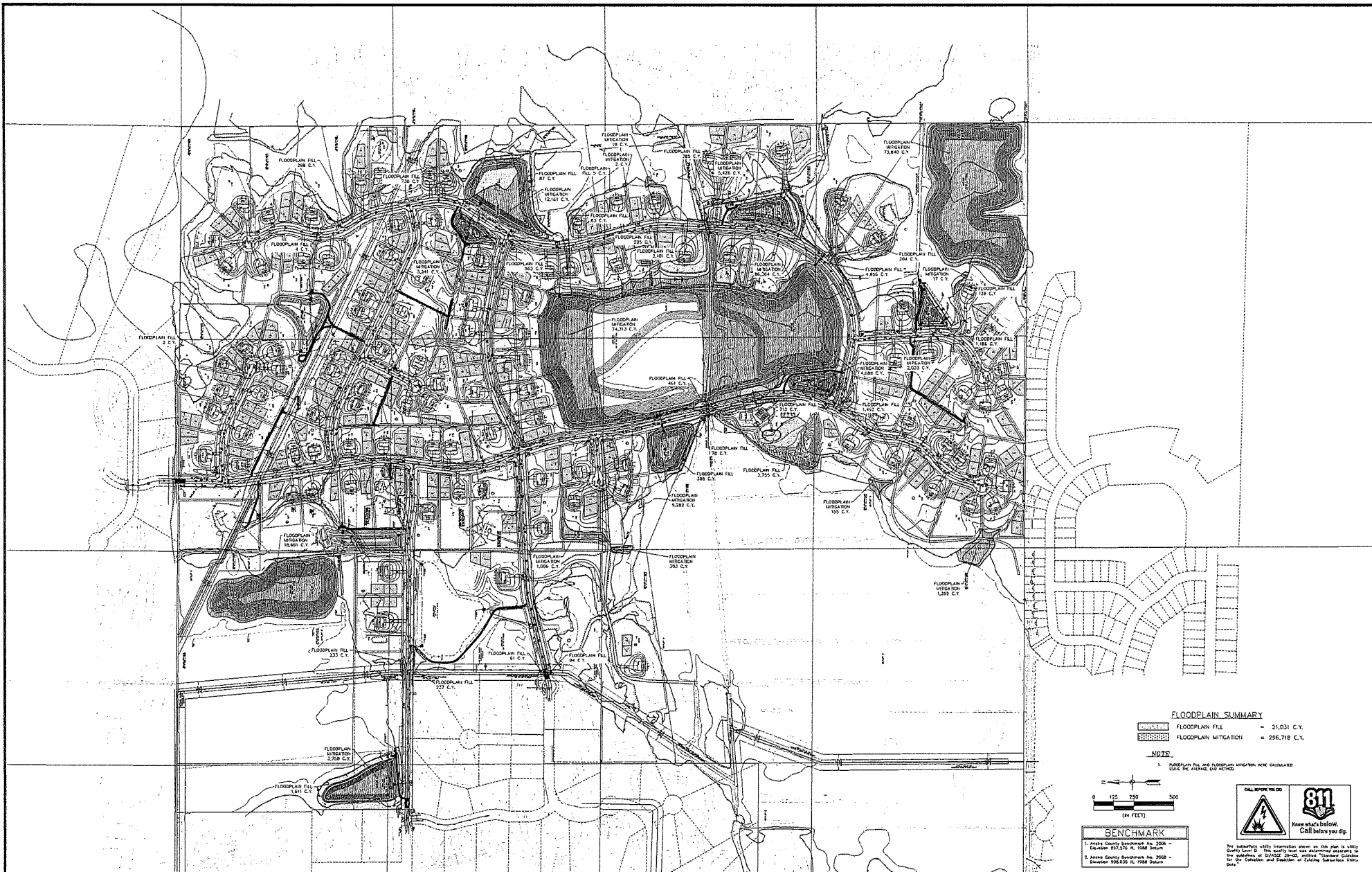
Print Name: Brian J. Krysiofsky, P.E.
Signature: *[Signature]*
Date: 3/18/2025 License #: 23563

Drawn: CMH
Designed: BJC
Revisions:
1. 4/8/25 Per Watershed Comments
2. 5/1/25 Per City Comments
3. 6/18/25 Per City Comments
4. 6/25/25 Per City Comments
5. 7/25/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
P.O. BOX 89
Rockford, MN 55373

ELWELL FARMS
Ham Lake, MN

LIVABILITY CHART

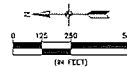


FLOODPLAIN SUMMARY

	FLOODPLAIN FILL	= 21,031 C.Y.
	FLOODPLAIN MITIGATION	= 296,718 C.Y.

NOTE

1. FLOODPLAIN FILL AND FLOODPLAIN MITIGATION WERE CALCULATED USING THE AVERAGE ELEVATIONS.

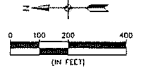
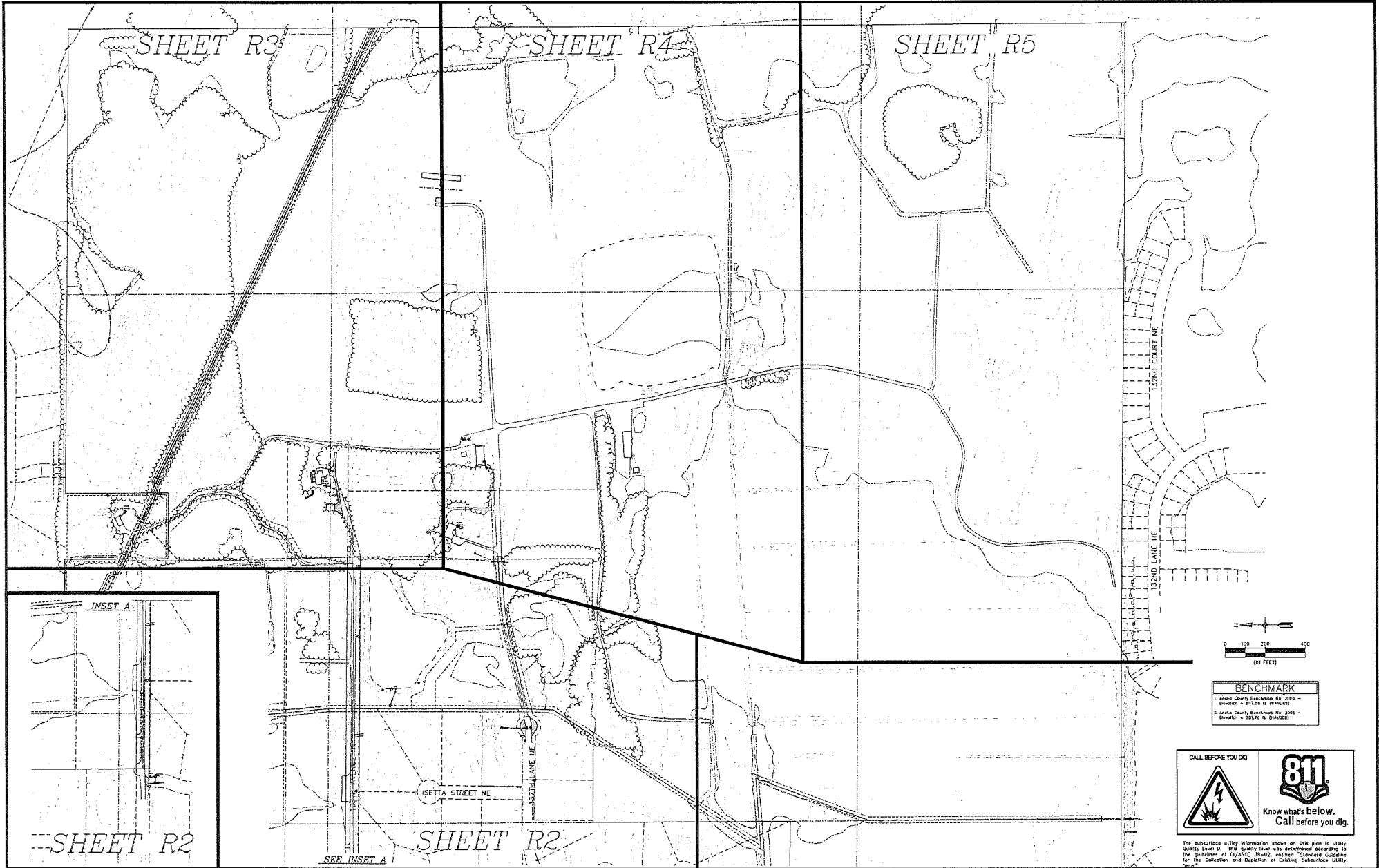


BENCHMARK

1. Anoka County Benchmark No. 2006 - Elevation 107.225 ft. 1988 Datum
2. Anoka County Benchmark No. 2008 - Elevation 108.025 ft. 1988 Datum



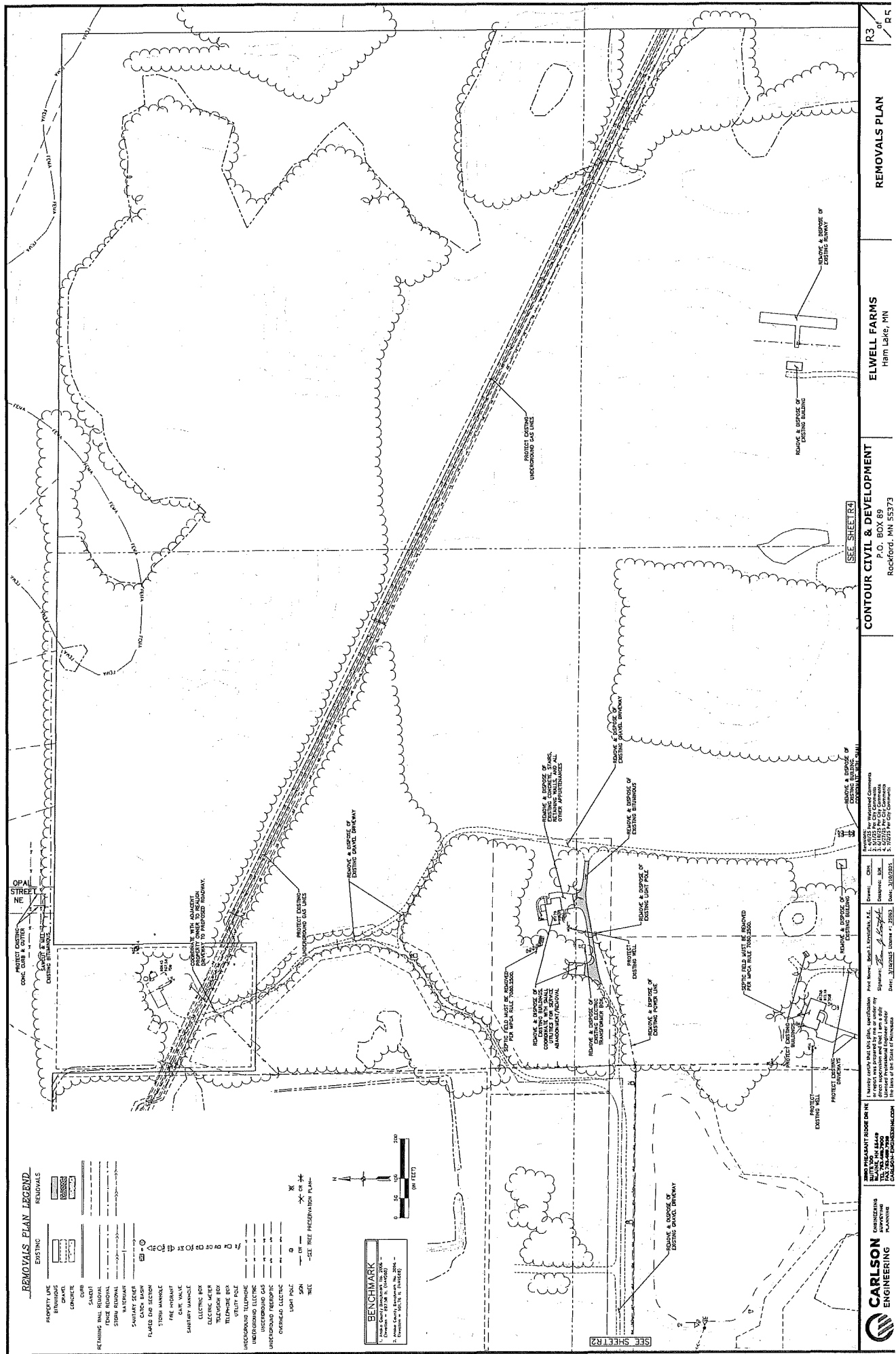
The subsurface utility information shown on this plan is utility records only. This quality was not independently verified, as the standards of GSA/CEC do not require "Statement of Assurance for the Collection and Inspection of Existing Subsurface Utility Data".

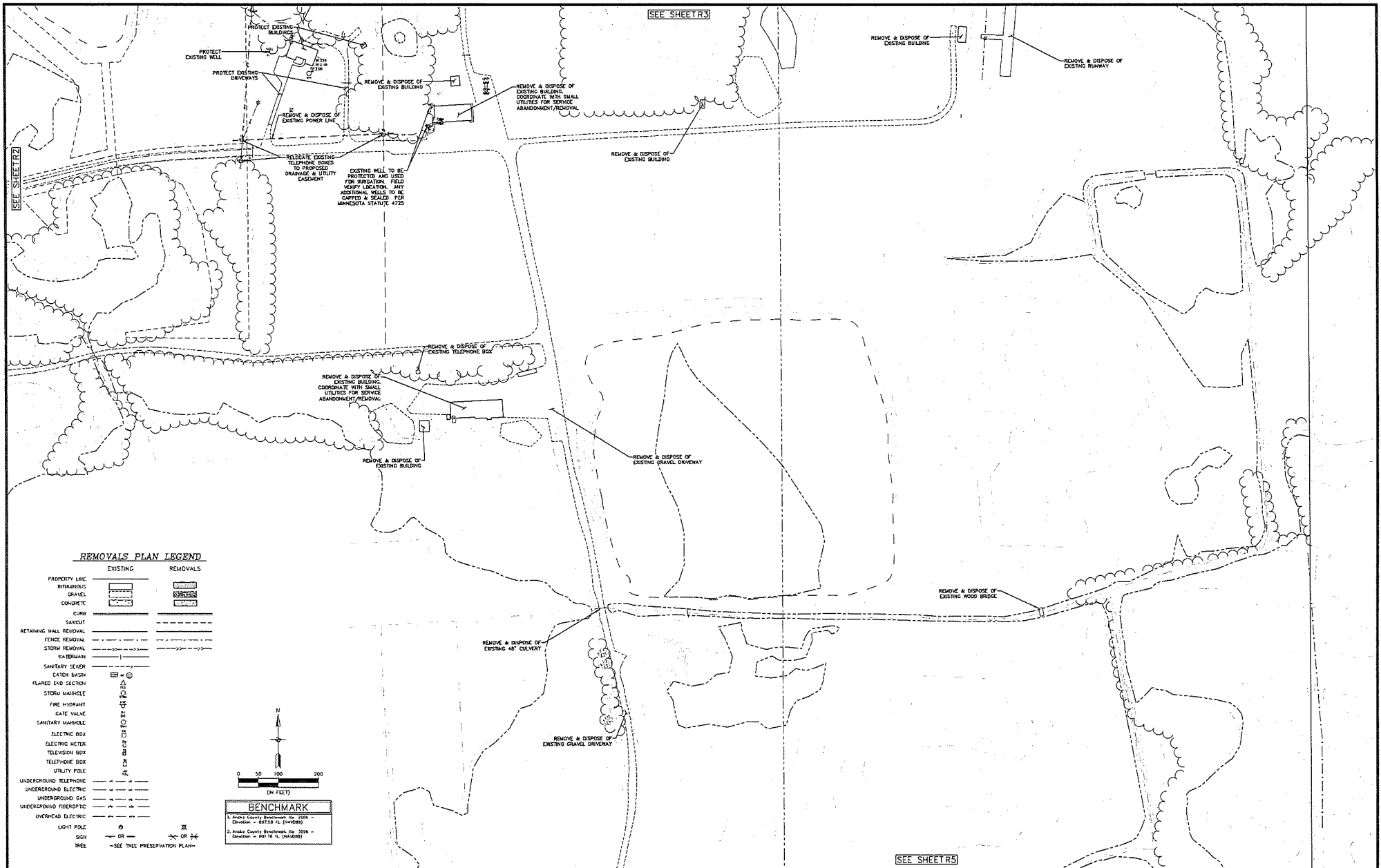


BENCHMARK	
1. Arctic County Benchmark for 2006	Elevation = 873.88 ft. (NAVD83)
2. Arctic County Benchmark for 2006	Elevation = 820.38 ft. (NAVD83)



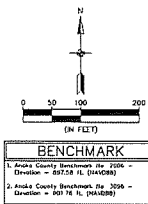
The subsurface utility information shown on this plan is utility quality level 0. R12 quality level was determined according to the guidelines of Q/A/SC 35-02, official "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data".

