

**CITY OF LAKE ELMO  
NOTICE OF HEARING ON IMPROVEMENT  
OLD VILLAGE PHASE 3 STREET AND UTILITY IMPROVEMENTS**

Notice is hereby given that the City Council of Lake Elmo will meet in the council chambers of the city hall at or approximately after 7:00 P.M. on **Tuesday, December 20, 2016**, to consider the making of the following improvements, pursuant to Minnesota Statutes, Sections 429.011 to 429.111;

The improvements consist of the extension of sanitary sewer to the Lake Elmo Elementary School, City Hall and the Westbrook Building (3825 Lake Elmo Avenue) as well as extending sanitary sewer along Laverne Avenue, from 39<sup>th</sup> Street North to CSAH 14; 31st Street North, from CSAH 17 to the east end; Laverne Court North, from 31st Street North to south cul-de-sac; and Layton Court North, from 31st Street North to south cul-de-sac. The improvements include the reconstruction of the existing streets with concrete curb and gutter, installation and repair of storm sewer, the replacement of the aged watermain, and a sanitary sewer service stub extended to the property line for each benefitting property. The improvements also include the construction of a sidewalk and/or trail along Laverne Avenue from 39<sup>th</sup> Street North to CSAH 14.

Sanitary sewer assessments are proposed for those properties that abut the improvements and receive a service stub as part of the project along Laverne Avenue, 31st Street North, Laverne Court North, and Layton Court North, and also the Lake Elmo Elementary School, City Hall and the Westbrook Building. The area proposed to be assessed for the street and storm sewer improvements include the properties directly abutting and accessing the proposed streets along Laverne Avenue, 31st Street North, Laverne Court North, and Layton Court North.

The estimated total cost for the project is \$2,454,400 with the street, sidewalk and storm sewer improvements estimated at \$1,147,700; the sanitary sewer improvements estimated at \$753,800; and the watermain improvements estimated at \$552,900. A reasonable estimate of the impact of the assessment will be available at the hearing. Such persons as desiring to be heard with reference to the proposed improvements will be heard at this meeting.

**DATED: November 15, 2016**

**BY ORDER OF THE LAKE ELMO CITY COUNCIL**

**Mike Pearson, Mayor**

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