



STAFF REPORT

DATE: May 19, 2020

REGULAR

AGENDA ITEM: Public Improvement Hearing; Approve Resolution Ordering the Improvement; Declare Costs to be Assessed and Call for Hearing on Assessment for Hamlet on Sunfish Lake Sanitary Sewer Extension.

SUBMITTED BY: Jack Griffin, City Engineer

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

ISSUE BEFORE COUNCIL: The City Council is respectfully requested to open the Public Improvement Hearing for the Hamlet on Sunfish Lake Sanitary Sewer Extension improvements; and following the Hearing, consider adopting a Resolution Ordering the Improvement.

Furthermore, should the City Council call a final assessment hearing for the Hamlet on Sunfish Lake Sanitary Sewer Extension improvements to be held on June 16, 2020?

BACKGROUND: Pursuant to Minnesota Statutes, Section 429.011 to 429.111, a Public Improvement Hearing was noticed for May 19, 2020, to consider making the improvements necessary to connect the Hamlet on Sunfish Lake neighborhood to public sanitary sewer, including all connection charges and decommissioning of the HOA wastewater treatment system.

The attached notice was published in the official newspaper and individual notifications were sent to each address that will be wholly or partially assessed for the improvements. A feasibility report was adopted by the City Council on April 21, 2020 in order to ready these improvements for 2020 construction. The feasibility report is needed to meet state statutory requirements if any portion of the project is to be assessed. The report identifies the necessary improvements, the estimated project costs, the assessment methodology and preliminary assessment amounts to be levied against benefitting properties.

The Stipulation Agreement, dated May 1, 2007 between the City of Lake Elmo and Hamlet on Sunfish Lake HOA contains provisions requiring the HOA to connect the HOA System to the city sanitary sewer system when the city sewer becomes available for connection. The Stipulation Agreement also requires the HOA to pay all costs, including construction, engineering, legal and administrative, and all city connection charges from the city fee schedule that is current at the time of connection, to connect the HOA System to the city sanitary sewer, to decommission the HOA wastewater treatment system, to inspect the HOA sewer collection system for deficiencies, and to make system repairs of the HOA sewer system. The agreement indicates that all costs are to be paid by the HOA prior to the city awarding a construction contract.

PROPOSAL DETAILS/ANALYSIS: The Hamlet on Sunfish Lake Sanitary Sewer Extension Feasibility Report identifies the scope of improvements necessary to extend the city sanitary sewer to the Hamlet on Sunfish Lake subdivision to replace the ongoing use of the non-compliant wastewater treatment system. The report also identifies the improvements necessary to decommission the private wastewater treatment

system and to make repairs and correct deficiencies in the HOA private sanitary sewer system to ready the private sewer system to be transferred to city ownership and maintenance.

In order to connect the HOA system to the city sanitary sewer, the city sewer system must be extended from its current location in the Legacy at North Star development, extending the 10-inch sewer main approximately 550 feet to the property line, then another 410 feet to the west side of the HOA wastewater treatment system. At this location the HOA sewer conveyance system can be directly connected to the city sanitary sewer to remove the HOA wastewater treatment system from operation.

Minimum requirements have been identified to decommission the HOA wastewater treatment system, including pumping out and disposing of the remaining wastewater from two septic tanks and 1 lift station, bulkheading and abandoning in place all tanks and structures, and disconnecting and salvaging control panels and equipment. In the wetland treatment cell, the PVC stand pipes must be exposed and removed and the liner must be perforated. The decommission work to be completed by the city project does not include any grading or fill of the wetland cell or infiltration basin. Additional site work will likely be required to be completed by the HOA before the site can be repurposed for alternative use.

The recommended HOA sanitary sewer conveyance system repair and replacement work is more extensive and involved than originally anticipated. The detailed televising and inspections of the HOA sanitary sewers revealed extensive defects and deficiencies that must be corrected before the city can assume ownership and operation and before the street pavements get reconstructed in 2021. Deficiencies include extensive major sags in the main line sewer piping, often exceeding 20% of pipe depth and including several pipe runs at negative grade. With backfall occurring throughout the pipe system the sewer mains hold standing water on a permanent basis, and the system becomes susceptible to frequent blockage, backups, and reduced capacity. To address these deficiencies this report provides two options. The first option addresses the minimum repairs and replacements intended to address only the most severe deficiencies in the system. This option includes complete replacement of approximately 3,000 feet of sewer pipe and 7 manhole structures. The second option provides for the complete replacement of approximately 4,000 feet of sewer main and 13 manhole structures to assure a more comprehensive repair and more reliable functioning sewer system. For the second option it also provides the opportunity to upsize the sewer main to provide a route with sufficient capacity to address future municipal sewer beyond the Tapestry neighborhood. To account for this additional capacity the city sewer fund could be used to pay for the pipe oversizing.