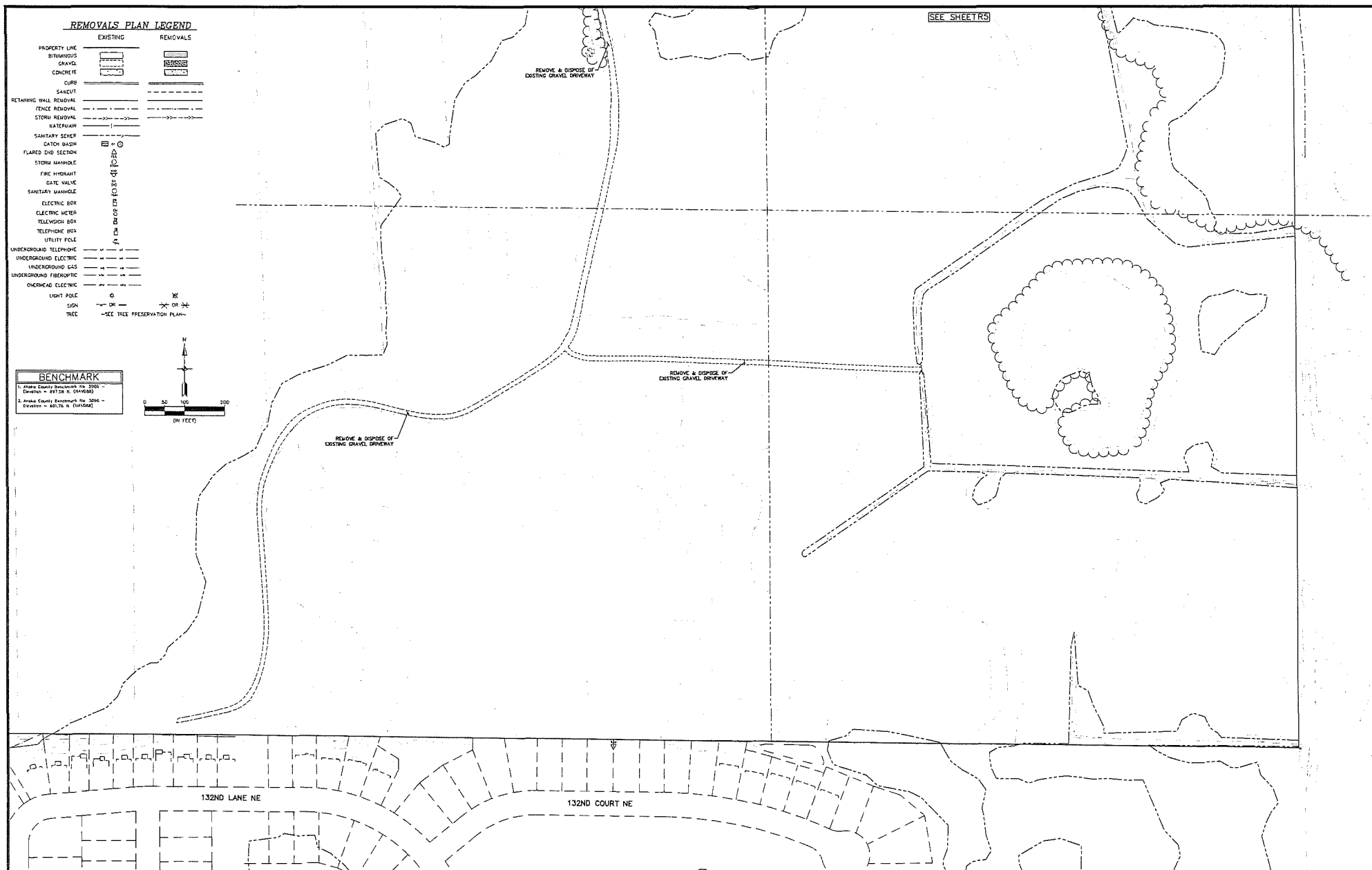




REMOVALS PLAN LEGEND

EXISTING	REMOVALS
PROPERTY LINE	
BITUMINOUS	
GRAVEL	
CONCRETE	
CURB	
SAWNOT	
RETAINING WALL REMOVAL	
FENCE REMOVAL	
STORM REMOVAL	
SEWER	
SANITARY SEWER	
CATCH BASIN	
FLARED END SECTION	
STORM MANHOLE	
FIRE HYDRANT	
GATE VALVE	
SANITARY MANHOLE	
ELECTRIC BOX	
ELECTRIC METER	
TELEPHONE BOX	
UTILITY POLE	
UNDERGROUND TELEPHONE	
UNDERGROUND ELECTRIC	
UNDERGROUND GAS	
UNDERGROUND FIBEROPTIC	
OVERHEAD ELECTRIC	
LIGHT POLE	
GR	
TR	





ENGINEERING
SURVEYING
PLANNING

3990 PIGEONANT RIDGE DR NE
SUITE 100
BLAINE, MN 55449
TEL: 781.499.7800
FAX: 781.499.7340
P: 612.499.7340

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Print Name: Brian J. Krystofsky, P.E.
 Signature: *Brian J. Krystofsky*
 Date: 3/16/2025 License #: 33063

Drawn: CHN
 Designed: BJK
 Date: 3/10/2025

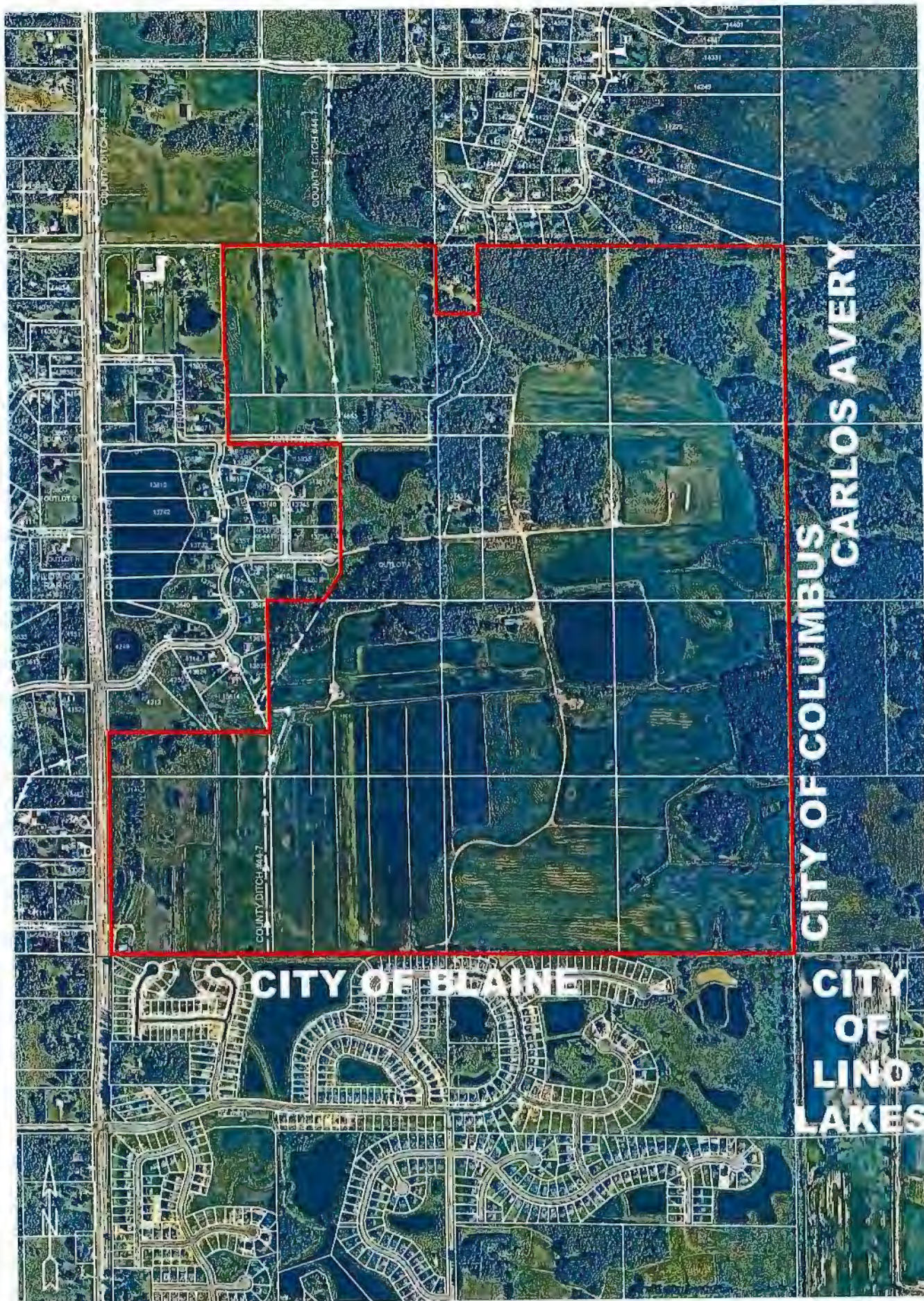
Revisions:
 1. 4/10/25 Per Watershed Comments
 2. 4/10/25 Per City Comments
 3. 4/10/25 Per City Comments
 4. 4/10/25 Per City Comments
 5. 3/12/25 Per City Comments

CONTOUR CIVIL & DEVELOPMENT
 P.O. BOX 89
 Rockford, MN 55373

ELWELL FARMS
 Ham Lake, MN

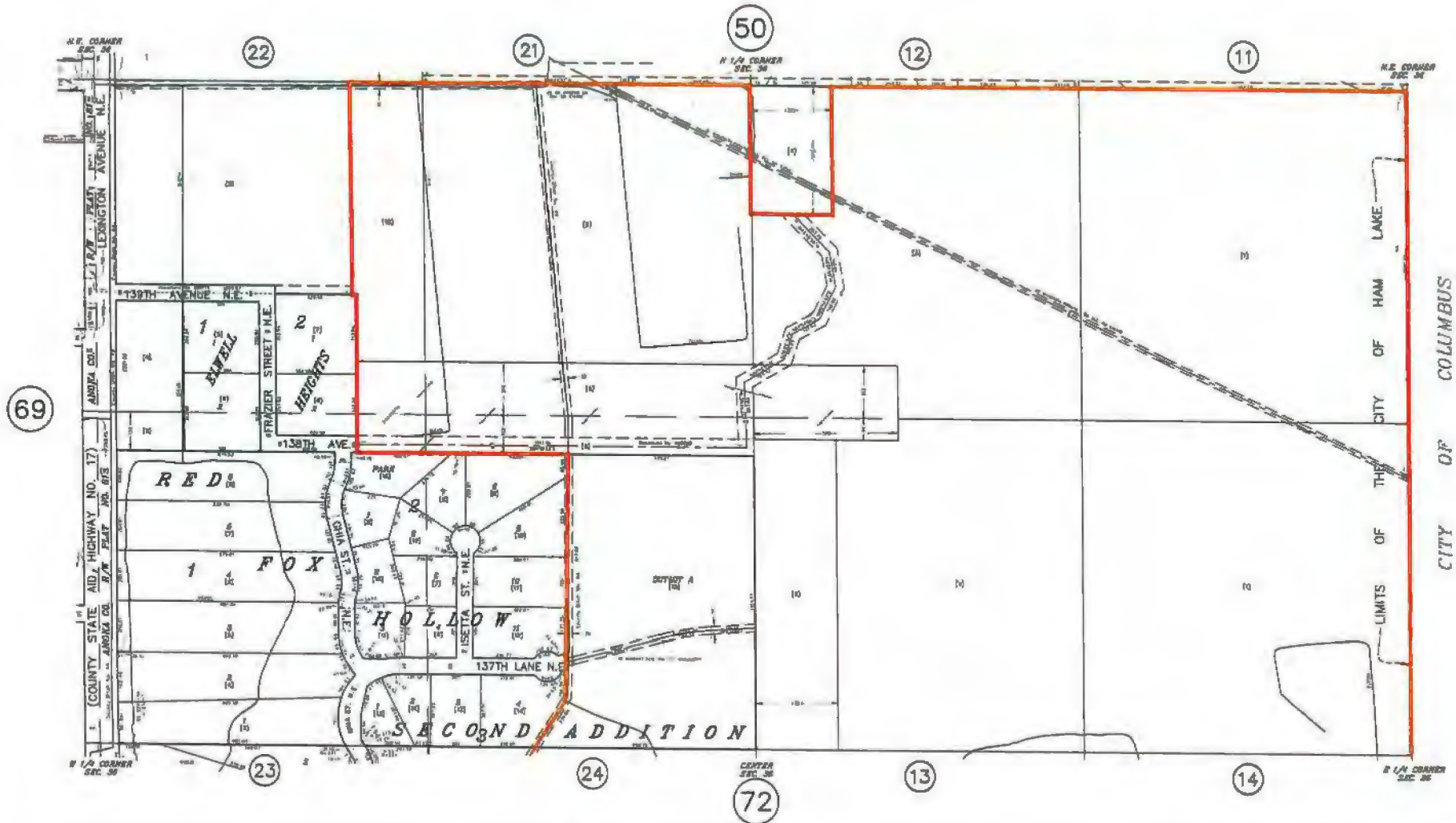
REMOVALS PLAN

R5
of
R5



N 1/2 SECTION 36, T. 32, R. 23

CITY OF HAM LAKE



GRAPHIC SCALE
0 50 100 200
SCALE IN FEET

ANOKA COUNTY
SURVEYOR'S OFFICE
ROOM 224
2100 3RD AVENUE
ANOKA, MN 55303
(763) 324-3200

QUARTER QUARTER INDEX

22	21	12	11
23	24	13	14
22	21	12	11
23	24	13	14

NORTH HALF
OF SECTION
SOUTH HALF
OF SECTION

PROPERTY IDENTIFICATION NUMBERS

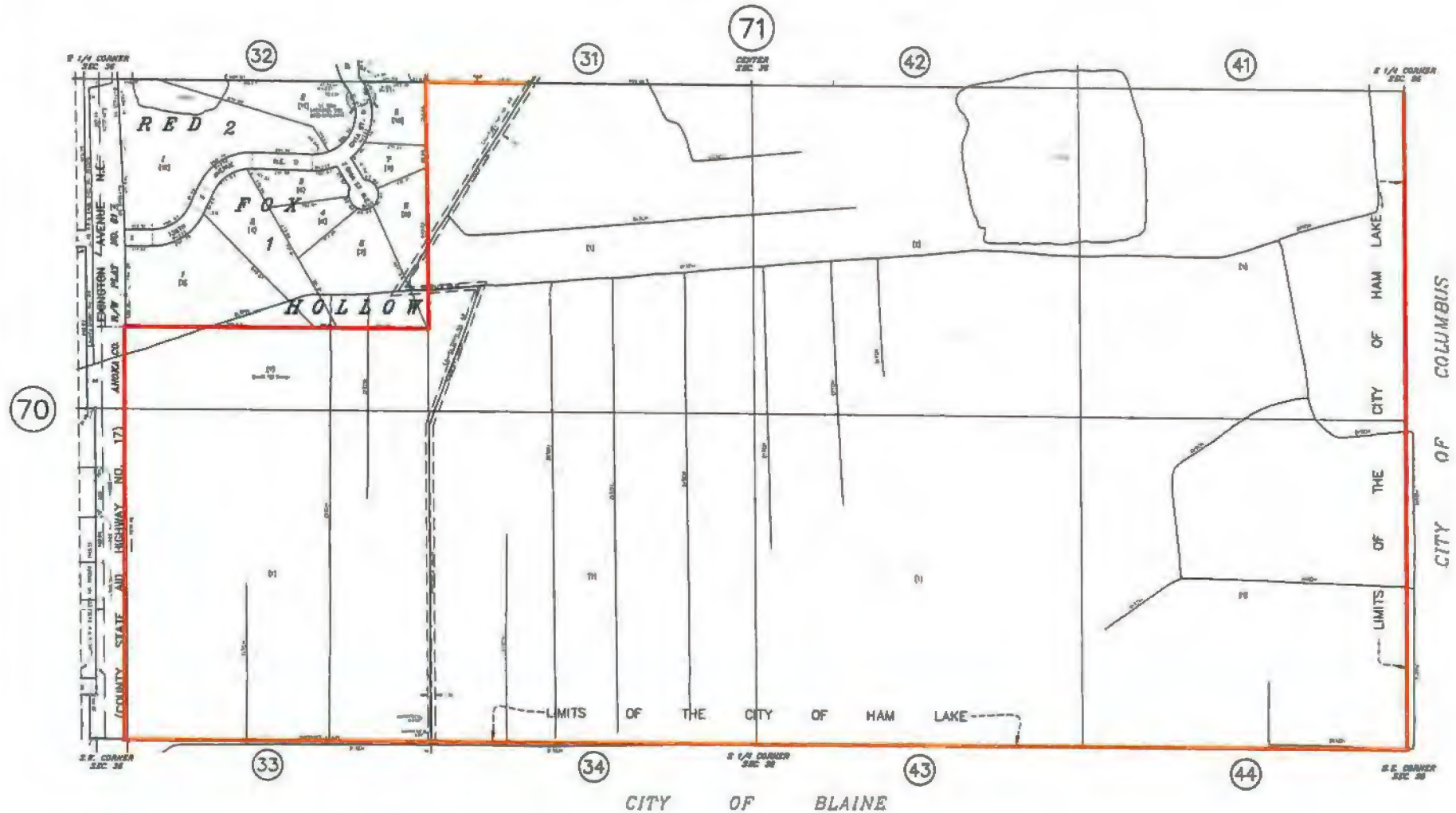
Section	Township	Range	Quarter	Specific
36	32	23	36	3636

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS (1)
EXAMPLE OF FOX NUMBER: 36-32-23-13-0008

THIS IS A COMPILATION OF RECORDS AS
THEY APPEAR IN THE ANOKA COUNTY
OFFICES AFFECTING THE AREA SHOWN.
THIS DRAWING IS TO BE USED ONLY FOR
REFERENCE PURPOSES AND THE COUNTY
IS NOT RESPONSIBLE FOR ANY
INACCURACIES HEREIN CONTAINED

S 1/2 SECTION 36, T. 32, R. 23

CITY OF HAM LAKE



GRAPHIC SCALE
SCALE IN FEET
0 10 20

ANOKA COUNTY
SURVEYOR'S OFFICE
ROOM 224
2100 3RD AVENUE
ANOKA, MN 55303
(763) 324-3200

QUARTER QUARTER INDEX

31	32	41	42
33	34	43	44

NORTH HALF OF SECTION

31	32	41	42
33	34	43	44

SOUTH HALF OF SECTION

PROPERTY IDENTIFICATION NUMBER

Section Number	Township Number	Range Number	Quarter Quarter	Specific Parcel
31	32	41	42	XXXX

SPECIFIC PARCEL NUMBERS ARE IN BRACKETS: (1)
EXAMPLE OF PDN NUMBER: 36-32-41-42-001

THIS IS A COMPILATION OF RECORDS AS THEY APPEAR IN THE ANOKA COUNTY OFFICES AFFECTING THIS AREA SHOWN. THIS DRAWING IS TO BE USED ONLY FOR REFERENCE PURPOSES AND THE COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES HEREIN CONTAINED.

9-330.8 Wetland Bank A "Wetland Bank," "State Wetland Banking System," or "Bank" means a system of identifying wetlands restored or created for replacement credit and providing for, facilitating, and tracking the exchange of wetland banking credits for projects that require replacement plans or wetland mitigation required by other local, state, or federal authorities.

A. Statutory Conditions It shall be a mandatory condition of any Conditional Use Permit issued for a Wetland Bank that the party holding the permit has complied with all standards and procedures related to a State wetland banking system as provided in Minnesota Rules parts 8420.0700 to 8420.0820.

B. Monitoring Fees To the extent the City is responsible for the role of the Local Government Unit, the City shall collect a monitoring fee for its required monitoring activities according to the City of Ham Lake Fee Schedule as amended from time to time.

C. Easement It shall be a mandatory condition of any Conditional Use Permit issued for a Wetland Bank that the permit holder dedicate to the City an easement through and/or adjacent to the Wetland Bank for a 10-foot wide trail installed by the permit holder to include sufficient sloping and drainage as determined by the City Engineer. The easement shall be for public use. The 20-foot wide minimum easement shall be maintained by the Maintenance Fee collected as part of this Article. Permit holder shall install, at permit holder's expense, appropriate signage identifying the trail and associated area and any rules or regulations for the use of the trail and associated area as determined by the City.

In the event dedication of a trail easement is not economically feasible or possible, then the permit holder shall pay parkland dedication fees in lieu of the easement dedication. The parkland dedication fee will be based on the current per lot parkland dedication fee schedule. The parkland dedication fee will be collected for each credit available for sale in the wetland bank. However, at the discretion of the City Council, the per credit fee can be waived or reduced with credit given for amenities provided to the residential developments associated with the wetland banking application, if any, that exceed the parkland dedication fee required for the residential development.

