



STAFF REPORT

DATE: April 17, 2018

Regular Agenda

ITEM #: 20

AGENDA ITEM: Old Village Phase 4 Street and Utility Improvements – Receive Report, Call for Improvement Hearing, Declare Cost to be Assessed, and Call for Hearing on Proposed Assessment

SUBMITTED BY: Jack Griffin, City Engineer

REVIEWED BY: Kristina Handt, City Administrator
Brian Swanson, Finance Director
Sarah Sonsalla, City Attorney
Rob Weldon, Public Works Director
Chad Isakson, Project Engineer

ISSUE BEFORE COUNCIL: Should the City Council accept the Feasibility Report for the Old Village Phase 4 Street and Utility Improvements and call for a Public Improvement Hearing to be held on May 15, 2018? And should the City Council declare the cost to be assessed and call the Final Assessment Hearing to also be held on May 15, 2018?

BACKGROUND: The City of Lake Elmo is extending sanitary sewer to serve the existing properties in the Old Village area to replace the use of private on-site sewage treatment systems. The projects also include regional drainage improvements to address historic flooding issues in the Downtown area, the replacement of aged watermain pipes and reconstructing the public streets that are disturbed during the work. The Improvements are being constructed in phases and through separate projects. Phase 1 was constructed in 2015, Phase 2 was constructed in 2016, and Phase 3 was constructed in 2017. The Old Village Phase 4 Improvements are consistent with the Old Village Capital Improvement Plan (CIP) as presented to the City Council on September 6, 2016.

At the September 5, 2017 council meeting, the council authorized the Old Village Phase 4 Street and Utility Improvements feasibility report and preliminary design. The Phase 4 Improvements includes two project areas consisting of the 32nd Street North neighborhood, east of Lake Elmo Avenue, and the 36th Street/Layton Avenue area. The feasibility report is needed to meet state statutory requirements if any portion of the project is to be assessed to benefitting properties.

PROPOSAL DETAILS/ANALYSIS: The feasibility report has been completed and outlines the improvements necessary to extend sanitary sewer to these two project areas, including the reconstruction of the existing streets with concrete curb and gutter and ribbon curb, installation of a new storm sewer drainage system, 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 a boulevard trail along 36th Street and Layton Avenue consistent with previous downtown street projects. Park improvements have been incorporated to restore areas of Lion's Park that will be disturbed by the construction of a new storm sewer outfall pipe. The report provides estimated total project costs as provided by the City's design consultant, SEH, Inc. In addition, the report states that the improvements are necessary, cost effective, and feasible, and provides a preliminary assessment roll for each of the benefitting properties.

The following summarizes the report findings and recommendations:

Sanitary Sewer:

- The project will extend municipal sanitary sewer service to 20 properties that are currently served by on-site wastewater treatment systems.
- The estimated one-time unit assessment for sanitary sewer will be levied over 20 years. The base assessment value is \$11,600 per residential equivalent connection (REC).
- Additional connection costs, in the estimated combined amount of \$6,500, would be collected from property owners at the time of connection to sewer. This amount is comprised of various permitting and connection fees by the City and Met Council. If the property owner connects within one year of the sewer being made available, the City's incentive program applies, and the estimated combined fees would be reduced to \$4,500.
- Properties will also be directly responsible to pay a private plumbing contractor to make the service connection for their property, from the right-of-way to their home. This cost is property specific and includes the installation of the grinder station if required.
- Ten properties on 32nd Street will be served by individual grinder stations with a small diameter low pressure sewer. The grinder stations would be furnished by the City as part of the project and installed and maintained by each property.
- Lake Elmo ordinance requires properties to connect to sanitary sewer service within 2 years.

Street and Drainage Improvements:

- The improvements have been developed based on preliminary design work previously presented to the City Council.
- A new small-diameter cul-de-sac is proposed at the end of 32nd Street, but the cul-de-sac is subject to obtaining an easement from the impacted property owner. If the easement negotiations are not successful, the street will be replaced as it exists today.
- A regional drainage area storm sewer outfall pipe will be extended through Lions from 36th Street to Upper 33rd Street connecting to the existing storm sewer system and discharging to the regional drainage basin. This pipe system is considered a regional benefit and therefore the costs are not being assessed to the project properties. The location of this storm sewer pipe is also subject to obtaining an easement from the existing impacted properties. The estimated total costs are \$211,000 for the regional storm sewer outfall pipe.
- Residential properties on 32nd Street will be assessed on a per unit basis at 30% of the total city cost share for these improvements. The street, and drainage assessment for each parcel on this project is \$8,300 for 12 residential properties. The assessment will be levied over 15 years.
- Residential properties on 36th Street and Layton Avenue North will be assessed on a per unit basis at 30% of the total city cost share for these improvements. The street, and drainage assessment for each parcel on this project is \$8,400 for 6 residential properties. The two city parks have been assessed 6 residential equivalent units. The assessment will be levied over 15 years.
- Commercial properties on 36th Street and Layton Avenue North will be assessed on a per linear foot basis at 100% of the total project costs for these improvements. The street, and drainage assessment for each parcel on this project is \$220 per linear foot. Detail for each parcel is provided on the assessment roll. The assessment will be levied over 15 years.

Watermain Improvements:

- The existing watermain infrastructure will be replaced as part of this project. These improvements are not assessed for properties that are existing water service customers. The estimated total costs are \$374,000 for water system improvements.

Trail and Park Improvements:

- A bituminous trail is proposed to be extended along the south side of 36th Street and the east side of Layton Avenue. The estimated total costs are \$39,500 for the bituminous trail.
- A regional drainage area storm sewer outfall pipe will be extended through the east side of Lions Park and will disturb the existing tennis court, volleyball court, and playground. Therefore, with certain park amenities being partially disturbed by the project, additional park improvements were incorporated into this project.
- Park improvements being incorporated with the project include the replacement of the tennis courts with a pickleball court/skating rink area, restoring the volleyball courts with a new sand surface, and installed a new concrete curb edging around the playground. Park improvement costs are estimated to be \$192,500.

FISCAL IMPACT: The estimated total project cost is \$2,152,000 with the City cost share estimated to be \$1,380,580, including \$674,180 for the street and drainage improvements and \$100,400 for the sanitary sewer improvements. The remaining costs are proposed to be assessed against the benefitting properties consistent with the City’s Special Assessment Policy including proposed assessments in the amount of \$411,820 for the street and drainage improvements and \$359,600 for the sanitary sewer improvements. Watermain improvements will be funded through the water enterprise fund and the trail and park improvements will be funded through the Park Funds.

RECOMMENDATION: Staff is recommending that the City Council approve a Resolution receiving the Feasibility Report and calling for the Public Improvement Hearing to be held on May 15th, 2018. Staff is also recommending that the City Council approve a Resolution declaring the costs to be assessed and calling a Hearing on the Proposed Assessment to also be held on May 15, 2018. The suggested motions to approve these actions are as follows:

“Move to adopt Resolution No. 2018-043 Receiving the Feasibility Report for the Old Village Phase 4 Street and Utility Improvements and Calling Hearing on Improvement to be held on May 15, 2018.”

and

“Move to adopt Resolution No. 2018-044 Declaring Cost to be Assessed and Calling Hearing on Proposed Assessment for the Old Village Phase 4 Street and Utility Improvements to be held on May 15, 2018.”

ATTACHMENTS:

1. A Resolution Receiving the feasibility report for the Old Village Phase 4 Street and Utility Improvements and calling a hearing on improvements.
2. Notice of Hearing on Improvement.
3. A Resolution Declaring costs to be assessed and calling hearing on proposed assessments for the Old Village Phase 4 Improvements.
4. Notice of Hearing on Proposed Assessment.
5. Project Location Map.
6. Project Schedule.
7. Assessment Rolls.

*****Old Village Phase 4 Street and Utility Improvements Feasibility Report available for review at City Hall.***

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

**RESOLUTION NO. 2018-043
A RESOLUTION RECEIVING FEASIBILITY REPORT FOR OLD
VILLAGE PHASE 4 STREET AND UTILITY IMPROVEMENTS AND
CALLING HEARING ON IMPROVEMENT**

WHEREAS, pursuant to City Council authorization, adopted on September 5, 2017, a feasibility report has been prepared for the Old Village Phase 4 Street and Utility Improvements, and

WHEREAS, the feasibility report recommends that benefitting properties be assessed all or a portion of the cost of the improvements pursuant to the city's Special Assessment Policy and Minnesota Statutes, Chapter 429; and

WHEREAS, the feasibility report provides information regarding whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvements as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

NOW, THEREFORE, BE IT RESOLVED,

1. That the City Council will consider the improvements in accordance with the report and the assessments of the abutting properties for all or a portion of the cost of the improvements pursuant to Minnesota Statutes, Chapter 429 at an estimated total project cost of \$2,152,000; consisting of street, drainage, and storm sewer improvements at \$1,086,000, sanitary sewer improvements at \$460,000, water system improvements at \$374,000, and trail and parking improvements at \$232,000.
2. A public hearing shall be held on such proposed improvements on the 15th day of May, 2018, in the council chambers of the City Hall at or approximately after 7:00 P.M. and the clerk shall give mailed and published notice of such hearing and improvement as required by law.

ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE SEVENTEENTH DAY OF APRIL, 2018.

CITY OF LAKE ELMO

(Seal)
ATTEST:

By: _____
Mike Pearson
Mayor

Julie Johnson
City Clerk

**CITY OF LAKE ELMO
NOTICE OF HEARING ON IMPROVEMENT
OLD VILLAGE PHASE 4 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, May 15, 2018, 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 along 32nd Street North, east of Lake Elmo Avenue, and along 36th Street North and Layton Avenue North, including the reconstruction of the existing streets with concrete curb and gutter, installation of storm sewer, replacement of existing watermain, construction of an off-road bituminous trail along 36th Street North and Layton Avenue North, and park improvements in Lions Park.

Sanitary sewer assessments are proposed for those properties that abut the improvements and receive a service stub as part of the project including 3235 and 3263 Lake Elmo Avenue North; 11223, 11240, 11247, 11258, 11267, 11279, 11284, 11295, 11306, and 11328 32nd Street North; 3604, 3624, 3646, 3664, 3686, and 3712 Layton Avenue North; and 11299 and 11325 Stillwater Boulevard North. The area proposed to be assessed for the street and drainage improvements include the properties directly abutting and accessing the proposed streets along 32nd Street North east of Lake Elmo Avenue North, along 36th Street North east of Laverne Avenue North, and along Layton Avenue North between 36th Street North and Stillwater Boulevard North.

The estimated total cost for the project is \$2,152,000 with the street and drainage improvements estimated at \$1,086,000, the sanitary sewer improvements estimated at \$460,000, the water system improvements at \$374,000, and the trail and park improvements at \$232,000. 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: April 17, 2018

BY ORDER OF THE LAKE ELMO CITY COUNCIL

Mike Pearson, Mayor

(Published in the Oakdale-Lake Elmo Review on April 25 and May 2, 2018)

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

RESOLUTION NO. 2018-044

**A RESOLUTION DECLARING COST TO BE ASSESSED AND CALLING
HEARING ON PROPOSED ASSESSMENT FOR OLD VILLAGE PHASE 4
STREET AND UTILITY IMPROVEMENTS**

WHEREAS, estimated project costs have been calculated for the Old Village Phase 4 Street and Utility Improvements including street, drainage, trail, watermain, and sanitary sewer improvements along 32nd Street North, 36th Street North, and Layton Avenue North; and

WHEREAS, the estimated total cost of the improvements is \$2,152,000.

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 drainage improvements to be paid by the City is hereby declared to be \$674,180, and the portion of the cost to be assessed against benefited property owners is declared to be \$411,820.
2. The portion of the cost of such sanitary sewer improvements to be paid by the City is hereby declared to be \$100,400, and the portion of the cost to be assessed against benefited property owners is declared to be \$359,600.
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 and drainage improvements, and 20 years for sanitary sewer improvements, the first of the installments to be payable on or before the first Monday in January, 2019 and shall bear interest at the rate of 4.50 percent per annum from the date of the adoption of the assessment resolution.
5. A public hearing shall be held on the 15th day of May, 2018, 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 before June 15, 2018. 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 October 31 or interest will be charged through December 31 of the succeeding year.

ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE SEVENTEENTH DAY OF APRIL, 2018.

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 4 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, May 15, 2018, to consider, and possibly adopt, the proposed assessment against abutting property for the Old Village Phase 4 Street 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 and drainage improvements along 32nd Street North east of Lake Elmo Avenue North, 36th Street North east of Laverne Avenue North, and Layton Avenue North between 36th Street North and Stillwater Boulevard North.
- Sanitary sewer improvements along 32nd Street east of Lake Elmo Avenue North, 36th Street North east of Laverne Avenue North, and Layton Avenue North between 36th Street North and Stillwater Boulevard North. Properties include 3235 and 3263 Lake Elmo Avenue North; 11223, 11240, 11247, 11258, 11267, 11279, 11284, 11295, 11306, and 11328 32nd Street North; 3604, 3624, 3646, 3664, 3686, and 3712 Layton Avenue North; and 11299 and 11325 Stillwater Boulevard North.

