

Item 5G



Sunfish Lake Engineer's Report for August 18, 2026

By: Justin Messner, PE
City Engineer

Date: August 13, 2026

This Engineer's Report summarizes the engineering activities during the month of July.

1. Engineering Activities Undertaken in the Month of July

- A. 2026 Pavement Preservation Project – Staff solicited quotes for pavement rejuvenator application on Zehnder Road, Grieve Glen Road, Sunnyside Lane, and Angell Road east of Sunnyside Lane, consistent with the current Capital Improvements Plan. Corrective Asphalt Materials submitted the low quote in the amount of \$18,705.00, which is below the approved budget of \$34,000. Work is anticipated to occur in mid-September, weather permitting. Staff will mail notices to residents within the proposed project area with project information and the anticipated schedule. The project would be funded through the General Fund and would not be assessable. (SEE ATTACHMENT 1A)
- B. 2027 Budget – Staff prepared a draft budget for Engineering and Public Works for 2027. The biggest changes from the 2026 budget are as follows: 1) increase in snowplowing contract to account for Council's request to change the frequency in snowplowing events from a 2-inch snowfall event to a 1-inch snowfall event; 2) chip/fog seal project for Salem Church Road is planned for 2027; and 3) the next pavement management survey is scheduled for summer 2027. (SEE ATTACHMENT 1B)
- C. 2027-2033 CIP – Staff updated the 5-year Capital Improvements Plan. (SEE ATTACHMENT 1C)

2. Public Works Activities Undertaken in the Month of July

- A. Staff negotiated revisions to the snow and ice control operations agreement with Executive Contractors Inc. (ECI) to provide snow removal services for snowfall events of 1 inch or greater. As part of the revised agreement, ECI has committed to a three-year contract at a rate of \$10,500 per month during the snow season months of November through April (six months annually), an increase from the current rate of \$7,500 per month (40%). In conjunction with the revised agreement, staff will update the Sunfish Lake Snowplowing Policy and Snow Removal Services Agreement to reflect the enhanced service level and contract terms.

3. Building and Site Reviews in the Month of July

- A. Staff conducted reviews for the following properties this past month:
 - 2152 Charlton Road – Staff conducted an erosion control inspection.
 - 2 Acorn Drive – Staff conducted a final inspection of grading and turf establishment.
 - Hagen Lot Split – Staff conducted an erosion control inspection.

4. Anticipated Engineering/Public Works Activities for the Month of August

- A. No activities are planned for the month of August.

The above constitutes the Engineer's Report for the City of Sunfish Lake for August 18, 2026.

Respectfully submitted,

Justin Messner, PE
City Engineer



August 10, 2026

Honorable Mayor and City Council
City of Sunfish Lake
P.O. Box 18281
West St. Paul, MN 55118

Re: 2026 Rejuvenator Project
City of Sunfish Lake, MN
WSB Project No. 031782-000

Dear Mayor and Council Members:

Quotes were received for the above-referenced project on Friday, July 16, 2026, and were viewed. Two quotes were received. The enclosed Bid Tabulation indicates the low bidder as Corrective Asphalt Materials, LLC, South Roxana, Illinois, in the amount of \$18,705.00.

We recommend that the City Council consider these quotes and award a contract in the amount of \$18,705.00 to Corrective Asphalt Materials, LLC, based on the results of the quotes received.

If you have any questions, please call me at 612.388.9652.

Sincerely,
WSB

A handwritten signature in black ink, appearing to read "Justin Messner", is written over a horizontal line.

Justin Messner, P.E.
Director, Municipal Services

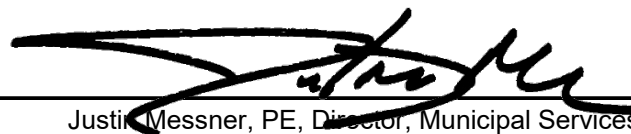
Attachments

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BID TABULATION SUMMARY**2026 Rejuvenator Project****City of Sunfish Lake, MN****WSB Project No. 031782-000****Bid Opening: July 17, 2026, at 12:00 p.m. local time** **DENOTES CORRECTED FIGURE**

Contractor		Addendum No. 1	Non-Collusion Affidavit	Responsible Contractor Form	Grand Total Bid
1	Corrective Asphalt Materials, LLC	X	X	X	\$18,705.00
2	Fahrner Asphalt Sealers, LLC	X	X	X	\$19,211.00

I hereby certify that this is a true and correct tabulation of the bids as received on July 17, 2026.