D. Road Frontage Wetland Banks shall have improved roadway frontage for access as determined by the City Engineer. If any excavation is required for the creation of the Wetland Bank, road access of at least 9 tons bearing capacity shall be required.

areas to be dedicated to public use will be free and clear of all encumbrances, excepting other non-exclusive public easements which do not interfere with municipal dedications. Title Insurance commitments or policies shall not be acceptable title evidence.

E. Uniform Street Names All streets shall follow the uniform street name grid as maintained from time to time by the Anoka County Surveyor.

F. Plats Outletting to Unpaved Streets No plat which outlets on an unpaved street shall be approved unless adequate assurance is obtained that the unpaved street will be paved to City standards within a reasonable period of time, in one of the following two methods:

- i) Where it appears that a typical special assessment project is feasible to enable the paving project to occur, the developer shall pay a per-lot fixed fee established by the City Council as a contribution to the paving project, payable as lots are sold. Monies so collected shall be maintained in a special fund and dedicated only to the eventual paving of the particular street for which the funds were reserved;
- ii) Where it appears that the revenue generated by a typical special assessment project will be insufficient to enable the paving project to occur, the developer shall be required to pay for the shortfall, and prior to plat execution, shall furnish performance security in accord with the City's policies for security, to guarantee that the developer contribution will in fact be paid.

G. Maintenance of Improvements All developer-installed improvements shall be maintained by the developer for at least one year after acceptance by the City, with security posted to guarantee the maintenance. The maintenance period shall generally be set by the development agreement, but the City shall have the right to require a maintenance period in excess of one year, particularly where certain testing results show evidence of substandard or improper construction of improvements.

H. Development Agreements If a developer proposes to complete all improvements in a plat prior to recording the plat, the developer shall be required to execute only a maintenance agreement and to post maintenance security. In all other cases, a development agreement shall be prepared for each plat, containing at least the following provisions:

- i) The amount of performance and maintenance security required;
- ii) The treatment of parkland dedication or fees;
- iii) Streetlighting costs and escrow for initial power costs;
- iv) Provisions for dealing with Oak Wilt or other vegetation diseases;

From: Traut, Edward F <Ed.Traut@fhr.com>
Sent: Monday, May 19, 2025 6:35 PM
To: jradach@contourcd.com; Justin Olson <jolson@carlson-engineering.com>
Cc: Traut, Edward F <Ed.Traut@fhr.com>
Subject: RE: Elwell development - pipeline crossing plan, profiles, and overall

The second driveway drawing is good if you can move the east end of drive more to the south ... thank would be preferred .. although if not ... we are ok with the design. Everything else is acceptable. We want to get you an encroachment permit with the final drawings. Please let me know when final is ready. Thank you! Ed

From: jradach@contourcd.com <jradach@contourcd.com>
Sent: Monday, May 19, 2025 10:49 AM
To: 'Justin Olson' <jolson@carlson-engineering.com>; Traut, Edward F <Ed.Traut@fhr.com>
Subject: RE: Elwell development - pipeline crossing plan, profiles, and overall

Sent by an external sender

Good morning,

Following up on the below email. We are close to getting approvals from the various agencies and want to make sure we are all in alignment on these crossing.

Ed – any thoughts on this?

Thanks,

Joe

June 26, 2025

Project Number: 24-0968

Mr. Joe Radach
Contour Development LLC
PO Box 89
Rockford, MN 55373



Re: Estimated Seasonal High-Water Level, Elwell Farms Residential Development, Ham Lake, Minnesota

Dear Mr. Radach:

This letter provides an estimated Seasonal High-Water Level (SHWL) to aid in establishing floor slab elevations at the above referenced site. Our services were performed as requested by Contour Development LLC.

Background

HGTS completed a geotechnical exploration for the project the result of which were presented in our report dated February 4, 2025 under HGTS project #24-0968. Briefly; 15 soil borings were advanced across the project site and 4 piezometers were installed to characterize subsurface soil and groundwater conditions. The report provided recommendations for site grading, foundation design and construction, pavement design and construction and also provided estimated soil infiltration rates for use in stormwater pond design. Plans were subsequently submitted to the City of Ham Lake for review and permitting and upon their review the city requested additional water level measurement and an estimated Seasonal High-Water Level with respect to establishing floor slab elevations.

Results

To aid in providing an estimated Seasonal High-Water Level, additional water level measurements were obtained from the piezometers on May 22, 2025 and June 5, 2025 following significant rain events. The measured water levels are summarized in Table 1.

Table 1. Piezometer Water Level Summary

Date	Measured Ground Surface Elevation (feet)	Elevation of Top of Piezometer Casing (feet)	Approximate Depth to Groundwater (feet)*	Approximate Groundwater Elevation (feet)*
Piezometer SB-4/P-4				
1/31/25	902.4	905.9	11.45	894.5
3/12/25	902.4	905.9	11.32	894.6
5/22/25	902.4	905.9	9.19	896.7
6/5/25	902.4	905.9	9.33	896.6

Piezometer SB-7/P-7				
1/31/25	901.6	904.9	13.89	891.0
3/12/25	901.6	904.9	13.53	891.4
5/22/25	901.6	904.9	12.65	892.3
6/5/25	901.6	904.9	12.83	892.1
Piezometer SB-10/P-10				
1/31/25	903.8	907.2	13.76	893.4
3/12/25	903.8	907.2	13.15	894.1
5/22/25	903.8	907.2	10.20	897.0
6/5/25	903.8	907.2	11.47	895.7
Piezometer SB-14/P-14				
1/31/25	900.9	903.3	10.25	893.1
3/12/25	900.9	903.3	9.35	894.0
5/22/25	900.9	903.3	6.43	896.9
6/5/25	900.9	903.3	7.48	895.8

* = Depth to groundwater was measured from top of the piezometer casing pipe.
Groundwater levels and elevations were rounded to the nearest 0.1 foot.

Water levels were measured on the dates as noted in Table 1 and the period of water level observations was relatively short. Seasonal and annual fluctuations in the groundwater levels should be expected.

Estimated Seasonal High-Water Level

The ground surface at the piezometers was relatively consistent and ranged from about 901 to 904 feet. Likewise, water levels were relatively consistent and ranged from about 891 to 894 feet during the winter months and ranged from about 892 to 897 during the spring or early summer months.

The highest water level of 897.0 was recorded in piezometer SB-10/P-10. Based on that and to account for some fluctuations in the water levels it is our opinion that an estimated Seasonal High-Water Level of 897.5 can be used for this project.

General

Haugo GeoTechnical Services, LLC has used the degree of skill and care ordinarily exercised under similar circumstance by members of the profession currently practicing in this locality.

The water levels summarized in this report were based on measurements taken at the times and under the conditions stated in the report and/or boring logs. The period of observation was relatively short and fluctuations in the groundwater level may occur due to rainfall, flooding, irrigation, spring thaw, drainage, and other seasonal and annual factors not evident at the time the observations were made. The intensity and duration of these events or factors can significantly impact groundwater levels. In addition, "extreme" weather rainfall, flooding, snow melt/spring thaw, etc., could result in groundwater levels higher than shown in Table 1 above. Design drawings and specifications and construction planning should recognize the possibility of fluctuations.

Thank you for the opportunity to assist you on this project. If you have any questions or need additional information, please contact Paul Gionfriddo at 612-729-2959.

Sincerely,
Haugo GeoTechnical Services, LLC

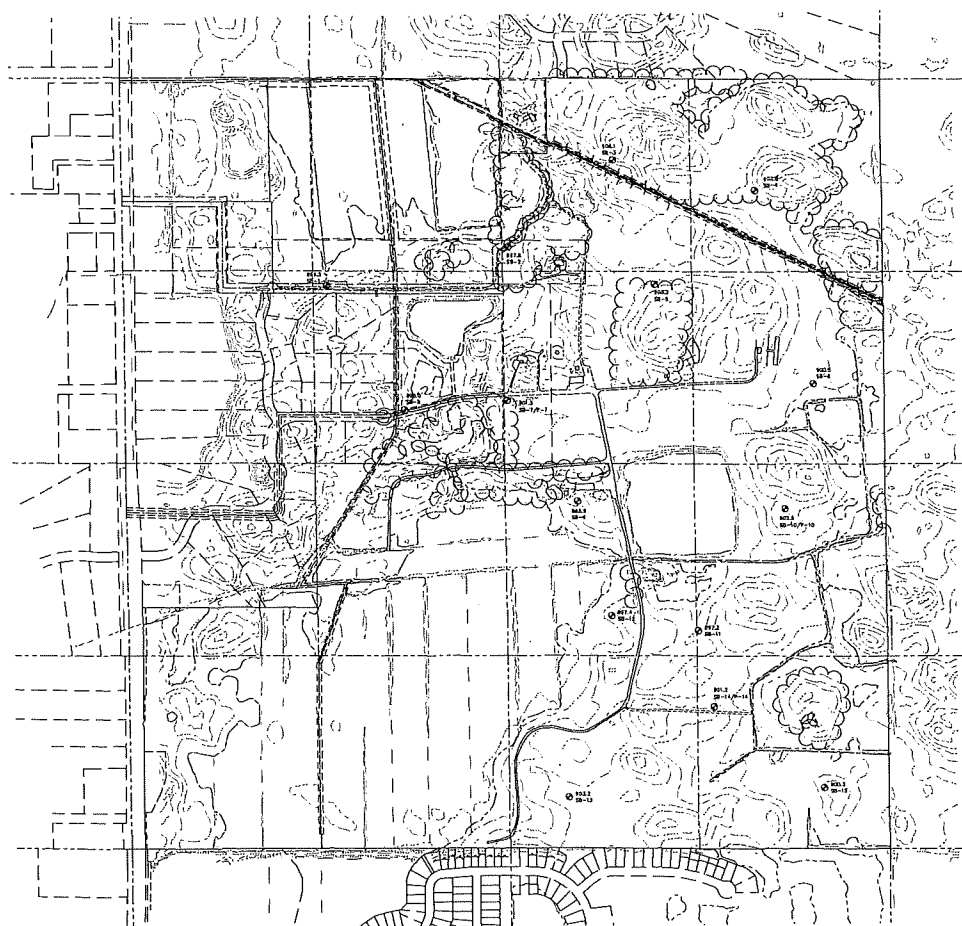
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



Paul Gionfriddo, P.E.
Senior Engineer
License Number 230903



Attachments: Figure 1, Soil Boring Location Sketch (Piezometer Location)



**Tradewell Soil Testing
18330 Dahlia Street NW
Cedar, MN 55011**

July 7th, 2025



RFC Engineering
13635 Johnson Street NE
Ham Lake, MN 55304

To whom it may concern:

As a licensed site evaluator who conducted the soil borings at the Elwell Farm, for JNS Properties, I found the following: Each boring has at least 12" of natural, undisturbed soil with no redox features (mottled soil). In order to design and install a standard soil treatment system according to MN Chapter 7080 Code, at least 12" of natural soil with no signs of redox (mottling) is required. Therefore, each of the proposed lots will support 2 "standard" septic systems within the 7,500 square feet septic area as shown on the Grading Plan.

Sincerely,



Mark Tradewell
MPCA #307

NOTICE OF PERMIT APPLICATION STATUS

Project: Elwell Farms

Date: June 27, 2025

Applicant: Thomas Elwell
4629 - 137th Lane NE
Ham Lake, MN 55304

Permit Application#: P-24-064

Purpose: Construction of a 107 single family home development with associated stormwater treatment and utilities.

Location: 4629 - 137th Lane NE, Ham Lake

At their meeting on 05/27/2025 the Board of Managers of the Coon Creek Watershed District **Approved with Conditions** the above referenced project with 5 conditions and 5 stipulations. **This is NOT a permit.**

Since the last submittal on 06/26/2025, the following conditions remain which must be addressed before permit issuance.

1. Submittal of a performance escrow in the amount of \$117,000.00.
2. Submittal of Wetland Bank Credit Withdrawal Verification
3. Include a storm sewer plan that includes labels for all storm structures and pipes in the plan set. It is understood that this will be included in the final construction plan set.

Please be advised that **this is NOT a permit**, and that work without a permit is a violation of the terms of the Coon Creek Watershed District Rules. If you have any questions, please call 763-755-0975.

Sincerely,



Erin Margl
Watershed Development Coordinator

cc: File P-24-064
Eileen Weigel, Stantec
Dave Krugler, Ham Lake



STATE OF MINNESOTA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF ECOLOGICAL AND WATER RESOURCES
500 LAFAYETTE ROAD, BOX 25
ST. PAUL, MN 55155

SPECIAL PERMIT NO. 36543
(Taking of endangered and/or threatened species)
April 8, 2025

TO WHOM IT MAY CONCERN:

Under the authority of Minnesota Statutes, section 84.0895 and Minnesota Rules, parts 6212.1800-2100, and informed by the accompanying Findings of Fact and Decision Rationale, permission is hereby granted to:

Jesse Neumann
Designing Earth Contracting, Inc.
1282 187th Ln. NE
East Bethel, MN 55011

and their agents, employees, and contractors (Permittee), to take state threatened blunt-lobed grapefern (*Sceptridium oneidense*) incidental to construction of the 333-acre Elwell Farms residential development project (Project) located in Section 36, Township 32 North, Range 23 West, Ham Lake, Anoka County, Minnesota, as described in the permit application dated February 13, 2025, the Wetland Replacement Plan dated March 12, 2025, and supplementary material submitted on March 28, 2025, subject to the following conditions:

1. **Limited take:** Permitted take of the specified state-protected species during construction of the project is limited to activities described in the application and the area shown in Figure 1. Any additional taking of endangered or threatened species is beyond the authority of this permit and may only be conducted under the authority of a separate permit.
2. **Plant Salvage:** The Permittee shall cooperate with the DNR and the Anoka Conservation District to allow access to the Project area to salvage the blunt-lobed grapefern plants within the Project area prior to grading. At least two weeks prior to construction, the Permittee must coordinate access for the plant salvage with the Rare Rescue Program of the Anoka Conservation District (carrie.taylor@anokaswcd.org and minera@umn.edu). If soils are too frozen or compacted for hand-digging at the time designated for salvage, the Permittee must provide an equipment operator and excavation equipment to excavate the soils section(s) containing blunt-lobed grapeferns.
3. **Plant avoidance:** No work (including tree removal, grading, or silt fence installation) will occur within 50 feet of the five locations where other protected plant species occur on the Project Site (**Figure 1**). For 4 of the 5 locations, work will not occur within 110 feet.
4. **Blanding's Turtle Avoidance:** the Permittee must implement the following Blanding's turtle avoidance measures identified in MCE-2024-00414, throughout duration of the Project:
 - a. Avoid impacts to wetland and aquatic overwintering habitat, between September 15 and April 15.
 - b. To prevent turtles from nesting within the project area, install silt fencing or similar turtle-proof barriers around all soil stockpiles, gravel pads, and other areas of exposed soil/sand/sediment to **prevent turtle access from May 15 to July 15.**

- c. Roads should be ditched, not curbed or below grade. If curbs must be used, install wildlife friendly curbs to allow turtles to leave the road. Gutters and stormwater inlets should be designed to prevent turtles from entering the storm sewer. For an example, reference ["Curb Design and Small Animals" \(Chapter 1, Page 24\) in Best Practices for Meeting DNR General Public Waters Work Permit GP 2004-0001.](#)
 - d. Limit erosion and sediment control to wildlife friendly erosion control to avoid the inadvertent take of Blanding's turtles.
 - e. If installing riprap, riprap must have voids filled with gravel, soil, or other material between large stones to avoid entrapping turtles and to maintain connectivity between aquatic and upland habitat.
 - f. Avoid hydro-mulch products that contain any materials with synthetic (plastic) fiber additives, as the fibers can re-suspend and flow into waterbodies.
 - g. The Blanding's turtle flyer (attached) must be given to all contractors working in the area.
 - h. Check bare ground within construction areas for turtles before the use of heavy equipment or any ground disturbance.
 - i. Report any sightings using the [Quick Species Observation Form.](#)
 - j. If turtles are in imminent danger, move them by hand out of harm's way; otherwise, they are to be left undisturbed. Directions on how to move turtles safely can be found at [Helping Turtles Across the Road.](#)
5. **Reporting:** The Permittee will submit a report to the Endangered Species Consultant (EndangeredSpeciesPermits.dnr@state.mn.us) by January 31 following completion of the Project. The report will provide photo documentation of the avoidance measures and erosion controls methods used and describe any deviations from the work anticipated in the application.
6. **Mitigation:** Compensatory mitigation for this take totals fifteen-thousand dollars (\$15,000), which will be provided to the Minnesota Department of Natural Resources, pursuant to Minnesota Statutes, section 84.0895 subdivision 1, for the purpose of activities contributing to the conservation of blunt-lobed grapefern in Minnesota, and so create a net benefit to the species in Minnesota.
7. **Invasive Species Prevention:** The DNR requires active steps to prevent or limit the introduction, establishment, and spread of invasive species during permitted work. The Permittee shall prevent invasive species from entering into or spreading within a Project site by cleaning equipment prior to arriving at the Project site. All mulches, topsoils, and seed mixes will be weed-free to prevent spread of invasive species.

If the equipment, vehicles, gear, or clothing arrives at the project site with soil, aggregate material, mulch, vegetation (including seeds) or animals, it shall be cleaned by Permittee furnished tool or equipment (brush/broom, compressed air or pressure washer) at the staging area. The Permittee shall legally dispose of material cleaned from equipment and clothing offsite. Material shall be secured prior to transport (sealed container, covered truck, or wrap with tarp).
8. **Applicable Federal, State, or Local Regulations:** The Permittee is not released from any rules, regulations, requirements, or standards of any applicable federal, state, or local agencies; including, but not limited to, the U.S. Fish and Wildlife Service, watershed districts, county, city and township zoning. It is the Permittee's responsibility to acquire any additional permits or permissions that may be required.



9. **No Changes:** The Permittee shall make no changes, without written permission or amendment previously obtained from the Commissioner of Natural Resources, in the timing or location of any items of work authorized hereunder.
10. **Site Access:** The Permittee shall grant access to the site at all reasonable times during and after construction to authorized representatives of the Commissioner of Natural Resources for inspection of the work authorized hereunder.
11. **Termination:** DNR may immediately terminate any takings permit upon determination that cancellation is necessary for the conservation of natural resources, for the welfare of particular specimens, or is in the public interest. See Minnesota Rules, part 6212.1800, subpart 8.
12. **Violation:** Violation of any of the permit terms or applicable laws may result in immediate revocation of the permit and may subject the Permittee to other penalties established by law.
13. **Written Consent:** In all cases where the Permittee by performing the work authorized by this permit shall involve the taking, using, or damaging of any property rights or interests of any other person or persons, or of any publicly owned lands or improvements thereon or interests therein, the Permittee, before proceeding, shall obtain the written consent of all persons, agencies, or authorities concerned, and shall acquire all property, rights, and interests needed for the work.
14. **Permissive Only/No Liability:** This permit is permissive only. No liability shall be imposed by the State of Minnesota or any of its officers, agents or employees, officially or personally, on account of the granting hereof or on account of any damage to any person or property resulting from any act or omission of the Permittee or any of its agents, employees, or contractors. This permit shall not be construed as estopping or limiting any legal claims or right of action of any person other than the state against the Permittee, its agents, employees, or contractors, for any damage or injury resulting from any such act or omission, or as estopping or limiting any legal claim or right of action of the state against the Permittee, its agents, employees, or contractors for violation of or failure to comply with the permit or applicable conditions.
15. **Contractor Responsibility:** The Permittee shall ensure any contractors or agents acting under this permit have received and thoroughly understands all conditions of this permit.
16. **Effective Dates:** This permit is effective upon DNR's signature of this permit, which will occur after the DNR has received the mitigation payment. This permit will expire on December 31, 2028.