You may at any time prior to certification of the assessment to the county auditor on November 15, 2018, 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 prior to June 15, 2018. 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 October 31 (date assessment certified to County Auditor) 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 4.50 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 and drainage improvements and 20 years for sanitary sewer improvements, the first of the installments to be payable on or before the first Monday in January 2019 and will bear interest at the rate of 4.50 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, 2018. 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 \$411,820. The total amount of the proposed sanitary sewer improvement assessment is \$359,600. The City contribution for the overall improvement project is \$1,380,580. 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 is authorized in its discretion to defer the payment of an 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, for whom it would be a hardship to make the payments. 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.

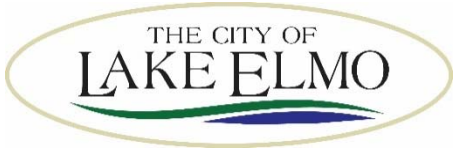
Notwithstanding the standards and guidelines established by the City for determining a hardship, a deferment of an assessment may be obtained pursuant to Minnesota Statutes Section 435.193.

DATED: April 17, 2018

BY ORDER OF THE LAKE ELMO CITY COUNCIL

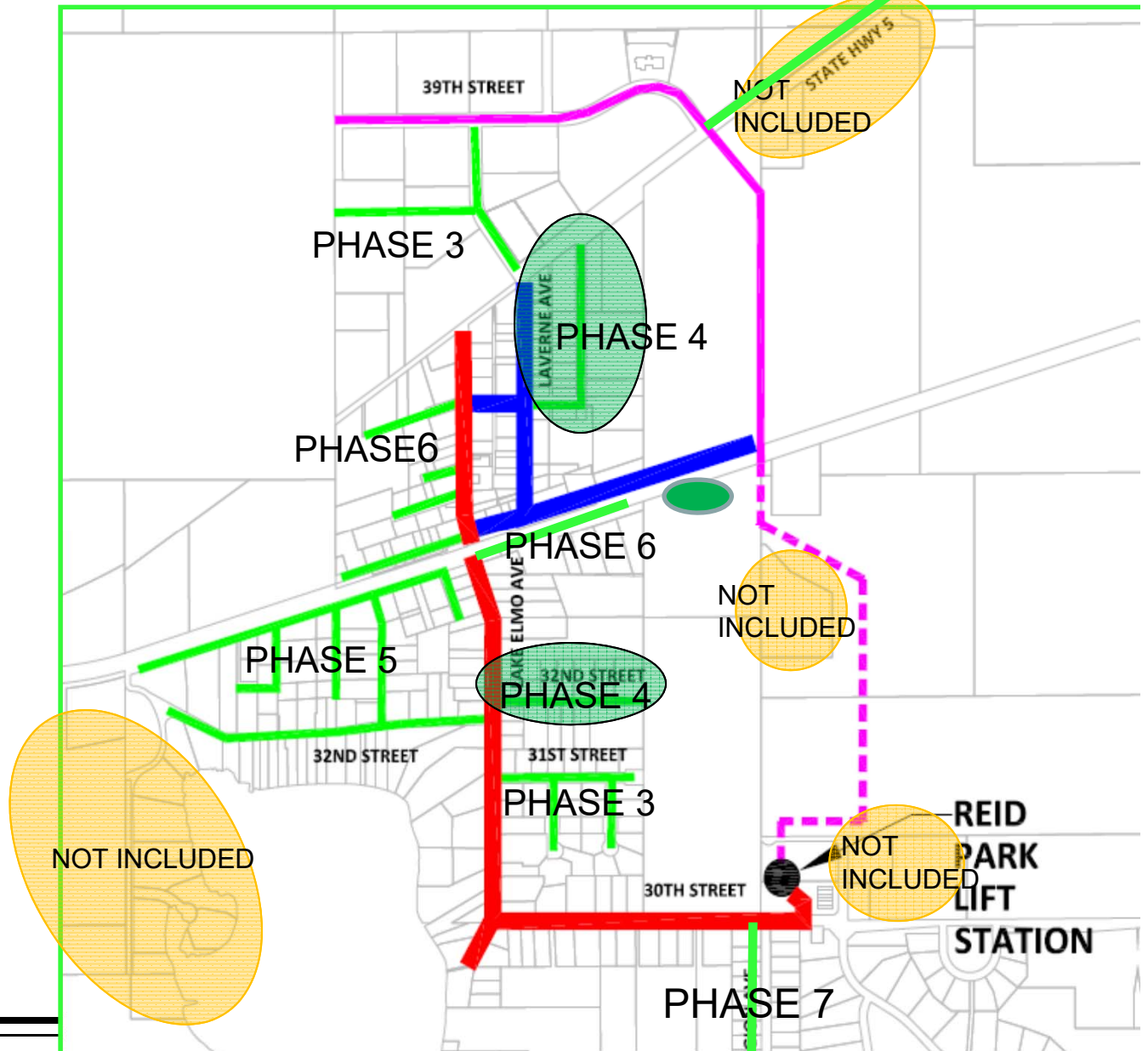
Mike Pearson, Mayor

(Published in the Oakdale-Lake Elmo Review on April 25, 2018)



OLD VILLAGE CIP – PHASING PLAN

Old Village Capital Improvement Plan
Phasing Plan; Schedule and
Assessment Methodology



SEPTEMBER 6, 2016

Cara Geheren, P.E. 651.300.4261
Jack Griffin, P.E. 651.300.4264
Ryan Stempski, P.E. 651.300.4267
Chad Isakson, P.E. 651.300.4283

OLD VILLAGE PHASE 4: STREET AND UTILITY IMPROVEMENTS
PROJECT NO. 2017.157

- SEPTEMBER 5, 2017 Council authorizes preliminary design and preparation of the Feasibility Report.
- FEBRUARY 20, 2018 Council orders the preparation of Plans and Specifications.
- APRIL 17, 2018 Presentation of Feasibility Report. Council accepts Report and calls Improvement Hearing and Assessment Hearing. Approve Plans and Specifications and Order Advertisement for Bids.