A project schedule for the Hamlet on Sunfish Lake Sanitary Sewer Extension Improvements is outlined within this report. The improvements to extend and connect the HOA system to city sanitary sewer and decommission the existing HOA wastewater treatment system is recommended to be completed as one project during the 2020 construction season to meet the MPCA Schedule of Compliance date of December 31, 2020. However, it is recommended that the HOA sewer collection system repairs and replacement be completed together with the Hamlet on Sunfish Lake Street and Watermain Improvements scheduled for construction in 2021.

The total estimated project cost is \$1,319,500. This includes \$544,500 for the improvements to be completed in 2020, including \$160,630 to extend the public sanitary sewer and connect to the HOA system, \$72,000 to decommission the HOA wastewater treatment system, \$265,885 for payment by the HOA for City and Met Council sewer availability and connection charges, and \$45,923 for city trunk sewer oversize recovery costs. The 2021 improvement costs total \$775,000 including \$620,000 for the HOA Sanitary Sewer Repair and Replacement work, and \$155,000 to oversize the sanitary sewer through the Hamlet subdivision with 10-inch sanitary sewer pipe.

FISCAL IMPACT: The total estimated project cost is \$544,500 for the improvements to be completed in 2020 and \$775,000 for the improvements to be completed in 2021.

All costs are required to be paid upfront in accordance with the 2007 Stipulation Agreement between the city and Hamlet on Sunfish Lake HOA. Payment must be made from the HOA in the estimated amount of \$489,500 for the 2020 improvements and \$620,000 for the 2021 improvements. Payment must be made

from GWSA Land Development LLC (Legacy at North Star developer) in the estimated amount of \$55,000 for completing a portion of the developer's required improvements. The city sewer fund would cover the optional oversizing cost in the estimated amount of \$155,000 if the 10-inch sewer is installed as part of the 2021 improvements. Contractor bids should be received and the estimated project costs amended following bid receipt and prior to awarding any respective contracts.

As an alternative to upfront payment, this report has also prepared preliminary and final assessment rolls in the event that the HOA requests and the council is agreeable to allow all or a portion of the project costs to be assessed against the individual benefiting properties. Special assessments would be levied in accordance with MN Statutes Chapter 429 and consistent with the city's Special Assessment Policy. If assessed, the assessable amount of the of the improvements would be assessed 100% to the benefiting properties using a residential equivalent unit method. Each benefiting residential property would be assessed 1 Residential Equivalent Connection (REC), or 1 SAC unit. There are 41 residential properties within the Hamlet on Sunfish Plat and 1 property owned by GWSA Land Development LLC. A preliminary assessment roll has been prepared for the sanitary sewer extension and connection improvements, and for the HOA sanitary sewer repair and replacement improvements. Both assessment rolls can be found in the Appendix of this report and are based on 100% of the improvements being assessed 100% to the benefiting properties. The sanitary sewer assessments are typically payable over 20 years.

RECOMMENDATION: Staff is recommending that the City Council approve a Resolution Ordering the Improvements for the Hamlet on Sunfish Lake Sanitary Sewer Extension. The recommended motion for this action is as follows:

“Move to approve Resolution No. 2020-053, Ordering the Improvements for the Hamlet on Sunfish Lake Sanitary Sewer Extension.”

Should the City Council desire to assess all or a portion of the improvements, staff is recommending that the City Council approve a Resolution declaring costs to be assessed and calling a hearing on the proposed assessment for the Hamlet on Sunfish Lake Sanitary Sewer Extension. The recommended motion for this action is as follows:

“Move to approve Resolution No. 2020-055, Declaring Cost to be Assessed and Calling Hearing on Proposed Assessment for the Hamlet on Sunfish Lake Sanitary Sewer Extension.”

ATTACHMENTS:

1. Resolution Ordering the Improvement for the Hamlet on Sunfish Lake Sanitary Sewer Extension.
2. Resolution Declaring Cost to be Assessed and Calling Hearing on Proposed Assessment.
3. Notice of Hearing on Improvement.
4. Notice of Hearing on Proposed Assessment.
5. Preliminary and Final Assessment Roll.
6. Hamlet on Sunfish Lake Sanitary Sewer Extension – Location Map.
7. Hamlet on Sunfish Lake Sanitary Sewer Extension – Project Schedule.

