



## STAFF REPORT

DATE: March 4, 2020

**REGULAR**

**AGENDA ITEM:** Approve Plans and Specifications, Order Advertisement for Bids, Declare Costs to be Assessed, and Call for Hearing on Assessment for the Heritage Farms Street and Utility Improvements

**SUBMITTED BY:** Jack Griffin, City Engineer

**REVIEWED BY:** Kristina Handt, City Administrator  
Sarah Sonsalla, City Attorney  
Marty Powers, Public Works Director  
Chad Isakson, Project Engineer

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**ISSUE BEFORE COUNCIL:** Should the City Council approve the plans and specifications, order advertisement for bids, declare costs to be assessed and call for a final assessment hearing to be held on April 21, 2020 for the Heritage Farm Street and Utility Improvements?

**BACKGROUND:** On October 15, 2019, following a public improvement hearing, the City Council ordered the preparation of the plans and specifications for the Heritage Farm Street and Utility Improvements including the extension of sanitary sewer service to connect each of the 44 residential properties in the neighborhood. The improvements include the reconstruction of approximately 1.2 miles of residential streets and minor storm sewer improvements. The street segments selected for improvements include:

- Lisbon Avenue North, from 30th Street to the south end;
- Lisbon Avenue Court North, from Lisbon Avenue to the end of cul-de-sac; and
- 30th Street Circle North, from 30th Street North to 30th Street North

The scope of improvements remains consistent with the feasibility report that was adopted by the City Council on September 17, 2019. The sanitary sewer improvements were initiated by a petition of 32 of the 44 properties.

**PROPOSAL DETAILS/ANALYSIS:** The plans and specifications have been completed for the improvements and are ready to be advertised for contractor bids. A bid date has been scheduled for April 2, 2020. Once received, bids will be reviewed by staff with recommendations to be presented to council on April 21, 2020 to award a contract.

Staff is further recommending that the final assessment roll be adopted by the city council prior to start of construction. In accordance with statutory requirements for special assessments to benefitting property owners the council must declare the costs to be assessed and call for final assessment hearing. The final assessment amounts are detailed on the final assessment roll included with the council packet. The final assessment amounts remain unchanged from the preliminary assessment amounts presented with the approved feasibility report.

**FISCAL IMPACT:** The total estimated project cost is \$2,708,000, with \$1,774,000 for street and drainage improvements, \$884,000 for sanitary sewer improvements, and with \$50,000 for watermain improvements.

The improvements are proposed to be partially assessed against the benefitting properties consistent with the City's Special Assessment Policy. The project is funded through the issuance of general obligation bonds and special assessments. Approval of this motion does not commit the council to the project costs. Once contractor bids are received, the actual construction costs will be known and the council will be asked to consider entering into a contract to complete the work.

**RECOMMENDATION:** Staff is recommending that the City Council approve a Resolution approving the plans and specifications and ordering the advertisement for bids for the Heritage Farm Street and Utility Improvements. The recommended motion for the action is as follows:

***“Move to approve Resolution No. 2020-020, approving the plans and specifications and ordering the advertisement for bids for the Heritage Farm Street and Utility Improvements.”***

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 be held on April 21, 2020. The suggested motions to approve the action is as follows:

***“Move to approve Resolution No. 2020-027 Declaring Cost to be Assessed and Calling Hearing on Proposed Assessment for the Heritage Farm Street and Utility Improvements to be held on April 21, 2020.”***

**ATTACHMENTS:**

1. Resolution approving the plans and specifications and ordering the advertisement for bids for the Heritage Farm Street and Utility Improvements.
2. Resolution declaring the costs to be assessed and calling a hearing on the proposed assessment for the Heritage Farm Street and Utility Improvements.
3. Advertisement for Bid.
4. Notice of Hearing on Proposed Assessment.
5. Final Assessment Roll.
6. Location Map.
7. Project Schedule.
8. *Project Plans and Specifications available for review at City Hall.*

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

**RESOLUTION NO. 2020-020**

**A RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND  
ORDERING ADVERTISEMENT FOR BIDS FOR THE  
HERITAGE FARM STREET AND UTILITY IMPROVEMENTS**

**WHEREAS**, pursuant to a resolution passed by the City Council on the 15th day of October 2019, the City Engineer, together with TKDA, Inc., has prepared plans and specifications for the Heritage Farm Street and Utility Improvements and has presented such plans and specifications to the Council for approval.