- MAY 10, 2018 Receive Contractor Bids.
- MAY 15, 2018 Public Improvement Hearing and Final Assessment Hearing. Council Orders the Improvement (requires 4/5th vote); Adopts the Final Assessments. Council accepts Bids and awards Contract.
- JUNE 5, 2018 Conduct Pre-Construction Meeting and issue Notice to Proceed.
•OCTOBER 27, 2018 Substantial Completion.
•JUNE 21, 2019 Final Completion.

OLD VILLAGE PHASE 4: STREET AND UTILITY IMPROVEMENTS
 32ND STREET NEIGHBORHOOD
 PRELIMINARY ASSESSMENT ROLL
 STREET AND SANITARY SEWER IMPROVEMENTS

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	TOTAL ASSESSMENT AMOUNT	STREET AND DRAINAGE ASSESSMENT AMOUNT	SANITARY SEWER ASSESSMENT AMOUNT	SAC
1	STUDE ROBERT H & CAROL W	3263 LAKE ELMO AVE N	3263 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921320040	\$19,900.00	\$8,300.00	\$11,600.00	1
2	PROKOSCH SUSAN L	11240 32ND ST N	11240 32ND ST N LAKE ELMO MN 55042	1302921310013	\$19,900.00	\$8,300.00	\$11,600.00	1
3	FERGUSON BRIAN T & KIM M	11258 32ND ST N	11258 32ND ST N LAKE ELMO MN 55042	1302921310011	\$19,900.00	\$8,300.00	\$11,600.00	1
4	MEIER JAMES A TRS	11284 32ND ST N	PO BOX 217 LAKE ELMO MN 55042	1302921310012	\$19,900.00	\$8,300.00	\$11,600.00	1
5	WENDT MYRON & BEVERLY	11306 32ND ST N	11306 32ND ST N LAKE ELMO MN 55042	1302921310015	\$19,900.00	\$8,300.00	\$11,600.00	1
6	WENDT EDNA C	11328 32ND ST N	11328 32ND ST N LAKE ELMO MN 55042	1302921310014	\$19,900.00	\$8,300.00	\$11,600.00	1
7	ANDREWS JOHN R & CHERL L	11295 32ND ST N	11295 32ND ST N LAKE ELMO MN 55042	1302921340003	\$19,900.00	\$8,300.00	\$11,600.00	1
8	RUBBERT KENNETH O & DOREEN N	11279 32ND ST N	11279 32ND ST N LAKE ELMO MN 55042	1302921340002	\$19,900.00	\$8,300.00	\$11,600.00	1
9	SANCHEZ OCTAVIO & MICHELLE	11267 32ND ST N	11267 32ND ST N LAKE ELMO MN 55042	1302921340004	\$19,900.00	\$8,300.00	\$11,600.00	1
10	REYNOLDS ROCKY P & KAREN K	11247 32ND ST N	11247 32ND ST N LAKE ELMO MN 55042	1302921340005	\$19,900.00	\$8,300.00	\$11,600.00	1
11	PROKOSCH SUSAN L	11223 32ND ST N	11240 32ND ST N LAKE ELMO MN 55042	1302921330005	\$31,500.00	\$8,300.00	\$23,200.00	2
12	BEERS MARY ANNE	3235 LAKE ELMO AVE N	PO BOX 64 LAKE ELMO MN 55042	1302921330008	\$19,900.00	\$8,300.00	\$11,600.00	1
TOTAL					\$250,400.00	\$99,600.00	\$150,800.00	13