Signed by:

Katie Smith

666A38B267BF4BF

5/8/2025

Katie Smith
Director, Division of Ecological and Water Resources

Date

I hereby certify that I have read, understand, and accept the provision of this permit and understand that this permit is not valid unless it is signed by me.

DocuSigned by:

Jesse Neumann

C3FFCF09DF13421

4/22/2025

Permittee

Date

- C: Dan Lais, Regional Manager, Division of Ecological and Water Resources
Jason R. Peterson, Regional Manager, Division of Enforcement
Amanda Weise, Regional Plant Ecologist, Division of Ecological and Water Resources
Holly Bernardo, MBS Plant Survey Supervisor, Division of Ecological and Water Resources
Welby Smith, MBS Botanist, Division of Ecological and Water Resources
Lacy Levine, CMRR Supervisor, Division of Ecological and Water Resources
Bridget Henning-Randa, Endangered Species Consultant, Division of Ecological and Water Resources
Lindsey Kemp, Listed Species Program Coordinator, Division of Ecological and Water Resources
Carrie Taylor, Rare Plant Rescue Program, Anoka Conservation District
Angie Miner, Rare Plant Rescue Program, Anoka Conservation District



**CITY OF HAM LAKE
STAFF REPORT**

To: Mayor and Councilmembers

From: Andrea Murff, Finance/Human Resource Director

Item/Title/Subject: 2025 2nd Quarter Financials

INTRODUCTION/DISCUSSION:

Bank accounts have been reconciled through June 30, 2025 as well as a review of all activity in all funds has been performed. The following is a summary of my observations on the City's financial position at the end of the 2nd Quarter of 2025. All information presented is unaudited and is subject to end-of-year adjustments.

Cash and Investments

The City's cash and investment balances are as follows:

	06/30/2025	12/31/2024	Increase/ (Decrease)
Checking	\$ 5,062,135	\$ 96,192	\$ 4,965,881
Investments (at Market Value)	5,249,668	10,051,834	(4,802,166)
Total Cash and Investments	<u>\$ 10,311,803</u>	<u>\$ 10,148,026</u>	<u>\$ 163,715</u>

Investment Type	06/30/2025	12/31/2024	Increase/ (Decrease)
Checking	\$ 5,062,135	\$ 96,192	\$ 4,965,881
Money Market	2,306,324	5,234,649	(2,928,325)
Negotiable CDs	1,476,369	3,368,473	(1,892,104)
Municipal Bond	-	-	-
Government Agency Securities	1,466,975	1,448,712	18,263
Total Cash and Investments	<u>\$ 10,311,803</u>	<u>\$ 10,148,026</u>	<u>\$ 163,715</u>

Investment Summary

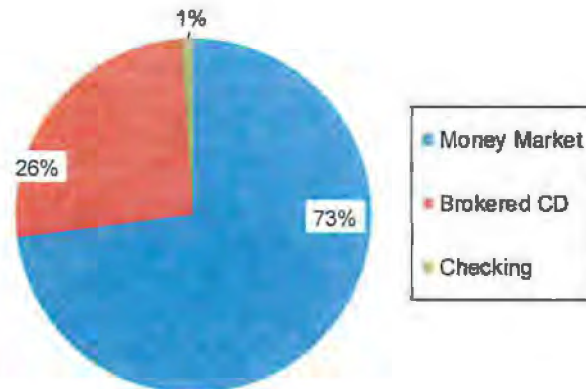
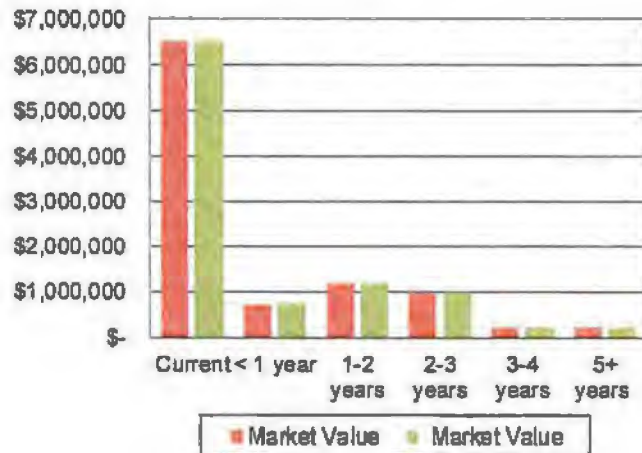
As of 06/30/2025 (unaudited)

Institution	Description	Type	Rate	Market Value 1/1/2025	Deposits - Purchases	Expenditures - Sales	Transfers	Interest	Unadjusted Market Value 6/30/2025	Market Value 6/30/2025	Unrealized gain / loss
RBC	RBC	Money Market	0.00%	105.74	-	-	(105.74)	-	-	-	-
RBC	BMO Harris BK NATL ASSN	Brokered CD	0.50%	246,736.59	-	(249,000.00)	(306.99)	306.99	(2,263.41)	-	2,263.41
RBC	Merrick BK South Jordan Utah	Brokered CD	0.40%	242,516.04	-	-	(496.63)	496.63	242,516.04	246,943.26	4,427.22
RBC	Texas Exchange Bk Crowley	Brokered CD	0.70%	235,907.58	-	-	(869.13)	869.13	235,907.58	239,936.40	4,028.82
RBC	Melale BK Palos Verdes Calif	Brokered CD	0.50%	226,965.99	-	-	(617.39)	617.39	226,965.99	231,064.53	4,098.54
				952,231.94	-	(249,000.00)	(2,395.88)	2,290.14	703,126.20	717,944.19	14,817.99
US Bank	US Bank	Money Market		312,169.21	-	-	43,274.58	6,050.79	361,494.58	361,494.58	-
US Bank	US Treasury Bill	Government Securities		716,902.47	-	-	(6,965.21)	6,965.21	716,902.47	730,179.49	14,277.02
US Bank	US Treasury Bill	Government Securities	3.50%	732,610.00	-	-	(13,125.00)	13,125.00	732,610.00	746,190.00	13,580.00
US Bank	Bank of America - cd	Brokered CD	4.65%	245,354.20	-	-	(5,719.63)	5,719.63	245,354.20	244,671.00	(683.20)
US Bank	Discover Bank	Brokered CD	3.25%	243,750.50	-	-	(4,013.97)	4,013.97	243,750.50	244,889.75	1,139.25
US Bank	Flagstar Bank Natl Assn - CD	Brokered CD	4.65%	246,064.24	-	-	(5,719.63)	5,719.63	246,064.24	245,568.48	(497.76)
US Bank	Nicolet Natl BK - Greenbay WI	Brokered CD	4.25%	251,367.99	-	-	(5,276.76)	5,276.76	251,367.99	250,835.13	(532.86)
US Bank	Riverside CA Cmnty College Dist	Brokered CD	1.79%	243,833.25	-	-	(2,454.38)	2,454.38	243,833.25	252,417.00	8,483.75
				2,991,351.66	-	-	-	49,325.37	3,040,677.23	3,076,243.43	35,566.20
Falcon National Bank	Falcon National Bank	Money Market	0.45%	54,780.46	835,876.55	-	13,747.22	5,245.17	909,649.40	909,649.40	-
Falcon National Bank	CD 88834 (renewed)	Brokered CD	0.40%	200,000.00	-	-	(388.88)	388.88	200,000.00	200,000.00	-
Falcon National Bank	CD 90484 (renewed)	Brokered CD	4.45%	150,000.00	-	-	(5,790.09)	5,790.09	150,000.00	150,000.00	-
Falcon National Bank	Amarillo National Bank	Brokered CD	4.75%	242,500.00	-	(242,500.00)	(2,192.76)	2,192.76	-	-	-
Falcon National Bank	CIBC Bank USA	Brokered CD	4.75%	108,376.55	-	(108,376.55)	(979.97)	979.97	-	-	-
Falcon National Bank	Pacific Premier Bank	Brokered CD	4.75%	242,500.00	-	(242,500.00)	(2,192.76)	2,192.76	-	-	-
Falcon National Bank	Western Alliance Bank	Brokered CD	4.75%	242,500.00	-	(242,500.00)	(2,192.76)	2,192.76	-	-	-
				1,240,657.01	835,876.55	(835,876.55)	-	18,892.39	1,259,649.40	1,259,649.40	-
21st CENTURY BANK	ICS	Money Market	4.88%	299,431.55	2,964,614.93	(2,886,193.54)	-	10,423.06	388,276.00	388,276.00	-
21st CENTURY BANK	CD			-	-	-	-	-	-	-	-
				299,431.55	2,964,614.93	(2,886,193.54)	-	10,423.06	388,276.00	388,276.00	-
4 M	4M Liquid Assets-101	Money Market	5.20%	93,442.60	-	-	-	2,004.46	95,447.06	95,447.06	-
4 M	4M Plus Fund-101	Money Market	5.23%	4,474,718.99	2,641,044.86	-	(2,498,604.12)	71,404.08	4,688,563.81	4,688,458.07	(105.74)
				4,568,161.59	2,641,044.86	-	(2,498,604.12)	73,408.54	4,764,010.87	4,783,905.13	(105.74)
21st CENTURY BANK	General/Checking	Checking	0.25%	100,020.55	3,527,940.39	(6,278,065.06)	2,750,000.00	123.99	100,019.67	100,019.67	(0.00)
				100,020.55	3,527,940.39	(6,278,065.06)	2,750,000.00	123.99	100,019.67	100,019.67	(0.00)
				\$ 10,151,854.50	\$ 9,969,476.73	\$ (10,248,135.15)	\$ 249,000.00	\$ 164,683.49	\$ 10,275,759.57	\$ 10,326,038.02	\$ 50,278.45

Deposits in Transi 2,041.39
O/S Checks (13,388.97)
Total \$ 10,314,892.44

Investment Summary (continued)
As of 06/30/2025 (unaudited)

Maturities



Maturity	Unadjusted Market Value 6/30/2025	Market Value 6/30/2025	Variance 6/30/2025
Current	\$ 6,541,187.31	\$ 6,543,344.98	\$ 2,157.67
< 1 year	731,620.74	736,504.01	4,883.27
1-2 years	1,197,874.29	1,215,682.37	17,808.08
2-3 years	959,775.99	977,254.53	17,478.54
3-4 years	251,367.99	250,835.13	(532.86)
5+ years	243,933.25	252,417.00	8,483.75
	<u>\$ 9,925,759.57</u>	<u>\$ 9,976,038.02</u>	<u>\$ 50,278.45</u>

Weighted average Rate of return	0.13%	6/30/2025
Average Maturity (years)	0.15	6/30/2025

Investment Type	Market Value 6/30/2025
Money Market	\$ 6,443,325.11
Brokered CD	\$ 2,306,323.55
Savings	\$ -
Government Securities	\$ 1,476,369.49
Municipal Securities	\$ -
Checking	\$ 100,019.87
	<u>\$ 10,326,038.02</u>

Operating Account	
O/S Deposits	\$ 2,041.39
O/S Checks	\$ (13,386.97)
Reconciled Balance	<u>\$ 10,314,682.44</u>

Investment Summary (continued)

Current short-term rates being offered by financial institutions are very low as evidenced by the table of U.S. Treasury rates below. The U.S. Treasury rates provide a benchmark perspective for rate of return for Certified Deposits, Money Market accounts, and Securities.

Treasury Yields									
Date	1 mo	3 mo	6 mo	1 yr	2 yr	3 yr	5 yr	7 yr	10 yr
06/30/2020	0.13	0.16	0.18	0.16	0.16	0.18	0.29	0.49	0.66
09/30/2020	0.08	0.10	0.11	0.12	0.13	0.16	0.28	0.47	0.69
12/31/2020	0.08	0.09	0.09	0.10	0.13	0.17	0.36	0.65	0.93
03/31/2021	0.01	0.03	0.05	0.07	0.16	0.35	0.92	1.40	1.74
06/30/2021	0.05	0.05	0.06	0.07	0.25	0.74	0.87	1.21	1.45
09/30/2021	0.07	0.04	0.05	0.09	0.28	0.53	0.98	1.32	1.52
12/31/2021	0.06	0.06	0.19	0.39	0.73	0.97	1.26	1.44	1.52
03/31/2022	0.17	0.52	1.06	1.63	2.28	2.45	2.42	2.40	2.32
06/30/2022	1.28	1.72	2.51	2.80	2.92	2.99	3.01	3.04	2.98
09/30/2022	2.79	3.33	3.92	4.05	4.22	4.25	4.06	3.97	3.83
12/31/2022	4.12	4.42	4.76	4.73	4.41	4.22	3.99	3.96	3.88
03/31/2023	4.74	4.85	4.94	4.64	4.06	3.81	3.60	3.55	3.48
06/30/2023	5.24	5.43	5.47	5.40	4.87	4.49	4.13	3.97	3.81
09/30/2023	5.55	5.55	5.53	5.46	5.03	4.80	4.60	4.61	4.59
12/31/2023	5.60	5.40	5.26	4.79	4.23	4.01	3.84	3.88	3.88
03/31/2024	5.49	5.46	5.38	5.03	4.59	4.40	4.21	4.20	4.20
06/30/2024	5.47	5.48	5.33	5.09	4.71	4.52	4.33	4.33	4.36
09/30/2024	4.93	4.73	4.38	3.98	3.66	3.58	3.58	3.67	3.81
12/31/2024	4.40	4.37	4.24	4.16	4.25	4.27	4.38	4.48	4.58
03/31/2025	4.38	4.32	4.23	4.03	3.89	3.89	3.96	4.09	4.23
06/30/2025	4.28	4.41	4.29	3.96	3.72	3.68	3.79	3.98	4.24

https://home.treasury.gov/resource-center/data-chart-center/interest-rates/TextView?type=daily_treasury_yield_curve&field

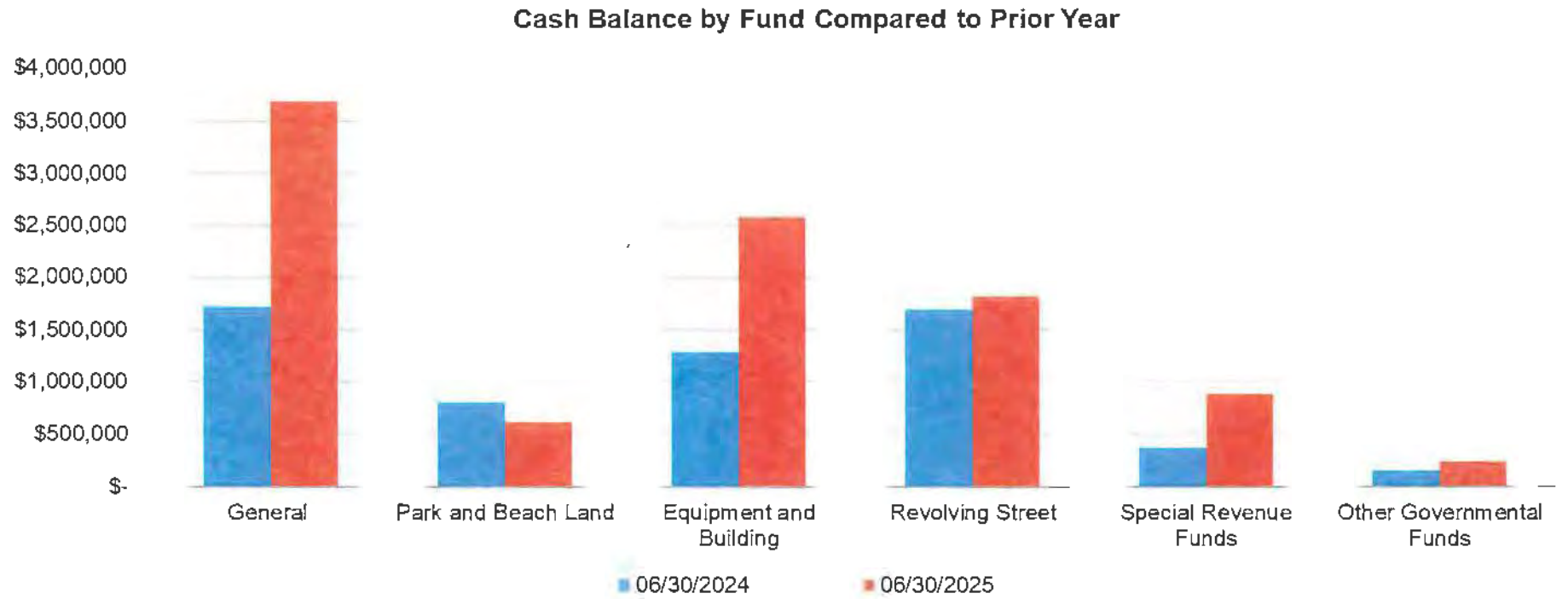
Cash Balance Summary by Fund
As of 06/30/2024, 12/31/2024, and 06/30/2025 (unaudited)

		Balance 06/30/2024	Balance 12/31/2024	Balance 06/30/2025	YTD Change From 12/31/2024
100	General Fund	\$ 1,712,487	\$ 4,456,125	\$ 3,680,000	\$ (776,125)
210	Cable TV Fund	98,985	85,686	89,267	3,581
211	Ham Laker Fund	(11,549)	636	(18,718)	(19,355)
212	Lawful Gambling Contributions Fund	169,554	183,402	198,027	14,625
217	CARES Act Grant	-	-	4	4
230	Future Drainage Fund	130,316	140,179	132,358	(7,820)
231	Recycling Fund	61,469	40,319	50,905	10,586
232	Street Light Fund	201,607	256,261	270,510	14,250
233	Sunrise Watershed	-	-	(84)	(84)
234	Upper Rum River Watershed	-	-	(571)	(571)
250	Oakwilt Fund	11,710	11,979	12,265	286
261	Economic Development Fund	1,760	1,801	1,845	43
262	Ham Lake EDA Fund	(305,159)	162,675	139,361	(23,314)
263	Lodging Tax Fund	7,926	2,837	2,891	55
370	2010 Cip Bond Debt Service Fund	117,579	322,628	234,109	(88,519)
371	2016 Go Capital Note Debt Service Fund-Nmtc	32,171	26	26	-
410	General Govt Equipment Fund	79,923	84,436	88,833	4,396
411	Election Equipment Fund	3,779	5,988	8,151	2,162
412	Building Fund	276,514	287,598	299,518	11,920
420	Fire Department Equipment Fund	(127,212)	684,128	830,711	146,583
421	Emergency Operations Center Fund	42,403	44,186	45,242	1,056
422	Siren Replacement Fund	39,501	40,385	42,360	1,975
428	Building Inspection Equipment Fund	14,032	19,520	25,035	5,515
430	Public Works Equipment Fund	756,284	897,161	993,526	96,365
431	Revolving Street Fund	1,682,845	1,148,716	1,812,311	663,595
440	Park And Beach Land Fund	805,113	608,105	617,907	9,802
441	Parks Equipment Fund	192,074	217,452	243,850	26,397
890	Trust	694,016	445,796	512,165.68	66,370
	Total	\$ 6,688,129	\$ 10,148,026	\$ 10,311,803	\$ 163,777

Item Explanation of changes greater than \$50,000.