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

1. Such plans and specifications, a copy of which is on file at Lake Elmo City Hall, and made a part hereof, are hereby approved.
2. The City Clerk shall prepare and cause to be inserted in the official paper and posted online with Quest Construction Data Network (QuestCDN.com) an advertisement for bids upon the making of such improvements under such approved plans and specifications. The advertisement shall be published for at least 21 days, shall specify the work to be done, and shall state that sealed bids provided to the City Clerk prior to the specified bid date and time and accompanied by a bid bond or cashier's check made payable to the City of Lake Elmo in an amount not less than 5% of the amount of such bid will be considered.

**ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE FOURTH DAY OF MARCH,  
2020.**

**CITY OF LAKE ELMO**

(Seal)  
ATTEST:

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

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

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

**RESOLUTION NO. 2020-027**

**A RESOLUTION DECLARING COST TO BE ASSESSED AND CALLING  
HEARING ON PROPOSED ASSESSMENT FOR HERITAGE FARM  
STREET AND UTILITY IMPROVEMENTS**

**WHEREAS**, estimated project costs have been calculated for the Heritage Farm Street and Utility Improvements including street, drainage, watermain, and sanitary sewer improvements along Lisbon Avenue North, Lisbon Avenue Court North, and 30<sup>th</sup> Street Circle North in the Heritage Farm Development; and

**WHEREAS**, the estimated total cost of the improvements is \$2,708,000.

**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 \$1,279,000, and the portion of the cost to be assessed against benefited property owners is declared to be \$495,000.
2. The portion of the cost of such sanitary sewer improvements to be paid by the City is hereby declared to be \$0.00, and the portion of the cost to be assessed against benefited property owners is declared to be \$902,000.
3. The portion of the cost of such watermain improvements to be paid by the City is hereby declared to be \$50,000, and the portion of the cost to be assessed against benefited property owners is declared to be \$0.00.
4. 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.
5. 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, 2021 and shall bear interest at the rate of 3.50 percent per annum from the date of the adoption of the assessment resolution.
6. A public hearing shall be held on the 21st day of April, 2020, 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.

7. 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.
  
8. 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 May 21, 2020. 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 FOURTH DAY OF MARCH, 2020.**

**CITY OF LAKE ELMO**

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

(Seal)  
ATTEST:

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

**SECTION 0100 – ADVERTISEMENT FOR BIDS**

**HERITAGE FARMS STREET AND UTILITY IMPROVEMENTS  
PROJECT NO. 2019.121**

**FOR THE CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA**

Notice is hereby given that sealed bids will be received, publicly opened, and read aloud by representatives of the City of Lake Elmo, Minnesota, at City Hall, 3880 Laverne Avenue North Suite 100, Lake Elmo, Minnesota 55042, at 10:00 AM CST, on Thursday, April 2, 2020. Bids are for furnishing all work and materials for the construction, complete in place, of the Heritage Farms Street and Utility Improvements Project, consisting of the major work items in the following approximate quantities:

5,100 LF	8" Sanitary Sewer	3,800 TN	Aggregate Base, CL 6
37 EA	48" Sanitary Manhole	1,300 TN	Bituminous Base
2,600 LF	Storm Sewer	1,000 TN	Bituminous Wear
15,500 CY	Common Excavation	12,000 LF	Concrete Curb and Gutter
11,500 CY	Select Granular Borrow	20,000 SY	Sodding

Bids must be submitted on the Proposal Forms provided in accordance with the Contract Documents, Plans, and Specifications as prepared by TKDA, 444 Cedar Street, Suite 1500, St. Paul, MN 55101, which are on file for inspection in the office of the City Clerk and City Engineer.