Justin Messner, PE, Director, Municipal Services

Bid Tabulation

2026 Rejuvenator Project

City of Sunfish Lake, MN

WSB Project No. 031782-000

Bid Opening: July 17, 2026, at 12:00 p.m. local time

DENOTES CORRECTED FIGURE



Line No.	Material No.	Item	Units	Quantity	Corrective Asphalt Materials, LLC		Fahrner Asphalt Sealers, LLC	
					Unit Price	Total Price	Unit Price	Total Price
Base Bid								
1	2356.504	PENETRATING TOPICAL EMULSION REJUVENATOR	S Y	12900	\$1.45	\$18,705.00	\$1.49	\$19,211.00
Bid Total						\$18,705.00		\$19,211.00

I hereby certify that this is an exact reproduction of bids received.

Certified By:

License No. 45857

Date: July 17, 2026



Memorandum

To: Char Stark, City Treasurer
City of Sunfish Lake

From: Justin Messner, PE, City Engineer

Date: July 24, 2026

Re: 2027 Public Works/Engineering Budget Items

The proposed Public Works and Engineering budget for 2027 is identified herein. The budget has been based on past costs and anticipated work.

City Engineer

Monthly Engineering Items – Miscellaneous	\$	46,160
Total	\$	46,160

Water Quality Monitoring/Lake Maintenance

NPDES – MS4 (SWPPP) Annual Report and Hearing	\$	3,700
LGU Role for Wetland Conservation Act.....	\$	2,000
CAMP Program	\$	2,300
Total	\$	8,000

General Street Maintenance

Pavement Management Plan Update	\$	8,800
Street Sweeping (incl in current Snowplowing contract)	\$	0
Sign Replacement	\$	1,500
Striping Maintenance	\$	0
Culvert Maintenance.....	\$	3,000
Bituminous Maintenance	\$	5,000
Shoulder Maintenance.....	\$	1,300
Total	\$	19,600

Funding from CIP for 2027 Project

Crack Fill, FA-3 Chip Seal, Fog, & Restripe (Salem Church Road)	\$	90,000
Total	\$	90,000

Snow Removal – Inver Grove Heights	\$	3,000
<u>Snow Removal – City Streets (3-Year contract expiring 4/30/2029)</u>	\$	63,000

Please call me at 612.388.9652 upon review of the proposed budget.



Memorandum

To: Mayor, City Council
City of Sunfish Lake

From: Justin Messner, PE
City Engineer

Date: August 3, 2026

Re: 2027 - 2031 Proposed Capital Improvements Plan

Staff has prepared a final draft of the 2027 – 2031 Capital Improvements Plan (CIP) for the City of Sunfish Lake.

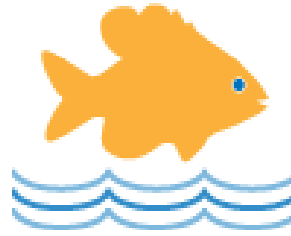
A big part of the city's CIP is the maintenance of roads. In 2027, WSB will be completing inspections for an update to the city's Pavement Condition Report that was last updated in 2024. This report produced an updated Pavement Condition Index (PCI) rating for all of the city's public roadways. The results will be used to determine any maintenance and reconstruction improvements that the city should undertake. To continue to stay ahead of maintenance and prolong the life of the city's roadways to the extent practicable, staff has generated a maintenance schedule for all City streets through 2031 (see attached).

Two city roads not being considered for annual maintenance are Upper 55th Street W, and 60th Street W. Only two properties are served by Upper 55th Street, and discussions are underway to turn this road back to the property owners.

Staff has had discussions with Inver Grove Heights regarding their future plans for 60th Street. IGH does not have funds programmed for any improvements to 60th Street for the foreseeable future. MnDOT is considering a future interchange at Argenta and 494, and concepts show 60th street potentially being connected to future development in the area. In the meantime, staff recommend working with IGH on patching 60th Street as necessary.

The attached spreadsheet provides a snapshot of the public roadways within the city and their history of maintenance and proposed maintenance for the next 5 years, along with their 2024 Pavement Condition rating. This maintenance schedule outlines timing for crack seal and fog/seal coating, and asphalt rejuvenator for the city's roadways to optimize and extend each roadway's life to the extent practical. It is recommended that a Pavement Condition Report be completed next in 2027 (every 3 years).