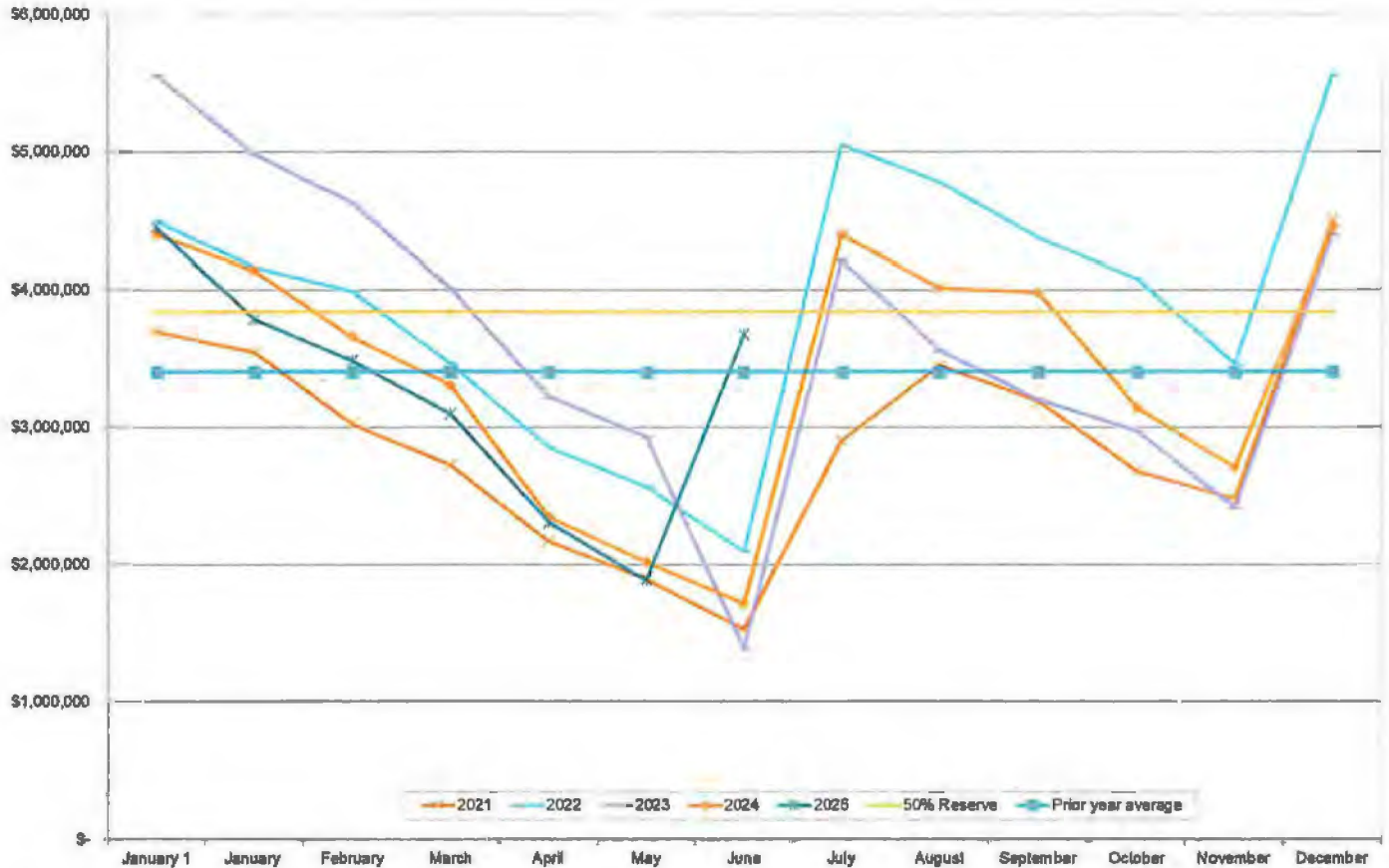
- (1) See rev/exp for the General Fund for further explanation.
- (2) Annual bond payment and first half of interest payments.
- (3) Cash increased due to budgeted transfers from General Fund.

Cash Balance by Fund Compared to Prior Year (unaudited)



General Fund Budget Cash Summary (unaudited)

General Fund Cash Balances 2021-2025



Receipts	YTD Budget	YTD Actual	Percent of YTD Budget	Disbursements	YTD Budget	YTD Actual	Percent of YTD Budget
Taxes	\$ 3,237,348	\$ 3,425,135	105.8 %	Council	\$ 53,847	\$ 43,334	80.5 %
Special Assessments	-	-	100.0 %	Ordinances	\$ 11,550	\$ 3,789	32.8 %
Licenses and permits	240,000	218,992	90.4 %	Administration	\$ 93,701	\$ 117,397	125.3 %
Intergovernmental	108,250	82,674	57.9 %	City Clerk	\$ 88,428	\$ 60,538	70.0 %
Charges for services	109,048	120,830	110.8 %	Elections	\$ 403	\$ 333	82.7 %
Fines and forfeitures	15,760	22,120	140.4 %	Finance	\$ 138,787	\$ 151,185	108.9 %
Interest on investments	25,000	51,651	206.6 %	Auditing	\$ 16,388	\$ 27,100	165.4 %
Misc Rev	11,000	14,524	132.0 %	Assessing	\$ 43,000	\$ 41,808	96.8 %
Transfers In	1,000	-	-	Prosecutions	\$ 42,580	\$ 34,555	81.2 %
	\$ 3,747,397	\$ 3,913,927	104.4 %	Planning & Zoning	\$ 82,388	\$ 52,081	63.5 %
				General Government	\$ 47,549	\$ 58,094	118.0 %
				General Government Building	\$ 25,100	\$ 16,478	73.6 %
				City Sign	\$ 1,987	\$ 2,072	104.3 %
				Information Technology	\$ 23,830	\$ 23,446	98.4 %
				Police Protection	\$ 771,838	\$ 786,815	102.0 %
				Fire Department	\$ 388,339	\$ 322,491	87.8 %
				Fire Stations	\$ 25,450	\$ 19,041	74.8 %
				EOC	\$ -	\$ -	- %
				Sirens	\$ 4,822	\$ 8,383	181.4 %
				Building Department	\$ 184,750	\$ 180,814	92.8 %
				Animal Control	\$ 1,500	\$ 68	3.9 %
				Public Works	\$ 538,235	\$ 389,619	72.7 %
				Snow & Ice Removal	\$ 33,436	\$ 58,333	174.5 %
				Public Works Stormwater	\$ 6,800	\$ 4,741	71.8 %
				Public Works Building	\$ 23,115	\$ 17,747	76.8 %
				Signs & Signals	\$ 11,550	\$ 6,988	60.5 %
				Utility/ROW	\$ 30,100	\$ 5,852	19.4 %
				Parks Department	\$ 192,004	\$ 100,744	52.5 %
				Parks Buildings	\$ 9,225	\$ 8,383	90.9 %
				Senior Center	\$ 2,217	\$ 1,505	67.9 %
				Senior Center Building	\$ 7,845	\$ 10,673	136.0 %
				Misc Exp	\$ 70,800	\$ 1,314	1.9 %
				Transfers Out	\$ 804,000	\$ 804,000	100.0 %
					\$ 3,840,762	\$ 3,459,513	90.1 %

Key

- Varies more than 10% than budget positively
- Varies more than 10% than budget negatively
- Within 10% of budget

**General Fund Budget Summary
As of 06/30/2025 (unaudited)**

	Annual Budget	Budget Thru 6/30/2025 50%	Actual Thru 6/30/2025	Variance - Favorable (Unfavorable)	Percent Received or Expended Based on Budget thru 6/30/2025
Revenues					
Taxes	\$ 6,474,695	\$ 3,237,348	\$ 3,425,135	\$ 187,788 *	105.80 %
Special Assessments	-	-	-	-	N/A
Licenses and permits	480,000	240,000	216,992	(23,008) ^r (1)	90.41
Intergovernmental	216,500	108,250	62,674	(45,576)	57.90
Charges for services	218,099	109,049	120,830	11,780	110.80
Fines and forfeitures	31,500	15,750	22,120	6,370	140.45
Interest on investments	50,000	25,000	51,651	26,651 ^r (2)	206.60
Misc Rev	22,000	11,000	14,524	3,524	132.03
Sale of fixed assets	-	-	-	-	#DIV/0!
Total Revenues	7,492,794	3,746,397	3,913,927	167,530	
Expenditures					
Council	\$ 107,694	\$ 53,847	\$ 43,334	\$ 10,513	80.48 %
Ordinances	23,100	11,550	3,789	7,761	32.81
Administration	187,402	93,701	117,397	(23,696)	125.29
City Clerk	172,857	86,428	60,538	25,891	70.04
Elections	805	403	333	69	82.74
Finance	277,574	138,787	151,185	(12,398)	108.93
Auditing	32,775	16,388	27,100	(10,713)	165.37
Assessing	86,000	43,000	41,609	1,391	96.77
Prosecutions	85,160	42,580	34,555	8,025	81.15
Planning & Zoning	124,777	62,388	52,081	10,307	83.48
General Government	95,099	47,549	56,094	(8,545)	117.97
General Government Building	50,200	25,100	18,478	6,622	73.62
City Sign	3,974	1,987	2,072	(85)	104.28
Information Technology	47,660	23,830	23,446	384	98.39
Police Protection	1,543,272	771,636	786,815	(15,178)	101.97
Fire Department	736,679	368,339	322,491	45,849	87.55
Fire Stations	50,900	25,450	19,041	6,409	74.82
EOC	-	-	-	-	-
Sirens	9,244	4,622	8,383	(3,761)	181.36
Building Department	389,501	194,750	180,814	13,936	92.84
Animal Control	3,000	1,500	58	1,442	3.87
Public Works	1,072,470	536,235	389,619	146,617 ^r (3)	72.66
Snow & Ice Removal	66,870	33,435	58,333	(24,898) ^r (4)	174.47
Public Works Stormwater	13,200	6,600	4,741	1,859	71.83
Public Works Building	46,230	23,115	17,747	5,368	76.78
Signs & Signals	23,100	11,550	6,988	4,562	60.50
Utility/ROW	60,200	30,100	5,852	24,248	19.44
Parks Department	384,008	192,004	100,744	91,260 ^r (3)	52.47
Parks Buildings	18,450	9,225	8,383	842	90.88
Senior Center	4,434	2,217	1,505	712	67.88
Senior Center Building	15,690	7,845	10,673	(2,828)	136.05
Misc Exp	141,200	70,600	1,314	69,286 ^r (5)	1.86
Total Expenditures	5,873,525	2,936,762	2,555,513	381,250	87.02
Excess Revenues (Expenditures)	1,619,269	809,635	1,358,414	548,779	
Other Financing Sources (Uses)					
Transfers in	2,000	1,000	-	-	-
Transfers out	(1,808,000)	(904,000)	(904,000)	0	100.00
TOTAL OTHER FINANCING SOURCES (USES)	(1,806,000)	(903,000)	(904,000)	0	
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Uses	\$ (186,731)	\$ (93,365)	\$ 454,414	\$ 548,779	

**A detailed report of revenues and expenditures can be provided upon request.

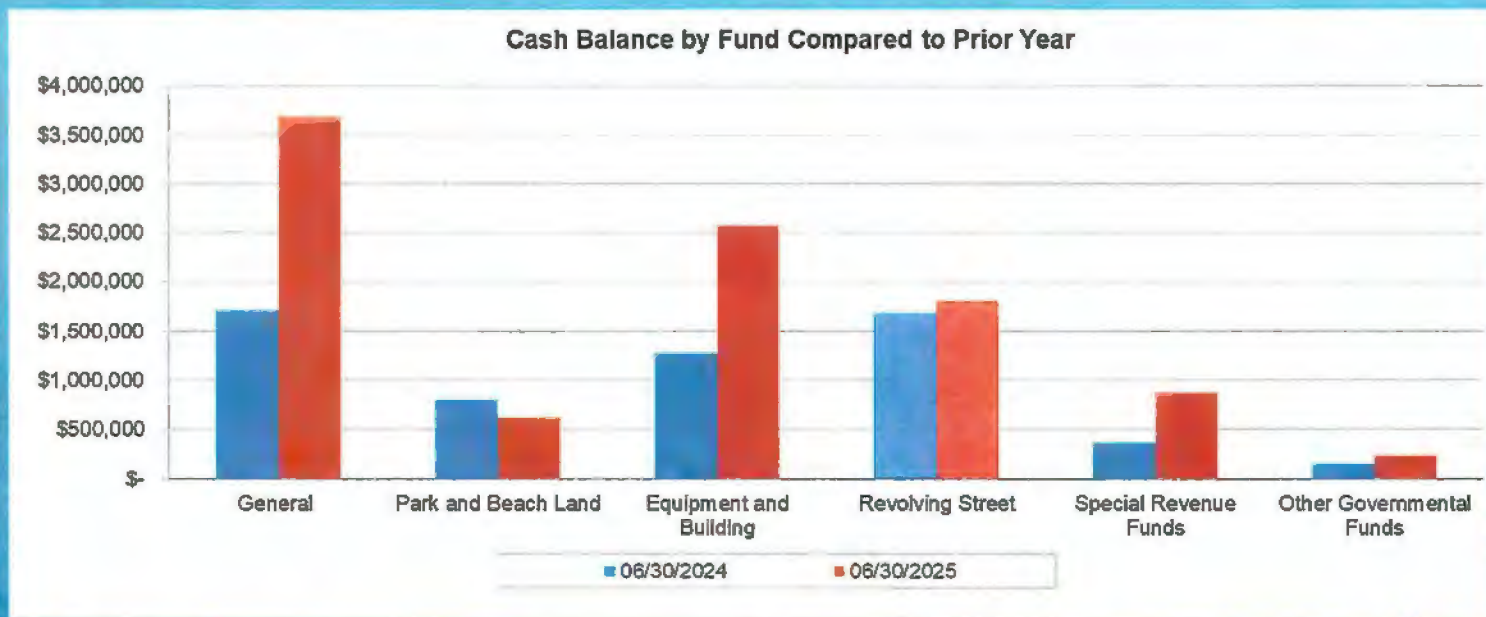
CITY OF HAM LAKE 2ND QUARTER REPORT

Presented by Finance/Human Resource Director, Andrea Murt

OVERALL CASH POSITION

		Balance 06/30/2024	Balance 12/31/2024	Balance 06/30/2025	YTD Change From 12/31/2024
100	General Fund	\$ 1,712,487	\$ 4,456,125	\$ 3,680,000	\$ (776,125)
210	Cable TV Fund	98,985	85,686	89,267	3,581
211	Ham Laker Fund	(11,549)	636	(18,718)	(19,355)
212	Lawful Gambling Contributions Fund	169,554	183,402	198,027	14,625
217	CARES Act Grant	-	-	4	4
230	Future Drainage Fund	130,316	140,179	132,358	(7,820)
231	Recycling Fund	61,469	40,319	50,905	10,586
232	Street Light Fund	201,607	256,261	270,510	14,250
233	Sunrise Watershed	-	-	(84)	(84)
234	Upper Rum River Watershed	-	-	(571)	(571)
250	Oakwilt Fund	11,710	11,979	12,265	286
261	Economic Development Fund	1,760	1,801	1,845	43
262	Ham Lake EDA Fund	(305,159)	162,675	139,361	(23,314)
263	Lodging Tax Fund	7,926	2,837	2,891	55
370	2010 Cip Bond Debt Service Fund	117,579	322,628	234,109	(88,519)
371	2016 Go Capital Note Debt Service Fund-Nmtc	32,171	26	26	-
410	General Gov't Equipment Fund	79,923	84,436	88,833	4,396
411	Election Equipment Fund	3,779	5,988	8,151	2,162
412	Building Fund	276,514	287,598	299,518	11,920
420	Fire Department Equipment Fund	(127,212)	684,128	830,711	146,583
421	Emergency Operations Center Fund	42,403	44,186	45,242	1,056
422	Siren Replacement Fund	39,501	40,385	42,360	1,975
428	Building Inspection Equipment Fund	14,032	19,520	25,035	5,515
430	Public Works Equipment Fund	756,284	897,161	993,526	96,365
431	Revolving Street Fund	1,682,845	1,148,716	1,812,311	663,595
440	Park And Beach Land Fund	805,113	608,105	617,907	9,802
441	Parks Equipment Fund	192,074	217,452	243,850	26,397
890	Trust	694,016	445,798	512,165.68	66,370
	Total	\$ 6,688,129	\$ 10,148,026	\$ 10,311,803	\$ 163,777