OLD VILLAGE PHASE 4: STREET AND UTILITY IMPROVEMENTS
36TH STREET LAYTON AVENUE
PRELIMINARY ASSESSMENT ROLL
STREET AND SANITARY SEWER IMPROVEMENTS

NO.	NAME	ASSESSABLE PROPERTY ADDRESS	MAILING ADDRESS	PID	TOTAL ASSESSMENT AMOUNT	STREET AND DRAINAGE ASSESSMENT AMOUNT	STREET FRONT FOOTAGE	SANITARY SEWER ASSESSMENT AMOUNT	SAC
1	CHRISTINE L SCHILTZ TRS	3686 LAYTON AVE N	721 10TH AVE N SOUTH ST. PAUL MN 55075	1302921240026	\$20,000.00	\$8,400	100	\$ 11,600.00	1
2	WOLDSNES JON	3664 LAYTON AVE N	3664 LAYTON AVE N LAKE ELMO MN 55042	1302921240027	\$20,000.00	\$8,400	100	\$ 11,600.00	1
3	TOLLARD GAYL J	3646 LAYTON AVE N	3646 LAYTON AVE N LAKE ELMO MN 55042	1302921240006	\$20,000.00	\$8,400	100	\$ 11,600.00	1
4	DITTMANN MELANIE A & MELVIN J	3624 LAYTON AVE N	3624 LAYTON AVE N LAKE ELMO MN 55042	1302921240005	\$20,000.00	\$8,400	100	\$ 11,600.00	1
5	ZEIPELT BETH N	3604 LAYTON AVE N	3604 LAYTON AVE N LAKE ELMO MN 55042	1302921240003	\$20,000.00	\$8,400	250	\$ 11,600.00	1
6	WACKER WILLIAM G & SALLYANN	3603 LAVERNE AVE N	PO BOX 167 LAKE ELMO MN 55042	1302921230017	\$8,400.00	\$8,400	120	\$ -	
7	CITY OF LAKE ELMO	3585 LAVERNE AVE N	3880 LAVERNE AVE N LAKE ELMO MN 55042	1302921230029	\$25,200.00	\$25,200	350	\$ -	
8	CITY OF LAKE ELMO		3800 LAVERNE AVE N LAKE ELMO MN 55042	1302921240018	\$25,200.00	\$25,200	397	\$ -	
9	CHEEE LLC	11320 UPPER 33RD ST N	7250 HUDSON BOULEVARD N OAKDALE MN 55128	1302921240022	\$13,200.00	\$13,200	60	\$ -	
10	CHEEE LLC		7250 HUDSON BOULEVARD N OAKDALE MN 55128	1302921240019	\$22,220.00	\$22,220	101	\$ -	
11	C A GERBITZ CO INC	11299 STILLWATER BLVD N	11299 STILLWATER BLVD N LAKE ELMO MN 55042	1302921240017	\$122,580.00	\$87,780	399	\$ 34,800.00	3
12	ELMO INN ENTERPRISES INC	3712 LAYTON AVE N	PO BOX 182 LAKE ELMO MN 55042	1302921240025	\$169,420.00	\$88,220	401	\$ 81,200.00	7
13	WILLIAM C HAGBERG TRS & PATRICIA H HAGBERG TRS	11325 STILLWATER BLVD N	3060 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921240016	\$34,800.00	\$0	0	\$ 34,800.00	3
TOTAL					\$521,020.00	\$312,220	2478	\$ 208,800.00	18

*Properties in Red represent Commercial properties.

**Properties in Black represent Residential properties.