



CARVER COUNTY PARKS

11360 Highway 212 West, Suite #2
Cologne, MN 55322
Phone (952) 466-5250 Fax (952) 466-5223
www.co.carver.mn.us/parks

Division of Public Works

11360 Hwy. 212 West, Suite #1
Cologne, MN 55322
Phone (952) 466-5200
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Park Commission

Meeting Wednesday, October 8, 2014

6:30 Regular Meeting
Carver County Public Works
11360 Hwy 212, Cologne, MN 55322

Agenda

- 1) Call Meeting to Order, Roll Call (6:30 p.m.)
- 2) Approval of the September 3, 2014 Regular Meeting Minutes (6:31 p.m.)
- 3) Additions or Deletions to the Agenda (6:32 p.m.)
- 4) Approval of Agenda (6:33 p.m.)
- 5) Commissioner Liaison Report (6:34 p.m.)
- 6) Open to the Public (6:35 p.m.)
- 7) New Business (7:30 p.m.)
 - a. Request to Extend Sewer and Water Service Across Lake Waconia Regional Park
- 8) Staff Reports (8:00 p.m.)
 - a. Update on Aquatic Invasive Species Program
 - b. Lake Minnewashta Regional Park Road and Parking Lot Improvements
 - c. MN River Bluffs RT
 - d. Events and Activities
- 9) Commission Member Reports (8:15 p.m.)
- 10) Set Next Meeting Date (8:20 p.m.) – Proposed date November 12th
- 11) Adjourn Meeting (8:25 p.m.)

Please note if a Commission Member cannot attend the meeting, please call the Park Office at 466 – 5250.

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Draft Meeting Minutes September 3, 2014

Members Present: Carroll Aasen, Ron Trick, Tom Hermann, Jim Manders, Gerald Bruner, Jim Boettcher,

Staff Present: Marty Walsh, Sam Pertz, Connie Keller

CALL TO ORDER: Manders, called the meeting to order at 7:00p.m.

APPROVAL OF MINUTES: (7:01p.m.)
Bruner motioned to approve the minutes of the August 13, 2014 regular meeting minutes. Trick seconded the motion.
Motion passed 6 to 0.

Additions/Deletions to the Agenda: (7:01p.m.)
None

AGENDA: (7:01p.m.)
Hermann motioned to approve meeting agenda, Boettcher seconded the motion.
Motion passed 6 to 0.

Commissioner Liaison Report: (7:02p.m.)
None

Open to the Public: (7:02 p.m.)
None Present

Old Business: (7:02p.m)

A. 2040 Regional Park Policy Plan

Staff continues the review of the Thrive MSP 2040 Regional Parks Policy Plan and highlights elements not previously mentioned in the August 13th Park Commission meeting.

Summary of the bullet points:

- Reimbursement – purchase of land or capital improvements in advance of funding
- Regional Trail Corridors on former railroad lines are eligible for funding providing improvements last 10 or more years
- Council will actively seek funding from the State and other sources
- Protection of public investment
 - Planning review consistency with policy plan – land uses my change to protect investment in regional parks and trails
 - Restrictive covenant's – placed on property purchased with regional funding
 - Reimbursement for cleanup costs of soil contamination, and wells are eligible in existing parks/trails

- Telecommunications towers generally discouraged, however permitted if no other reasonable solution exists
- Wastewater treatment conveyance facilities should be placed to minimize negative impacts
- Finance CIP – formula for CIP 70% population and 30% non-local visits
- Finance – Parks and Trails Legacy Funds – voter approved, similar formula as CIP, percentage of funds will be used connecting people to the outdoors
- Park Acquisition Opportunity Fund eligibility discussed
- Finance – operation and maintenance services can be supported through park fees, property taxes and local government
- Estimated acquisition costs – Environmental and Natural Resource Funding source
- Regional Park System Capital Improvement Program process – presented flow chart of process
- Regional Parks System Parks and Trails Legacy Fund Process – similar to CIP process, subject rider language of legislation
- Other sections in Policy Plan
 - State Bond Declaration - sale or lease of land must be approved by commission
 - Stewardship
 - Special Assessments
 - Payment in lieu of property tax
 - Revenue from non-recreational uses
 - Enterprise activities must pay own costs – example golf courses, ski areas, water parks
 - Equal access
 - Design plans
 - Grant close out documentation of expenses
 - Minor amendments – administrative procedure

Suggested Comments to incorporate into Carver County's response to Met Council

- Staff generally finds the document consistent with the County Comprehensive plan
 - On page 30 of document = change the word from new to "proposed" regional parks in Carver County
- Set aside competitive grant program, portion of Council Bonds
- Review of projects through an equity lens, prioritize projects
- Shift from growth to equity distribution- Review comment with Land and Water Services
- Bridging facilities – funds may be better spent on programs connecting people to the outdoors
- Community engagement process for public meetings
- Regional Bicycle Transportation – should include bike routes to transportation centers
- Primary services area is 75% of where visitors come from – information is out of date needs to be replaced
- Finance CIP – Statement that each agency has unique needs which that agency can best determine

Questions or Comments

Boettcher ask if Operations and Maintenance funding goes down if users are down; Staff states that Operations and Maintenance funding has been stable around 10%

Bruner from flow chart what does MPOSC mean; Staff – MPOSC stands for Metropolitan Parks Open Space Commission – they are the committee that makes recommendations to the Met Council.

Trick asks asked if the onetime of property tax payment to townships is a onetime thing; Staff responds yes, it is a onetime payment, helps the townships transition from receiving property taxes to not receiving any for the land that was purchased for parks and trails.

Manders asked under the suggested comments if the shift from growth to equity distribution is that a shift on demographics; Staff, it talks about sharing the resources equitably among populations vs. how the system will deal with growth in population.

Herman asked if they use the census report to see what demographics are coming into an area; Staff, Metropolitan Council conducts its own surveys

Public comments for the policy is open until November, council will take action in January in time for the legislation session.

No other questions or comments

New Business: (7:44p.m.)

A. Lake Minnewashta Park Road and Parking Lot Improvements

Staff presented a power point presentation on the bids for the road project at Lake Minnewashta Park.

Presentation consisted of background information, project scoping, and bid options with different alternatives, estimate/budget and recommendation of the project

Three Bids received by Park Construction Company, Midwest Civil Constructors and Bituminous Roadways. Bids were put out with base bid for main park road and entrance to park along with different alternatives with work being done in fall of 2014 and spring/fall of 2015 which include grading and paving the boat launch area, OLDA road and parking lot and shop parking lot.

Staff presented three different options with pros and cons and costs for each option for the Park Commission to consider.

Staff's recommendation is that they go with Option A which consist of the main park road going down to beach, park entrance and grading of boat access with paving of those areas with work to start fall of 2014 and finish up spring of 2015.

Comments and Questions:

Bruner wonders why the design portion cost so much; Staff not only does it included the design work but also the construction documents which includes what state requires, not uncommon for the design portion to be 20% of project costs.

Bruner is the person who did the design are they responsibility that everything is done by state standards; Staff yes that is there responsibility.

Boettcher was wondering if the boat launch is a duel launch; Staff stated that the dock is in middle with one lane on each side of the dock.

Manders when you are talking about road being paved are you talking about the dog park road and the road down to beach; Staff option A does not include the off leash dog park road or the shop area.

Bruner has the County already hauled in the aggregate for the roads is that part of the cost; Staff, yes we already have hauled that in for the project to help make the project more efficient.

Discussion ensued on the options and what makes the most sense for the park and working within the budget and maybe being able to bring more funds from other areas in order to complete more of the project.

Bruner do you anticipate that the state is doing better financial that will bring more money into the parks; Staff, yes it means the parks and trails fund has more money.. County Program Aid (CPA) funds will also be used. The grant dollars will not change.

Aasen - is the boat access not included in the bid; Staff, we will remove the ramp from the project due to higher than anticipated costs and look to construct through other means.

Boettcher – why is it not included; Staff because the bid came in way over engineer costs and we feel we can do it for a less amount than what contract bid.

Manders has a question on the timing for 2014 and 2015; Staff we will work with contactor on timing for whole project.

Bruner asks if the DNR has any say on the boat ramp; Staff stated that the Core of Engineers has the say on the boat access.