GRAPH OF OVERALL CASH POSITION BY FUND TYPE

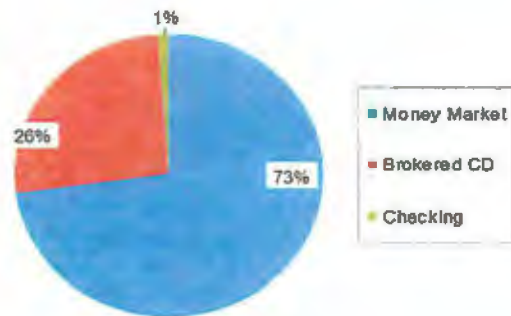


INVESTMENT SUMMARY

Institution	Description	Type	Rate	Market Value 1/1/2025	Deposits - Purchases	Expenditures - Sales	Transfers	Interest	Unadjusted Market Value 6/30/2025	Market Value 6/30/2025	Unrealized gain / loss
RBC	RBC	Money Market	0.00%	105.74	-	-	(105.74)	-	-	-	-
RBC	BMO Harris BK NATL ASSN	Brokered CD	0.50%	246,736.59	-	(246,000.00)	(306.99)	306.99	(2,263.41)	-	2,263.41
RBC	Memck BK South Jordan Utah	Brokered CD	0.40%	242,516.04	-	-	(496.63)	496.63	242,516.04	246,943.26	4,427.22
RBC	Texas Exchange Bk Crowley	Brokered CD	0.70%	235,907.58	-	-	(869.13)	869.13	235,907.58	239,936.40	4,028.82
RBC	Malaga BK Palos Verdes Calif	Brokered CD	0.50%	226,965.99	-	-	(617.39)	617.39	226,965.99	231,064.53	4,098.54
				952,231.94	-	(249,000.00)	(2,395.86)	2,290.14	703,126.20	717,944.19	14,817.99
US Bank	US Bank	Money Market		312,169.21	-	-	43,274.58	6,050.79	361,494.58	361,494.58	-
US Bank	US Treasury Bill	Government Securities		715,902.47	-	-	(6,965.21)	6,965.21	715,902.47	730,179.49	14,277.02
US Bank	US Treasury Bill	Government Securities	3.50%	732,810.00	-	-	(13,125.00)	13,125.00	732,810.00	748,190.00	13,380.00
US Bank	Bank of America - cd	Brokered CD	4.65%	245,354.20	-	-	(5,719.63)	5,719.63	245,354.20	244,871.00	(683.20)
US Bank	Discover Bank	Brokered CD	3.25%	243,750.50	-	-	(4,013.97)	4,013.97	243,750.50	244,889.75	1,139.25
US Bank	Flagstar Bank Natl Assn - CD	Brokered CD	4.65%	246,064.24	-	-	(5,719.63)	5,719.63	246,064.24	245,566.48	(497.76)
US Bank	Nicolet Natl Bk - Greenbay WI	Brokered CD	4.25%	251,387.99	-	-	(5,276.76)	5,276.76	251,387.99	250,835.13	(552.86)
US Bank	Riverside CA Cmnty College Dist	Brokered CD	1.78%	243,933.25	-	-	(2,454.38)	2,454.38	243,933.25	252,417.00	8,483.75
				2,991,351.86	-	-	-	48,325.37	3,040,677.23	3,076,243.43	35,566.20
Falcon National Bank	Falcon National Bank	Money Market	0.45%	54,780.46	835,876.55	-	13,747.22	5,245.17	909,649.40	909,649.40	-
Falcon National Bank	CD 89834 (renewed)	Brokered CD	0.40%	200,000.00	-	-	(386.88)	398.88	200,000.00	200,000.00	-
Falcon National Bank	CD 90484 (renewed)	Brokered CD	4.45%	150,000.00	-	-	(5,790.09)	5,790.09	150,000.00	150,000.00	-
Falcon National Bank	Amanito National Bank	Brokered CD	4.75%	242,500.00	-	(242,500.00)	(2,192.76)	2,192.76	-	-	-
Falcon National Bank	CIBC Bank USA	Brokered CD	4.75%	108,376.55	-	(108,376.55)	(979.97)	979.97	-	-	-
Falcon National Bank	Pacific Premier Bank	Brokered CD	4.75%	242,500.00	-	(242,500.00)	(2,192.76)	2,192.76	-	-	-
Falcon National Bank	Western Alliance Bank	Brokered CD	4.75%	242,500.00	-	(242,500.00)	(2,192.76)	2,192.76	-	-	-
				1,240,657.01	835,876.55	(835,876.55)	-	18,992.39	1,259,649.40	1,259,649.40	-
21st CENTURY BANK	ICS	Money Market	4.98%	298,431.55	2,964,614.93	(2,886,193.54)	-	10,423.06	388,276.00	388,276.00	-
21st CENTURY BANK	CD			-	-	-	-	-	-	-	-
				298,431.55	2,964,614.93	(2,886,193.54)	-	10,423.06	388,276.00	388,276.00	-
4 M	4M Liquid Assets-101	Money Market	5.20%	93,442.60	-	-	-	2,004.46	95,447.06	95,447.06	-
4 M	4M Plus Fund-101	Money Market	5.23%	4,474,718.99	2,641,044.86	-	(2,488,904.12)	71,404.06	4,688,563.81	4,688,458.07	(105.74)
				4,568,161.59	2,641,044.86	-	(2,488,904.12)	73,408.54	4,784,010.87	4,783,905.13	(105.74)
21st CENTURY BANK	General/Checking	Checking	0.25%	100,020.55	3,527,940.39	(6,278,065.06)	2,750,000.00	123.99	100,019.87	100,019.87	(0.00)
				100,020.55	3,527,940.39	(6,278,065.06)	2,750,000.00	123.99	100,019.87	100,019.87	(0.00)
				\$ 15,131,828.30	\$ 6,390,476.12	\$ (10,245,612.15)	\$ 249,099.00	\$ 134,563.46	\$ 16,275,796.17	\$ 16,310,355.67	\$ 34,559.46
										Deposits in Transit	
										2,041.39	
										O/S Checks	
										(13,386.97)	
										Total	
										\$ 10,314,692.44	

INVESTMENT SUMMARY

Maturities



Maturity	Unadjusted Market Value 6/30/2025	Market Value 6/30/2025	Variance 6/30/2025
Current	\$ 6,541,187.31	\$ 6,543,344.98	\$ 2,157.67
< 1 year	731,620.74	738,504.01	4,883.27
1-2 years	1,197,874.29	1,215,682.37	17,808.08
2-3 years	959,775.99	977,254.53	17,478.54
3-4 years	251,367.99	250,835.13	(532.86)
5+ years	243,933.25	252,417.00	8,483.75
	<u>\$ 9,925,759.57</u>	<u>\$ 9,976,038.02</u>	<u>\$ 50,278.45</u>

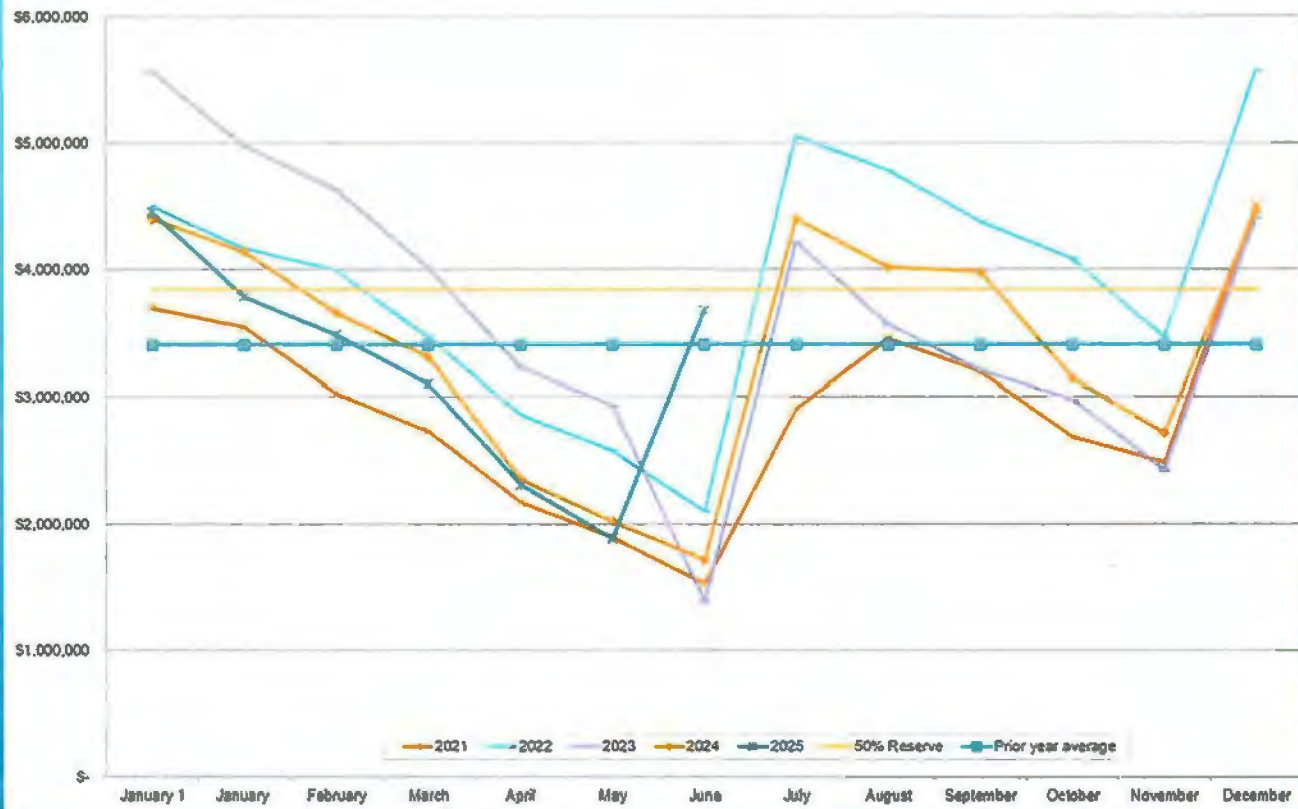
Weighted average Rate of return 0.13%
Average Maturity (years) 0.15

Investment Type	Market Value 6/30/2025
Money Market	\$ 6,443,325.11
Brokered CD	\$ 2,306,323.55
Savings	\$ -
Government Securities	\$ 1,476,369.49
Municipal Securities	\$ -
Checking	\$ 100,019.87
	<u>\$ 10,326,038.02</u>

Operating Account

O/S Deposits	\$ 2,041.39
O/S Checks	\$ (13,386.97)
Reconciled Balance	<u>\$ 10,314,692.44</u>

General Fund Cash Balances 2021-2025



GENERAL FUND BUDGET TO ACTUAL (REVENUES)

	Annual Budget	Budget Thru 6/30/2025 50%	Actual Thru 6/30/2025	Variance - Favorable (Unfavorable)	Percent Received or Expended Based on Budget thru 6/30/2025
Revenues					
Taxes	\$ 6,474,695	\$ 3,237,348	\$ 3,425,135	\$ 187,788 *	105.80 %
Special Assessments	-	-	-	-	N/A
Licenses and permits	480,000	240,000	216,992	(23,008) [†] (1)	90.41
Intergovernmental	216,500	108,250	62,674	(45,576)	57.90
Charges for services	218,099	109,049	120,830	11,780	110.80
Fines and forfeitures	31,500	15,750	22,120	6,370	140.45
Interest on investments	50,000	25,000	51,651	26,651 [†] (2)	206.60
Misc Rev	22,000	11,000	14,524	3,524	132.03
Sale of fixed assets	-	-	-	-	-
Total Revenues	7,492,794	3,746,397	3,913,927	167,530	

GENERAL FUND BUDGET TO ACTUAL

(EXPENDITURES)

Expenditures					
Council	\$ 107,664	\$ 53,847	\$ 43,334	\$ 10,513	80.46
Ordinances	23,100	11,580	3,789	7,761	32.81
Administration	187,402	93,701	117,367	(23,696)	125.29
City Clerk	172,857	86,428	60,538	25,891	70.04
Elections	805	403	333	69	82.74
Finance	277,674	138,787	151,185	(12,398)	108.93
Auditing	32,775	16,368	27,100	(10,713)	165.37
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Planning & Zoning	124,777	62,388	52,081	10,307	83.48
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Excess Revenues (Expenditures)	1,619,289	809,635	1,358,414	548,779	
Other Financing Sources (Uses)					
Transfers in	2,000	1,000	-	-	-
Transfers out	(1,806,000)	(904,000)	(904,000)	0	100.00
TOTAL OTHER FINANCING SOURCES (USES)	(1,806,000)	(903,000)	(904,000)	0	
Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures and Other Uses	\$ (186,731)	\$ (93,365)	\$ 454,414	\$ 548,779	



QUESTIONS?

Memorandum

Date: July 17, 2025

To: Mayor and Councilmembers

From: Mark E. Berglund, City Attorney

Subject: 143rd Avenue NE from Trunk Highway 65 to Lincoln Street NE

Introduction:

Bids were opened on July 9th for the 143rd Avenue NE from Trunk Highway 65 to Lincoln Street NE Project.

Discussion:

Two bids were received and are shown in the attached breakdown of bids. The range of bids was from \$311,587.31 to \$396,420.85 with an average bid of \$354,004.08. The apparent low bidder was North Valley, Inc. a responsible contractor with recent experience on City projects such as the 2025 Overlay Project and the Soderville Drive Reconstruction Project.

At the bid opening, North Valley failed to acknowledge receipt of Addendum #1 on the bid form. The original bid documents contained conflicting instructions—one stating that bids were to be submitted in written form to the City of Ham Lake, and another referencing MnDOT specifications requiring electronic submission. Addendum #1 clarified this discrepancy by removing the MnDOT language, confirming that only written bids were to be accepted.

Although North Valley submitted a written bid in compliance with the clarified addendum, the omission of formal acknowledgement of the addendum on the bid documents was noted. Upon review and analysis, it was determined that the omission to be de minimis as it did not affect the price, quantity or performance terms of the bid. What's more, North Valley complied with the instructions of Addendum #1 by timely submitting their bid in writing at Ham Lake City Hall. Accordingly, the error, and correction thereof, does not conferred a material or unfair advantage to North Valley.

Despite this, the second lowest bidder, Dresel Contracting, Inc., submitted a "bid protest" letter to the City through its legal counsel. Dresel has expressed its intent to pursue legal action, including litigation, if the omission is waived and the contract is awarded to North Valley. To avoid the risk and cost associated with potential litigation, it is advised that all bids should be rejected and the project be re-advertised.

The re-advertising process will delay the project by approximately 3 weeks and may result in the project being completed in 2026. There are no funds that are at risk as a result of the potential delay.

Recommendation:

It is recommended that all bids are rejected and re-advertise the 143rd Avenue NE Project to ensure an uncontested bidding process and to mitigate legal exposure.

RESOLUTION NO. 25-XX

WHEREAS, pursuant to an advertisement for bids for the construction of 143rd Avenue NE from Trunk Highway 65 to 108 feet West of Lincoln Street NE, bids were received, opened and tabulated according to law, and the following bids were received complying with the advertisement:

North Valley, Inc.	\$311,587.31
Dresel Contracting, Inc.	\$396,420.85

AND WHEREAS, it appears that North Valley, Inc, of Nowthen, Minnesota is the lowest responsible bidder;

WHEREAS, North Valley, Inc. did not acknowledge receipt of Addendum # 1 on the bid form that cleared up conflicting instructions in the original bid documents. Addendum # 1 required bids to be submitted in written form to the City of Ham Lake.

WHEREAS, legal counsel for Dresel Contracting, Inc. has submitted a "bid protest" letter to the City challenging the validity of North Valley, Inc.'s bid arguing that the bid is incomplete for failure to acknowledge receipt of Addendum # 1 and threatening to commence a lawsuit against the City if the deficiency of the bid is waived and the contract is awarded to North Valley, Inc.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HAM LAKE, MINNESOTA:

1. That the Mayor and Clerk are hereby authorized to direct the City Engineer to readvertise for bids for the construction of 143rd Avenue NE from Trunk Highway 65 to 108 feet West of Lincoln Street NE.
2. The City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids.

Adopted by a unanimous vote of the Ham Lake City Council this 21st day of July, 2025.

Brian Kirkham, Mayor

Denise Webster, City Clerk

RESOLUTION NO. 25-XX

WHEREAS, pursuant to an advertisement for bids for the construction of 143rd Avenue NE from Trunk Highway 65 to 108 feet West of Lincoln Street NE, bids were received, opened and tabulated according to law, and the following bids were received complying with the advertisement:

North Valley, Inc.	\$311,587.31
Dresel Contracting, Inc.	\$396,420.85

AND WHEREAS, it appears that North Valley, Inc, of Nowthen, Minnesota is the lowest responsible bidder;

WHEREAS, North Valley, Inc. did not acknowledge receipt of Addendum # 1 on the bid form that cleared up conflicting instructions in the original bid documents. Addendum # 1 required bids to be submitted in written form to the City of Ham Lake.

WHEREAS, despite North Valley, Inc. neglecting to acknowledge receipt of Addendum #1, North Valley, Inc. timely submitted their bid in writing at Ham Lake City Hall.

WHEREAS, North Valley, Inc.'s failure to acknowledge receipt of Addendum # 1 was a de minimis error that did not affect the price, quantity or performance terms of the bid.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HAM LAKE, MINNESOTA:

1. That the Mayor and Clerk are hereby authorized and directed to enter into a contract with North Valley, Inc, of Nowthen, Minnesota in the name of the City of Ham Lake for the construction of 143rd Avenue NE from Trunk Highway 65 to 108 feet West of Lincoln Street NE by according to the plans and specifications therefore approved by the City Council and on file in the office of the City Clerk.
2. The City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.
3. The City Attorney is hereby directed to review all bids and contracts for the Improvement Project.

Adopted by a unanimous vote of the Ham Lake City Council this 21st day of July, 2025.