Complete digital Proposal Forms, Plans, and Specifications for use by Contractors submitting a bid are available at [www.QuestCDN.com](http://www.QuestCDN.com). Digital plan documents may be downloaded for a non-refundable fee of \$25.00 by inputting Quest Project No. 6862627 on the website's Project search page. Please contact QuestCDN at (952) 233-1632 or [info@QuestCDN.com](mailto:info@QuestCDN.com) for assistance in free membership registration, downloading, and working with this digital project information.

Contractors desiring drawings, specifications, and related documents for the purpose of submitting a bid may also secure a digital CD set from the office of the City Engineer for a fee of \$25.00 for each set. The fee will not be refunded. ***Mail orders for Plans and Specifications, and orders for printed paper Plans and Specifications will not be taken by the City.***

Bids will only be accepted from Contractors who purchase Bidding Documents as specified above.

No bid will be considered unless sealed and filed with the City Clerk prior to the time noted above for the closing of the bids, and accompanied by a certified check, cash, or bid bond in an amount not less than five percent (5%) of the total bid as a guarantee that the bidder, if successful, will enter into a contract with the City to perform the work described in the proposal. This deposit will be subject to forfeiture as provided by law. The deposits for the three lowest bidders will be retained by the City until the contract has been awarded and executed but not longer than sixty (60) days. No bid may be withdrawn for a period of sixty (60) days following the bid opening.

The City reserves the right to reject any or all bids, to waive informalities or to award the contract to the lowest responsible bidder, in the best interest of the City. For Bids exceeding \$50,000, the Bidder shall submit to the City a signed statement under oath by an owner or officer verifying compliance with each of the minimum criteria in Minnesota Statutes, section 16C.285, subdivision 3 on the Responsible Contractor Verification Form included with the Bid Proposal.

Dated: March 4, 2020

Julie Johnson, City Clerk  
City of Lake Elmo

**PUBLISHED:** QuestCDN.com: March 6, 2020  
Stillwater Gazette: March 6 and 13, 2020

**CITY OF LAKE ELMO**  
**NOTICE OF HEARING ON PROPOSED ASSESSMENT**  
**HERITAGE FARM 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, April 21, 2020, to consider, and possibly adopt, the proposed assessment against abutting property for the Heritage Farm 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, drainage and sanitary sewer improvements including new municipal sanitary sewer service to replace individual on-site septic systems; a reconstructed bituminous street with new concrete curb and gutter; and a repair or restoration of the existing street drainage system for the following streets:

- Lisbon Avenue North, from 30th Street to the south end;
- Lisbon Avenue Court North, from Lisbon Avenue to the end of cul-de-sac; and
- 30th Street Circle North, from 30th Street North to 30th Street North

You may at any time prior to certification of the assessment to the county auditor on November 13, 2020, 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 May 21, 2020. 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 3.50 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 2021 and will bear interest at the rate of 3.50 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, 2020. 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 \$495,000. The total amount of the proposed sanitary sewer improvement assessment is \$902,000. The City contribution for the overall improvement project is \$1,311,000. 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 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:** March 4, 2020