For the budget year 2027, staff did program approximately \$90,000 for a crack and fog/seal coating maintenance project on Salem Church Road (which was last completed in 2022).



2027 – 2031 CAPITAL IMPROVEMENTS PLAN

AUGUST 3, 2026

Prepared for:
City of Sunfish Lake
Dakota County, MN

WSB PROJECT NO. R-01011-99



**2027 to 2031
CAPITAL IMPROVEMENT PLAN**

CITY OF SUNFISH LAKE, MN

August 3, 2026

Prepared By:



CERTIFICATION

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.

A handwritten signature in black ink, appearing to read 'Justin Messner', is written over a horizontal line.

Justin Messner, PE

Date: August 3, 2026

Lic. No. 45857

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TITLE SHEET
CERTIFICATION SHEET
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APPENDIX A

Exhibits:

Exhibit A – Pavement History
Exhibit B – City Map – Maintenance History
Exhibit C – Proposed 2027 to 2031 CIP Map (Pavement Rehabilitation)
Exhibit D – Road Maintenance Schedule
Exhibit E – Proposed 2024-2031 CIP Summary
Exhibit F – Budget Memo to City Treasurer

2027 to 2031 CAPITAL IMPROVEMENT PLAN

1. INTRODUCTION

The Capital Improvement Plan (CIP) is a multi-year planning tool that helps City officials plan, fund, and maintain City infrastructure, typically over a five- to ten-year period. The CIP identifies street and drainage improvements, along with major street maintenance needs, to preserve infrastructure and extend its useful life. The process also allows potential projects to be evaluated systematically and consistently.

Like other planning documents, the Capital Improvement Plan is not legally binding and may change due to unforeseen pavement deterioration or failures, available funding, and project scheduling. The plan is intended to be updated annually as part of the City's budgeting process.

2. CAPITAL IMPROVEMENT PLAN

The Capital Improvement Plan is based on the condition of the City's existing infrastructure, anticipated capital improvements, and typical maintenance needs associated with those conditions. A capital project is a tangible improvement with a life expectancy greater than one year. Improvements are identified to maintain or reconstruct streets, drainage systems, and other infrastructure facilities. The CIP identifies estimated project costs and establishes a schedule based on anticipated budget availability and maintenance priority. The CIP should be reviewed annually each spring to reassess the City's infrastructure needs before the following year's budget is established. The costs identified in this plan are preliminary estimates and should be refined, along with funding options, before authorization by the City Council.

2.1 Scheduled Maintenance

Most of the City's current infrastructure was constructed between 1989 and the present. **Appendix A, Exhibit A** shows the City streets and their construction years. Bituminous roadway maintenance should include crack sealing and fog seal coating on a seven- to ten-year cycle, with overlays generally occurring after approximately 10 to 20 years, followed by continued application of rejuvenators or seal coating to extend the service life of the City's paved roadways. The City's pavement management methodology is outlined in the 2024 Pavement Management Report, which discusses pavement life cycle, maintenance strategies, and pavement evaluation methods.

This Capital Improvement Plan identifies pavement and infrastructure management strategies based on the City's street conditions, last evaluated in August 2024. The City should re-evaluate its infrastructure on a three-year cycle to track pavement, culvert, and street sign conditions and better manage infrastructure maintenance. Based on that cycle, the next pavement evaluation is recommended in 2027.

The maintenance items indicated in the Capital Improvement Plan are:

Crack Sealing – Repair of longitudinal and transverse cracks to reduce moisture infiltration into the street's aggregate base and subgrade.

Fog Seal Coat – Surface application of bituminous oil and aggregate to provide a renewed traveling surface and reduce oxidation of the existing bituminous pavement.

Asphalt Rejuvenator – Surface application pavement preservation treatment used to restore the oils and maltenes that asphalt loses as it ages, helping delay cracking, raveling, and more expensive rehabilitation.

Overlay – Crack sealing the existing bituminous pavement and placing additional bituminous surfacing over the roadway.

Mill and Overlay – Milling, or removing, the deteriorated bituminous surface and placing new bituminous surfacing across the roadway.

Reconstruction – Reconstruction of an existing roadway due to bituminous surface, aggregate base, or subgrade failure resulting in severe cracking or pavement distress. Reconstruction typically includes subgrade corrections, aggregate base construction, and bituminous surfacing.

