



## STAFF REPORT

DATE: September 19, 2017

**REGULAR**

**AGENDA ITEM:** Old Village Phase 2 Street, Drainage, and Utility Improvements – Resolution Declaring Costs to be Assessed, Ordering Preparation of Proposed Assessments, and Calling for Hearing on Proposed Assessment

**SUBMITTED BY:** Chad Isakson, Project Engineer

**REVIEWED BY:** Kristina Handt, City Administrator  
Brian Swanson, Finance Director  
Jack Griffin, City Engineer

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**ISSUE BEFORE COUNCIL:** Should the City Council call a final assessment hearing for the Old Village Phase 2: Street, Drainage, and Utility Improvements project to be held on October 17, 2017?

**BACKGROUND:** The Old Village Phase 2 Street, Drainage, and Utility Improvements project is substantially complete and updated costs have been provided by Washington County.

**PROPOSAL DETAILS/ANALYSIS:** Pursuant to Minnesota Statutes, Section 429 the Council must declare the amount to be assessed against the benefitting properties and Call the Hearing on the Proposed Assessment for these improvements. The Assessment Hearing is proposed for October 17, 2017. The Final Assessment Roll must be certified to the County Auditor by November 30, 2017.

The estimated total project cost at completion is \$8,472,000, with the City share of \$4,828,000 and with the County cost share contribution of \$3,644,000. The final total cost of the street and landscape improvements is \$5,561,000; sanitary sewer improvements are \$1,269,000; regional drainage improvements are \$164,000; and water system improvements are \$1,478,000. The watermain replacement and regional storm sewer system are not being assessed.

The final street assessments have been calculated based on the estimated final project costs. The street and landscape improvements are being assessed at 30% of the total costs for residential properties using an average residential front footage, and 100% for commercial properties based upon the actual front footage.

Table 1: Street and Landscape Improvements Assessment Comparison

	<b>Feasibility Report</b>	<b>Proposed Final Assessment</b>
Lake Elmo Avenue - Residential	\$4,200	\$4,000
Lake Elmo Avenue – Commercial	\$114 / Linear Foot	\$108 / Linear Foot
35 <sup>th</sup> Street – Residential	\$9,200	\$9,200
30 <sup>th</sup> Street – Residential	\$9,300	\$9,300

The final per REC unit sanitary sewer assessment is \$11,000 with some commercial properties being assigned multiple REC units, down from \$13,000 per REC unit. The Final Assessment Roll for sanitary sewer improvements have been prepared based on council direction provided at the September 6, 2016 council meeting, to assess for sanitary sewer improvements based on the total cost for the overall extension of sanitary sewer improvements needed to replace all (or substantially all) existing private wastewater systems in the Old Village area, including the Phase 1 and Phase 2 sewer improvement projects and future sewer extension projects planned for the Old Village service area.

Assessments for street improvements are being levied over 15 years while the sanitary sewer improvements will be levied over a 20-year period.

**FISCAL IMPACT:** The estimated total project cost at completion is \$8,472,000, with the City share of \$3,123,616, the County cost share contribution of \$3,644,000, and with \$1,704,384 paid through special assessments.

**RECOMMENDATION:** Staff is recommending that the City Council approve Resolution No. 2017-098, thereby declaring the costs to be assessed to be \$615,384 for street improvements and \$1,089,000 for sanitary sewer improvements; ordering the preparation of the proposed assessments and Calling for the Hearing on the proposed Assessments for October 17, 2017 at or around 7:00 pm. The recommended motion for the action is as follows:

***“Move to approve Resolution No. 2017-098; A Resolution Declaring Costs to be Assessed, Ordering Preparation of Proposed Assessment, and Calling for the Hearing on the Proposed Assessment for the Old Village Phase 2 Street, Drainage, and Utility Improvements.”***

**ATTACHMENTS:**

1. Resolution Declaring Cost to be Assessed, Ordering Preparation of Proposed Assessment, and Calling for Hearing on Proposed Assessment.
2. Notice of Hearing on Proposed Assessment.
3. Final Assessment Rolls.

**CITY OF LAKE ELMO  
WASHINGTON COUNTY  
STATE OF MINNESOTA**

**RESOLUTION NO. 2017-098**

**A RESOLUTION DECLARING COST TO BE ASSESSED, ORDERING  
PREPARATION OF PROPOSED ASSESSMENTS, AND CALLING  
HEARING ON PROPOSED ASSESSMENT FOR THE  
OLD VILLAGE PHASE 2 STREET, DRAINAGE, AND UTILITY  
IMPROVEMENTS**

**WHEREAS**, estimated total project costs have been calculated for the Old Village Phase 2 Street, Drainage, and Utility Improvements; and

**WHEREAS**, the total cost of the improvements will be \$8,472,000.

**WHEREAS**, the City Clerk and City Engineer have prepared the proposed assessment roll and will maintain said assessment roll on file in the City offices for public inspection.