Brian Kirkham, Mayor

Denise Webster, City Clerk

BID TABULATION
143rd Avenue Street Reconstruction
HAM LAKE IMPROVEMENT PROJECT 2505
July 16, 2025

ITEM NUMBER	ITEM DESCRIPTION	UNIT	EST. QTY.	Engineering Estimate		North Valley		Dressel Contracting	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
2021.501	MODULIZATION	LUMP SUM	1	\$31,000.00	\$31,000.00	\$8,168.64	\$8,168.64	\$64,650.00	\$64,650.00
2101.503	CLEARING (P)	ACRE	0.16	\$10,000.00	\$1,600.00	\$34,754.56	\$5,560.73	\$24,000.00	\$3,840.00
2101.503	GRUBBING (P)	ACRE	0.16	\$15,000.00	\$2,400.00	\$37,803.56	\$6,448.57	\$24,000.00	\$3,840.00
2104.502	SALVAGE SIGN	EACH	7	\$225.22	\$1,576.54	\$27.23	\$190.61	\$60.00	\$420.00
2104.502	SALVAGE MAIL BOX SUPPORT AND MAILBOX	EACH	1	\$130.00	\$390.00	\$245.06	\$735.18	\$180.00	\$540.00
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)-DRIVEWAY	LIN FT	123	\$1.00	\$246.00	\$1.27	\$402.21	\$3.60	\$442.80
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	93	\$2.00	\$186.00	\$4.33	\$404.55	\$3.60	\$334.80
2104.503	REMOVE METAL CULVERT	LIN FT	28	\$10.00	\$280.00	\$12.01	\$336.28	\$42.86	\$1,200.08
2104.503	REMOVE CURB AND GUTTER	LIN FT	126	\$50.00	\$6,300.00	\$92.69	\$11,689.94	\$6.32	\$1,199.52
2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	329	\$3.00	\$1,645.00	\$3.71	\$1,220.39	\$3.65	\$1,200.85
2106.507	EXCAVATION - COMMON (P)	CU YD	1,809	\$24.00	\$43,416.00	\$29.10	\$52,641.90	\$15.92	\$28,799.28
2106.507	COMMON EMBANKMENT (CV) (P)	CU YD	707	\$30.00	\$21,210.00	\$20.73	\$14,656.11	\$13.38	\$9,461.06
2211.509	AGGREGATE BASE CLASS 3	TON	1,267	\$29.00	\$36,743.00	\$25.73	\$32,419.71	\$28.88	\$36,590.96
2211.604	AGGREGATE BASE (CV) CLASS 5 4.0" THICK-DRIVEWAY	SQ YD	183	\$20.00	\$3,660.00	\$9.37	\$1,714.71	\$21.61	\$3,954.63
2211.604	AGGREGATE BASE (CV) CLASS 5 6.0" THICK-COMMERCIAL DRIVEWAY	SQ YD	120	\$20.00	\$2,400.00	\$14.30	\$1,716.00	\$27.50	\$3,300.00
2213.504	FULL DEPTH RECLAMATION (P)	SQ YD	2,712	\$1.00	\$6,156.00	\$3.24	\$8,786.88	\$5.81	\$15,756.72
2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 1.0" THICK-COMMER	SQ YD	77	\$33.00	\$2,541.00	\$24.06	\$1,852.62	\$24.36	\$1,875.72
2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C) 2.0" THICK-DRIVEWAY	SQ YD	183	\$13.00	\$6,039.00	\$30.54	\$5,592.48	\$32.34	\$5,918.22
2360.504	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C) 2.0" THICK-COMMER	SQ YD	77	\$28.00	\$2,156.00	\$38.64	\$4,318.36	\$26.80	\$2,063.60
2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	377	\$120.00	\$45,240.00	\$106.28	\$40,067.56	\$113.91	\$42,944.07
2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (3,C)	TON	377	\$100.00	\$37,700.00	\$88.70	\$33,430.90	\$98.88	\$37,277.76
2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	31	\$100.00	\$3,100.00	\$90.09	\$2,792.74	\$158.13	\$4,902.03
2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS IV	LIN FT	19	\$105.00	\$1,995.00	\$90.09	\$1,711.76	\$241.47	\$4,625.93
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL-1X1	EACH	1	\$3,000.00	\$3,000.00	\$4,562.11	\$4,562.11	\$6,600.00	\$6,600.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL-1 48"	EACH	1	\$5,000.00	\$5,000.00	\$6,963.23	\$6,963.23	\$8,400.00	\$8,400.00
2506.602	CONNECT INTO EXISTING STORM SEWER	EACH	1	\$1,000.00	\$1,000.00	\$144.07	\$144.07	\$1,200.00	\$1,200.00
2511.504	GEOTEXTILE FILTER TYPE 1	SQ YD	39	\$6.00	\$234.00	\$6.00	\$234.00	\$13.38	\$519.87
2511.507	RANDOM RIPRAP CLASS III	CU YD	6	\$180.00	\$1,080.00	\$144.07	\$864.42	\$251.00	\$1,506.00
2531.503	CONCRETE CURB AND GUTTER DESIGN 8612	LIN FT	47	\$31.20	\$1,457.00	\$31.79	\$1,494.13	\$20.00	\$1,360.00
2531.503	CONCRETE CURB AND GUTTER DESIGN 8618	LIN FT	1,646	\$21.00	\$34,566.00	\$24.64	\$40,485.44	\$27.50	\$45,265.00
2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	34	\$180.00	\$6,120.00	\$153.52	\$5,219.68	\$120.00	\$4,080.00
2531.604	CONCRETE SPILLWAY	SQ YD	6	\$180.00	\$1,080.00	\$198.71	\$1,192.26	\$393.00	\$2,358.00
2540.602	INSTALL MAIL BOX SUPPORT WITH MAILBOX	EACH	1	\$210.00	\$630.00	\$381.30	\$1,143.60	\$340.00	\$720.00
2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$2,500.00	\$2,500.00	\$2,668.42	\$2,668.42	\$14,940.00	\$14,940.00
2564.518	SIGN PANELS TYPE C	SQ FT	24	\$115.94	\$2,782.56	\$91.69	\$1,960.56	\$90.00	\$2,160.00
2564.603	INSTALL SALVAGED SIGNS	EACH	7	\$520.00	\$3,640.00	\$245.06	\$1,715.42	\$270.00	\$1,890.00
2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	\$2,500.00	\$2,500.00	\$816.87	\$816.87	\$2,172.00	\$2,172.00
2573.503	STORM DRAIN INLET PROTECTION	EACH	2	\$150.00	\$300.00	\$147.04	\$294.08	\$240.00	\$480.00
2573.502	CULVERT END CONTROL	EACH	1	\$150.00	\$150.00	\$459.62	\$459.62	\$240.00	\$240.00
2573.503	BUILT FENCE TYPE MS	LIN FT	259	\$4.75	\$1,230.25	\$3.81	\$986.79	\$6.00	\$1,554.00
2573.603	TURF ESTABLISHMENT (25-111 SEEDING MIX)	ACRE	0.89	\$10,000.00	\$8,900.00	\$8,168.64	\$7,270.09	\$18,000.00	\$16,020.00
2582.501	4" DOUBLE YELLOW SOLID LINE PAINT	LIN FT	650	\$2.88	\$1,872.00	\$5.72	\$3,716.00	\$6.30	\$4,095.00
TOTAL					\$342,388.35		\$311,587.31		\$396,420.85

Memorandum

Date: July 16, 2025

To: Mayor and Councilmembers

From: David A. Krugler, City Engineer 

Subject: Trunk Highway 65 East Frontage Road from 171st Avenue to 334 feet South of Crosstown Boulevard (CSAH 18)

Introduction:

In 2021, The City secured \$710,000 in grant funding thru the MnDOT Local Partnership Program for construction of the Trunk Highway 65 East Frontage Road from 171st Avenue to 334 feet South of Crosstown Boulevard (CSAH 18). Bids were opened on July 9th for the TH 65 East Frontage Road construction project. Bids for the construction project were opened on July 9th.

Discussion:

Eight bids were received and are summarized in the attached breakdown. Bid amounts ranged from \$1,573,251.35 to \$2,042,307.30, with an average bid of \$1,778,043.69. The apparent low bidder was D&D Contracting. However, their bid submission was determined to be incomplete—they failed to acknowledge the issued addendum, did not properly fill out required documentation, and the bid was not notarized. Additionally, D&D Contracting has not completed any work in the City of Ham Lake and did not provide references demonstrating experience as a prime contractor on roadway projects.

The next lowest bidder was A-1 Excavating, who also has not previously worked with the City of Ham Lake. Their bid information has been determined to be complete. A-1 Excavating has provided several references, including the South Well Field Raw Water and Distribution Project Woodbury which included street reconstruction and trails. The 2025 Pioneer Drive Water Treatment Plant that includes 2.5 miles of road construction for the City of Woodbury as well as the 2024 Neighborhood Infrastructure Project for the City of Hastings.

The Engineer's Construction Cost Estimate for the project was \$2,471,927.58. The bid submitted by A-1 Excavating is a 34.2% reduction from the Engineer's estimate. Part of the construction cost also includes right-of-way which was \$221,980.86 and the rare plant mitigation of \$45,000. Based on the low bid, Coon Creek Watershed district will cover \$25,000.00, Local Partnership Program (LPP) funds will cover \$710,000 and HRA funds will cover the remaining \$1,566,379.61.

Recommendation:

It is recommended to award the contract to A-1 Excavating for \$1,627,519.00 for the Trunk Highway 65 East Frontage Road from 171st Avenue to 334 feet South of Crosstown Boulevard (CSAH 18) contingent upon receiving the executed Cooperative Construction Agreement contract from MnDOT.

RESOLUTION NO. 25-XX

WHEREAS, pursuant to an advertisement for bids for the construction of Trunk Highway 65 East Frontage Road from 171st Avenue NE to 173rd Lane NE, from Baltimore Street NE to Chisholm Street NE, from 173rd Lane NE to 334 feet South of Crosstown Boulevard NE, bids were received, opened and tabulated according to law, and the following bids were received complying with the advertisement:

A-1 Excavating LLC	\$1,627,519.00
Peterson Companies	\$1,647,446.07
Meyer Contracting Inc.	\$1,750,511.91
Dresel Contracting, Inc.	\$1,770,613.73
Forest Lake Contracting	\$1,868,904.83
T. Scherber Demolition and Excavating	\$2,023,795.35
J.R. Ferche, Inc.	\$2,042,307.30
D&D Contracting LLC	\$1,573,251.35 (bid incomplete)

AND WHEREAS, it appears that A-1 Excavating LLC, of Bloomer, Wisconsin is the lowest responsible bidder;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HAM LAKE, MINNESOTA:

1. That the Mayor and Clerk are hereby authorized and directed to enter into a contract with A-1 Excavating LLC, of Bloomer, Wisconsin in the name of the City of Ham Lake for the construction of Trunk Highway 65 East Frontage Road from 171st Avenue NE to 173rd Lane NE, from Baltimore Street NE to Chisholm Street NE, from 173rd Lane NE to 334 feet South of Crosstown Boulevard NE by according to the plans and specifications therefore approved by the City Council and on file in the office of the City Clerk.
2. The City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.
3. The City Attorney is hereby directed to review all bids and contracts for the Improvement Project.

Adopted by a unanimous vote of the Ham Lake City Council this 21st day of July, 2025.

Brian Kirkham, Mayor

Denise Webster, City Clerk

BID TABULATION
East Frontage Road from 171st Avenue to 334 ft south of Crosstown Boulevard
HAM LAKE IMPROVEMENT PROJECT 2111
July 16, 2025

ITEM NUMBER	ITEM DESCRIPTION	UNIT	EST. QTY.	Engineering Estimate		D&D Contracting		A-1 Excavating LLC		Peterson Companies		Meyer Contracting		Dresel Contracting		Forest Lake Contracting		T. Scherber Demolition		J.R. Ferche, Inc	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
2021.501	MOBILIZATION	LUMP SUM	1	\$221,000.00	\$221,000.00	\$40,550.00	\$40,550.00	\$110,350.00	\$110,350.00	\$140,170.00	\$140,170.00	\$100,000.00	\$100,000.00	\$100,200.00	\$100,200.00	\$183,900.00	\$183,900.00	\$200,800.00	\$200,800.00	\$76,195.00	\$76,195.00
2101.502	CLEARING	EACH	19	\$227.00	\$4,313.00	\$500.00	\$9,500.00	\$160.00	\$3,040.00	\$132.00	\$2,508.00	\$125.00	\$2,375.00	\$131.25	\$2,493.75	\$130.00	\$2,470.00	\$145.00	\$2,755.00	\$220.00	\$4,180.00
2101.502	GRUBBING	EACH	19	\$118.00	\$2,242.00	\$200.00	\$3,800.00	\$160.00	\$3,040.00	\$95.10	\$1,806.90	\$90.00	\$1,710.00	\$94.50	\$1,795.50	\$95.00	\$1,805.00	\$97.00	\$1,843.00	\$165.00	\$3,135.00
2101.505	CLEARING (P)	ACRE	4.51	\$9,703.90	\$43,764.59	\$4,095.00	\$18,468.45	\$3,000.00	\$13,530.00	\$2,649.00	\$12,848.99	\$2,695.00	\$12,154.45	\$2,629.75	\$12,762.17	\$2,700.00	\$12,177.00	\$3,750.00	\$16,912.50	\$5,000.00	\$22,550.00
2101.505	GRUBBING (P)	ACRE	4.51	\$5,201.90	\$23,460.57	\$2,100.00	\$9,471.00	\$2,200.00	\$9,922.00	\$2,849.00	\$12,848.99	\$2,695.00	\$12,154.45	\$2,829.75	\$12,762.17	\$2,700.00	\$12,177.00	\$2,500.00	\$11,275.00	\$3,500.00	\$15,785.00
2104.502	REMOVE SIGN	EACH	6	\$49.80	\$298.80	\$100.00	\$600.00	\$105.00	\$630.00	\$26.40	\$158.40	\$40.00	\$240.00	\$30.00	\$180.00	\$41.00	\$246.00	\$42.50	\$255.00	\$50.00	\$300.00
2104.502	SALVAGE CASTING	EACH	2	\$100.00	\$200.00	\$100.00	\$200.00	\$530.00	\$1,060.00	\$185.50	\$371.00	\$317.10	\$634.20	\$300.00	\$600.00	\$275.00	\$550.00	\$349.00	\$698.00	\$300.00	\$600.00
2104.502	SALVAGE LIGHT POLE	EACH	4	\$8,475.00	\$33,900.00	\$500.00	\$2,000.00	\$780.00	\$3,120.00	\$2,114.00	\$8,456.00	\$1,972.11	\$7,888.44	\$420.00	\$1,680.00	\$475.00	\$1,900.00	\$477.00	\$1,908.00	\$1,500.00	\$6,000.00
2104.502	SALVAGE SIGN	EACH	6	\$225.22	\$1,351.32	\$100.00	\$600.00	\$105.00	\$630.00	\$42.50	\$253.80	\$40.00	\$240.00	\$30.00	\$180.00	\$41.00	\$246.00	\$42.50	\$255.00	\$50.00	\$300.00
2104.502	SALVAGE MAIL BOX SUPPORT AND MAILBOX	EACH	1	\$110.00	\$110.00	\$200.00	\$200.00	\$340.00	\$340.00	\$185.00	\$185.00	\$330.56	\$330.56	\$60.00	\$60.00	\$200.00	\$200.00	\$399.00	\$399.00	\$250.00	\$250.00
2104.502	ABANDON AND SEAL WELL SHAFT	EACH	1	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$5,000.00	\$5,000.00	\$3,700.00	\$3,700.00	\$10,000.00	\$10,000.00	\$3,000.00	\$3,000.00	\$5,000.00	\$5,000.00	\$1,860.00	\$1,860.00	\$5,000.00	\$5,000.00
2104.505	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	8	\$5.00	\$40.00	\$20.00	\$160.00	\$11.00	\$88.00	\$76.20	\$609.60	\$10.00	\$80.00	\$6.00	\$48.00	\$10.00	\$80.00	\$16.00	\$128.00	\$20.00	\$160.00
2104.505	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	691	\$5.80	\$4,007.80	\$2.10	\$1,451.10	\$3.00	\$2,073.00	\$2.70	\$1,865.70	\$2.10	\$1,451.10	\$2.40	\$1,656.40	\$4.00	\$2,764.00	\$4.25	\$2,936.75	\$3.30	\$2,280.30
2104.505	REMOVE CONCRETE CULVERT	LIN FT	4	\$35.15	\$140.72	\$200.00	\$800.00	\$76.00	\$304.00	\$205.00	\$820.00	\$135.55	\$534.20	\$65.60	\$262.52	\$30.00	\$120.00	\$121.00	\$484.00	\$50.00	\$200.00
2104.505	REMOVE METAL CULVERT	LIN FT	29	\$21.08	\$611.32	\$20.00	\$580.00	\$32.00	\$928.00	\$36.90	\$1,070.10	\$32.18	\$933.22	\$9.05	\$262.45	\$30.00	\$870.00	\$22.50	\$667.50	\$20.00	\$580.00
2104.505	REMOVE CURB AND GUTTER	LIN FT	142	\$50.00	\$7,100.00	\$8.00	\$1,136.00	\$7.00	\$994.00	\$2.10	\$298.20	\$6.71	\$952.82	\$3.70	\$525.40	\$3.75	\$532.50	\$9.00	\$1,278.00	\$12.00	\$1,704.00
2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	1.036	\$10.77	\$11,157.72	\$6.00	\$6,216.00	\$6.00	\$6,216.00	\$2.90	\$3,004.40	\$5.66	\$5,863.76	\$3.60	\$3,729.60	\$4.25	\$4,403.00	\$8.10	\$8,391.60	\$10.00	\$10,360.00
2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	1.000	\$3.00	\$3,000.00	\$9.00	\$9,000.00	\$6.00	\$6,000.00	\$3.75	\$3,750.00	\$8.68	\$8,680.00	\$3.75	\$3,750.00	\$4.25	\$4,250.00	\$7.00	\$7,000.00	\$10.00	\$10,000.00
2106.507	EXCAVATION - COMMON (P)	CU YD	4.787	\$19.90	\$95,261.30	\$6.00	\$28,722.00	\$12.00	\$57,444.00	\$12.80	\$61,273.60	\$22.90	\$109,622.30	\$11.23	\$53,758.01	\$7.50	\$35,902.50	\$4.65	\$22,259.55	\$14.00	\$67,018.00
2106.507	EXCAVATION - MUCK (P)	CU YD	2.111	\$16.70	\$35,253.70	\$20.00	\$42,220.00	\$17.00	\$35,887.00	\$11.20	\$23,643.20	\$13.63	\$28,772.93	\$18.49	\$39,032.39	\$15.50	\$32,720.50	\$6.85	\$14,460.35	\$24.00	\$50,664.00
2106.507	EXCAVATION - CHANNEL AND POND (P)	CU YD	17.843	\$21.90	\$390,761.70	\$6.00	\$107,058.00	\$4.00	\$71,372.00	\$4.90	\$87,430.70	\$3.90	\$69,587.70	\$9.04	\$161,300.72	\$11.25	\$200,733.75	\$4.65	\$82,969.95	\$8.00	\$142,744.00
2106.507	COMMON EMBANKMENT - STOCKPILE (CV) (P)	CU YD	5.460	\$10.00	\$54,600.00	\$6.00	\$32,760.00	\$5.00	\$27,300.00	\$4.90	\$26,754.00	\$8.78	\$47,938.80	\$7.38	\$40,294.80	\$15.00	\$81,900.00	\$11.30	\$61,698.00	\$3.00	\$16,380.00
2106.507	COMMON EMBANKMENT (CV) (P)	CU YD	12.962	\$10.00	\$129,620.00	\$14.00	\$181,748.00	\$3.00	\$38,946.00	\$4.90	\$63,611.80	\$2.96	\$38,426.72	\$6.21	\$80,618.22	\$7.50	\$97,365.00	\$4.65	\$60,366.30	\$5.00	\$64,910.00
2108.504	GEOTEXTILE FABRIC TYPE 5	SQ YD	2.040	\$3.80	\$7,752.00	\$2.00	\$4,080.00	\$3.00	\$6,120.00	\$1.95	\$3,978.00	\$2.13	\$4,345.20	\$1.78	\$3,631.20	\$3.00	\$6,120.00	\$3.05	\$6,222.00	\$3.00	\$6,120.00
2211.509	AGGREGATE BASE CLASS 5	TON	3.302	\$20.00	\$66,040.00	\$23.00	\$75,946.00	\$28.00	\$92,456.00	\$28.90	\$95,427.80	\$37.48	\$123,758.96	\$24.63	\$81,328.26	\$26.00	\$85,852.00	\$49.40	\$163,118.80	\$42.00	\$138,684.00
2211.604	AGGREGATE BASE (CV) CLASS 5 6.0" THICK-DRIVEWAY	SQ YD	245	\$6.50	\$1,592.50	\$13.00	\$3,185.00	\$13.00	\$3,185.00	\$9.60	\$2,352.00	\$17.33	\$4,245.85	\$36.15	\$8,856.75	\$25.00	\$6,125.00	\$20.50	\$5,022.50	\$25.00	\$6,125.00
2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (3.C) 1.0" THICK-DRIVEWAY	SQ YD	154	\$22.14	\$3,409.56	\$21.00	\$3,234.00	\$29.00	\$4,466.00	\$28.60	\$4,404.40	\$16.85	\$2,594.90	\$27.63	\$4,255.02	\$20.00	\$3,080.00	\$56.70	\$8,731.80	\$20.00	\$3,080.00
2360.504	TYPE SP 12.5 WEARING COURSE MIXTURE (3.C) 2.0" THICK-DRIVEWAY	SQ YD	154	\$37.73	\$5,810.42	\$36.00	\$5,544.00	\$36.00	\$5,544.00	\$30.20	\$4,650.80	\$36.10	\$4,019.40	\$34.64	\$5,334.56	\$34.00	\$5,236.00	\$66.20	\$10,194.80	\$32.00	\$4,928.00
2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3.C)	TON	985	\$120.00	\$118,200.00	\$99.75	\$98,253.75	\$112.00	\$110,320.00	\$113.50	\$111,797.50	\$105.99	\$104,400.15	\$112.46	\$110,773.10	\$95.00	\$93,575.00	\$119.00	\$117,215.00	\$112.00	\$110,320.00
2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (3.C)	TON	985	\$100.00	\$98,500.00	\$105.00	\$103,425.00	\$92.00	\$90,620.00	\$92.80	\$91,408.00	\$87.33	\$86,020.05	\$88.08	\$86,758.80	\$100.00	\$98,500.00	\$99.90	\$98,401.50	\$97.00	\$95,545.00
2411.604	MODULAR BLOCK RETAINING WALL	SQ YD	80	\$200.00	\$16,000.00	\$1,200.00	\$96,000.00	\$1,400.00	\$112,000.00	\$20.50	\$41,640.00	\$818.50	\$65,480.00	\$84.00	\$67,200.00	\$35.00	\$42,000.00	\$89.00	\$71,920.00	\$89.00	\$71,200.00
2501.502	15" GS PIPE APRON	EACH	1	\$1,000.00	\$1,000.00	\$350.00	\$350.00	\$470.00	\$470.00	\$774.50	\$774.50	\$393.14	\$393.14	\$687.50	\$687.50	\$650.00	\$650.00	\$618.00	\$618.00	\$850.00	\$850.00
2501.502	18" GS PIPE APRON	EACH	2	\$1,400.00	\$2,800.00	\$500.00	\$1,000.00	\$560.00	\$1,120.00	\$889.50	\$1,779.00	\$666.35	\$1,332.70	\$808.50	\$1,617.00	\$715.00	\$1,430.00	\$925.00	\$1,850.00	\$1,000.00	\$2,000.00
2501.502	24" GS PIPE APRON	EACH	3	\$1,602.80	\$4,808.40	\$700.00	\$2,100.00	\$740.00	\$2,220.00	\$1,367.00	\$4,101.00	\$1,017.21	\$3,051.63	\$1,100.00	\$3,300.00	\$850.00	\$2,550.00	\$1,370.00	\$4,710.00	\$1,500.00	\$4,500.00
2501.502	30" GS PIPE APRON	EACH	2	\$1,800.00	\$3,600.00	\$1,100.00	\$2,200.00	\$1,100.00	\$2,200.00	\$2,091.00	\$4,182.00	\$1,398.47	\$2,796.94	\$1,732.50	\$3,465.00	\$1,200.00	\$2,400.00	\$1,820.00	\$3,640.00	\$2,650.00	\$5,300.00
2501.502	36" GS PIPE APRON	EACH	1	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$2,636.00	\$2,636.00	\$1,732.27	\$1,732.27	\$2,310.00	\$2,310.00	\$1,500.00	\$1,500.00	\$1,330.00	\$1,330.00	\$3,200.00	\$3,200.00
2501.502	18" RC PIPE APRON	EACH	8	\$1,800.00	\$14,400.00	\$1,055.00	\$8,440.00	\$1,170.00	\$9,360.00	\$912.50	\$7,300.00	\$1,482.35	\$11,858.80	\$1,699.50	\$13,596.00	\$1,025.00	\$8,200.00	\$1,180.00	\$9,440.00	\$2,500.00	\$20,000.00
2501.602	POND OUTLET BAFFLE	EACH	5	\$6,000.00	\$30,000.00	\$2,500.00	\$12,500.00	\$5,000.00	\$25,000.00	\$12,330.00	\$61,600.00	\$9,979.65	\$49,898.25	\$7,590.00	\$37,950.00	\$3,100.00	\$15,500.00	\$4,500.00	\$22,500.00	\$17,200.00	\$86,000.00
2501.602	TRASH GUARD FOR 15" PIPE APRON	EACH	1	\$1,000.00	\$1,000.00	\$250.00	\$250.00	\$300.00	\$300.00	\$359.00	\$359.00	\$215.99	\$215.99	\$456.50	\$456.50	\$300.00	\$300.00	\$319.00	\$319.00	\$650.00	\$650.00
2501.602																					