Drainage System – Cleaning, inspection, repair, and/or replacement of drainageways and culverts.

2.2 Recent/Current Capital Improvements

Recent capital improvements with City financing include the following:

- 2014 Street Improvements Project, funded under bonds through 2025
- 2016 Seal Coat Project, funded through City general funds
- 2017 Street Improvement Project, funded under bonds through 2028
- 2019 Charlton Road and Sunfish Lake Outlet Improvement Project, funded under bonds through 2030
- 2021 Street Improvement Projects, funded under bonds through 2032
- 2022 Seal Coat Project, funded through City general funds
- 2024 Asphalt Rejuvenator Project (Charlton Road), funded through City general funds
- 2026 Asphalt Rejuvenator Project (Grieve Glen Lane, Angell Road, Sunnyside Lane), funded through City general funds

2.3 2027 to 2031 Capital Improvements

The proposed CIP identifies the major improvements shown in the following exhibit:

- ***Appendix A, Exhibit C*** – Proposed 2027 to 2031 Capital Improvements

2.4 Capital Improvements Funding

The capital improvements identified in this plan may be funded through City general funds, including revenue collected through the City's general tax levy; bonding; and financing through assessments to benefiting properties. Maintenance activities do not qualify for special assessments under the City's Special Assessment Policy.

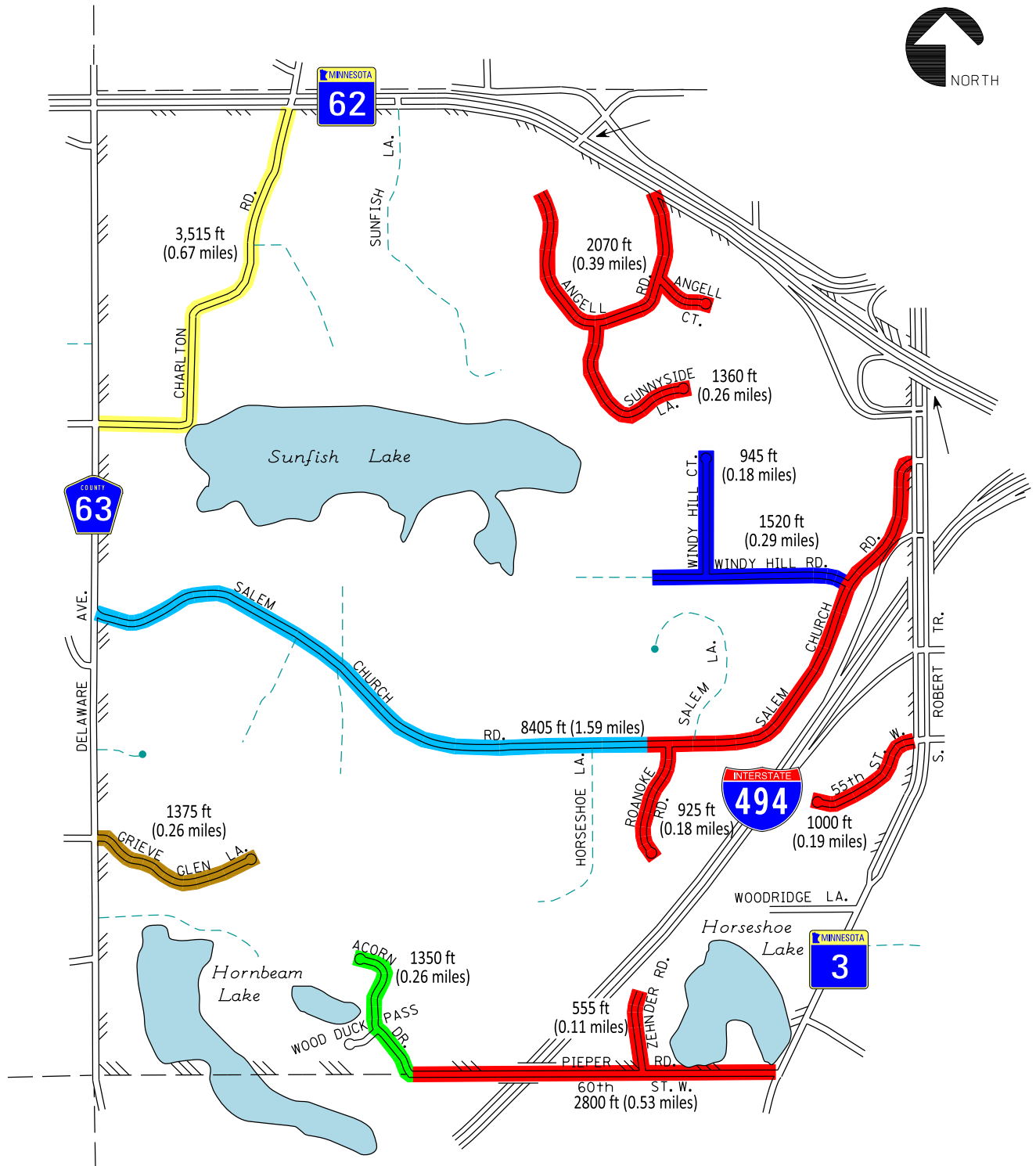
Appendix A includes the Capital Improvement Plan project summary for the currently identified capital improvements. The costs identified do not include legal, engineering, administration, or financing costs.