**NOW, THEREFORE, BE IT RESOLVED,**

1. The portion of the cost of such street and landscaping improvements to be paid by the City is hereby declared to be \$1,080,475, and the portion of the cost to be assessed against benefited property owners is declared to be \$615,384.
2. The portion of the cost of such sanitary sewer improvements to be paid by the City is hereby declared to be \$180,000, and the portion of the cost to be assessed against benefited property owners is declared to be \$1,089,000.
3. The City Clerk, with the assistance of the City Engineer, has calculated the proper amount to be specially assessed for such improvements against every assessable lot, piece or parcel of land to be benefited by the improvements, and the Clerk has filed a copy of such proposed assessment in the City offices for public inspection.
4. Assessments shall be payable in equal annual installments extending over 15 years for street improvements and 20 years for sanitary sewer improvements, the first of the installments to be payable on or before the first Monday in January, 2018, and shall bear interest at the rate of 4.00 percent per annum from the date of the adoption of the assessment resolution.
5. A public hearing shall be held on the 17th day of October, 2017, in the Council Chambers of the City Hall at or approximately after 7:00 P.M. to pass upon such proposed assessment. All persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.
6. The City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and she shall state in the notice the total cost of the improvement. She shall also

cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearings.

7. The owner of any property so assessed may, at any time prior to certification of the assessment to the county auditor, pay the entire assessment on such property, with interest accrued to the date of payment, to the City Clerk. No interest shall be charged if the entire assessment is paid within 30 days from the adoption of this assessment. A property owner may at any time thereafter, pay to the City Clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year.

**ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE NINETEENTH DAY OF SEPTEMBER, 2017.**

**CITY OF LAKE ELMO**

By: \_\_\_\_\_  
Mike Pearson  
Mayor

(Seal)  
ATTEST:

\_\_\_\_\_  
Julie Johnson  
City Clerk

**CITY OF LAKE ELMO  
NOTICE OF HEARING ON PROPOSED ASSESSMENT  
OLD VILLAGE PHASE 2: STREET, DRAINAGE, 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, October 17, 2017, to consider, and possibly adopt, the proposed assessment against benefitting property for the Old Village Phase 2: Street, Drainage, and Utility Improvements. Adoption by the Council of the proposed assessment may occur at the hearing. The following describes the area proposed to be assessed:

- Street, landscape and streetscape improvements along Lake Elmo Avenue from 500 feet south of 30th Street North to CSAH 14 and 30th Street from Lake Elmo Avenue to Lisbon Avenue North, 34th Street from Lake Elmo Avenue to 150-foot west, 35th Street from Lake Elmo Avenue to the dead end, and 36th Street from Lake Elmo Avenue to 200-foot west.
- Sanitary sewer improvements along Lake Elmo Avenue from 500 feet south of 30th Street North to CSAH 14 and 30th Street from Lake Elmo Avenue to 200 feet east of Legion Avenue, 34th Street from Lake Elmo Avenue to 150-foot west, 35th Street from Lake Elmo Avenue to the dead end, and 36th Street from Lake Elmo Avenue to 200-foot west.

You may at any time prior to certification of the assessment to the county auditor pay the entire assessment on such property to the City Clerk with interest accrued to the date of payment. No interest shall be charged if the entire assessment is paid to the City Clerk within 30 days from the adoption of this assessment. You may at any time thereafter, pay to the City Clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year. If you decide not to prepay the assessment before the date given above the rate of interest that will apply is 4.00 percent per year.

Once assessments are certified to the County, the assessments are payable in equal annual installments extending over a period of 15 years for street improvements and 20 years for sanitary sewer improvements, the first of the installments to be payable on or before the first Monday in January 2018, and will bear interest at the rate of 4.00 percent per annum from the date of adoption of the assessment resolution. To the first installment shall be added interest on the entire assessment from the date of the assessment resolution until December 31, 2017. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

The proposed assessment roll is on file for public inspection at the City Clerk's office. The total amount of the proposed street improvement assessment is \$615,384. The total amount of the proposed sanitary sewer improvement assessment is \$1,089,000. The City contribution for the overall improvement project is \$3,123,616 and Washington County's

contribution for the overall improvement project is \$3,644,000. Written or oral objections will be considered at the meeting. No appeal may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. The Council may upon such notice consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners as it deems advisable.

An owner may appeal an assessment to district court pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the Mayor or Clerk within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Mayor or Clerk.

The City Council may, in its discretion, defer the payment of this assessment for any homestead property owned by a person for whom it would be a hardship to make payment if the owner is 65 years of age or older and/or the owner is a person retired by virtue of a permanent and total disability or by a person who is a member of the Minnesota National Guard or other military reserves who is ordered into active military service, as defined in section 190.05 subdivision 5b or 5c, as stated in the person's military orders. The owner must request a deferment of the assessment at or before the public hearing at which the assessment is adopted and make application on forms prescribed by the City Clerk within 30 days after the adoption.

Notwithstanding the standards and guidelines established by the City for determining a hardship, a deferment of an assessment may be obtained pursuant to Minnesota Statutes Section 435.193.