Aasen makes a recommendation to go with the Staff recommendation of Option A, Boettcher seconds the motion. Manders and Trick agree with the option as well

Vote taken all in favor of Staff recommendation of Option A
Motion passes 6 to 0

No other comments or questions

Staff Reports: **(8:31p.m.)**

A. Update on Aquatic Invasive Species Program Update

Schedule service is through September 14th, we have asked the Board to extend services on priority lakes until mid-October due to the infestation on Christmas Lake and the increased findings at other lakes that our inspectors cover. We have CPA dollars that could be used and we are operating well under budget so we could use those dollars to extend the season.

This past weekend was busy which concludes the peek boat season; we are at about 14 total finds of zebra mussel this season, more than the last couple years. Staffing is mostly depleted for season; we are getting by with retirees that can work into October.

Had a preliminary meeting with the MCWD for grant opportunities to help with some enhancement with storm water drainage, rain gardens. Had some interesting opportunities for Lake Minnewashta – with creating new uniform signage or inspection system.

Initial reports is that we inspection 12,000 boats by mid-August, last year we had about 15,000

Christmas Lake was found to have Zebra Mussels and doing a rapid response plan for the lake and using some kind of treatment.

Questions or Comments:

Bruner asked if anyone has found to attract the Zebra Mussels; Staff said that they attach to just about anything.

Boettcher asks are all the finds coming from Lake Minnetonka; Staff, they believe so but that is because Minnetonka is close to us.

Boettcher asks if all the finds are dead; Staff said most of them have been found on vegetation that is on the boat not sure if they are all dead.

Discussion on AIS inspections and compliance of public and times of inspections.

B. MN River Bluffs Regional Trail

Work continues to progress, issues with the railroad corridor, working on getting underline property ownership, working diligently to clear up ownership, so this project can start next year. May have to ask for easements

Questions or Comments:

Manders would these be governmental easements opposed to private property; Staff it would be the federal fish and wildlife property it is not that they are opposed to easement it's just going through the process with the government. If it is a private property easement it may be a little more difficulty. We don't know who these property owners are at this time.

C. Events and Activities

Chili cook off is next month on October 11th at Baylor Campground – 14th year, need judges, people to help serve, photographer or contestants!

Bruner said he would be a judge

We are planning for winter programs, will have some fun fall programs already planned for this fall.

Commission Member Reports: (8:51p.m.)

Trick wanted to know if the DNR released any fish into Eagle Lake; Staff stated that they did release about a half million walleye fry.

Trick also wanted to know if they took a net count; Staff stated yes they did but don't know the count.

Aasen due to the Christmas Lake stuff and the rapid response; Staff is developing a rapid response for Carver County with the Planning and Water Management Services.

Is there funding for the rapid response if there is something found; Staff state that the CPA funds could be used if something is needed, other forces would be land and water shed dollars.

Manders wondering if any update on the 7th Park Commission Member; Staff nothing has been said.

Next Meeting Date: (8:55p.m.)

Next meeting will be on October 8, 2014 at 6:30pm meeting at Public Works Building in Cologne.

Adjourn Meeting: (8:56p.m.)

Trick motioned to adjourn the meeting, Manders seconded the motion. Motion passed 6 to 0.



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MEMO

TO: Members of the Park Commission

FROM: Marty Walsh, Parks Director

SUBJECT: Parkside Church –Request for Utility Easement

DATE: September 26, 2014

Background

Parkside Church next to Lake Waconia Regional Park has submitted a request for utility easement across a portion of the park for connections to sanitary sewer, water, gas and cable.

Below is the process for considering granting a utility easement to Parkside Church

- Staff and Park Commission analyzes the request and makes recommendation to the County Board
- The County Board reviews the request and recommendation of Staff and the Parks Commission. The Board may take action to approve or deny the request for a utility easement.
- If the Board approves the request, authorization by the Metropolitan Council is needed to grant and easement. When Carver County purchased the property with funding provided by the Metropolitan Council, a restrictive covenant was placed on the land to ensure that the property would be preserved for the public and that the property could not be encumbered without consent of the Metropolitan Council.

Analysis

The request is a result of the Church's septic system no longer passing inspection. The Church has hired a consulting engineering service to provide options for how the Church could connect to municipal services. Also, at this time the Church is considering other connections of natural gas and cable service which could run in the same utility area.

Attached to this memorandum is the feasibility study conducted by Otto & Associates Engineers and Land Surveyors Inc. and the request to the Carver County Park Commission which outlines two options for sanitary sewer and municipal water connections. Proposed connections to natural gas and cable are not shown in these reports.

Feasibility report and the request to the Carver County Park Commission outline two options for making connections from the Church to municipal sanitary sewer and water provided by the City of Waconia.

Option 1 from the Feasibility Report

Option One extends utilities to the north through the County parcel. This land is currently open field with the exception of a row of trees along the south. The alignment was chosen according to the topography

such that the sanitary sewer could be extended by gravity. Tree removal on the County property would be limited to the width of the utility corridor through the tree line (approximately 30 feet). Tree removal on the church property would be along the south end of the parking lot. (Approximately 0.2 acres in all.) The backyards of Lots 17 and 18 would only be disturbed at the connection points and are within existing easement. It is estimated that 40 square yards of lawn would be disturbed and restored with sod for this option. The sewer line would include 4 inch cleanouts every 100 feet according to Minnesota state code. The watermain extension would parallel the sewer, 10 feet to the west and north.

Option 2 from the Feasibility Report

Option Two extends utilities to the east along the backyard of Lot 18, into the City outlot and then north along the western side of the church property. The existing sanitary elevation is higher than the ground elevation in the southwest corner of the church property; therefore, a pump station will be required with this option. A grinder pump would be located on the City outlot and a forcemain would be installed along the backyard of Lot 18 to connect to the existing manhole. Due to the location of the existing utility stubs, and the fact that there is only a 20 foot easement on Lot 18, the watermain is shown to be installed along the common property line of Lot 18 and the County parcel. Once the watermain reaches 10 feet beyond the County's east line, the alignment is shown to run parallel and 10 feet from the County's east line. Trees along the southern 10 feet of the County property would be removed for this alignment option. Additionally, trees along the western 30 feet of the church property would be removed. (Approximately 0.5 acres in all.) The backyard of Lot 17 would have very little disturbance but Lot 18 will be disturbed along the entire length of its north line (approximately 225 square yards of restoration). The watermain extension would parallel the sewer, 10 feet to the west and north.

Below is a brief evaluation of the pros and cons to the two systems.

Pros for Option 1, Gravity Flow System

- Cheaper to construct, no grinder pump needed
- Perhaps a more reliable system requiring less maintenance
- Less disturbance to trees, neighboring property impacted least
-

Cons for Option 1, Gravity Flow System

- Requires a substantial permanent easement across park property, approximately .44 acres
- Requires perpetual maintenance for access to clean sewer system
- No value is provided for the easement area, perhaps in total the cost is more?
- The County would be restricted on the improvements or restoration work on the easement area

Pros for Option 2, Forcemain System

- Very little impact to park property, little restrictions
- Perhaps if a value were provided for the easement area the overall cost would be less?

Cons for Option 2, Forcemain System

- Construction cost higher
- System less reliable, requires more maintenance
- No value is provided for the easement area

At the time of this report the following information is being requested.

- Status of request for annexation by Church into the City limits
- A third hybrid option for an easement alignment has been requested which would reduce the area of permanent easement as compared to Option 1, and would have similar disturbance to vegetation
- The City of Waconia has not contemplated adding gas and cable to the utility easement area

As noted above, neither option provides a value for a permanent easement

Recommendation: It is requested that a recommendation be tabled until additional information is provided. An issue exists on what should the County's policy be concerning charging a fee for an easement. As mentioned neither option provided a value for the easement area. Staff would recommend that Parkside Church obtain market values for the easement areas of the two options for consideration.



July 14, 2014

ParkSide Church
c/o Doug Parkinson
9560 Paradise Lane
Waconia, MN 55387

RE: Feasibility Study
ParkSide Church
Otto Project No. 14-0153

Dear Mr. Parkinson:

As requested by you, on behalf of ParkSide Church, I have prepared a feasibility study of two options for extending City utilities to the church. I was later made aware of the City's desire to provide two fire hydrants on the property, on the north and south sides of the parking lot. Jake Saulsbury, City Engineer, indicated that the utilities would only need to be sized for the church and no other properties would be served by this extension.