3. RECOMMENDATION

It is recommended that the City updates its CIP annually each spring to evaluate infrastructure needs and support budget planning for road maintenance and capital improvements. The CIP budget should be tracked separately from routine road maintenance activities, such as street sweeping, pavement patching, and sign maintenance. It is also recommended that the City maintain a Capital Improvement Fund to accumulate funds, as needed, for future capital improvement projects.

APPENDIX A

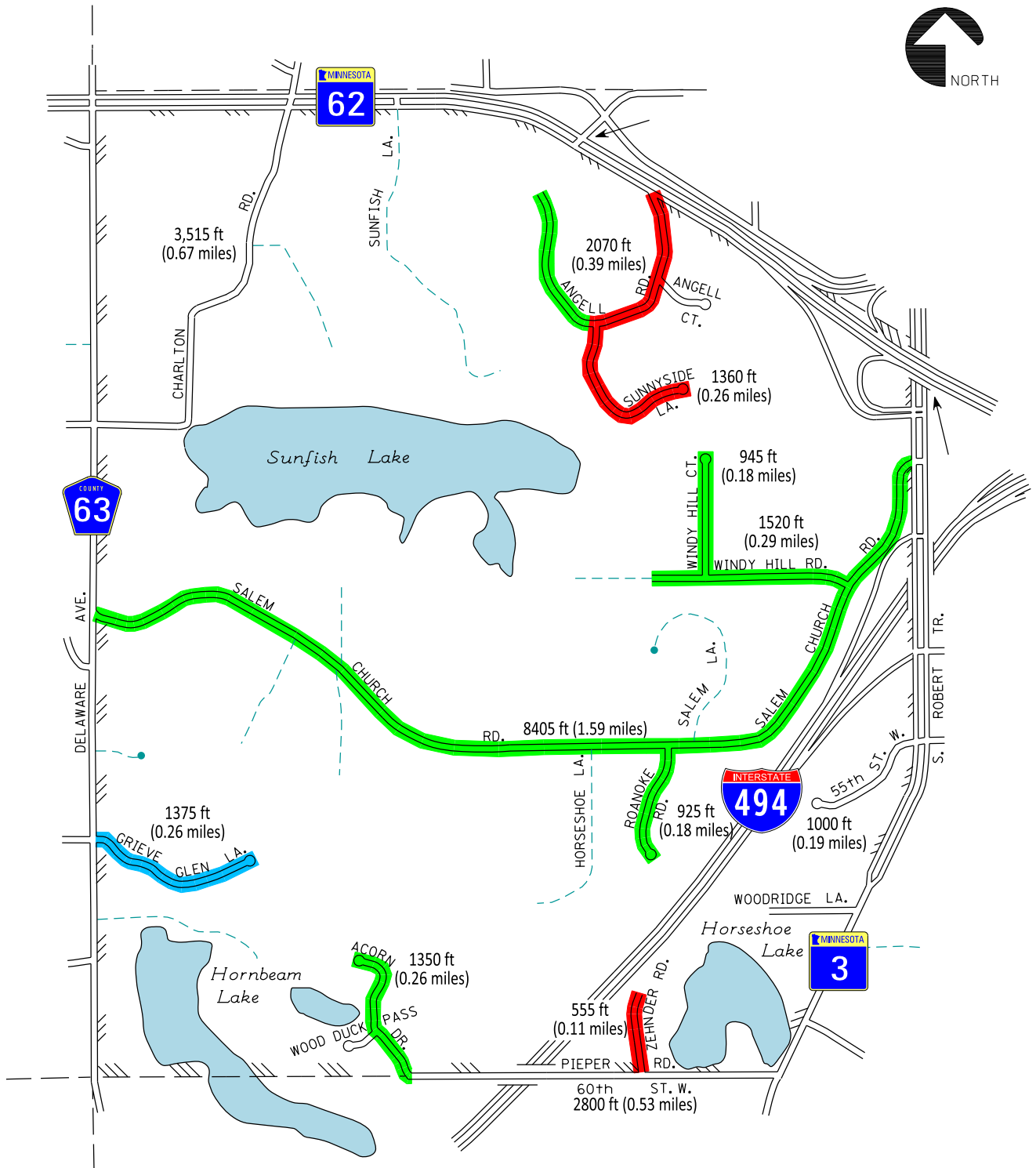
Exhibits



Year of Street Construction 1989 1996 2006 2009 2014 2019

City Street Lengths: 4.91 miles of Paved Streets

Date: Printed: 7/25/2023
WSB Filename: G:\MAPS\Sunfish Lake\CIP Maps\Exhibit A - 2023 City Street Map - Pavement History.dgn