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

RESOLUTION NO. 2020-053

**A RESOLUTION ORDERING THE IMPROVEMENT
FOR THE HAMLET ON SUNFISH LAKE SANITARY SEWER EXTENSION**

WHEREAS, pursuant to City Council authorization, adopted on October 16, 2019, a feasibility report has been prepared by FOCUS Engineering, Inc. for the Hamlet on Sunfish Sanitary Sewer Extension; and

WHEREAS, ten days mailed notice and two weeks published notice of the hearing was given, and the hearing was held thereon on the 19th day of May 2020, at which all persons desiring to be heard were given the opportunity to be heard thereon; and

WHEREAS, the feasibility report prepared by FOCUS Engineering, Inc., and dated April 2020 states that the project is necessary, cost-effective, and feasible; and

WHEREAS, pursuant to a resolution passed by the City Council on the 5th day of May, 2020, the plans and specifications prepared by the City Engineer were approved and an advertisement for contractor bids was ordered to be placed in the official newspaper and posted online with the Quest Construction Data Network (QuestCDN.com).

NOW, THEREFORE, BE IT RESOLVED,

1. Such improvement is deemed necessary, cost-effective, and feasible as detailed in the Feasibility Report dated April 2020.
2. Such improvement is hereby ordered as proposed in the council resolution adopted this 19th day of May, 2020.

ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE NINETEENTH DAY OF MAY, 2020.

CITY OF LAKE ELMO

By: _____
Mike Pearson
Mayor

(Seal)
ATTEST:

Julie Johnson
City Clerk

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

RESOLUTION NO. 2020-055

**A RESOLUTION DECLARING COST TO BE ASSESSED AND CALLING HEARING
ON PROPOSED ASSESSMENT FOR THE
HAMLET ON SUNFISH LAKE SANITARY SEWER EXTENSION**

WHEREAS, the total project costs have been estimated for the Hamlet on Sunfish Sanitary Sewer Extension including Public Sanitary Sewer Extension and Connection Improvements, HOA Wastewater Treatment System Decommissioning Improvements, City and MCES Sewer Availability and Connection Charges, City Trunk Sewer Oversize Recovery Charges, and HOA Sanitary Sewer Repair and Replacement Improvements; and

WHEREAS, the estimated total cost of the improvements has will be \$1,319,500; and

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 Public Sanitary Sewer Extension and Connection 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 \$160,630.
2. The portion of the cost of such HOA Wastewater Treatment System Decommissioning 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 \$72,000.
3. The portion of the cost of such City and MCES Sewer Availability and Connection Charges 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 \$265,885.
4. The portion of the cost of such City Trunk Sewer Oversize Recovery Charges 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 \$45,985.
5. The portion of the cost of such HOA Sanitary Sewer Repair and Replacement Improvements to be paid by the City is hereby declared to be \$155,000, and the portion of the cost to be assessed against benefited property owners is declared to be \$620,000.
6. 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.
7. Assessments shall be payable in equal annual installments extending over 20 years, 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.

8. A public hearing shall be held on the 16th day of June, 2020 and may be conducted in the Council Chambers of City Hall, or conducted by electronic means pursuant to Minnesota Statutes Section 13D.021 because of the COVID-19 pandemic, during a regularly scheduled City Council meeting 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.
9. 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.
10. 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 July 16, 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 NINETEENTH DAY OF MAY, 2020.

CITY OF LAKE ELMO

By: _____

Mike Pearson

Mayor

(Seal)

ATTEST:

Julie Johnson
City Clerk

**CITY OF LAKE ELMO
NOTICE OF HEARING ON IMPROVEMENT
HAMLET ON SUNFISH LAKE SANITARY SEWER EXTENSION**

Notice is hereby given that the City Council of Lake Elmo will conduct a public hearing on **Tuesday, May 19, 2020**, at or approximately after 7:00 P.M. to consider the making of the following improvements, pursuant to Minnesota Statutes, Sections 429.011 to 429.111;

The improvements to connect the Hamlet on Sunfish Lake subdivision to city sanitary sewer services, including the extension of city sanitary sewer to neighborhood and connection to the privately owned sanitary sewer, improvements to decommission the privately owned homeowner's association (HOA) wastewater treatment system; and repair and replacement improvements to the HOA owned sanitary sewer conveyance system with turnover of operation to the city.

The hearing will be conducted by electronic means pursuant to Minnesota Statutes Section 13D.021 because of the COVID-19 pandemic. The meeting can be viewed online by going to the City's website (<http://www.lakeelmo.org/>). Instructions for participating in the meeting via computer will be posted on the City's website prior to the meeting. During the meeting the city will also be accepting call-ins at 213.929.4212, access code 569-187-751. Comments can also be provided prior to the meeting which will be presented to the council. Written comments prior to the meeting must be sent to Julie Johnson, City Clerk (jjohnson@lakeelmo.org) or voicemails left at (651.747.3914) prior to the meeting.