**DATED:** September 19, 2017

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

**Mike Pearson, Mayor**

*(Published in the Oakdale-Lake Elmo Review on September 27, 2017)*

OLD VILLAGE PHASE 2: STREET, DRAINAGE, AND UTILITY IMPROVEMENTS  
 LAKE ELMO AVE (500 FEET SOUTH OF 30TH STREET TO CSAH 14)  
 FINAL STREET ASSESSMENT ROLL

NO.	NAME	ADDRESS	MAILING ADDRESS						PID	STREET	
			ASSESSMENT AMOUNT	STREET FRONT FOOTAGE							
1	LEO PROP LP	11127 STILLWATER BLVD N	11127 STILLWATER BLVD N	LAKE ELMO MN	55042	1302921230077	\$19,008.00	176			
6	KNOWLAN INVESTMENTS LLC	3546 LAKE ELMO AVE N	3546 LAKE ELMO AVE N	LAKE ELMO MN	55042	1302921230038	\$6,804.00	63			
9	LAKE ELMO INN INC	3504 LAKE ELMO AVE N	PO BOX 182	LAKE ELMO MN	55042	1302921320022	\$11,340.00	105			
10	HERREID DAVID & WALMER DAPHNE	3476 LAKE ELMO AVE N	PO BOX 187	LAKE ELMO MN	55042	1302921320021	\$4,104.00	38			
11	LAKE ELMO INN INC	3466 LAKE ELMO AVE N	PO BOX 182	LAKE ELMO MN	55042	1302921320019	\$7,236.00	67			
12	LAKE ELMO INN INC	3442 LAKE ELMO AVE N	PO BOX 182	LAKE ELMO MN	55042	1302921320046	\$10,260.00	95			
13	PELTIER GENE M & ANN E	11179 STILLWATER BLVD N	PO BOX 455	LAKE ELMO MN	55042	1302921230046	\$11,988.00	111			
16A	CHRIST LUTHERAN CHURCH LAKE ELMO		PO BOX 310	LAKE ELMO MN	55042	1302921230079	\$8,640.00	80			
16B	STOUDT OFFICE BUILDING LLC	3549 LAKE ELMO AVE N	14612 60TH ST N	OAK PARK HEIGHTS MN	55082	1302921230078	\$13,284.00	123			
17	CITY OF LAKE ELMO	3537 LAKE ELMO AVE N	3800 LAVERNE AVE N	LAKE ELMO MN	55042	1302921230054	\$8,100.00	75			
18	DALE AND LINDA QUAST TRS	3251 LAKE ELMO AVE N	14664 57TH ST N	STILLWATER MN	55082	1302921230058	\$1,620.00	15			
19	KROMSCHROEDER JERRY & SHARON	3517 LAKE ELMO AVE N	360 RIVER RD	HUDSON WI	54016	1302921230057	\$1,836.00	17			
20	LAKE ELMO REAL ESTATE GROUP LLC	3515 LAKE ELMO AVE N	2001 OAK GLEN LN	STILLWATER MN	55082	1302921230056	\$4,644.00	43			
21	RE HAGSTROM PROP LLC	3511 LAKE ELMO AVE N	15 DELLWOOD AVE N	WHITE BEAR LAKE MN	55110	1302921230059	\$10,260.00	95			
22	RE HAGSTROM PROP LLC		15 DELLWOOD AVE N	WHITE BEAR LAKE MN	55110	1302921320025	\$5,400.00	50			
23	RDWAGS LLC	3479 LAKE ELMO AVE N	14 KINNUNEN RD	ESKO MN	55733	1302921320026	\$9,720.00	90			
24	JRSC LLC	3469 LAKE ELMO AVE N	PO BOX 818	STILLWATER MN	55082	1302921320027	\$5,400.00	50			
25	AGINCOURT LLC	3459 LAKE ELMO AVE N	8602 NEAL AVE N	STILLWATER MN	55082	1302921320041	\$10,800.00	100			
27	JOSHUA TAYLOR ENTRPRS LLC	3394 LAKE ELMO AVE N	PO BOX 897	LAKE ELMO MN	55042	1302921320001	\$5,940.00	55			
28	JOSHUA TAYLOR ENTRPRS LLC	3390 LAKE ELMO AVE N	PO BOX 897	LAKE ELMO MN	55042	1302921320005	\$8,100.00	75			
29	PLATINUM ENTERPRISES LLC	3417 LAKE ELMO AVE N	8319 LAKE JANE TR N	LAKE ELMO MN	55042	1302921320032	\$5,400.00	50			
2	LOHMANN JAMES E	3610 LAKE ELMO AVE N	3610 LAKE ELMO AVE N	LAKE ELMO MN	55042	1302921230044	\$4,000.00	209			