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

**Mike Pearson, Mayor**

*(Published in the Oakdale-Lake Elmo Review on March 13, 2020)*

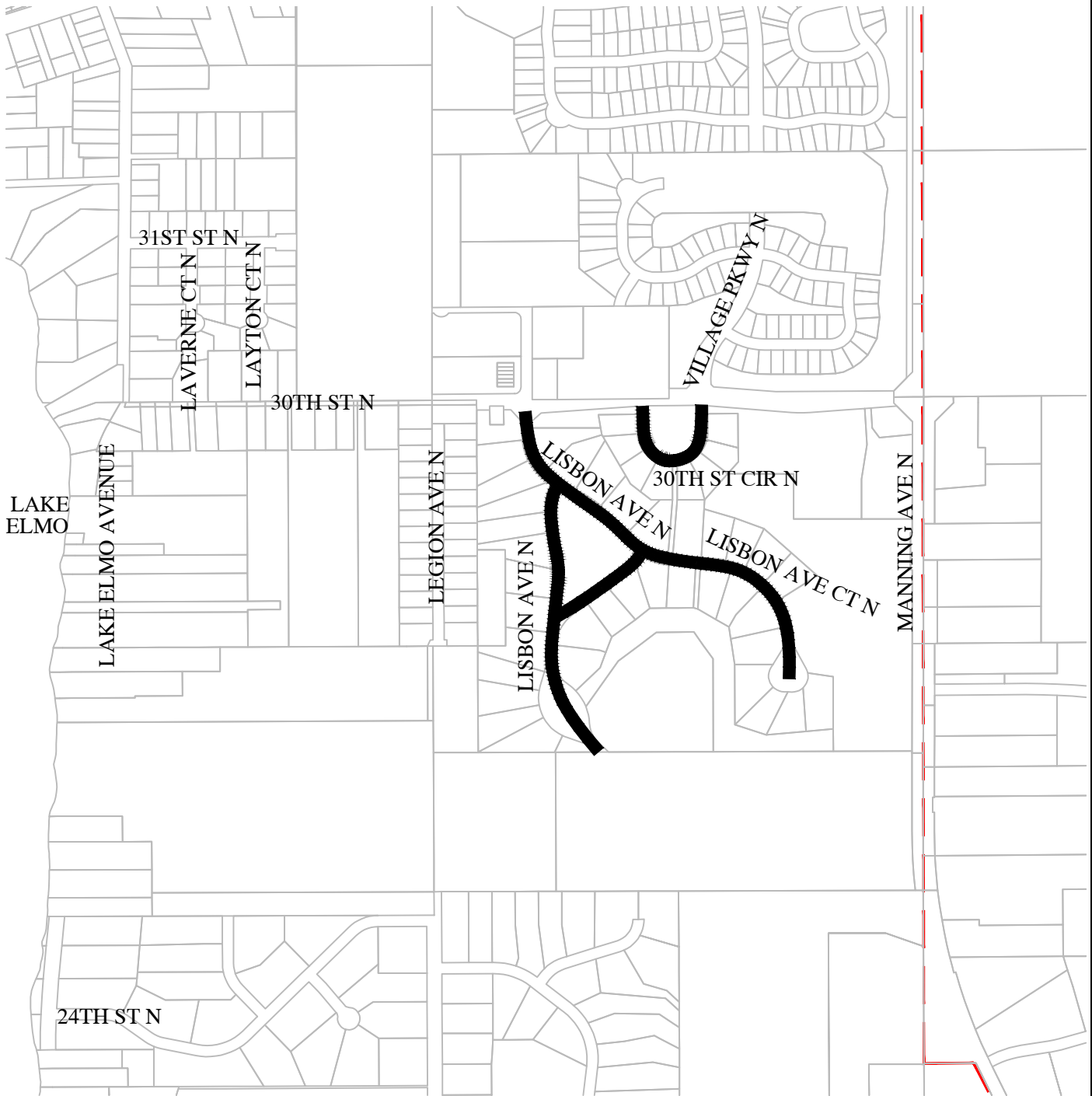


HERITAGE FARM STREET AND UTILITY IMPROVEMENTS  
FINAL ASSESSMENT ROLL  
STREET RECONSTRUCTION

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	STREET AND DRAINAGE ASSESSMENT AMOUNT
1	PIERPONT DANIEL & KARYN M WAGNER	2958 LISBON AVE N	2958 LISBON AVE N LAKE ELMO MN 55042	2402921120023	\$11,000.00
2	MATSCHI PAUL A & COLLEEN M	2932 LISBON AVE N	2932 LISBON AVE N LAKE ELMO MN 55042	2402921120024	\$11,000.00
3	JAMES EDWARD KELLY REV TRUST	2902 LISBON AVE N	2902 LISBON AVE N LAKE ELMO MN 55042	2402921120025	\$11,000.00
4	BJUGSTAD BARRY S & TAMERA S	2874 LISBON AVE N	2874 LISBON AVE N LAKE ELMO MN 55042	2402921120026	\$11,000.00
5	NEUFELD ELLEN & D A YOUNG	2846 LISBON AVE N	2846 LISBON AVE N LAKE ELMO MN 55042	2402921120027	\$11,000.00
6	SCHUETTE DANIEL	2818 LISBON AVE N	2818 LISBON AVE N LAKE ELMO MN 55042	2402921120028	\$11,000.00
7	BIRKHOLZ GLENN R & LORI J	2790 LISBON AVE N	2790 LISBON AVE N LAKE ELMO MN 55042	2402921120029	\$11,000.00
8	HOFFMAN DAVID & ELIZABETH	2750 LISBON AVE N	2750 LISBON AVE N LAKE ELMO MN 55042	2402921130008	\$11,000.00
9	HAFNER WILLIAM F JR & BERNADETTE R HAFNER	2718 LISBON AVE N	2718 LISBON AVE N LAKE ELMO MN 55042	2402921130009	\$11,000.00
10	BILLINGSLEY REBECCA R & C B	2700 LISBON AVE N	2700 LISBON AVE N LAKE ELMO MN 55042	2402921130010	\$11,000.00
11	OLDS JAMES D & SANDRA D	2684 LISBON AVE N	2684 LISBON AVE N LAKE ELMO MN 55042	2402921130011	\$11,000.00
12	BEZDICEK MARK C	2662 LISBON AVE N	2662 LISBON AVE N LAKE ELMO MN 55042	2402921130012	\$11,000.00
13	JOHN CHARLES SIEVERS REV TRUST	2735 LISBON AVE N	2735 LISBON AVE N LAKE ELMO MN 55042	2402921130013	\$11,000.00