The area proposed to be assessed for the sanitary sewer extension and connection improvements include each of the 41 properties located in the Hamlet on Sunfish subdivision that will be receiving access to connect to city sewer. The estimated total cost for the project is \$1,319,500. A reasonable estimate of the impact of the assessments 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 21, 2020

BY ORDER OF THE LAKE ELMO CITY COUNCIL

Mike Pearson, Mayor

(Published in the Oakdale-Lake Elmo Review on April 24, 2020 and May 1, 2020)

**CITY OF LAKE ELMO
NOTICE OF HEARING ON PROPOSED ASSESSMENT
HAMLET ON SUNFISH LAKE SANITARY SEWER EXTENSION**

Notice is hereby given that the City Council of Lake Elmo will conduct a hearing on proposed assessment at or approximately after 7:00 P.M. on Tuesday, June 16, 2020, to consider, and possibly adopt, the proposed assessment against abutting property for the Hamlet on Sunfish Lake Sanitary Sewer Extension Improvements. Adoption by the Council of the proposed assessment may occur at the hearing.

Due to the ongoing COVID-19 pandemic, members of the City Council will either participate in the meeting by telephone or other electronic means pursuant to Minnesota Statutes, Section 13D.021, or in-person at the City Council's regular meeting place at Lake Elmo City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota. The City will provide an update on the meeting method/type for the hearing on the City's website at <http://www.lakeelmo.org/> as the meeting gets closer and those details can be finalized with certainty. Additionally, questions or comments related to the public hearing may be emailed to Julie Johnson, City Clerk at jjohnson@lakeelmo.org, made by phone at 651.747.3914, or mailed to 3880 Laverne Avenue North, Suite 100, Lake Elmo, MN 55042. **Comments submitted through these methods must be received by Tuesday, June 16, 2020 at 12:00 p.m. in order to be considered during the hearing. Please note that any emails, letters and attachments you send to the City are likely considered public information and the City staff may use them in staff reports that go to the City Council and/or the general public.**

The following describes the area proposed to be assessed:

The 41 residential properties located within the Hamlet on Sunfish Lake subdivision to be connected to the public sanitary sewer system including the following improvements:

- Public Sanitary Sewer Extension and Connection Improvements.
- City and MCES Sewer Availability and Connection Charges.
- City Trunk Sewer Oversize Recovery Charges.
- HOA Wastewater Treatment System Decommissioning Improvements.
- HOA Sanitary Sewer Repair and Replacement Improvements.

You may at any time prior to certification of the assessment to the county auditor on October 31, 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 July 16, 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 20 years, 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 and is available by calling in advance. The total amount of the proposed sanitary sewer improvement assessments are \$1,164,500. The City contribution for the overall improvement project is \$155,000. 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, via electronic means, 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: June 16, 2020

BY ORDER OF THE LAKE ELMO CITY COUNCIL

Mike Pearson, Mayor

(Published in the Stillwater Gazette on June 19, 2020)