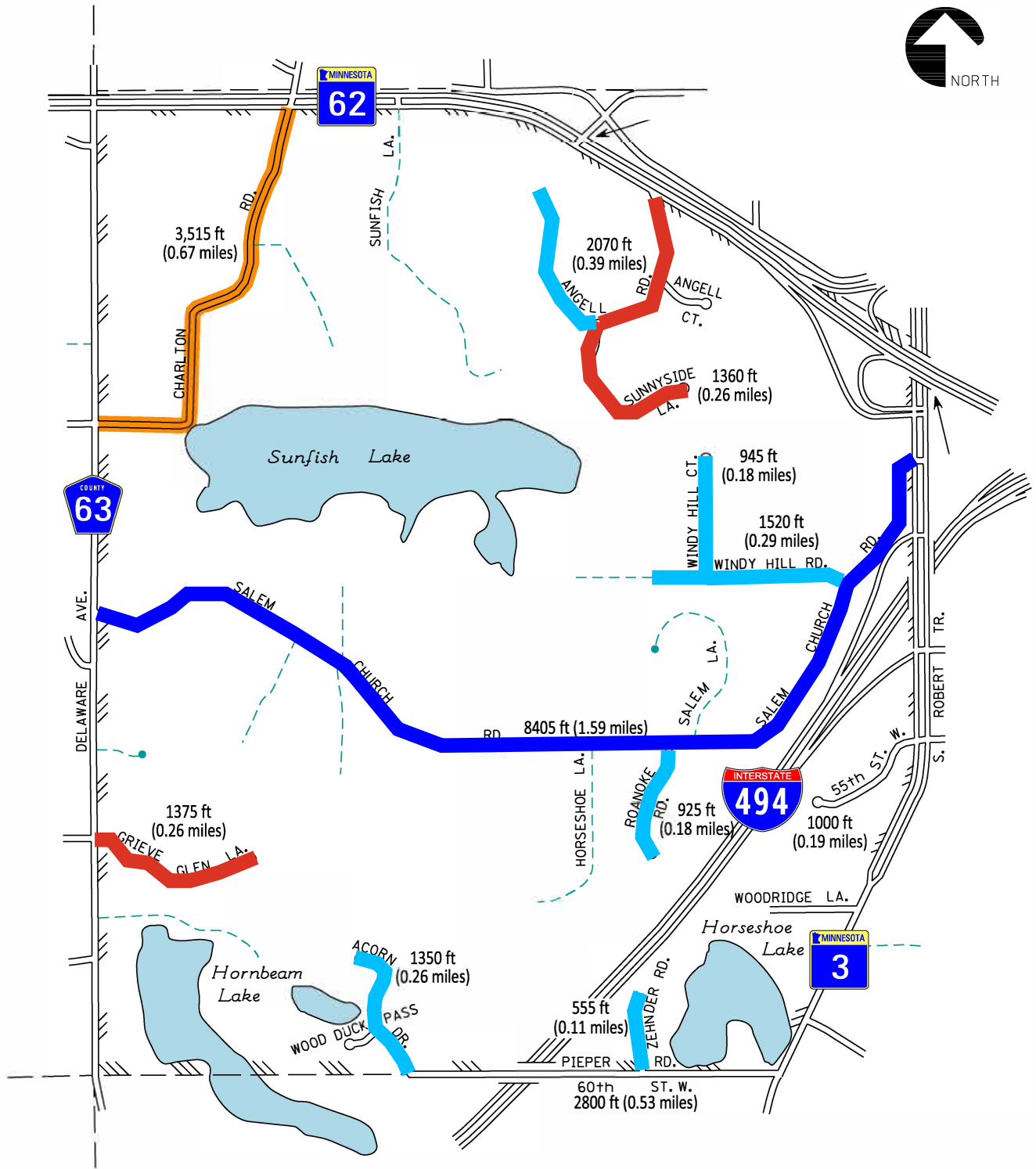


Year of Street Maintenance

■ 2021 Street Reconstruction
 ■ 2021 Mill & Overlay
 ■ 2022 Fog Seal Coat

City Street Lengths: 4.91 miles of Paved Streets

Date: Printed: 7/25/2023
WSB Filename: G:\MAPS\Sunfish Lake\CIP Maps\Exhibit B - 2023 City Street Map - Maintenance History.dgn



**2024 to 2028
Roadway Maintenance**

2024 Rejuvenator
2026 Rejuvenator

2027 Chip Seal & Fog
2028 Chip Seal & Fog

Exhibit D - Sunfish Lake Road Reconstruction / Maintenance Schedule

Updated August 3, 2026

Roadway	Year Constructed	Segment Length (ft)	Year of Past Overlay	Year of Future 2" Overlay	Year of Future Reconstruction	5 - YR Maintenance (Crack seal and seal coat)	Asphalt Rejuvenator	2021 PCI
Charlton Road	2019	3,515					2024, 2031	N/A
Salem Church Road (west)	2009	5,405				2016, 2022, 2027		82
Salem Church Road (east)	1989	3,000	2017			2022, 2027		93
Grieve Glen Road	1996	1,375	2021				2026, 2032	100
Acorn Drive	2006	1,350				2013, 2022, 2028		92
Roanoke Road	1989	925	2017			2022, 2028		81
Zehnder Road	1989	555	2021				2026, 2032	100
60th Street W	1999	2,800						53
Angell Road (west)	1989	900	2014			2022, 2028		92