14	LOEFFLER TODD M & FRICK MARY L	2773 LISBON AVE N	2773 LISBON AVE N LAKE ELMO MN 55042	2402921120039	\$11,000.00
15	SWENSON JOHN C	2795 LISBON AVE N	2795 LISBON AVE N LAKE ELMO MN 55042	2402921120040	\$11,000.00
16	PEARSON MICHAEL J	2805 LISBON AVE N	2805 LISBON AVE N LAKE ELMO MN 55042	2402921120041	\$11,000.00
17	ANDERSON JOEL T & WENDY A	2820 LISBON AVE N	2820 LISBON AVE N LAKE ELMO MN 55042	2402921120042	\$11,000.00
18	LAMMERS JOHN B & DEBORAH L	2823 LISBON AVE N	2823 LISBON AVE N LAKE ELMO MN 55042	2402921120034	\$11,000.00
19	MUELLER BRANDON W & JULI	2867 LISBON AVE N	2867 LISBON AVE N LAKE ELMO MN 55042	2402921120035	\$11,000.00
20	FRETAG CHRISTOPHER & JOAN	2899 LISBON AVE N	2899 LISBON AVE N LAKE ELMO MN 55042	2402921120036	\$11,000.00
21	SOLSETH MICAHA & ROBIN	2933 LISBON AVE N	2933 LISBON AVE N LAKE ELMO MN 55042	2402921120037	\$11,000.00
22	PERNU JAMES M & VICKIE M	2965 LISBON AVE N	2965 LISBON AVE N LAKE ELMO MN 55042	2402921120038	\$11,000.00
23	ERIKA LYNN CHRISTENSEN LIV TRUST	2793 LISBON AVE CT N	2793 LISBON AVE CT N LAKE ELMO MN 55042	2402921110011	\$11,000.00
24	BEHRMAN DAVID M & KELLEY A	2769 LISBON AVE CT N	2769 LISBON AVE CT N LAKE ELMO MN 55042	2402921110012	\$11,000.00
25	KOLL STEVEN A & LYNN M	2753 LISBON AVE CT N	2753 LISBON AVE CT N LAKE ELMO MN 55042	2402921110013	\$11,000.00
26	CHELMO BRIAN & LORI	2739 LISBON AVE CT N	2739 LISBON AVE CT N LAKE ELMO MN 55042	2402921110014	\$11,000.00
27	BROCKTON DELRAE S & MANICHANH N BROCKTON	2721 LISBON AVE CT N	2721 LISBON AVE CT N LAKE ELMO MN 55042	2402921110015	\$11,000.00
28	EGGUM BRANDON S & KATRINA M	2796 LISBON AVE CT N	2796 LISBON AVE CT N LAKE ELMO MN 55042	2402921110016	\$11,000.00
29	PETERSON DANIEL J & JENNIFER S	2770 LISBON AVE CT N	2770 LISBON AVE CT N LAKE ELMO MN 55042	2402921110017	\$11,000.00
30	PELLETIER MARK R & TONI L	2748 LISBON AVE CT N	2748 LISBON AVE CT N LAKE ELMO MN 55042	2402921110018	\$11,000.00