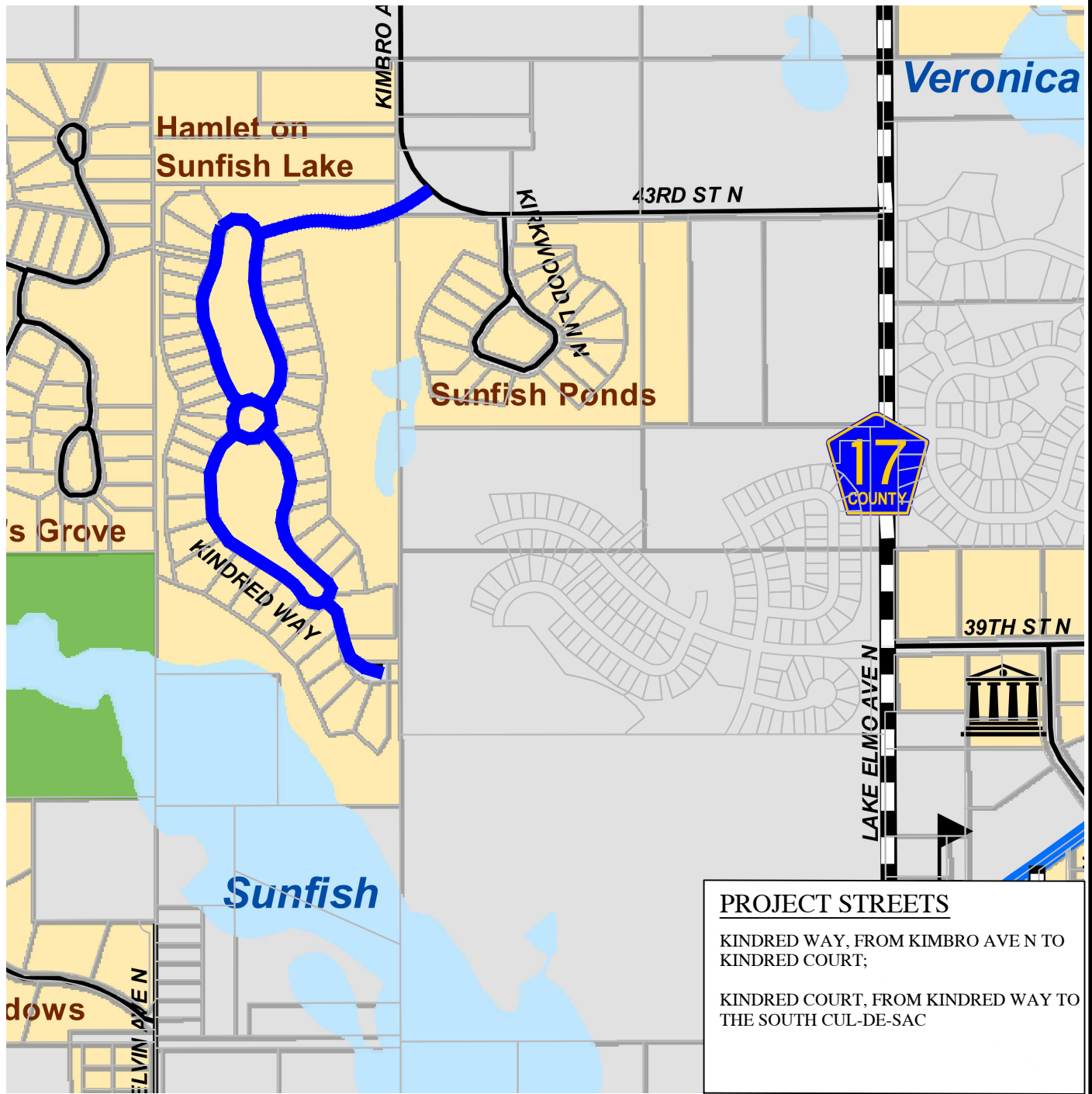
CITY OF LAKE ELMO, MN.
APRIL, 2020

HAMLET ON SUNFISH LAKE
PRELIMINARY ASSESSMENT ROLL
SANITARY SEWER CONNECTION IMPROVEMENTS

NO.	NAME	ADDRESS									PID	STREET AND DRAINAGE ASSESSMENT AMOUNT	
1	NIEDENFUER MICHAEL J & ASHLEY M HOLLENBACK	4276 KINDRED WAY N	4276	KINDRED	WAY N	4276	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921310009	\$12,085
2	SULLIVAN MICHAEL & JENNA	4258 KINDRED WAY N	4258	KINDRED	WAY N	4258	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921310010	\$12,085
3	WETTERSTROM WILLIAM R & JUDITH	4236 KINDRED WAY N	4236	KINDRED	WAY N	4236	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921310011	\$12,085
4	GERALD G MARSOLEK & DAWN M MARSOLEK TRS	4212 KINDRED WAY N	33840	S GARCIA	AVE #801	PORT ISABEL	TX	78578				1102921310012	\$12,085
5	ANDERSON THOMAS E & SUSANNA	4192 KINDRED WAY N	4192	KINDRED	WAY N	4192	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921310013	\$12,085
6	BAUMEISTER ROBERT G & GENEVIEVE	4174 KINDRED WAY N	4174	KINDRED	WAY N	4174	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340017	\$12,085
7	SKEIE MARK W & JANET M	4156 KINDRED WAY N	4156	KINDRED	WAY N	4156	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340018	\$12,085
8	ROSEMARY A SCHUMACHER TRUST	4138 KINDRED WAY N	4138	KINDRED	WAY N	4138	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340019	\$12,085
9	SCHLEUSNER JACQUELINE R	4120 KINDRED WAY N	4120	KINDRED	WAY N	4120	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340020	\$12,085
10	HOWARD E WEGWERTH TRUST	4102 KINDRED WAY N	4102	KINDRED	WAY N	4102	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340021	\$12,085
11	TENNANT ROBERT H	4076 KINDRED WAY N	4076	KINDRED	WAY N	4076	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340022	\$12,085
12	MOLINE VERNON Z & BEVERLY J	4044 KINDRED WAY N	4044	KINDRED	WAY N	4044	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340023	\$12,085
13	RICHARD C STOUT & ANN S STOUT REV TRUSTS	4020 KINDRED WAY N	4020	KINDRED	WAY N	4020	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340024	\$12,085
14	THOEMKE JAMES & RUBY	4002 KINDRED WAY N	4002	KINDRED	WAY N	4002	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340025	\$12,085
15	SUPAN CHRIS & ANDREA	3982 KINDRED WAY N	3982	KINDRED	WAY N	3982	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340026	\$12,085
16	NARUM TIMOTHY N & PAMELA R	3960 KINDRED WAY N	3960	KINDRED	WAY N	3960	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340027	\$12,085
17	LINDHOLM DOUGLAS A	3936 KINDRED WAY N	3936	KINDRED	WAY N	3936	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340028	\$12,085
18	BURBACH MICHAEL J & ANNE M	3914 KINDRED WAY N	3914	KINDRED	WAY N	3914	KINDRED	WAY N	LAKE ELMO	MN	55042	1402921210008	\$12,085
19	WALLACE FRANCIS J & EMMYLOU M	3890 KINDRED WAY N	3890	KINDRED	WAY N	3890	KINDRED	WAY N	LAKE ELMO	MN	55042	1402921210009	\$12,085
20	HANSON FAMILY TRUST	3862 KINDRED WAY N	15518	CAMINO ESTR	DR W	SURPRISE	AZ	85374				1402921210010	\$12,085