Angell Road (east)	1989	1,170	2021				2026, 2032	100
Sunny Side Lane	1989	1,360	2021				2026, 2032	100
Windy Hill Court	2014	945				2022, 2028		90
Windy Hill Road	2014	1,520				2022, 2028		94
Labyrinth Lane	1989	1,000						N/A

Estimated Construction Costs includes 10% contingency and 35% admin (2026 Dollars)

	Cost/ Lin Ft.
Asphalt Rejuvenator	\$ 4.50
Crack Seal, Fog and Seal Coat	\$ 10.80
2" Mill and Overlay	\$ 75.00
Full Depth Reclamation	\$ 150.00

	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>
Length of Crack Seal and Fog Seal Coat (ft)					3,515
Length of Crack Seal and Fog Seal Coat (ft)	8,405	5,640			
Length of 2" Mill and Overlay (ft)					
Length of Full Depth Reconstruction (ft)					

	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>
Cost of Asphalt Rejuvenator	\$ -	\$ -	\$ -	\$ -	\$ 15,818
Cost of Crack Seal and Fog Seal Coat	\$ 90,774	\$ 60,912	\$ -	\$ -	\$ -
Cost of 2" Mill and Overlay	\$ -	\$ -	\$ -	\$ -	\$ -
Cost of Full Depth Reconstruction	\$ -	\$ -	\$ -	\$ -	\$ -

Assessable Cost *	\$ -	\$ -	\$ -		
General Maintenance Fund	\$ 90,774	\$ 60,912	\$ -	\$ -	\$ 15,818
City Cost-Share of Assessable Projects					