3	STROM SCOTT R & TERRI A	3582 LAKE ELMO AVE N	3582 LAKE ELMO AVE N	LAKE ELMO MN	55042	1302921230041	\$4,000.00	147			
4	WICKER WILLIAM & CECELIA	11079 35TH ST N	11079 35TH ST N	LAKE ELMO MN	55042	1302921230069	\$9,200.00	97			
5	EISELE JON	11094 35TH ST N	11094 35TH ST N	LAKE ELMO MN	55042	1302921230032	\$9,200.00	40			
7	WILLIAM C HJELMGREN TRS	3524 LAKE ELMO AVE N	3153 LAYTON CT N	LAKE ELMO MN	55042	1302921230037	\$4,000.00	59			
8	LAKE ELMO INN INC	3514 LAKE ELMO AVE N	PO BOX 182	LAKE ELMO MN	55042	1302921230036	\$4,000.00	52			
14	WEEKS BARRY E & ELLIS KATHLE	3647 LAKE ELMO AVE N	3647 LAKE ELMO AVE N	LAKE ELMO MN	55042	1302921230047	\$4,000.00	90			
15	SCHUMACHER KURT & APRIL C	3625 LAKE ELMO AVE N	3625 LAKE ELMO AVE N	LAKE ELMO MN	55042	1302921230048	\$4,000.00	110			
30	LANG SUSAN C	3405 LAKE ELMO AVE N	3405 LAKE ELMO AVE N	LAKE ELMO MN	55042	1302921320033	\$4,000.00	75			
31	FOX SCOTT JAMES & MARGIE	3380 LAKE ELMO AVE N	PO BOX 121	LAKE ELMO MN	55042	1302921320004	\$4,000.00	61			
32	GRACZYK MICHAEL EDWARD & VICKI	3360 LAKE ELMO AVE N	PO BOX 44	LAKE ELMO MN	55042	1302921320002	\$4,000.00	109			
33	SWAN MICHAEL D & CHLOE J	3348 LAKE ELMO AVE N	3348 LAKE ELMO AVE N	LAKE ELMO MN	55042	1302921320056	\$4,000.00	70			
34	SCHNEIDER JOHN L & SUSAN I ROTHER	3326 LAKE ELMO AVE N	3326 LAKE ELMO AVE N	LAKE ELMO MN	55042	1302921320055	\$4,000.00	165			
35	KUBITSCHEK RICHARD	3308 LAKE ELMO AVE N	PO BOX 832	LAKE ELMO MN	55042	1302921320057	\$4,000.00	50			
36	ENGDAHL ANNE T & STEVEN J	3296 LAKE ELMO AVE N	PO BOX 876	LAKE ELMO MN	55042	1302921320059	\$4,000.00	100			
37	HENSON GORDON D & JAYNE E	3276 LAKE ELMO AVE N	PO BOX 248	LAKE ELMO MN	55042	1302921320091	\$4,000.00	75			
38	ENGSTROM BRUCE R	3258 LAKE ELMO AVE N	3258 LAKE ELMO AVE N	LAKE ELMO MN	55042	1302921320084	\$4,000.00	75			
39	HORTTOR CAROLYN M SMITH		1959 PARK DRIVE	MAPLEWOOD MN	55119	1302921330042	\$4,000.00	141			
40	SMITH CONSTANCE K	3200 LAKE ELMO AVE N	PO BOX 184	LAKE ELMO MN	55042	1302921330043	\$4,000.00	138			
41	KOHN THEODORE M & ELLEN E	3160 LAKE ELMO AVE N	13415 NARCISSUS ST	ANDOVER MN	55304	1302921330020	\$4,000.00	202			
42	DORSCHNER DALE F & LISA M	3150 LAKE ELMO AVE N	3150 LAKE ELMO AVE N	LAKE ELMO MN	55042	1302921330018	\$4,000.00				
43	BANISTER FREDERICK J & CAROL	3100 LAKE ELMO RD N	PO BOX 215	LAKE ELMO MN	55042	1302921330019	\$4,000.00	253			
44	JOHNSON GEORGE E & SUSAN W	3070 LAKE ELMO AVE N	3070 LAKE ELMO AVE N	LAKE ELMO MN	55042	1302921330001	\$4,000.00				
45	ZDECHLIK MARK T	3078 LAKE ELMO AVE N	3078 LAKE ELMO AVE N	LAKE ELMO MN	55042	1302921330004	\$4,000.00	113			
46	WILLIAM C HAGBERG TRS & PATRICIA H HAGBERG TRS	3060 LAKE ELMO AVE N	3060 LAKE ELMO AVE N	LAKE ELMO MN	55042	1302921330002	\$4,000.00	123			
47	LEONARD JAMES & AMANDA SUE FLOERKE	3012 LAKE ELMO AVE N	3012 LAKE ELMO AVE N	LAKE ELMO MN	55042	1302921330003	\$4,000.00	144			