31	DRYJANSKI LAURA & BRIAN	2722 LISBON AVE CT N	2722 LISBON AVE CT N LAKE ELMO MN 55042	2402921110019	\$11,000.00
32	HANNIGAN RYAN J & TERI L	2706 LISBON AVE CT N	2706 LISBON AVE CT N LAKE ELMO MN 55042	2402921140006	\$11,000.00
33	BAKER BRIAN K & PAMELA A	2672 LISBON AVE CT N	2672 LISBON AVE CT N LAKE ELMO MN 55042	2402921140007	\$11,000.00
34	ANDRES KENNETH P & JOETTA L	2660 LISBON AVE CT N	2660 LISBON AVE CT N LAKE ELMO MN 55042	2402921140008	\$11,000.00
35	BEEDLE HEIDI J & CHRISTINE M KEEFE	2646 LISBON AVE CT N	2646 LISBON AVE CT N LAKE ELMO MN 55042	2402921140009	\$11,000.00
36	CHENEY WILLIAM J & PAT A LINNER	2632 LISBON AVE CT N	2632 LISBON AVE CT N LAKE ELMO MN 55042	2402921140010	\$11,000.00
37	BLINKUSH ALEXANDER & MORGAN SEXE	2986 30TH ST CIR N	2986 30TH ST CIR N LAKE ELMO MN 55042	2402921120030	\$11,000.00
38	MENZEL STEVEN J & CYNTHIA A	2978 30TH ST CIR N	2978 30TH ST CIR N LAKE ELMO MN 55042	2402921120031	\$11,000.00
39	WINN MARK W & KELLY J	2972 30TH ST CIR N	2972 30TH ST CIR N LAKE ELMO MN 55042	2402921120032	\$11,000.00
40	ARNEY MICHAEL F & ANN M	2964 30TH ST CIR N	2964 30TH ST CIR N LAKE ELMO MN 55042	2402921120033	\$11,000.00
41	MEYERS LISA M	2952 30TH ST CIR N	2952 30TH ST CIR N LAKE ELMO MN 55042	2402921110010	\$11,000.00
42	HAGEN CHAD	2944 30TH ST CIR N	27867 E SAVANNAH TRL LAKE BARRINGTON IL 60010	2402921110009	\$11,000.00
43	STROP BRIAN A & DENISE M	2930 30TH ST CIR N	2930 30TH ST CIR N LAKE ELMO MN 55042	2402921110008	\$11,000.00
44	ANDERSON MICHAEL R & NANCY A	2918 30TH ST CIR N	2918 30TH ST CIR N LAKE ELMO MN 55042	2402921110007	\$11,000.00
45	CITY OF LAKE ELMO - HERITAGE FARMS PARK		3880 LAVERNE AVE N LAKE ELMO MN 55042	2402921130006	\$11,000.00
46	KRUEGERS MANNING FARM LLC		4452 LAKE ELMO AVE N LAKE ELMO MN 55042	2402921110022	\$0.00
<b>TOTAL</b>					<b>\$495,000.00</b>