EXISTING CONDITIONS (Refer to Existing Conditions Exhibit)

Currently, the existing sanitary sewer and watermain is located between Lots 17 and 18, Block 4, LEGACY VILLAGE OF WACONIA, located at the end of Yellowstone Trail. According to the City record plans, there is a 10 inch PVC sewer pipe that ends in a manhole approximately 10 feet from the north line of the plat of LEGACY VILLAGE AT WACONIA and an 8 inch DIP watermain with an 8 inch gate valve that also extends to approximately 10 feet from the north property line. The plat of LEGACY VILLAGE AT WACONIA shows there was a 20 foot wide drainage and utility easement platted along the north boundary.

To the north of said Lots 17 and 18, is an 18 acre parcel owned by Carver County. It is my understanding that it is designated as future park land. The church property is adjacent and east of this property. Bordering the church's south line is a large outlot owned by the City of Waconia and encumbered by ponds and wetland.

I was provided with limited information regarding the existing service sizes and flows from the church. A 4 inch sanitary sewer serves the building but the estimated flows were not provided at the time of this study. The water service size and flow was also not provided. These items will need to be confirmed with the final design.

The existing manhole has an invert elevation about 5 feet higher than the ground elevation in the southwest corner of the church property. ParkSide Church sits almost 40 feet higher than the land at the southern boundary. Therefore, extending sewer via gravity from the south cannot be accomplished unless the sewer is extended north through the County parcel.

The following two options were evaluated with this study:

OPTION ONE (Refer to Option One Exhibit)

Option One extends utilities to the north through the County parcel. This land is currently open field with the exception of a row of trees along the south. The alignment was chosen according to the topography such that the sanitary sewer could be extended by gravity. (Topographic information used is from the Carver County GIS website.)

Tree removal on the County property would be limited to the width of the utility corridor through the tree line (approximately 30 feet). Tree removal on the church property would be along the south end of the parking lot. (Approximately 0.2 acres in all.)

The backyards of Lots 17 and 18 would only be disturbed at the connection points and are within existing easement. I estimate that 40 square yards of lawn would be disturbed and restored with sod for this option.

The sewer line would include 4 inch cleanouts every 100 feet according to Minnesota state code.

The watermain extension would parallel the sewer, 10 feet to the west and north.

OPTION TWO (Refer to Option Two Exhibit)

Option Two extends utilities to the east along the backyard of Lot 18, into the City outlot and then north along the western side of the church property.

The existing sanitary elevation is higher than the ground elevation in the southwest corner of the church property; therefore, a pump station will be required with this option. A grinder pump would be located on the City outlot and a forcemain would be installed along the backyard of Lot 18 to connect to the existing manhole.

Due to the location of the existing utility stubs, and the fact that there is only a 20 foot easement on Lot 18, I am showing the watermain installed along the common property line of Lot 18 and the County parcel. Once the watermain reaches 10 feet beyond the County's east line, the alignment is shown to run parallel and 10 feet from the County's east line.

Trees along the southern 10 feet of the County property would be removed for this alignment option. Additionally, trees along the western 30 feet of the church property would be removed. (Approximately 0.5 acres in all.)

The backyard of Lot 17 would have very little disturbance but Lot 18 will be disturbed along the entire length of its north line (approximately 225 square yards of restoration).

WATERMAIN

I have made the assumption that the City will request an 8 inch watermain extension and that the church has an existing 2 inch water service. Both options presented in this study have the same quantity of watermain pipe length; therefore, if the size is changed, it will not play a factor in determining the best alignment. However, the alignment in Option Two will require additional tree removal and lawn restoration.

I am recommending the watermain be directional drilled under the existing parking lot to minimize pavement restoration. Installation of the 2 inch water service running from the 8 inch watermain to the existing well would be open cut.

EASEMENTS

Option One would require obtaining a permanent 30 foot utility easement from Carver County. It is recommended that a temporary construction easement be obtained to gain an additional 10 feet on each side of the permanent easement to allow room for trench material and granular bedding stockpiling during installation.

Option Two would require obtaining a permanent 10 foot utility easement from Carver County. A temporary easement may not be feasible with this option due to the trees along the property.

It is not clear whether the services would be considered public or private. If they are private, the Church should discuss with the City whether the existing utility easements can be used or if a private easement must be obtained from the property owners.

RECOMMENDATION

It is my recommendation to pursue Option One. In reviewing the construction costs (see attached estimates), Option One is approximately \$20,000.00 less than Option Two.

More importantly, Option One would eliminate the need for a pump station and forcemain. There are more maintenance concerns with a pressure system than gravity. It appears from the topographic information shown on the Carver County GIS website that access to the pump station from the church property for maintenance would be challenging topographically. The alternative of accessing off Yellowstone Trail between Lots 17 and 18 and along Lot 18's backyard would be disruptive and strongly opposed by the property owners. If the utilities along the north side of Lot 18 would be considered private, the church would be putting themselves in a tough position with the property owners. I assume the City of Waconia would want to avoid this as well.

Accessing the utilities along Option One's corridor works topographically and would likely be less disruptive in a public space. The cleanouts would be hardly noticeable in the park and less maintenance would be expected on a small gravity line. Finally, Option One would have less tree removal, which is a benefit to all the properties involved.

If you have any questions about this study, please feel free to contact me at 763-682-4727.

Sincerely,

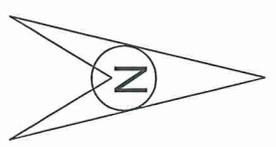
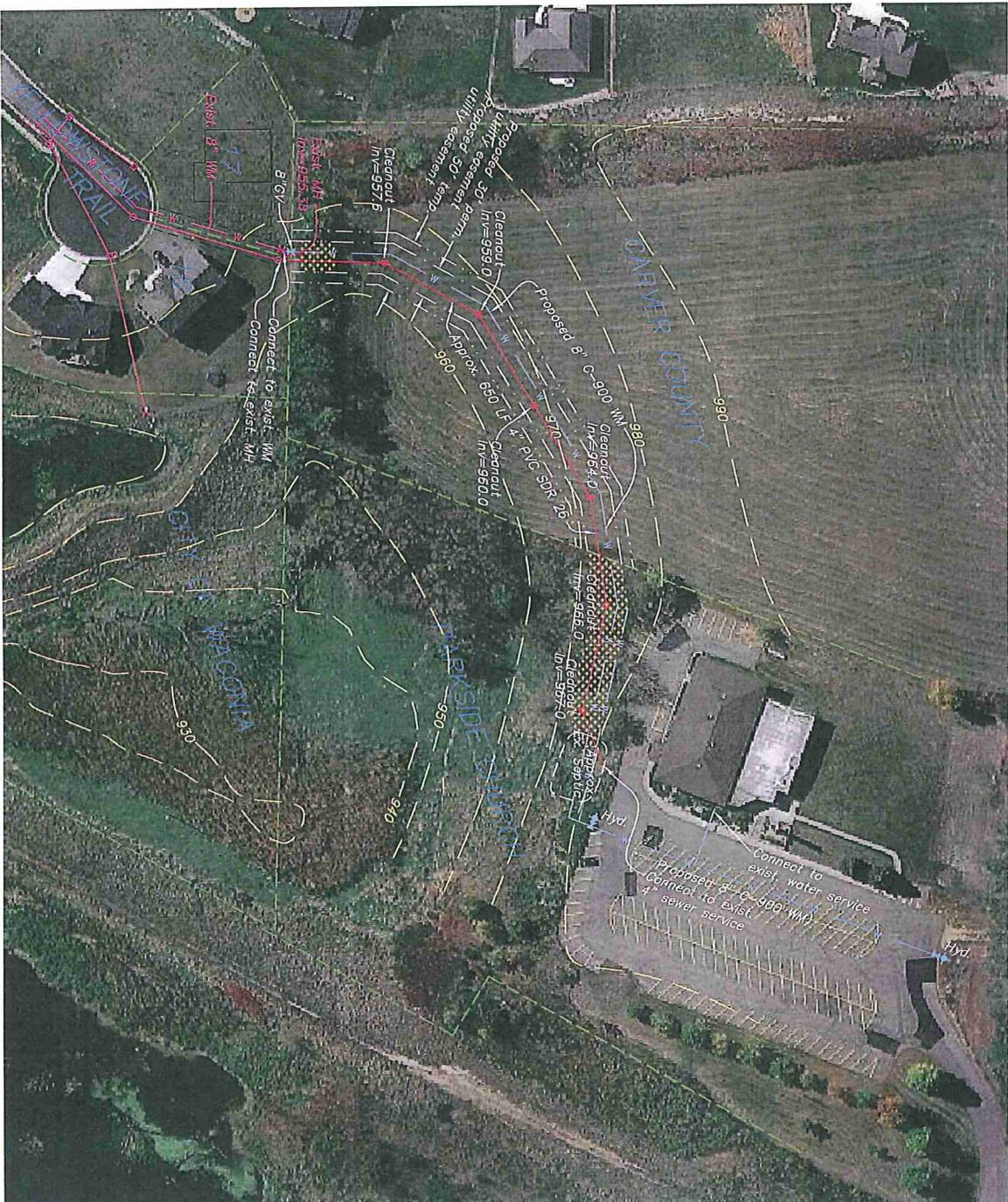
Otto Associates
Engineers & Land Surveyors, Inc.