21	OLSON DOUGLAS E & ROBERTA J	3834 KINDRED WAY N	3834	KINDRED	WAY N	3834	KINDRED	WAY N	LAKE ELMO	MN	55042	1402921210011	\$12,085
22	COOPER MATTHEW & NINA	3806 KINDRED WAY N	3806	KINDRED	WAY N	3806	KINDRED	WAY N	LAKE ELMO	MN	55042	1402921210012	\$12,085
23	KELLY DENNIS E & JEAN S	4233 KINDRED WAY N	4233	KINDRED	WAY N	4233	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921310007	\$12,085
24	KUMEROW TIMOTHY W	4207 KINDRED WAY N	4207	KINDRED	WAY N	4207	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921310008	\$12,085
25	KINER SCOTT B & MARDELL L	4179 KINDRED WAY N	4179	KINDRED	WAY N	4179	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340007	\$12,085
26	GRAVEN KRISTA K	4151 KINDRED WAY N	4151	KINDRED	WAY N	4151	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340008	\$12,085
27	CARTER CHAD J & KRISTI M	4127 KINDRED WAY N	4127	KINDRED	WAY N	4127	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340009	\$12,085
28	TONREY JAMES K JR & DANA J	4103 KINDRED WAY N	4103	KINDRED	WAY N	4103	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340010	\$12,085
29	TUCKNER RONALD F & DEBORAH A	4075 KINDRED WAY N	4075	KINDRED	WAY N	4075	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340011	\$12,085
30	GRUNDAHL TANYA A & LEIF S	4037 KINDRED WAY N	4037	KINDRED	WAY N	4037	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340012	\$12,085
31	MILLER RUSSELL JOHN JR & ANN M	4009 KINDRED WAY N	4009	KINDRED	WAY N	4009	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340013	\$12,085
32	HUBER EDWIN C & DARCI L SNYDER	3981 KINDRED WAY N	3981	KINDRED	WAY N	3981	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340014	\$12,085
33	JACKELS THOMAS A & PAM E	3947 KINDRED WAY N	3947	KINDRED	WAY N	3947	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340015	\$12,085
34	LAIER THOMAS D & VALERIE J	3899 KINDRED WAY N	3899	KINDRED	WAY N	3899	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340016	\$12,085
35	DANNA LOUIS P JR & LEEANN M	3871 KINDRED WAY N	3871	KINDRED	WAY N	3871	KINDRED	WAY N	LAKE ELMO	MN	55042	1402921210006	\$12,085
36	BUSS SCOTT T & STEPHANIE G	3849 KINDRED WAY N	3849	KINDRED	WAY N	3849	KINDRED	WAY N	LAKE ELMO	MN	55042	1402921210007	\$12,085
37	BARWICK CHRISTY M & JOSEPH	3778 KINDRED CT N	3778	KINDRED	CT N	3778	KINDRED	CT N	LAKE ELMO	MN	55042	1402921210013	\$12,085
38	BESTLER DAVID C & SUSAN L	3756 KINDRED CT N	3756	KINDRED	CT N	3756	KINDRED	CT N	LAKE ELMO	MN	55042	1402921210014	\$12,085
39	LALONDE JOHN R & MALIN V	3736 KINDRED CT N	3736	KINDRED	CT N	3736	KINDRED	CT N	LAKE ELMO	MN	55042	1402921210015	\$12,085
40	TRS AGR JAN M JACOBSON	3720 KINDRED CT N	3720	KINDRED	CT N	3720	KINDRED	CT N	LAKE ELMO	MN	55042	1402921210016	\$12,085
41	KAJER RECE & KRISTIN	3704 KINDRED CT N	3704	KINDRED	CT N	3704	KINDRED	CT N	LAKE ELMO	MN	55042	1402921210017	\$12,085
42	GWSA LAND DEVELOPMENT LLC	10901 39TH STREET N	10850	OLD CTY RD 15		PLYMOUTH	MN	55441				1402921110035	\$550,000
TOTAL												\$550,485	