HERITAGE FARM STREET AND UTILITY IMPROVEMENTS  
FINAL ASSESSMENT ROLL  
SANITARY SEWER EXTENSION

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	SANITARY SEWER ASSESSMENT AMOUNT
1	PIERPONT DANIEL & KARYN M WAGNER	2958 LISBON AVE N	2958 LISBON AVE N LAKE ELMO MN 55042	2402921120023	\$20,500.00
2	MATSCHI PAUL A & COLLEEN M	2932 LISBON AVE N	2932 LISBON AVE N LAKE ELMO MN 55042	2402921120024	\$20,500.00
3	JAMES EDWARD KELLY REV TRUST	2902 LISBON AVE N	2902 LISBON AVE N LAKE ELMO MN 55042	2402921120025	\$20,500.00
4	BJUGSTAD BARRY S & TAMERA S	2874 LISBON AVE N	2874 LISBON AVE N LAKE ELMO MN 55042	2402921120026	\$20,500.00
5	NEUENFELDT ELLEN & D A YOUNG	2846 LISBON AVE N	2846 LISBON AVE N LAKE ELMO MN 55042	2402921120027	\$20,500.00
6	SCHUETTE DANIEL	2818 LISBON AVE N	2818 LISBON AVE N LAKE ELMO MN 55042	2402921120028	\$20,500.00
7	BIRKHOLZ GLENN R & LORI J	2790 LISBON AVE N	2790 LISBON AVE N LAKE ELMO MN 55042	2402921120029	\$20,500.00
8	HOFFMAN DAVID & ELIZABETH	2750 LISBON AVE N	2750 LISBON AVE N LAKE ELMO MN 55042	2402921130008	\$20,500.00
9	HAFNER WILLIAM F JR & BERNADETTE R HAFNER	2718 LISBON AVE N	2718 LISBON AVE N LAKE ELMO MN 55042	2402921130009	\$20,500.00
10	BILLINGSLEY REBECCA R & C B	2700 LISBON AVE N	2700 LISBON AVE N LAKE ELMO MN 55042	2402921130010	\$20,500.00
11	OLDS JAMES D & SANDRA D	2684 LISBON AVE N	2684 LISBON AVE N LAKE ELMO MN 55042	2402921130011	\$20,500.00
12	BEZDICEK MARK C	2662 LISBON AVE N	2662 LISBON AVE N LAKE ELMO MN 55042	2402921130012	\$20,500.00
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17	ANDERSON JOEL T & WENDY A	2820 LISBON AVE N	2820 LISBON AVE N LAKE ELMO MN 55042	2402921120042	\$20,500.00
18	LAMMERS JOHN B & DEBORAH L	2823 LISBON AVE N	2823 LISBON AVE N LAKE ELMO MN 55042	2402921120034	\$20,500.00
19	MUELLER BRANDON W & JULI	2867 LISBON AVE N	2867 LISBON AVE N LAKE ELMO MN 55042	2402921120035	\$20,500.00
20	FRETAG CHRISTOPHER & JOAN	2899 LISBON AVE N	2899 LISBON AVE N LAKE ELMO MN 55042	2402921120036	\$20,500.00
21	SOLSETH MICAHA & ROBIN	2933 LISBON AVE N	2933 LISBON AVE N LAKE ELMO MN 55042	2402921120037	\$20,500.00
22	PERNU JAMES M & VICKIE M	2965 LISBON AVE N	2965 LISBON AVE N LAKE ELMO MN 55042	2402921120038	\$20,500.00
23	ERIKA LYNN CHRISTENSEN LIV TRUST	2793 LISBON AVE CT N	2793 LISBON AVE CT N LAKE ELMO MN 55042	2402921110011	\$20,500.00
24	BEHRMAN DAVID M & KELLEY A	2769 LISBON AVE CT N	2769 LISBON AVE CT N LAKE ELMO MN 55042	2402921110012	\$20,500.00
25	KOLL STEVEN A & LYNN M	2753 LISBON AVE CT N	2753 LISBON AVE CT N LAKE ELMO MN 55042	2402921110013	\$20,500.00
26	CHELMO BRIAN & LORI	2739 LISBON AVE CT N	2739 LISBON AVE CT N LAKE ELMO MN 55042	2402921110014	\$20,500.00
27	BROCKTON DELRAE S & MANICHANH N BROCKTON	2721 LISBON AVE CT N	2721 LISBON AVE CT N LAKE ELMO MN 55042	2402921110015	\$20,500.00
28	EGGUM BRANDON S & KATRINA M	2796 LISBON AVE CT N	2796 LISBON AVE CT N LAKE ELMO MN 55042	2402921110016	\$20,500.00
29	PETERSON DANIEL J & JENNIFER S	2770 LISBON AVE CT N	2770 LISBON AVE CT N LAKE ELMO MN 55042	2402921110017	\$20,500.00
30	PELLETIER MARK R & TONI L	2748 LISBON AVE CT N	2748 LISBON AVE CT N LAKE ELMO MN 55042	2402921110018	\$20,500.00
31	DRYJANSKI LAURA & BRIAN	2722 LISBON AVE CT N	2722 LISBON AVE CT N LAKE ELMO MN 55042	2402921110019	\$20,500.00
32	HANNIGAN RYAN J & TERI L	2706 LISBON AVE CT N	2706 LISBON AVE CT N LAKE ELMO MN 55042	2402921140006	\$20,500.00
33	BAKER BRIAN K & PAMELA A	2672 LISBON AVE CT N	2672 LISBON AVE CT N LAKE ELMO MN 55042	2402921140007	\$20,500.00
34	ANDRES KENNETH P & JOETTA L	2660 LISBON AVE CT N	2660 LISBON AVE CT N LAKE ELMO MN 55042	2402921140008	\$20,500.00
35	BEEDLE HEIDI J & CHRISTINE M KEEFE	2646 LISBON AVE CT N	2646 LISBON AVE CT N LAKE ELMO MN 55042	2402921140009	\$20,500.00
36	CHENEY WILLIAM J & PAT A LINNER	2632 LISBON AVE CT N	2632 LISBON AVE CT N LAKE ELMO MN 55042	2402921140010	\$20,500.00
37	BLINKUSH ALEXANDER & MORGAN SEXE	2986 30TH ST CIR N	2986 30TH ST CIR N LAKE ELMO MN 55042	2402921120030	\$20,500.00
38	MENZEL STEVEN J & CYNTHIA A	2978 30TH ST CIR N	2978 30TH ST CIR N LAKE ELMO MN 55042	2402921120031	\$20,500.00
39	WINN MARK W & KELLY J	2972 30TH ST CIR N	2972 30TH ST CIR N LAKE ELMO MN 55042	2402921120032	\$20,500.00
40	ARNEY MICHAEL F & ANN M	2964 30TH ST CIR N	2964 30TH ST CIR N LAKE ELMO MN 55042	2402921120033	\$20,500.00
41	MEYERS LISA M	2952 30TH ST CIR N	2952 30TH ST CIR N LAKE ELMO MN 55042	2402921110010	\$20,500.00
42	HAGEN CHAD	2944 30TH ST CIR N	27867 E SAVANNAH TRL LAKE BARRINGTON IL 60010	2402921110009	\$20,500.00
43	STROP BRIAN A & DENISE M	2930 30TH ST CIR N	2930 30TH ST CIR N LAKE ELMO MN 55042	2402921110008	\$20,500.00
44	ANDERSON MICHAEL R & NANCY A	2918 30TH ST CIR N	2918 30TH ST CIR N LAKE ELMO MN 55042	2402921110007	\$20,500.00
<b>TOTAL</b>					<b>\$902,000.00</b>