\*Properties in Red represent Commercial properties.  
 \*\*Properties in Black represent Residential properties.

OLD VILLAGE PHASE 2: STREET, DRAINAGE, AND UTILITY IMPROVEMENTS  
 LAKE ELMO AVE (500 FEET SOUTH OF 30TH STREET TO CSAH 14)  
**FINAL STREET ASSESSMENT ROLL**

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	STREET	
					ASSESSMENT AMOUNT	STREET FRONT FOOTAGE
48	GUNDERSON MARLON O & JULIE BUNN	2986 LAKE ELMO AVE N	2986 LAKE ELMO AVE N LAKE ELMO MN 55042	2402921220009	\$4,000.00	112
49	BUTENHOFF BONNIE J	2976 LAKE ELMO AVE N	PO BOX 95 LAKE ELMO MN 55042	2402921220014	\$4,000.00	170
50	HARTMEISTER KATHLEEN T	3385 LAKE ELMO AVE N	3385 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921320034	\$4,000.00	90
51	ANDERSON RUSSELL W & PATRICIA J	3373 LAKE ELMO AVE N	3373 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921320035	\$4,000.00	80
52	NEUMANN MARTIN J & SILBY K	3351 LAKE ELMO AVE N	697 5TH AVE N BAYPORT MN 55003	1302921320036	\$4,000.00	102
53	DEGREE THOMAS M	3337 LAKE ELMO AVE N	3337 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921320037	\$4,000.00	125
54	DAHLBLOM DUSTIN D	3303 LAKE ELMO AVE N	3303 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921320038	\$4,000.00	125
55	HELMS CATHERINE	3287 LAKE ELMO AVE N	3287 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921320039	\$4,000.00	120
56	HAWTHORNE TRENTON J & AMANDA L	3217 LAKE ELMO AVE N	3217 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921330007	\$4,000.00	84
57	SACHS RICHARD J JR	3203 LAKE ELMO AVE N	3203 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921330006	\$4,000.00	84
58	DUPIUS LUC M & ROCHELLE M MCCUNE	3151 LAKE ELMO AVE N	PO BOX 34 LAKE ELMO MN 55042	1302921330009	\$4,000.00	100
59	DUPIUS LUC M & ROCHELLE M MCCUNE	3131 LAKE ELMO AVE N	PO BOX 34 LAKE ELMO MN 55042	1302921330011	\$4,000.00	100
60	DUPIUS LUC M & ROCHELLE M MCCUNE	3109 LAKE ELMO AVE N	PO BOX 34 LAKE ELMO MN 55042	1302921330041	\$4,000.00	100
61	MCCUNE WESLEY S	3095 LAKE ELMO AVE N	3095 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921330012	\$4,000.00	170
62	SCHMIDT BRUCE C	3063 LAKE ELMO AVE N	3063 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921330014	\$4,000.00	80
63	WILLIAMS TODD R & MARJORIE F	3025 LAKE ELMO AVE N	3025 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921330016	\$4,000.00	149
64	JOHNSON STEPHEN D	2965 LAKE ELMO AVE N	2915 LAKE ELMO AVE N LAKE ELMO MN 55042	2402921220011	\$4,000.00	163
65	JOHNSON ELIZABETH M	2945 LAKE ELMO AVE N	PO BOX 403 LAKE ELMO MN 55042	2402921220019	\$4,000.00	82
66	SWANSON MICHELLE E	2929 LAKE ELMO AVE N	2929 LAKE ELMO AVE N LAKE ELMO MN 55042	2402921220020	\$4,000.00	81
67	JOHNSON STEPHEN D & CHERYL A NORDQUIST	2915 LAKE ELMO AVE N	2915 LAKE ELMO AVE N LAKE ELMO MN 55042	2402921220021	\$4,000.00	81
<b>TOTAL</b>					<b>\$364,284.00</b>	

\*Properties in Red represent Commercial properties.  
 \*\*Properties in Black represent Residential properties.