* Refer to Adopted City Assessment Policy

2027 - 2031 CAPITAL IMPROVEMENT PLAN

SUMMARY APPENDIX E

	Notes	2027	2028	2029	2030	2031	TOTALS
<u>Improvement Project Costs</u>							
<u>A.) General Street Maintenance/ Water Quality (100% City Tax Levy)</u>							
1.) Street Sweeping	2				\$2,100	\$2,100	
2.) Sign Replacement and maintenance	1	\$1,500	\$1,600	\$1,700	\$1,700	\$1,800	
3.) Striping maintenance		\$0	\$4,800	\$4,800	\$4,800	\$4,900	
4.) Bituminous Maintenance		\$5,000	\$5,100	\$5,200	\$5,200	\$5,300	
5.) Shoulder Maintenance		\$1,300	\$1,400	\$1,500	\$1,500	\$1,600	
6.) Annual Lake Water Quality Monitoring	6	\$1,400	\$1,500	\$1,500	\$1,500	\$1,600	
Subtotal General Street Maintenance		\$9,200	\$14,400	\$14,700	\$16,800	\$17,300	
<u>Capital Improvement Plan</u>							
<u>B.) 100% City Levy Improvements</u>							
1.) Pavement and Culvert Management Plan Update		\$8,800			\$9,000		
2.) Crack Seal							
3.) Crack Fill, Fog & Seal Coat or Rejuvenator	7	\$90,000	\$65,000			\$17,000	
4.) Culvert Cleaning & End Section Repair							
5.) Sunfish Lake TMDL Improvements	4						
6.) Miscellaneous Storm Water Improvements	4						
7.) SWPPP Program and Implementation	5	\$3,700	\$3,800	\$3,900	\$4,000	\$4,100	
Sub Total CIP Projects		\$102,500	\$68,800	\$3,900	\$13,000	\$21,100	
<u>C.) Assessed City Improvements (Bonding Requirements)</u>							
1.) 2017 Street Improvement Project		\$48,526	\$48,526				\$244,725
2.) 2019 Charlton Road Improvements		\$80,000	\$80,000	\$80,000	\$80,000		\$560,000
3.) 2021 Street Improvement Projects	3,8	\$63,500	\$63,500	\$63,500	\$63,500	\$63,500	\$635,000
Sub Total Assessed City Projects		\$192,026	\$192,026	\$143,500	\$143,500	\$63,500	\$1,439,725
<u>D.) Assessed City Improvements (Collected from Special Assessments)</u>							
1.) 2017 Street Improvement Levy		\$12,810	\$12,810				\$67,114
2.) 2019 Charlton Road Improvements Levy		\$32,000	\$32,000	\$32,000	\$32,000		\$224,000
3.) 2021 Street Improvements Levy	3, 8	\$50,800	\$50,800	\$50,800	\$50,800	\$50,800	\$406,400
Subtotal Special Assessment Funding		\$95,610	\$95,610	\$82,800	\$82,800	\$50,800	\$697,514
<u>General Fund Expenditures</u>							
<u>City Tax Levy (Collected from General Tax Levy)</u>							
GENERAL TAX LEVY (A+B)		\$111,700	\$83,200	\$18,600	\$29,800	\$38,400	
ASSESSED PROJECTS LEVY (C-D)		\$96,416	\$96,416	\$60,700	\$60,700	\$12,700	
Subtotal City Tax Levy Funding Requirements		\$208,116	\$179,616	\$79,300	\$90,500	\$51,100	

Notes

- 1.) Replace Regulatory Signs
- 2.) Street Sweeping Included in Snowplowing Contract through 2025
- 3.) Overlay, Mill and Overlay and / or Reconstruct; assumes project to be assessec
- 4.) Storm Water Improvements Required by MS4 Permit
- 5.) Water Quality Improvements per MPCA requirements
- 6.) Watershed typically reimburses City \$400 per lake for CAMP monitoring
- 7.) Charlton Road
- 8.) Zehnder, Angell (East), and Sunnyside Lane, Grieve Gler

Memorandum

To: Char Stark, City Treasurer
City of Sunfish Lake

From: Justin Messner, PE, City Engineer

Date: July 24, 2026

Re: 2027 Public Works/Engineering Budget Items

The proposed Public Works and Engineering budget for 2027 is identified herein. The budget has been based on past costs and anticipated work.

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Total	\$	46,160

Water Quality Monitoring/Lake Maintenance

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Funding from CIP for 2027 Project

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Total	\$	90,000

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<u>Snow Removal – City Streets (3-Year contract expiring 4/30/2029)</u>	\$	63,000

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