**LEGEND**

 HERITAGE FARM NEIGHBORHOOD



FIGURE NO. 1

LOCATION MAP

HERITAGE FARM NEIGHBORHOOD

**FOCUS**  
ENGINEERING, inc.

PROJECT SCHEDULE  
CITY OF LAKE ELMO

**FOCUS** ENGINEERING, inc.

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

HERITAGE FARMS STREET AND UTILITY IMPROVEMENTS  
PROJECT NO. 2019.121

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JULY 16, 2019	Council orders preparation of Feasibility Report.
SEPTEMBER 17, 2019	Presentation of Feasibility Report. Council accepts Report and calls for Improvement Hearing.
OCTOBER 15, 2019	Public Improvement Hearing. Council orders the preparation of Plans and Specifications.
MARCH 4, 2020	Council approves Plans and Specifications and orders Advertisement for Bids; Declares Costs to be Assessed and Calls for Hearing on Assessment.
APRIL 2, 2020	Receive Contractor Bids.
APRIL 21, 2020	Final Assessment Hearing. Council Orders the Improvement; accepts Bids and awards Contract; and adopts the Final Assessment Roll.
MAY 19, 2020	Conduct Pre-Construction Meeting and issue Notice to Proceed. <ul style="list-style-type: none"><li>• OCTOBER 23, 2020 Substantial Completion.</li><li>• JUNE 30, 2021 Final Completion.</li></ul>