HAMLET ON SUNFISH LAKE
PRELIMINARY ASSESSMENT ROLL
SANITARY SEWER COLLECTION SYSTEM IMPROVEMENTS

NO.	NAME	ADDRESS	MAILING ADDRESS								PID	SANITARY SEWER ASSESSMENT AMOUNT
1	NIEDENFUER MICHAEL J & ASHLEY M HOLLENBACK	4276 KINDRED WAY N	4276	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921310009	\$15,200		
2	SULLIVAN MICHAEL & JENNA	4258 KINDRED WAY N	4258	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921310010	\$15,200		
3	WETTERSTROM WILLIAM R & JUDITH	4236 KINDRED WAY N	4236	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921310011	\$15,200		
4	GERALD G MARSOLEK & DAWN M MARSOLEK TRS	4212 KINDRED WAY N	33840	S GARCIA	AVE #801	PORT ISABEL	TX	78578	1102921310012	\$15,200		
5	ANDERSON THOMAS E & SUSANNA	4192 KINDRED WAY N	4192	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921310013	\$15,200		
6	BAUMEISTER ROBERT G & GENEVIEVE	4174 KINDRED WAY N	4174	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340017	\$15,200		
7	SKEIE MARK W & JANET M	4156 KINDRED WAY N	4156	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340018	\$15,200		
8	ROSEMARY A SCHUMACHER TRUST	4138 KINDRED WAY N	4138	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340019	\$15,200		
9	SCHLEUSNER JACQUELINE R	4120 KINDRED WAY N	4120	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340020	\$15,200		
10	HOWARD E WEGWERTH TRUST	4102 KINDRED WAY N	4102	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340021	\$15,200		
11	TENNANT ROBERT H	4076 KINDRED WAY N	4076	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340022	\$15,200		
12	MOLINE VERNON Z & BEVERLY J	4044 KINDRED WAY N	4044	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340023	\$15,200		
13	RICHARD C STOUT & ANN S STOUT REV TRUSTS	4020 KINDRED WAY N	4020	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340024	\$15,200		
14	THOEMKE JAMES & RUBY	4002 KINDRED WAY N	4002	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340025	\$15,200		
15	SUPAN CHRIS & ANDREA	3982 KINDRED WAY N	3982	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340026	\$15,200		
16	NARUM TIMOTHY N & PAMELA R	3960 KINDRED WAY N	3960	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340027	\$15,200		
17	LINDHOLM DOUGLAS A	3936 KINDRED WAY N	3936	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340028	\$15,200		
18	BURBACH MICHAEL J & ANNE M	3914 KINDRED WAY N	3914	KINDRED	WAY N	LAKE ELMO	MN	55042	1402921210008	\$15,200		
19	WALLACE FRANCIS J & EMMYLOU M	3890 KINDRED WAY N	3890	KINDRED	WAY N	LAKE ELMO	MN	55042	1402921210009	\$15,200		
20	HANSON FAMILY TRUST	3862 KINDRED WAY N	15518	CAMINO ESTR	DR W	SURPRISE	AZ	85374	1402921210010	\$15,200		
21	OLSON DOUGLAS E & ROBERTA J	3834 KINDRED WAY N	3834	KINDRED	WAY N	LAKE ELMO	MN	55042	1402921210011	\$15,200		
22	COOPER MATTHEW & NINA	3806 KINDRED WAY N	3806	KINDRED	WAY N	LAKE ELMO	MN	55042	1402921210012	\$15,200		
23	KELLY DENNIS E & JEAN S	4233 KINDRED WAY N	4233	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921310007	\$15,200		
24	KUMEROW TIMOTHY W	4207 KINDRED WAY N	4207	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921310008	\$15,200		
25	KINER SCOTT B & MARDELL L	4179 KINDRED WAY N	4179	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340007	\$15,200		
26	GRAVEN KRISTA K	4151 KINDRED WAY N	4151	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340008	\$15,200		
27	CARTER CHAD J & KRISTI M	4127 KINDRED WAY N	4127	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340009	\$15,200		
28	TONREY JAMES K JR & DANA J	4103 KINDRED WAY N	4103	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340010	\$15,200		
29	TUCKNER RONALD F & DEBORAH A	4075 KINDRED WAY N	4075	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340011	\$15,200		
30	GRUNDAHL TANYA A & LEIF S	4037 KINDRED WAY N	4037	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340012	\$15,200		
31	MILLER RUSSELL JOHN JR & ANN M	4009 KINDRED WAY N	4009	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340013	\$15,200		
32	HUBER EDWIN C & DARCI L SNYDER	3981 KINDRED WAY N	3981	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340014	\$15,200		
33	JACKELS THOMAS A & PAM E	3947 KINDRED WAY N	3947	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340015	\$15,200		
34	LAIER THOMAS D & VALERIE J	3899 KINDRED WAY N	3899	KINDRED	WAY N	LAKE ELMO	MN	55042	1102921340016	\$15,200		
35	DANNA LOUIS P JR & LEEANN M	3871 KINDRED WAY N	3871	KINDRED	WAY N	LAKE ELMO	MN	55042	1402921210006	\$15,200		
36	BUSS SCOTT T & STEPHANIE G	3849 KINDRED WAY N	3849	KINDRED	WAY N	LAKE ELMO	MN	55042	1402921210007	\$15,200		
37	BARWICK CHRISTY M & JOSEPH	3778 KINDRED CT N	3778	KINDRED	CT N	LAKE ELMO	MN	55042	1402921210013	\$15,200		
38	BESTLER DAVID C & SUSAN L	3756 KINDRED CT N	3756	KINDRED	CT N	LAKE ELMO	MN	55042	1402921210014	\$15,200		
39	LALONDE JOHN R & MALIN V	3736 KINDRED CT N	3736	KINDRED	CT N	LAKE ELMO	MN	55042	1402921210015	\$15,200		
40	TRS AGR JAN M JACOBSON	3720 KINDRED CT N	3720	KINDRED	CT N	LAKE ELMO	MN	55042	1402921210016	\$15,200		
41	KAJER RECE & KRISTIN	3704 KINDRED CT N	3704	KINDRED	CT N	LAKE ELMO	MN	55042	1402921210017	\$15,200		
TOTAL										\$623,200		