**FINAL STREET ASSESSMENT ROLL**

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	STREET ASSESSMENT
1	WILLIAMS TODD R & MARJORIE F		3025 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921330017	\$9,300.00
2	JOLLYMORE GARY M	2989 LAKE ELMO AVE N	2989 LAKE ELMO AVE N LAKE ELMO MN 55042	2402921220029	\$9,300.00
3	ASHLEY ELIZABETH & BRENT VANVLEET	11205 30TH ST N	11205 30TH ST N LAKE ELMO MN 55042	2402921220024	\$9,300.00
4	KRESSIN JEROME & VIRGINIA FREER	11217 30TH ST N	11217 30TH ST N LAKE ELMO MN 55042	2402921220017	\$9,300.00
5	LACHLER JOHNSON SUSAN E	11227 30TH ST N	11227 30TH ST N LAKE ELMO MN 55042	2402921220026	\$9,300.00
6	JOHNSON STEPHEN D & CHERYL A NORDQUIST		2915 LAKE ELMO AVE N LAKE ELMO MN 55042	2402921220027	\$9,300.00
7	MAZZARA MICHAEL J	11259 30TH ST N	11259 30TH ST N LAKE ELMO MN 55042	2402921210004	\$9,300.00
8	WEHKING TERRY J & ROY	11291 30TH ST N	11291 30TH ST N LAKE ELMO MN 55042	2402921210042	\$9,300.00
9	DIETHERT JACK R & NANCY J	11307 30TH ST N	11307 30TH ST N LAKE ELMO MN 55042	2402921210006	\$9,300.00
10	METCALF MARK G & HEATHER R	11333 30TH ST N	11333 30TH ST N LAKE ELMO MN 55042	2402921210031	\$9,300.00
11	MARIANNE & RICHARD SCHROEDER TRS	11347 30TH ST N	11347 30TH ST N LAKE ELMO MN 55042	2402921210029	\$9,300.00
12	DANIELSON TIMOTHY J & DIANA M	11357 30TH ST N	11357 30TH ST N LAKE ELMO MN 55042	2402921210008	\$9,300.00
13	JAHNKE ROLAND JOSEPH	11377 30TH ST N	11377 30TH ST N LAKE ELMO MN 55042	2402921210033	\$9,300.00
14	LECY JOHN K & HARPER DAVID E	11397 30TH ST N	10746 MANNING TRL CT N STILLWATER MN 55082	2402921210009	\$9,300.00
15	WAHLSTROM ERIC D	11415 30TH ST N	11415 30TH ST N LAKE ELMO MN 55042	2402921210035	\$9,300.00
16	KNOWLAN KAREN U	11443 30TH ST N	11443 30TH ST N LAKE ELMO MN 55042	2402921210039	\$9,300.00
17	PERTZ ANDREW J	11256 30TH ST N	11256 30TH ST N LAKE ELMO MN 55042	1302921340032	\$9,300.00
18	DOCKENDORF DALE T	11280 30TH ST N	3276 FANUM RD #100 ST PAUL MN 55110	1302921340009	\$9,300.00
19	SWANSON RONALD V & BARBARA J	11316 30TH ST N	11316 30TH ST N LAKE ELMO MN 55042	1302921340008	\$9,300.00
20	RYBERG PAUL A & CANDACE Q	11326 30TH ST N	11326 30TH ST N LAKE ELMO MN 55042	1302921340010	\$9,300.00
21	GLANZER JARVIS & JANE	11356 30TH ST N	11356 30TH ST N LAKE ELMO MN 55042	1302921340007	\$9,300.00
22	CITY OF LAKE ELMO		3800 LAVERNE AVE N LAKE ELMO MN 55042	1302921340001	\$55,800.00
				<b>TOTAL</b>	<b>\$251,100.00</b>