Cara Schwahn Otto, P.E.
Senior Vice President

CSO:ch

Attachments: Existing Conditions Exhibit
Option One Exhibit
Option Two Exhibit
Option One Cost Estimate
Option Two Cost Estimate

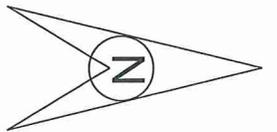


NOTES:
 1. GENERAL TOPOGRAPHIC INFORMATION IS SHOWN PER THE CARVER COUNTY GIS WEBSITE.
 2. EXISTING UTILITY INFORMATION PER CITY RECORD PLANS.



DENOTES TREE REMOVAL

| | | | |
|---|--------|---|---------|
| REV. NO. / DATE | 87 | DESCRIPTION | |
| DESIGNED | DSQ/MW | Reviewed and approved by | |
| CHECKED | CSD | me or under my direct supervision and that I am a duly Licensed Professional Engineer | |
| | | City of Waconia | |
| | | City Engineer | |
| | | License # 40423 | |
| | | Date: 7-11-14 | |
| | | www.attosolutions.com | |
| ATTO ASSOCIATES, INC. 9 West Division Street Buffalo, MN 55313 Fax: (763) 885-3822 | | | |
| PARKSIDE CHURCH WACONIA, MN | | | |
| OPTION 1 SHEET NO. 2 OF 3 SHEETS | | PROJECT NO. | 14-0153 |
| | | DATE | 7/9/14 |



NOTES:
 1. GENERAL TOPOGRAPHIC INFORMATION IS SHOWN PER THE CARVER COUNTY GIS WEBSITE
 2. EXISTING UTILITY INFORMATION PER CITY RECORD PLANS.

● DENOTES TREE REMOVAL

| | | |
|------|----|-------------|
| DATE | BY | DESCRIPTION |
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DESIGNED: DRAM
 CSO
 CHECKED: CSO
 Created: 7/9/14
 Date: 7-11-14

www.draminc.com
 9 West Division Street
 (762) 826-4272
 Fax: (762) 826-3522

DRAM INC.
 ENGINEERS & LAND SURVEYORS, INC.

PARKSIDE CHURCH
 MACONIA, MN

PROJECT NO: 14-0153
 DATE: 7/9/14
 SHEET NO. 3 OF 3 SHEETS
 OPTION 2

**ENGINEER'S ESTIMATE
OPTION ONE**

**PARKSIDE CHURCH
WACONIA, MINNESOTA**
Otto Project No. 14-0153
July 10, 2014

| ITEM | UNITS | EST QUANT | UNIT PRICE | TOTAL |
|---|-------|-----------|-------------|--------------|
| 4" PVC SDR 26 Sewer Pipe (Incl. Bedding) | LF | 650 | \$ 20.00 | \$ 13,000.00 |
| 4" Cleanout | EACH | 6 | \$ 250.00 | \$ 1,500.00 |
| Connect to Existing MH (Core Drill) | EACH | 1 | \$ 1,500.00 | \$ 1,500.00 |
| Connect to Existing 4" Sewer | EACH | 1 | \$ 500.00 | \$ 500.00 |
| 8" C-900 Watermain (Incl. Bedding & Tracer Wire) | LF | 735 | \$ 28.00 | \$ 20,580.00 |
| Directional Bore 8" HPDE SDR11 (Incl. Tracer Wire) | LF | 350 | \$ 32.00 | \$ 11,200.00 |
| 6" DIP Watermain | LF | 12 | \$ 40.00 | \$ 480.00 |
| 8" Gate Valve & Box | EACH | 1 | \$ 2,000.00 | \$ 2,000.00 |
| Fire Hydrant w/6" Gate Valve & Box | EACH | 2 | \$ 4,600.00 | \$ 9,200.00 |
| 2" Type K Copper Pipe | LF | 55 | \$ 28.00 | \$ 1,540.00 |
| 2" Corporation Stop | EACH | 1 | \$ 600.00 | \$ 600.00 |
| 2" Curb Stop & Box | EACH | 1 | \$ 800.00 | \$ 800.00 |
| Connect to Existing 8" DIP | EACH | 1 | \$ 1,500.00 | \$ 1,500.00 |
| Connect to Existing 2" Water Service | EACH | 1 | \$ 500.00 | \$ 500.00 |
| Bituminous Parking Lot Restoration (Remove & Replace) | SY | 115 | \$ 24.00 | \$ 2,760.00 |
| Concrete Sidewalk Restoration (Remove & Replace) | SF | 140 | \$ 6.00 | \$ 840.00 |
| Clearing & Grubbing | ACRE | 0.2 | \$ 6,000.00 | \$ 1,200.00 |
| Sod | SY | 40 | \$ 5.00 | \$ 200.00 |
| Seed, Mulch, & Fertilizer | ACRE | 0.8 | \$ 1,500.00 | \$ 1,200.00 |
| Silt Fence | LF | 730 | \$ 2.25 | \$ 1,642.50 |
| Remove Septic (Incl. Permitting) | LS | 1 | \$ 1,000.00 | \$ 1,000.00 |
| Abandon Well (Incl. Permitting) | LS | 1 | \$ 2,000.00 | \$ 2,000.00 |
| TOTAL | | | | \$ 75,742.50 |

**ENGINEER'S ESTIMATE
OPTION TWO**

**PARKSIDE CHURCH
WACONIA, MINNESOTA**
Otto Project No. 14-0153
July 10, 2014

| ITEM | UNITS | EST QUANT | UNIT PRICE | TOTAL |
|---|-------|-----------|--------------|---------------------|
| 4" PVC SDR 26 Sewer Pipe (Incl. Bedding) | LF | 460 | \$ 20.00 | \$ 9,200.00 |
| 4" Cleanout | EACH | 5 | \$ 250.00 | \$ 1,250.00 |
| Directional Bore 1.5" SDR11 HDPE FM | LF | 190 | \$ 20.00 | \$ 3,800.00 |
| Connect to Existing MH (Core Drill) | EACH | 1 | \$ 1,500.00 | \$ 1,500.00 |
| Connect to Existing 4" Sewer | EACH | 1 | \$ 500.00 | \$ 500.00 |
| E/ONE Grinder Pump Station | LS | 1 | \$ 20,000.00 | \$ 20,000.00 |
| 8" C-900 Watermain (Incl. Bedding & Tracer Wire) | LF | 735 | \$ 28.00 | \$ 20,580.00 |
| Directional Bore 8" HPDE SDR11 (Incl. Tracer Wire) | LF | 350 | \$ 32.00 | \$ 11,200.00 |
| 6" DIP Watermain | LF | 12 | \$ 40.00 | \$ 480.00 |
| 8" Gate Valve & Box | EACH | 1 | \$ 2,000.00 | \$ 2,000.00 |
| Fire Hydrant w/6" Gate Valve & Box | EACH | 2 | \$ 4,600.00 | \$ 9,200.00 |
| 2" Type K Copper Pipe | LF | 55 | \$ 28.00 | \$ 1,540.00 |
| Connect to Existing 8" DIP | EACH | 1 | \$ 1,500.00 | \$ 1,500.00 |
| Connect to Existing 2" Water Service | EACH | 1 | \$ 500.00 | \$ 500.00 |
| Bituminous Parking Lot Restoration (Remove & Replace) | SY | 115 | \$ 24.00 | \$ 2,760.00 |
| Concrete Sidewalk Restoration (Remove & Replace) | SF | 140 | \$ 6.00 | \$ 840.00 |
| Clearing & Grubbing | ACRE | 0.5 | \$ 6,000.00 | \$ 3,000.00 |
| Sod | SY | 225 | \$ 5.00 | \$ 1,125.00 |
| Seed, Mulch, & Fertilizer | ACRE | 0.6 | \$ 1,500.00 | \$ 900.00 |
| Silt Fence | LF | 730 | \$ 2.25 | \$ 1,642.50 |
| Remove Septic (Incl. Permitting) | LS | 1 | \$ 1,000.00 | \$ 1,000.00 |
| Abandon Well (Incl. Permitting) | LS | 1 | \$ 2,000.00 | \$ 2,000.00 |
| TOTAL | | | | \$ 96,517.50 |

.....