PROJECT STREETS

KINDRED WAY, FROM KIMBRO AVE N TO KINDRED COURT;

KINDRED COURT, FROM KINDRED WAY TO THE SOUTH CUL-DE-SAC

LEGEND

 HAMLET ON SUNFISH LAKE

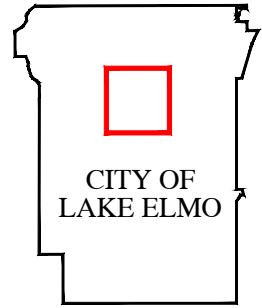


FIGURE NO. 1

LOCATION MAP

HAMLET ON SUNFISH NEIGHBORHOOD

FOCUS
ENGINEERING, inc.

HAMLET ON SUNFISH LAKE
SANITARY SEWER
EXTENSION
PROJECT NO. 2018.128

PROJECT SCHEDULE
CITY OF LAKE ELMO

FOCUS ENGINEERING, inc.

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

HAMLET ON SUNFISH LAKE SANITARY SEWER IMPROVEMENTS
PROJECT NO. 2018.128

- OCTOBER 16, 2018 Council accepts Petition; authorizes preparation of Feasibility Report and Preliminary Design.
- APRIL 21, 2020 Presentation of Feasibility Report. Council accepts Report and calls Hearing on Improvement.
- MAY 5, 2020 Approve the Plans and Specifications and Order the Advertisement for Bids.
- MAY 19, 2020 Public Improvement Hearing. Council Orders the Improvement (4/5th Vote). Declare Costs to be Assessed and Calls for Hearing on Assessment.
- JUNE 4, 2020 Project Bid Date: Receive contractor bids.
- JUNE 16, 2020 Final Assessment Hearing. Council adopts the Final Assessment Roll. Council accepts Bids and awards Contract.
- JULY 14, 2020 Conduct Pre-Construction Meeting and issue Notice to Proceed.
- OCTOBER 9, 2020 Substantial completion date for Construction.
- NOVEMBER 20, 2020 Final completion date for Construction.

***2021 Construction Season: HOA sanitary sewer conveyance system repair and replacement to be completed with the Hamlet on Sunfish Lake Street and Utility Improvements.*