FINAL SANITARY SEWER ASSESSMENT ROLL

NO.	NAME	ADDRESS			MAILING ADDRESS					SANITARY SEWER			
										PID	ASSESSMENT	SAC	
1	LEO PROP LP	11127	STILLWATER	BLVD N	11127	STILLWATER	BLVD N	LAKE ELMO	MN	55042	1302921230077	\$ 11,000.00	1
2	LOHMANN JAMES E	3610	LAKE ELMO	AVE N	3610	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921230044	\$ 11,000.00	1
3	STROM SCOTT R & TERRI A	3582	LAKE ELMO	AVE N	3582	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921230041	\$ 11,000.00	1
4	WICKER WILLIAM & CECELIA	11079	35TH	ST N	11079	35TH	ST N	LAKE ELMO	MN	55042	1302921230069	\$ 11,000.00	1
5	EISELE JON	11094	35TH	ST N	11094	35TH	ST N	LAKE ELMO	MN	55042	1302921230032	\$ 11,000.00	1
6	SCHILTZ GREGORY & COLLEEN	11098	34TH	ST N	11098	34TH	ST N	LAKE ELMO	MN	55042	1302921320023	\$ 11,000.00	1
7	KNOWLAN INVESTMENTS LLC	3546	LAKE ELMO	AVE N	3546	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921230038	\$ 11,000.00	1
8	WILLIAM C HJELMGREN TRS	3524	LAKE ELMO	AVE N	3153	LAYTON	CT N	LAKE ELMO	MN	55042	1302921230037	\$ 11,000.00	1
9	LAKE ELMO INN INC	3514	LAKE ELMO	AVE N	PO BOX	182		LAKE ELMO	MN	55042	1302921230036	\$ 11,000.00	1
10	HERREID DAVID & WALMER DAPHNE	3476	LAKE ELMO	AVE N	PO BOX	187		LAKE ELMO	MN	55042	1302921320021	\$ 11,000.00	1
11	LAKE ELMO INN INC	3442	LAKE ELMO	AVE N	PO BOX	182		LAKE ELMO	MN	55042	1302921320046	\$ 253,000.00	23
12	WEEKS BARRY E & ELLIS KATHLE	3647	LAKE ELMO	AVE N	3647	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921230047	\$ 11,000.00	1
13	SCHUMACHER KURT & APRIL C	3625	LAKE ELMO	AVE N	3625	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921230048	\$ 11,000.00	1
14	ALBRECHT ANDREA	3603	LAKE ELMO	AVE N	3603	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921230050	\$ 11,000.00	1
15	JOSHUA TAYLOR ENTRPRS LLC	3394	LAKE ELMO	AVE N	PO BOX	897		LAKE ELMO	MN	55042	1302921320001	\$ 44,000.00	4
16	JOSHUA TAYLOR ENTRPRS LLC	3390	LAKE ELMO	AVE N	PO BOX	897		LAKE ELMO	MN	55042	1302921320005	\$ 11,000.00	1
17	PLATINUM ENTERPRISES LLC	3417	LAKE ELMO	AVE N	8319	LAKE JANE	TR N	LAKE ELMO	MN	55042	1302921320032	\$ 11,000.00	1
18	LANG SUSAN C	3405	LAKE ELMO	AVE N	3405	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921320033	\$ 11,000.00	1
19	FOX SCOTT JAMES & MARGIE	3380	LAKE ELMO	AVE N	PO BOX	121		LAKE ELMO	MN	55042	1302921320004	\$ 11,000.00	1
20	GRACZYK MICHAEL EDWARD & VICKI	3360	LAKE ELMO	AVE N	PO BOX	44		LAKE ELMO	MN	55042	1302921320002	\$ 11,000.00	1
21	SWAN MICHAEL D & CHLOE J	3348	LAKE ELMO	AVE N	3348	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921320056	\$ 11,000.00	1
22	SCHNEIDER JOHN L & SUSAN I ROTHER	3326	LAKE ELMO	AVE N	3326	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921320055	\$ 11,000.00	1
23	KUBITSCHKE RICHARD	3308	LAKE ELMO	AVE N	PO BOX	832		LAKE ELMO	MN	55042	1302921320057	\$ 11,000.00	1
24	ENGDAHL ANNE T & STEVEN J	3296	LAKE ELMO	AVE N	PO BOX	876		LAKE ELMO	MN	55042	1302921320059	\$ 11,000.00	1
25	HENSON GORDON D & JAYNE E	3276	LAKE ELMO	AVE N	PO BOX	248		LAKE ELMO	MN	55042	1302921320091	\$ 11,000.00	1
26	ENGSTROM BRUCE R	3258	LAKE ELMO	AVE N	3258	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921320084	\$ 11,000.00	1
27	SMITH CONSTANCE K	3200	LAKE ELMO	AVE N	PO BOX	184		LAKE ELMO	MN	55042	1302921330043	\$ 11,000.00	1
28	KOHN THEODORE M & ELLEN E	3160	LAKE ELMO	AVE N	13415	NARCISSEUS	ST	ANDOVER	MN	55304	1302921330020	\$ 11,000.00	1
29	DORSCHNER DALE F & LISA M	3150	LAKE ELMO	AVE N	3150	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921330018	\$ 11,000.00	1
30	BANISTER FREDERICK J & CAROL	3100	LAKE ELMO	AVE N	PO BOX	215		LAKE ELMO	MN	55042	1302921330019	\$ 11,000.00	1
31	JOHNSON GEORGE E & SUSAN W	3070	LAKE ELMO	AVE N	3070	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921330001	\$ 11,000.00	1
32	ZDECHLIK MARK T	3078	LAKE ELMO	AVE N	3078	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921330004	\$ 11,000.00	1
33	WILLIAM C HAGBERG TRS & PATRICIA H HAGBERG TRS	3060	LAKE ELMO	AVE N	3060	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921330002	\$ 11,000.00	1
34	LEONARD JAMES & AMANDA SUE FLOERKE	3012	LAKE ELMO	AVE N	3012	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921330003	\$ 11,000.00	1
35	GUNDERSON MARLON O & JULIE BUNN	2986	LAKE ELMO	AVE N	2986	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	2402921220009	\$ 11,000.00	1
36	BUTENHOFF BONNIE J	2976	LAKE ELMO	AVE N	PO BOX	95		LAKE ELMO	MN	55042	2402921220014	\$ 11,000.00	1
37	HARTMEISTER KATHLEEN T	3385	LAKE ELMO	AVE N	3385	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921320034	\$ 11,000.00	1
38	ANDERSON RUSSELL W & PATRICIA J	3373	LAKE ELMO	AVE N	3373	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921320035	\$ 11,000.00	1
39	NEUMANN MARTIN J & SILBY K	3351	LAKE ELMO	AVE N	697	5TH	AVE N	BAYPORT	MN	55003	1302921320036	\$ 11,000.00	1
40	DEGREE THOMAS M	3337	LAKE ELMO	AVE N	3337	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921320037	\$ 11,000.00	1
41	DAHLBLOM DUSTIN D	3303	LAKE ELMO	AVE N	3303	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921320038	\$ 11,000.00	1
42	HELMS CATHERINE	3287	LAKE ELMO	AVE N	3287	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921320039	\$ 11,000.00	1
43	HAWTHORNE TRENTON J & AMANDA L	3217	LAKE ELMO	AVE N	3217	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921330007	\$ 11,000.00	1
44	SACHS RICHARD J JR	3203	LAKE ELMO	AVE N	3203	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921330006	\$ 11,000.00	1
45	DUPIUS LUC M & ROCHELLE M MCCUNE	3151	LAKE ELMO	AVE N	PO BOX	34		LAKE ELMO	MN	55042	1302921330009	\$ 11,000.00	1