**PARKSIDE CHURCH OF THE
CHRISTIAN AND MISSIONARY
ALLIANCE**

.....

**Request to Carver County Parks
Commission**



*ParkSide Church of The Christian and
Missionary Alliance – Request to
Carver County Parks Commission*

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Executive Summary

This informational packet is put together to provide support to ParkSide Church of The Christian and Missionary Alliance's (Church) request to the Carver County Parks Commission. The request is for the following three items – 1) granting an easement through the Lake Waconia Regional Park for utilities (to include water and sewer lines, natural gas, and cable Internet), 2) forwarding the request for said easement to the Carver County Commission, and 3) forwarding the granted easement request to the Metro Council for their approval.

The Church has an aging septic system and plans for future expansion in the coming years. Carver County has banned future building permits until the septic system is replaced. The Church has determined that connecting to the City of Waconia's water and sewer services is in the Church's best interest long term and on a cost analysis basis.

The Church's property abuts to property owned by the City; thereby allowing for annexation of the Church property into the city limits through a petition.

The Church has contracted Otto Associates from Buffalo, Minnesota to do a feasibility study of options for connecting to existing City services. Option One is the recommended option by Otto and agreed upon by the Church.

Therefore, the Church is requesting the outlined three requests.

If further information is needed, please contact Doug Parkinson at:

Doug Parkinson
Building Committee Chair
ParkSide Church of The C&MA
d.parkinson@mchsi.com
952.221.1287

Introduction/Background of ParkSide Church of The Christian & Missionary Alliance

ParkSide Church of The Christian and Missionary Alliance (Church) first began in August of 1970 as Waconia Alliance Church. The church got its start from faculty and staff members from St. Paul Bible College, now Crown College. The Church was incorporated in the State of Minnesota in April 1975. The church grew and purchased a property in downtown Waconia as its first location. In the early 1980's seven acres were purchased along State Highway 5 for a larger expansion. Several phases of construction were completed in the mid to late 1980's bringing us to our current facilities.

In 2003 with the realignment of State Highway 5 completed and the expansion of the Lake Waconia Regional Park, the Church made a name change to ParkSide Church to better reflect its location.

CURRENT SITUATION

During the spring and early summer of 2013, the congregation at the Church approved plans for a two-phase remodeling project along with a concept plan for future expansions – see Exhibit A. Upon the Church's approaching Carver County for a building permit for the remodeling project, we were required to do a test of our original septic system. This test showed the septic system's failure for compliance with current standards. Carver County granted the building permit for the remodeling project with a provision that the septic system be replaced.

Since the first phase of the remodeling project did not impact the bathrooms, priority was not placed on replacing the septic system.

In the spring of 2014, we began looking into options for replacing the septic system. This led us towards two choices – replace the current septic tank with a mound system or connect to the City of Waconia services. We did some research to discover costs for both options.

In view of the second phase of our remodeling and future expansion, we chose the route of going with City provided services.

PETITION TO THE CITY OF WACONIA FOR ANNEXATION

In order for the Church to obtain access to the City of Waconia (City) provided water and sewer services, ParkSide Church must be annexed into the city limits of Waconia. Annexation can only occur if the existing property abuts City property. In the Church's case, our property does abut City property to the south.

A "Petition for Orderly Annexation – Laketown Township" agreement was developed between the City and Laketown Township (Township) for such property annexations as the Church is requesting. The petition has been completed by the Church and submitted to the City for their processing – see Exhibit B.

We understand that this process involves the approval of the City Council, signature from the Township's clerk, then forwarding of documents to the State of Minnesota for their final approval. This process is expected to take three to four months.

OPTIONS FOR CONNECTING TO CITY WATER AND SEWER SERVICES

In late March 2014, the Church contacted Otto Associates Engineers and Land Surveyors, Inc. (Otto) to do a feasibility study for access to the City water and sewer services. This study was completed on July 14, 2014.

The following are excerpts from the feasibility study, which are appropriate for the request to be discussed later. The full study is on file with Marty Walsh at Carver County Parks Department.

EXISTING CONDITIONS –

LEGACY VILLAGE OF WACONIA, located at the end of Yellowstone Trail. According to the City record plans, there is a 10-inch PVC sewer pipe that ends in a manhole approximately 10 feet from the north line of the plat of LEGACY VILLAGE AT WACONIA and an 8-inch DIP watermain with an 8-inch gate valve that also extends to approximately 10 feet from the north property line. The plat of LEGACY VILLAGE AT WACONIA shows there was a 20-foot-wide drainage and utility easement platted along the north boundary.

To the north of said Lots 17 and 18, is an 18-acre parcel owned by Carver County. It is my understanding that it is designated as future park land. The church property is adjacent and east of this property. Bordering the church's south line is a large outlot owned by the City of Waconia and encumbered by ponds and wetland.

I was provided with limited information regarding the existing service sizes and flows from the church. A 4-inch sanitary sewer serves the building, but the estimated flows were not provided at the time of this study. The water service size and flow was also not provided. These items will need to be confirmed with the final design.

The existing manhole has an invert elevation about 5 feet higher than the ground elevation in the southwest corner of the church property. ParkSide Church sits almost 40 feet higher than the land at the southern boundary. Therefore, extending sewer via gravity from the south cannot be accomplished unless the sewer is extended north through the County parcel.

Otto shared the following two options –

OPTION ONE – (see Exhibit C for visual)

Option One extends utilities to the north through the County parcel. This land is currently open field with the exception of a row of trees along the south. The alignment was chosen according to the topography such that the sanitary sewer could be extended by gravity. (Topographic information used is from the Carver County GIS website.)

Tree removal on the County property would be limited to the width of the utility corridor through the tree line (approximately 30 feet). Tree removal on the church property would be along the south end of the parking lot. (Approximately 0.2 acres in all.)

The backyards of Lots 17 and 18 would only be disturbed at the connection points and are within existing easement. I estimate that 40 square yards of lawn would be disturbed and restored with sod for this option.

The sewer line would include 6-inch cleanouts (changed from 4" per City request) every 100 feet according to Minnesota state code. The watermain extension would parallel the sewer, 10 feet to the west and north.

Easements needed for Option One – would require obtaining a permanent 30-foot utility easement from Carver County. It is recommended that a temporary construction easement be obtained to gain an additional 10 feet on each side of the permanent easement to allow room for trench material and granular bedding stockpiling during installation.

OPTION TWO – (see Exhibit D for visual)

Option Two extends utilities to the east along the backyard of Lot 18, into the City outlot and then north along the western side of the church property.

The existing sanitary elevation is higher than the ground elevation in the southwest corner of the church property; therefore, a pump station will be required with this option. A grinder pump would be located on the City outlot and a forcemain would be installed along the backyard of Lot 18 to connect to the existing manhole.

Due to the location of the existing utility stubs, and the fact that there is only a 20-foot easement on Lot 18, I am showing the watermain installed along the common property line of Lot 18 and the County parcel. Once the watermain reaches 10 feet beyond the County's east line, the alignment is shown to run parallel and 10 feet from the County's east line.

Trees along the southern 10 feet of the County property would be removed for this alignment option.

Additionally, trees along the western 30 feet of the church property would be removed. (Approximately 0.5 acres in all.)

The backyard of Lot 17 would have very little disturbance but Lot 18 will be disturbed along the entire length of its north line (approximately 225 square yards of restoration).

Easements needed for Option Two – would require obtaining a permanent 10 foot utility easement from Carver County. A temporary easement may not be feasible with this option due to the trees along the property.

OTTO'S RECOMMENDATION –

It is my recommendation to pursue Option One. In reviewing the construction costs (see attached estimates – Exhibits E and F), Option One is approximately \$20,000.00 less than Option Two.