BID TABULATION
East Frontage Road from 171st Avenue to 334 ft south of Crosswain Boulevard
HAM LAKE IMPROVEMENT PROJECT 2111
July 16, 2025

ITEM NUMBER	ITEM DESCRIPTION	UNIT	QTY.	Engineering Database		D&D Consulting		A-I Estimating LLC		Pioneer Company		Meyer Contracting		Brand Contracting		Tampa Lake Contracting		T. Scherov Discretion		J.B. Fornha, Inc	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
2501.501	12" RC PIPE SEWER DESIGN 300# CLASS IV	LN FT	128	\$123.21	\$15,770.88	\$49.80	\$6,374.40	\$101.00	\$12,928.00	\$28.40	\$3,635.20	\$20.13	\$2,576.64	\$68.29	\$8,741.12	\$66.00	\$8,508.80	\$57.80	\$7,398.40	\$55.00	\$7,056.00
2502.501	15" RC PIPE SEWER DESIGN 300# CLASS IV	LN FT	497	\$152.33	\$75,717.99	\$25.86	\$12,752.82	\$80.00	\$39,760.00	\$69.34	\$34,382.02	\$74.17	\$36,734.44	\$80.49	\$40,003.53	\$61.00	\$30,317.00	\$62.20	\$30,913.00	\$99.80	\$49,550.00
2503.501	18" RC PIPE SEWER DESIGN 300# CLASS IV	LN FT	612	\$170.71	\$104,274.12	\$64.00	\$39,232.00	\$104.00	\$63,568.00	\$60.40	\$37,025.20	\$84.89	\$51,892.68	\$73.84	\$45,101.12	\$72.00	\$44,136.00	\$63.40	\$38,880.20	\$103.00	\$63,043.00
2503.502	24" RC PIPE SEWER DESIGN 300# CLASS IV	LN FT	567	\$221.84	\$125,792.88	\$83.00	\$46,959.00	\$115.00	\$65,305.00	\$69.34	\$39,106.82	\$102.13	\$57,516.06	\$111.02	\$62,617.34	\$87.00	\$49,329.00	\$83.50	\$47,381.00	\$125.00	\$70,675.00
2503.503	36" RC PIPE SEWER DESIGN 300# CLASS IV	LN FT	289	\$230.89	\$66,727.21	\$140.88	\$40,714.32	\$195.00	\$56,355.00	\$141.34	\$40,846.26	\$194.32	\$56,159.04	\$204.72	\$58,764.44	\$175.00	\$50,687.50	\$168.00	\$48,744.00	\$167.00	\$48,069.00
2503.602	CONNECT TO EXISTING STORM SEWER	EACH	1	\$1,000.00	\$1,000.00	\$4,300.00	\$4,300.00	\$3,300.00	\$3,300.00	\$1,127.00	\$1,127.00	\$2,121.44	\$2,121.44	\$1,000.00	\$1,000.00	\$682.91	\$682.91	\$1,790.00	\$1,790.00	\$1,000.00	\$1,000.00
2503.603	18" PIPE FLOOD	EACH	4	\$180.00	\$720.00	\$1,200.00	\$4,800.00	\$4,800.00	\$4,800.00	\$2,823.00	\$11,292.00	\$795.34	\$3,181.36	\$315.56	\$1,262.24	\$600.00	\$2,400.00	\$638.00	\$2,551.20	\$388.00	\$1,551.20
2504.602	DEVELOP WELL	EACH	1	\$17,000.00	\$17,000.00	\$48,700.00	\$48,700.00	\$18,000.00	\$18,000.00	\$28,400.00	\$28,400.00	\$40,000.00	\$40,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$48,700.00	\$48,700.00	\$12,000.00	\$12,000.00
2505.501	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 2-30	EACH	5	\$6,494.98	\$32,474.90	\$1,200.00	\$6,000.00	\$2,600.00	\$13,000.00	\$2,671.80	\$13,359.00	\$3,251.78	\$16,258.90	\$3,275.00	\$16,375.00	\$2,600.00	\$13,000.00	\$3,450.00	\$17,250.00	\$1,200.00	\$6,000.00
2506.501	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 3-40"	EACH	8	\$8,215.11	\$65,720.88	\$4,400.00	\$35,200.00	\$5,700.00	\$45,600.00	\$2,730.88	\$21,847.04	\$2,986.00	\$23,888.00	\$3,111.27	\$24,889.92	\$3,000.00	\$24,000.00	\$3,970.00	\$31,760.00	\$4,400.00	\$35,200.00
2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 3-40"	EACH	1	\$12,496.11	\$12,496.11	\$5,120.00	\$5,120.00	\$3,700.00	\$3,700.00	\$6,870.00	\$6,870.00	\$7,429.09	\$7,429.09	\$8,183.86	\$8,183.86	\$4,700.00	\$4,700.00	\$6,000.00	\$6,000.00	\$3,700.00	\$3,700.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 3-40"	EACH	1	\$18,899.00	\$18,899.00	\$8,300.00	\$8,300.00	\$6,300.00	\$6,300.00	\$11,498.00	\$11,498.00	\$11,944.61	\$11,944.61	\$9,221.83	\$9,221.83	\$8,200.00	\$8,200.00	\$9,710.00	\$9,710.00	\$10,000.00	\$10,000.00
2506.504	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 4-40" SUMP	EACH	1	\$12,889.69	\$12,889.69	\$7,130.00	\$7,130.00	\$7,200.00	\$7,200.00	\$2,140.88	\$2,140.88	\$10,991.68	\$10,991.68	\$17,703.17	\$17,703.17	\$11,000.00	\$11,000.00	\$20,250.00	\$20,250.00	\$13,000.00	\$13,000.00
2506.505	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 5-70" SUMP	EACH	1	\$18,167.84	\$18,167.84	\$9,850.00	\$9,850.00	\$9,100.00	\$9,100.00	\$10,000.00	\$10,000.00	\$13,412.21	\$13,412.21	\$22,344.43	\$22,344.43	\$20,000.00	\$20,000.00	\$20,710.00	\$20,710.00	\$18,000.00	\$18,000.00
2506.506	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 6-50" SUMP	EACH	2	\$20,890.00	\$41,780.00	\$19,700.00	\$39,400.00	\$16,900.00	\$33,800.00	\$17,700.00	\$35,400.00	\$22,518.85	\$45,037.70	\$29,937.79	\$59,875.58	\$28,000.00	\$56,000.00	\$11,130.00	\$22,260.00	\$24,500.00	\$49,000.00
2506.507	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 7-48"	EACH	6	\$8,313.13	\$49,878.78	\$3,900.00	\$23,400.00	\$2,500.00	\$15,000.00	\$3,800.00	\$22,800.00	\$4,243.96	\$25,463.76	\$4,711.67	\$28,270.02	\$4,300.00	\$25,800.00	\$4,130.00	\$24,780.00	\$4,600.00	\$27,600.00
2506.508	INSTALL SALVAGED CASTING	EACH	2	\$200.00	\$400.00	\$1,000.00	\$2,000.00	\$1,300.00	\$2,600.00	\$2,200.00	\$4,400.00	\$3,770.00	\$7,540.00	\$4,250.00	\$8,500.00	\$4,000.00	\$8,000.00	\$4,000.00	\$8,000.00	\$3,000.00	\$6,000.00
2511.504	GEOTEXTILE FILTER TYPE 4	SQ YD	115	\$17.87	\$2,054.95	\$2.00	\$230.00	\$4.00	\$460.00	\$2.41	\$287.15	\$4.73	\$543.95	\$4.50	\$517.50	\$4.31	\$4,756.81	\$6.22	\$7,058.30	\$6.00	\$6,900.00
2511.507	RANDOM RIPRAP CLASS III	CU YD	16	\$176.85	\$2,830.40	\$200.00	\$3,200.00	\$160.00	\$2,560.00	\$130.00	\$2,080.00	\$240.29	\$3,844.64	\$181.18	\$2,900.88	\$150.00	\$2,250.00	\$170.00	\$2,720.00	\$180.00	\$2,880.00
2511.508	CONCRETE CURB AND GUTTER DESIGN B&C	LN FT	187	\$31.00	\$5,807.00	\$25.00	\$4,675.00	\$28.00	\$5,276.00	\$32.10	\$6,012.70	\$27.75	\$5,189.25	\$28.63	\$5,351.81	\$27.00	\$5,061.00	\$24.10	\$4,506.70	\$41.00	\$7,681.00
2511.509	CONCRETE CURB AND GUTTER DESIGN B&C	LN FT	8,900	\$21.00	\$186,900.00	\$30.00	\$267,000.00	\$28.00	\$248,000.00	\$23.10	\$206,280.00	\$19.23	\$171,087.00	\$19.44	\$172,296.00	\$20.00	\$178,000.00	\$22.40	\$197,440.00	\$29.23	\$259,321.00
2511.504	CONCRETE DRIVEWAY PAVEMENT	SQ YD	22	\$82.71	\$1,819.62	\$110.00	\$2,420.00	\$103.00	\$2,266.00	\$111.54	\$2,453.88	\$71.50	\$1,573.00	\$92.42	\$2,033.24	\$120.00	\$2,640.00	\$92.00	\$2,024.00	\$147.00	\$3,133.80
2511.603	CONCRETE GUTTER DESIGN - TRENCH DRAIN	LN FT	440	\$66.00	\$29,040.00	\$24.00	\$10,560.00	\$26.00	\$11,560.00	\$31.00	\$13,640.00	\$23.00	\$10,140.00	\$23.27	\$10,238.80	\$24.00	\$10,560.00	\$24.00	\$10,560.00	\$47.00	\$20,880.00
2540.602	INSTALL MAIL BOX SUPPORT WITH MAILBOX	EACH	1	\$240.00	\$240.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00	\$200.00
2543.501	TRAFFIC CONTROL	LN FT	1	\$15,000.00	\$15,000.00	\$2,000.00	\$2,000.00	\$7,500.00	\$7,500.00	\$1,500.00	\$1,500.00	\$4,250.00	\$4,250.00	\$1,000.00	\$1,000.00	\$4,250.00	\$4,250.00	\$1,000.00	\$1,000.00	\$8,500.00	\$8,500.00
2544.502	RIGHT OF WAY MARKER	EACH	5	\$150.00	\$750.00	\$180.00	\$900.00	\$180.00	\$900.00	\$150.00	\$750.00	\$170.00	\$850.00	\$170.00	\$850.00	\$170.00	\$850.00	\$170.00	\$850.00	\$170.00	\$850.00
2544.518	BACK PANELS TYPE C	SQ FT	68	\$115.94	\$7,883.92	\$97.00	\$6,596.00	\$55.00	\$3,740.00	\$97.30	\$6,610.60	\$60.00	\$4,020.00	\$93.84	\$6,369.92	\$65.00	\$4,420.00	\$97.00	\$6,596.00	\$75.00	\$5,075.00
2544.602	INSTALL SALVAGED SIGNS	EACH	2	\$550.00	\$1,100.00	\$750.00	\$1,500.00	\$750.00	\$1,500.00	\$600.00	\$1,200.00	\$700.00	\$1,400.00	\$600.00	\$1,200.00	\$700.00	\$1,400.00	\$600.00	\$1,200.00	\$700.00	\$1,400.00
2571.501	ETIMULATED CONSTRUCTION EMT	LN FT	1	\$2,000.00	\$2,000.00	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$6,000.00	\$6,000.00	\$1,000.00	\$1,000.00	\$2,700.00	\$2,700.00	\$2,000.00	\$2,000.00	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00
2571.502	STORM DRAIN INLET PROTECTION	EACH	25	\$240.21	\$6,005.25	\$200.00	\$5,000.00	\$150.00	\$3,750.00	\$188.53	\$4,713.25	\$158.00	\$3,950.00	\$177.50	\$4,437.50	\$150.00	\$3,750.00	\$250.00	\$6,250.00	\$281.00	\$7,025.00
2571.503	CULVERT END CONTROLS	EACH	20	\$651.80	\$13,036.00	\$200.00	\$4,000.00	\$150.00	\$3,000.00	\$154.50	\$3,090.00	\$150.00	\$3,000.00	\$243.80	\$4,876.00	\$200.00	\$4,000.00	\$200.00	\$4,000.00	\$200.00	\$4,000.00
2571.504	SLT FENCE TYPE MS	LN FT	6,621	\$2.78	\$18,206.38	\$2.50	\$16,552.50	\$2.00	\$13,240.00	\$2.65	\$17,432.65	\$2.50	\$16,552.50	\$2.50	\$16,552.50	\$2.50	\$16,552.50	\$2.50	\$16,552.50	\$2.50	\$16,552.50
2575.608	TURF ESTABLISHMENT (25-15) SEEDING MIX	ACRE	3.34	\$3,764.31	\$12,552.80	\$2,000.00	\$6,700.00	\$1,800.00	\$6,012.00	\$2,416.00	\$8,172.80	\$1,800.00	\$6,480.00	\$2,280.00	\$7,524.00	\$1,800.00	\$6,480.00	\$2,280.00	\$7,524.00	\$1,800.00	\$6,480.00
2575.609	TURF ESTABLISHMENT (25-15) SEEDING MIX	ACRE	2.34	\$14,183.54	\$33,189.47	\$2,000.00	\$4,700.00	\$1,700.00	\$2,870.00	\$4,862.00	\$11,206.00	\$1,800.00	\$3,240.00	\$1,200.00	\$2,160.00	\$1,800.00	\$3,240.00	\$1,800.00	\$3,240.00	\$1,800.00	\$3,240.00
2581.501	4" WHITE SOLID LINE EPOXY PAINT	LN FT	18	\$3.00	\$54.00	\$3.00	\$54.00	\$3.00	\$54.00	\$3.00	\$54.00	\$3.00	\$54.00	\$3.00	\$54.00	\$3.00	\$54.00	\$3.00	\$54.00	\$3.00	\$54.00
2582.501	P DOUBLE YELLOW SOLID LINE PAINT	LN FT	2,800	\$2.50	\$7,000.00	\$1.50	\$4,200.00	\$1.50	\$4,200.00	\$1.50	\$4,200.00	\$1.50	\$4,200.00	\$2.18	\$6,024.00	\$1.50	\$4,200.00	\$1.50	\$4,200.00	\$1.50	\$4,200.00
TOTAL					\$2,471,927.54		\$1,375,214.91		\$1,812,195.95		\$4,647,446.07		\$1,715,511.81		\$4,576,811.17		\$1,899,864.11		\$2,823,393.10		\$2,344,181.16

*Excludes Bidding Taxes