FINAL SANITARY SEWER ASSESSMENT ROLL

NO.	NAME	ADDRESS	MAILING ADDRESS	SANITARY SEWER ASSESSMENT		
				PID	ASSESSMENT	SAC
46	DUPIUS LUC M & ROCHELLE M MCCUNE	3131 LAKE ELMO AVE N	PO BOX 34 LAKE ELMO MN 55042	1302921330011	\$ 11,000.00	1
47	DUPIUS LUC M & ROCHELLE M MCCUNE	3109 LAKE ELMO AVE N	PO BOX 34 LAKE ELMO MN 55042	1302921330041	\$ 11,000.00	1
48	MCCUNE WESLEY S	3095 LAKE ELMO AVE N	3095 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921330012	\$ 11,000.00	1
49	SCHMIDT BRUCE C	3063 LAKE ELMO AVE N	3063 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921330014	\$ 11,000.00	1
50	WILLIAMS TODD R & MARJORIE F	3025 LAKE ELMO AVE N	3025 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921330016	\$ 11,000.00	1
51	JOHNSON STEPHEN D	2965 LAKE ELMO AVE N	2915 LAKE ELMO AVE N LAKE ELMO MN 55042	2402921220011	\$ 11,000.00	1
52	JOHNSON ELIZABETH M	2945 LAKE ELMO AVE N	PO BOX 403 LAKE ELMO MN 55042	2402921220019	\$ 11,000.00	1
53	SWANSON MICHELLE E	2929 LAKE ELMO AVE N	2929 LAKE ELMO AVE N LAKE ELMO MN 55042	2402921220020	\$ 11,000.00	1
54	JOHNSON STEPHEN D & CHERYL A NORDQUIST	2915 LAKE ELMO AVE N	2915 LAKE ELMO AVE N LAKE ELMO MN 55042	2402921220021	\$ 11,000.00	1
55	WILLIAMS TODD R & MARJORIE F		3025 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921330017	\$ 11,000.00	1
56	JOLLYMORE GARY M	2989 LAKE ELMO AVE N	2989 LAKE ELMO AVE N LAKE ELMO MN 55042	2402921220029	\$ 11,000.00	1
57	ASHLEY ELIZABETH & BRENT VANVLEET	11205 30TH ST N	11205 30TH ST N LAKE ELMO MN 55042	2402921220024	\$ 11,000.00	1
58	KRESSIN JEROME & VIRGINIA FREER	11217 30TH ST N	11217 30TH ST N LAKE ELMO MN 55042	2402921220017	\$ 11,000.00	1
59	LACHLER JOHNSON SUSAN E	11227 30TH ST N	11227 30TH ST N LAKE ELMO MN 55042	2402921220026	\$ 11,000.00	1
60	MAZZARA MICHAEL J	11259 30TH ST N	11259 30TH ST N LAKE ELMO MN 55042	2402921210004	\$ 11,000.00	1
61	WEHKING TERRY J & ROY	11291 30TH ST N	11291 30TH ST N LAKE ELMO MN 55042	2402921210042	\$ 11,000.00	1
62	DIETHERT JACK R & NANCY J	11307 30TH ST N	11307 30TH ST N LAKE ELMO MN 55042	2402921210006	\$ 11,000.00	1
63	METCALF MARK G & HEATHER R	11333 30TH ST N	11333 30TH ST N LAKE ELMO MN 55042	2402921210031	\$ 11,000.00	1
64	DANIELSON TIMOTHY J & DIANA M	11357 30TH ST N	11357 30TH ST N LAKE ELMO MN 55042	2402921210008	\$ 11,000.00	1
65	JAHNKE ROLAND JOSEPH	11377 30TH ST N	11377 30TH ST N LAKE ELMO MN 55042	2402921210033	\$ 11,000.00	1
66	LECY JOHN K & HARPER DAVID E	11397 30TH ST N	10746 MANNING TRL CT N STILLWATER MN 55082	2402921210009	\$ 11,000.00	1
67	KNOWLAN KAREN U	11443 30TH ST N	11443 30TH ST N LAKE ELMO MN 55042	2402921210039	\$ 11,000.00	1
68	PERTZ ANDREW J	11256 30TH ST N	11256 30TH ST N LAKE ELMO MN 55042	1302921340032	\$ 11,000.00	1
69	DOCKENDORF DALE T	11280 30TH ST N	3276 FANUM RD #100 ST PAUL MN 55110	1302921340009	\$ 11,000.00	1
70	SWANSON RONALD V & BARBARA J	11316 30TH ST N	11316 30TH ST N LAKE ELMO MN 55042	1302921340008	\$ 11,000.00	1
71	RYBERG PAUL A & CANDACE Q	11326 30TH ST N	11326 30TH ST N LAKE ELMO MN 55042	1302921340010	\$ 11,000.00	1
72	GLANZER JARVIS & JANE	11356 30TH ST N	11356 30TH ST N LAKE ELMO MN 55042	1302921340007	\$ 11,000.00	1
73	GARNER DONALD J & JERILYN	2988 LEGION AVE N	2988 LEGION AVE N LAKE ELMO MN 55042	2402921210037	\$ 11,000.00	1
74	CORCORAN SUSAN D	2995 LEGION AVE N	2995 LEGION AVE N LAKE ELMO MN 55042	2402921120044	\$ 11,000.00	1
<b>TOTAL</b>					<b>\$ 1,089,000.00</b>	