More importantly, Option One would eliminate the need for a pump station and forcemain. There are more maintenance concerns with a pressure system than gravity. It appears from the topographic information shown on the Carver County GIS website that access to the pump station from the church property for maintenance would be challenging topographically. The alternative of accessing off Yellowstone Trail between Lots 17 and 18 and along Lot 18's backyard would be disruptive and strongly opposed by the property owners. If the utilities along the north side of Lot 18 would be considered private, the church would be putting themselves in a tough position with the property owners. I assume the City of Waconia would want to avoid this as well.

Accessing the utilities along Option One's corridor works topographically and would likely be less disruptive in a public space. The cleanouts would be hardly noticeable in the park and less maintenance would be expected on a small gravity line. Finally, Option One would have less tree removal, which is a benefit to all the properties involved – end of information from Otto.

NATURAL GAS AND CABLE UTILITIES

We have contacted Centerpoint Energy regarding access to natural gas lines along with Mediacom Cable Company for cable Internet lines. No information is available as of the writing of this request for these potential utilities being a part of the easement.

REQUEST OF THE CARVER COUNTY PARKS COMMISSION

The Church is requesting consideration by the Carver County Parks Commission (Parks Commission) for a utility easement through the Lake Waconia Regional Park (LWRP) to allow for the installation of water and sewer lines as outlined in the Otto study utilizing Option One and for natural gas and cable utilities.

Our rationales for making these requests are as follows –

- 1) The option provides for the least amount of disruption to the current vegetation screening areas along the Park's property borders.
- 2) Under the current LWRP master plan, this segment of the property has no plans outlined for public usage.
- 3) This option is the least expensive for the Church in our efforts to raise the resources needed for its completion.
- 4) The City's request for the installation of fire hydrants as a part of connecting to City services will allow for closer access in case of a fire in the LWRP.

Furthermore, the Church is willing to enter into an agreement that any maintenance and/or repairs needed to the installed water and sewer lines will be at the Church's expense. Additionally, we covenant to return the easement to its original vegetation state following any repairs or maintenance needed.

After the Parks Commission approves this request, we further request that this be forwarded to the Carver County Commission for their consent and approval.

We understand that once both Carver County entities approve such requests, these will be submitted to the Metro Council for their final approval based upon the "Restrictive Covenant Agreement Document A586415.

Exhibit A

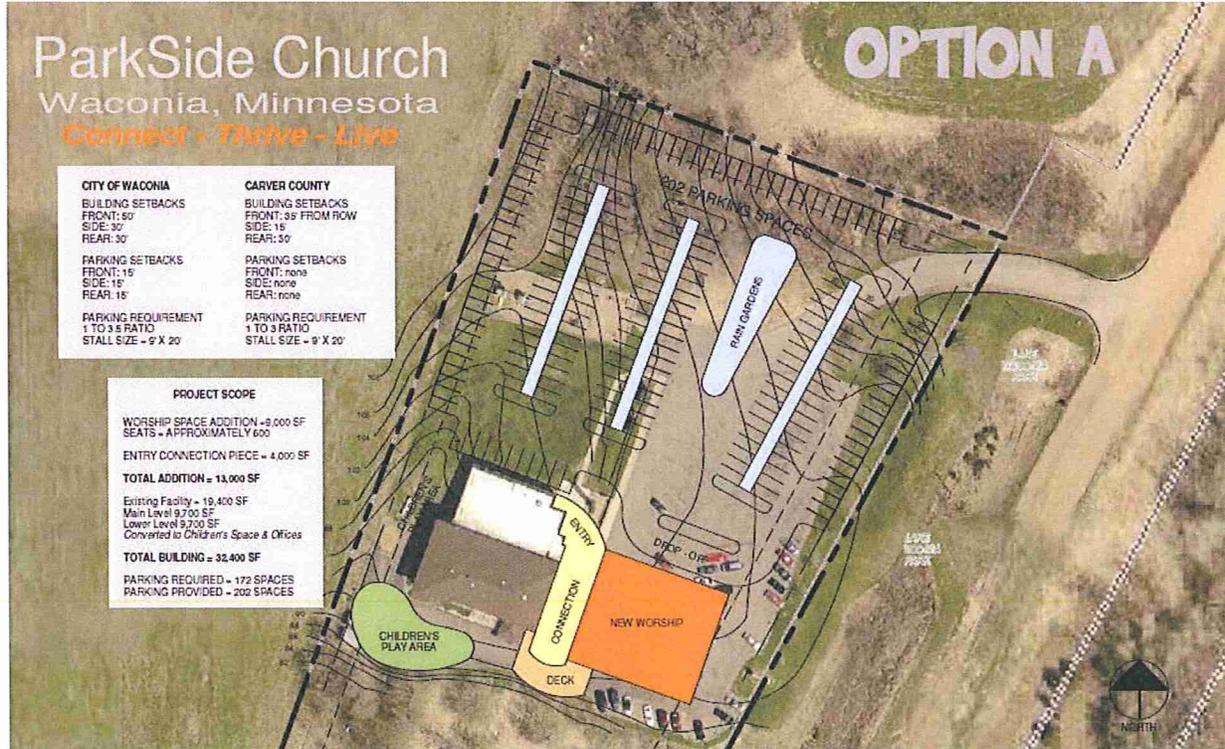


Exhibit B

check Form
ParkSide Church
9500 Paradise Lane
Waconia, MN 55387



CITY OF WACONIA
201 South Vine Street
Waconia, MN 55387
Phone: (952) 442-2184
Fax: (952) 442-2135

\$ 300 Application Fee
& 1,000 Escrow Fee/
Deposit

PETITION TO ANNEX PROPERTY
INTO THE CITY OF WACONIA

(Laketown Township – Orderly Annexation – All Property Owners)

Receipt # 0197375

To: City Council of the City of Waconia, Minnesota (the "City")
From: Randy Burg, President - Ron Sleb, Treasurer - ParkSide Church (collectively, the "Petitioner")

By APREBA
9-24-14

Petitioner petitions the City to annex the area described in this petition pursuant to the Laketown OAA and Minnesota Statutes §414.0325. For purposes of this petition, the "Laketown OAA" means Orderly Annexation Agreement No. 76-47 between Laketown Township, Minnesota, the City of Chaska, Minnesota, the City of Victoria, Minnesota, and the City, as amended.

In support of its petition, Petitioner represents and warrants to the City as follows:

1. **Property.** The property Petitioner proposes to annex is described on attached Exhibit A (the "Property"). *[Note: The City requires a legal description. If you do not have one, please engage an attorney or surveyor to prepare one for you before you submit this petition. The description on your tax statement is not a legal description and may not be used.]*
2. **Size of Property.** The Property is 7.58 acres in size.
3. **Location of Property.** The Property is located in Laketown Township, Minnesota, and does abut the City limits.
4. **Reason.** The reason for the requested annexation is:

ParkSide Church desires to be annexed into the City of Waconia to obtain access to both
City water and sewer services.

5. **Waiver of Electric Utility Service Notice.** If the City annexes the Property, the electric utility service provider for the Property may change. Prior to submitting this petition, Petitioner contacted the electric service utility provider for the Property and determined if such change will occur and, if so, the impact such change will have on the cost of electric utility services for the Property. Petitioner waives the right to receive any notice from the City regarding the effect of annexation on the cost of electric services for the Property including, but not limited to, any notice required by Minnesota Statutes §414.0325, Subd. 1a.
6. **Petitioner.** Each person or entity having an ownership interest in the Property has signed this petition. *[Examples: If a husband and wife own property as joint tenants, both must sign. If siblings own property as tenants in common, all must sign. If a corporation or limited liability company owns property, an authorized officer must sign on behalf of the entity.]*

SIGNATURES

[If you are signing for any entity, write the name of the entity above the signature line and place the title of your office (e.g. President) after your signature.]

Dated: _____

9/24/14

ParkSide Church - President



Dated: _____

9/23/14

ParkSide Church - Treasurer



EXHIBIT A
Legal Description of Property to be Annexed

All that part of Government Lot 3 and the Southwest Quarter of the Southwest Quarter, Section 18, Township 116 North, Range 24 West, described as follows:

Commencing at the Southwest corner of Section 18, Township 116 North, Range 24 West; thence North 00 degrees 00 minutes 00 seconds East 1374.00 feet, on an assumed bearing on the West line of said Section 18; thence South 89 degrees 43 minutes 47 seconds East 258.99 feet, on the North line of Tract No. 1 described in Certificate of Title No. 3514, and recorded in the Registrar of Titles Office, Carver County, Minnesota, to the point of beginning; thence South 89 degrees 43 minutes 47 seconds East 432.90 feet, on the North line of said Tract No. 1; thence North 85 degrees 48 minutes 22 seconds East 12.72 feet, to a point on the centerline of Old State Highway No. 5; thence North 27 degrees 55 minutes 30 seconds East 649.28 feet, on said centerline; thence North 71 degrees 04 minutes 31 seconds West 514.99 feet; thence South 19 degrees 32 minutes 29 seconds West 784.79 feet, to the point of beginning.

Property know as: 9560 Paradise Lane, Waconia, MN 55387

City of Waconia City Hall
 (952) 442-2184
 www.waconia.org

```

=====
Planning & Zoning Fees                300.00  300.00
Customer Name: Parkside Church / Doug
Parkinson
Description: Annexation (application
fee) $300

Developer Escrow Deposits
1,000.00                                1,000.00
Description: Annexation Escrow
$1,000/Parkside Church

Payer name: Parkside Church

=====
SubTotal:                             1,300.00
Total:                                 1,300.00
=====
Check                                  1,300.00
Number : 20470
  
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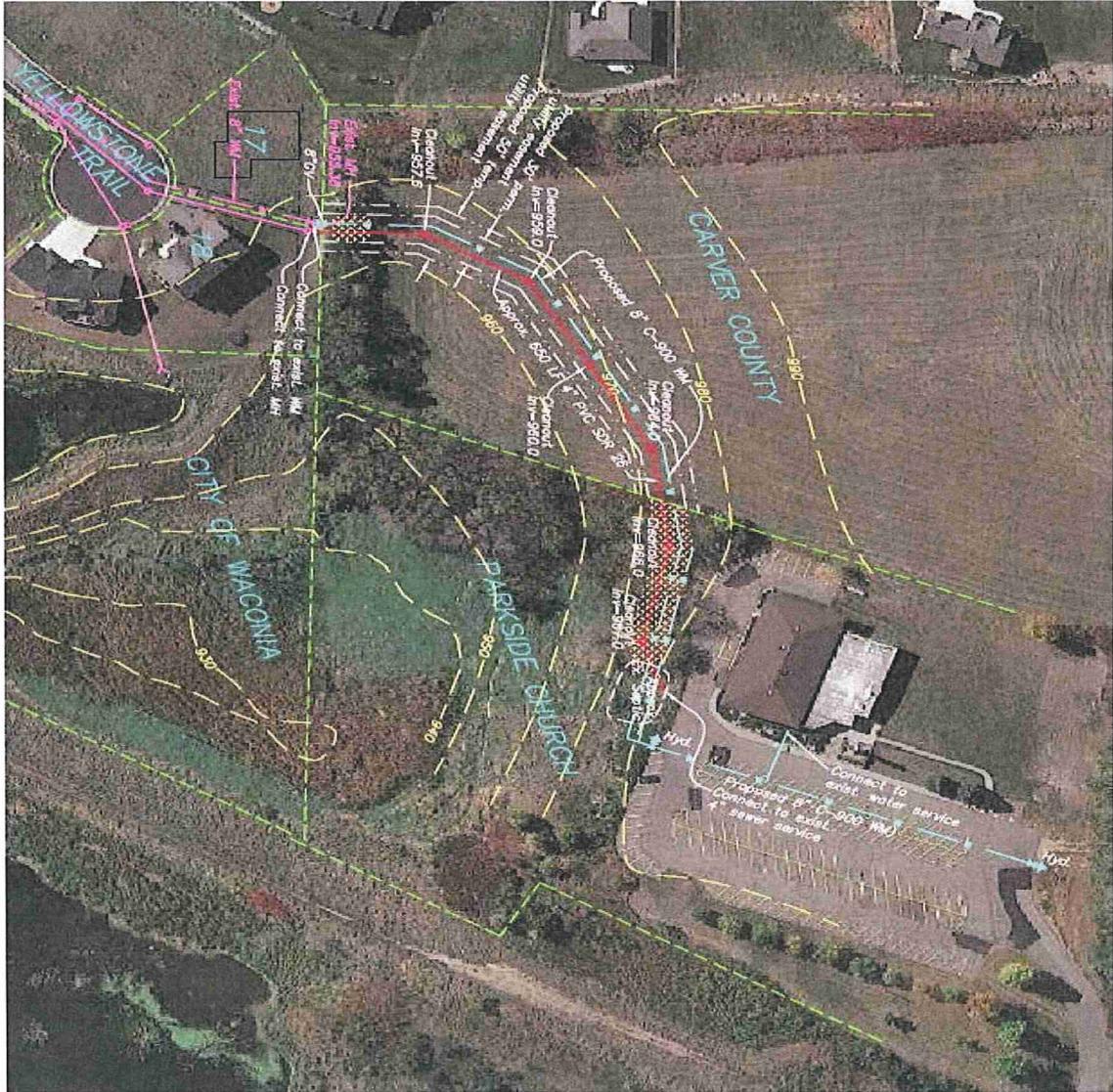
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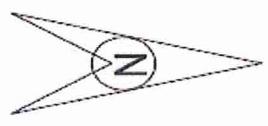
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Exhibit C



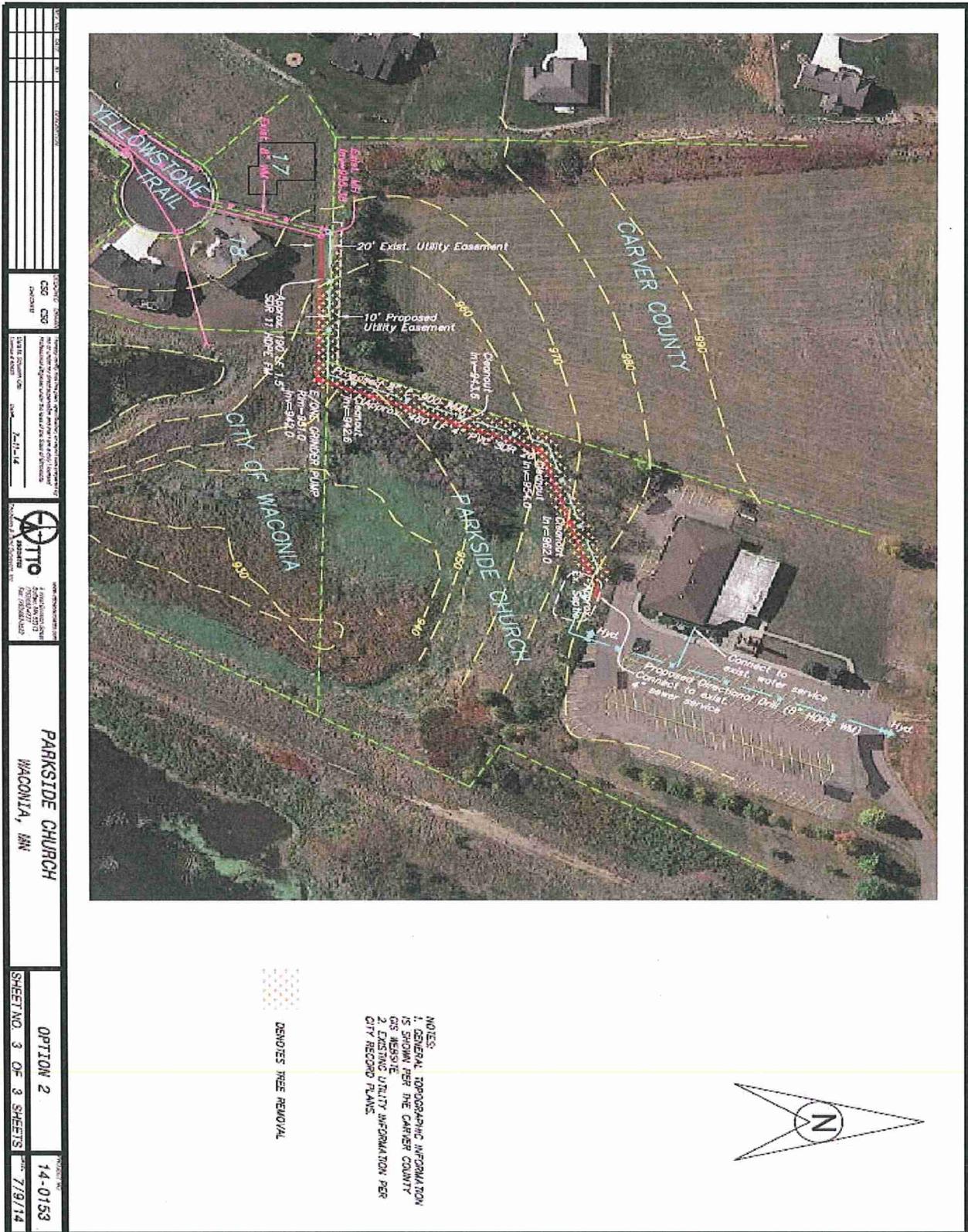
- NOTES:
1. GENERAL TOPOGRAPHIC INFORMATION IS SHOWN PER THE CARVER COUNTY GIS MESSAGE.
 2. EXISTING UTILITY INFORMATION PER CITY RECORD PLANS.

 REMOVED TREE REMOVAL



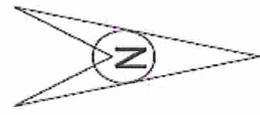
| | |
|--------------|-----------------|
| PROJECT NO. | 14-0153 |
| DATE | 7/9/14 |
| PROJECT NAME | PARKSIDE CHURCH |
| LOCATION | WACONIA, MN |
| SCALE | AS SHOWN |
| DESIGNED BY | DAVID J. ALLEN |
| CHECKED BY | DAVID J. ALLEN |
| DATE | 7/9/14 |
| PROJECT NO. | 14-0153 |
| SHEET NO. | 2 OF 3 SHEETS |
| DATE | 7/9/14 |

Exhibit D



- NOTES:
 1. GENERAL TOPOGRAPHIC INFORMATION IS SHOWN PER THE CARVER COUNTY GIS MESSAGE.
 2. EXISTING UTILITY INFORMATION PER CITY RECORD PLANS.

DENOTES TREE REMOVAL



| | |
|--------------|-----------------|
| PROJECT NO. | 14-0153 |
| DATE | 7/9/14 |
| PROJECT NAME | PARKSIDE CHURCH |
| LOCATION | WACONIA, MN |
| DESIGNER | DTTO |
| SCALE | AS SHOWN |
| DATE | 7/9/14 |
| PROJECT NO. | 14-0153 |
| DATE | 7/9/14 |
| PROJECT NAME | PARKSIDE CHURCH |
| LOCATION | WACONIA, MN |
| DESIGNER | DTTO |
| SCALE | AS SHOWN |
| DATE | 7/9/14 |
| PROJECT NO. | 14-0153 |
| DATE | 7/9/14 |
| PROJECT NAME | PARKSIDE CHURCH |
| LOCATION | WACONIA, MN |
| DESIGNER | DTTO |
| SCALE | AS SHOWN |
| DATE | 7/9/14 |

Exhibit E

ENGINEER'S ESTIMATE OPTION ONE

PARKSIDE CHURCH WACONIA, MINNESOTA

Otto Project No. 14-0153
July 10, 2014

| ITEM | UNITS | EST QUANT | UNIT PRICE | TOTAL |
|---|-------|-----------|-------------|---------------------|
| 4" PVC SDR 26 Sewer Pipe (incl. Bedding) | LF | 650 | \$ 20.00 | \$ 13,000.00 |
| 4" Cleanout | EACH | 6 | \$ 250.00 | \$ 1,500.00 |
| Connect to Existing MH (Core Drill) | EACH | 1 | \$ 1,500.00 | \$ 1,500.00 |
| Connect to Existing 4" Sewer | EACH | 1 | \$ 500.00 | \$ 500.00 |
| 8" C-900 Watermain (incl. Bedding & Tracer Wire) | LF | 735 | \$ 28.00 | \$ 20,580.00 |
| Directional Bore 8" HPDE SDR11 (incl. Tracer Wire) | LF | 350 | \$ 32.00 | \$ 11,200.00 |
| 6" DIP Watermain | LF | 12 | \$ 40.00 | \$ 480.00 |
| 8" Gate Valve & Box | EACH | 1 | \$ 2,000.00 | \$ 2,000.00 |
| Fire Hydrant w/6" Gate Valve & Box | EACH | 2 | \$ 4,600.00 | \$ 9,200.00 |
| 2" Type K Copper Pipe | LF | 55 | \$ 28.00 | \$ 1,540.00 |
| 2" Corporation Stop | EACH | 1 | \$ 600.00 | \$ 600.00 |
| 2" Curb Stop & Box | EACH | 1 | \$ 800.00 | \$ 800.00 |
| Connect to Existing 8" DIP | EACH | 1 | \$ 1,500.00 | \$ 1,500.00 |
| Connect to Existing 2" Water Service | EACH | 1 | \$ 500.00 | \$ 500.00 |
| Bituminous Parking Lot Restoration (Remove & Replace) | SY | 115 | \$ 24.00 | \$ 2,760.00 |
| Concrete Sidewalk Restoration (Remove & Replace) | SF | 140 | \$ 6.00 | \$ 840.00 |
| Clearing & Grubbing | ACRE | 0.2 | \$ 6,000.00 | \$ 1,200.00 |
| Sod | SY | 40 | \$ 5.00 | \$ 200.00 |
| Seed, Mulch, & Fertilizer | ACRE | 0.8 | \$ 1,500.00 | \$ 1,200.00 |
| Silt Fence | LF | 730 | \$ 2.25 | \$ 1,642.50 |
| Remove Septic (incl. Permitting) | LS | 1 | \$ 1,000.00 | \$ 1,000.00 |
| Abandon Well (incl. Permitting) | LS | 1 | \$ 2,000.00 | \$ 2,000.00 |
| TOTAL | | | | \$ 75,742.50 |

Exhibit F

ENGINEER'S ESTIMATE OPTION TWO

PARKSIDE CHURCH WACONIA, MINNESOTA

Otto Project No. 14-01E3
July 10, 2014

| ITEM | UNITS | EST QUANT | UNIT PRICE | TOTAL |
|---|-------|-----------|--------------|---------------------|
| 4" PVC SDR 26 Sewer Pipe (Incl. Bedding) | LF | 480 | \$ 20.00 | \$ 9,200.00 |
| 4" Cleanout | EACH | 5 | \$ 250.00 | \$ 1,250.00 |
| Directional Bore 1.5" SDR11 HDPE FM | LF | 190 | \$ 20.00 | \$ 3,800.00 |
| Connect to Existing MH (Core Drill) | EACH | 1 | \$ 1,500.00 | \$ 1,500.00 |
| Connect to Existing 4" Sewer | EACH | 1 | \$ 500.00 | \$ 500.00 |
| E/ONE Grinder Pump Station | LS | 1 | \$ 20,000.00 | \$ 20,000.00 |
| 8" C-900 Watermain (Incl. Bedding & Tracer Wire) | LF | 735 | \$ 28.00 | \$ 20,580.00 |
| Directional Bore 8" HPDE SDR11 (Incl. Tracer Wire) | LF | 350 | \$ 32.00 | \$ 11,200.00 |
| 6" DIP Watermain | LF | 12 | \$ 40.00 | \$ 480.00 |
| 8" Gate Valve & Box | EACH | 1 | \$ 2,000.00 | \$ 2,000.00 |
| Fire Hydrant w/6" Gate Valve & Box | EACH | 2 | \$ 4,600.00 | \$ 9,200.00 |
| 2" Type K Copper Pipe | LF | 55 | \$ 28.00 | \$ 1,540.00 |
| Connect to Existing 8" DIP | EACH | 1 | \$ 1,500.00 | \$ 1,500.00 |
| Connect to Existing 2" Water Service | EACH | 1 | \$ 500.00 | \$ 500.00 |
| Bituminous Parking Lot Restoration (Remove & Replace) | SY | 115 | \$ 24.00 | \$ 2,760.00 |
| Concrete Sidewalk Restoration (Remove & Replace) | SF | 140 | \$ 6.00 | \$ 840.00 |
| Clearing & Grubbing | ACRE | 0.5 | \$ 6,000.00 | \$ 3,000.00 |
| Sod | SY | 225 | \$ 5.00 | \$ 1,125.00 |
| Seed, Mulch, & Fertilizer | ACRE | 0.6 | \$ 1,500.00 | \$ 900.00 |
| Silt Fence | LF | 730 | \$ 2.25 | \$ 1,642.50 |
| Remove Septic (Incl. Permitting) | LS | 1 | \$ 1,000.00 | \$ 1,000.00 |
| Abandon Well (Incl. Permitting) | LS | 1 | \$ 2,000.00 | \$ 2,000.00 |
| TOTAL | | | | \$ 98,517.50 |