



STAFF REPORT

DATE: January 19, 2021

PUBLIC HEARING

AGENDA ITEM: Heritage Farms Street and Utility Improvements – Public Improvement and Final Assessment Hearings; Ordering the Improvements; and Adopt the Final Assessments

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

ISSUE BEFORE COUNCIL: The City Council is respectfully requested to conduct both the Public Improvement Hearing and Final Assessment Hearing for the Heritage Farms Street and Utility Improvements. Following the Hearings, should the City Council move forward with the improvements and consider adopting a Resolution Ordering the Improvement? Should the City Council adopt the Final Assessment Roll for the Improvements?

BACKGROUND: On December 15, 2020, the Lake Elmo City Council accepted the amended feasibility report and called for a public improvement hearing and final assessment hearing for the Heritage Farm Street and Utility Improvements.

On August 4, 2020, the City Council ordered the preparation of the plans and specifications to rebid the Heritage Farm Street and Utility Improvements for construction in 2021 after rejecting bids received in April 2020. The scope of the improvements includes the extension of sanitary sewer service to connect each of the 44 residential properties in the neighborhood, reconstruction of approximately 1.2 miles of residential streets, minor storm sewer improvements, and replacement / upsizing of a portion of the existing watermain to benefit the overall distribution system. 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
- 30th Street North, from Lisbon Avenue North west approximately 300 feet

The scope of improvements remains consistent with the original feasibility report to extend public sanitary sewer to serve the Heritage Farms subdivision, followed by a full reconstruction of the public streets throughout the neighborhood. The sanitary sewer improvements were originally initiated by a petition of 32 of the 44 properties.

In addition, the scope of improvements for the rebid package incorporated several value engineering changes to improve project costs, an alternative sanitary sewer design package for post bid consideration, and the oversizing of the existing 6-inch and 8-inch watermain along 30th Street and Lisbon Avenue North to a 12-inch trunk watermain. The ability to upsize this section of watermain will allow the future development of a secondary transmission main for connecting the northern intermediate water supply

system to the growth area south of 10th Street. The secondary trunk watermain will serve to improve the overall hydraulics of the water distribution system.

PROPOSAL DETAILS/ANALYSIS: Pursuant to Minnesota Statutes, Section 429, the City must hold a Public Improvement Hearing to consider making the improvements. In addition, the Council must declare the amount to be assessed against the benefiting properties and hold a hearing on the proposed assessments. Chapter 429 allows coordinating the timelines of the special assessment and competitive bidding processes to allow the City to make a more informed decision by having both the construction cost for the improvements, and knowing the assessment revenue available through special assessments. Accordingly, the City received bids for the improvements on December 1, 2020. In addition, pursuant to Minnesota Statutes, Section 429, the City provided notice for both the Public Improvement Hearing and Final Assessment Hearing to be held on January 19, 2021.

The attached notice was published in the official newspaper and individual notifications were sent to each address that potentially will be impacted by these improvements. A Feasibility Report has been completed and adopted by the City Council defining the scope of the proposed improvements together with the estimated project costs.

Staff has enclosed a proposed Final Assessment Roll as recommended in the post-bid amended feasibility report. The Final Assessment Roll has been calculated based on the estimated final project cost to completion and in accordance with the City's Special Assessment Policy.

The City Council is respectfully requested to hold both the Public Improvement Hearing and the Final Assessment Hearing for the Heritage Farm Street and Utility Improvements. Following the hearings, the council will be asked to consider adopting a Resolution Ordering the Improvement and a Resolution Adopting the Final Assessment Roll.

The following summarizes the report findings, assessments, and recommendations:

Sanitary Sewer:

- The project will extend municipal sanitary sewer service to 44 properties that are currently served by on-site wastewater treatment systems.
- A base bid of gravity sewer to all property owners was bid in addition to an alternate, shallower, sewer system that would place 7 homes on individual grinder pumps. The cost savings from the low bidder for the alternate bid provides property owners a total overall savings of \$16,200 (~\$400 a home). The base bid amount is recommended due to the limited savings while introducing 7 grinder stations into the system.
- The one-time unit assessment for sanitary sewer is \$22,100 per residential equivalent connection (REC) based on the base bid contract amount, and will be levied over 20 years.
- 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.
- Lake Elmo ordinance requires properties to connect to sanitary sewer service within 2 years.

Street and Drainage Improvements:

- The improvements are consistent with final design work previously presented to the City Council, including a combination of concrete curb types as recommended by city staff.

- Expansion of a local treatment pond on 30th Street North west of the improvements is required to meet Valley Branch Watershed District permitting requirements and included in the project scope.
- Residential properties 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 \$13,600 for 46 residential properties. The assessment will be levied over 15 years.

Watermain Improvements:

- Watermain improvements include repair and replacement of valves and hydrants, and include a portion of the existing watermain infrastructure to be upsized to a 12-inch pipe as part of this project. These improvements are not assessed for properties that are existing water service customers. The estimated total costs are \$454,400 for water system improvements.

FISCAL IMPACT: The estimated total project cost is \$3,730,300 with the City cost share estimated to be \$2,132,300, including \$1,677,900 for the street and drainage improvements and \$454,400 for the water system 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 \$625,600 for the street and drainage improvements and \$972,400 for the sanitary sewer improvements.

RECOMMENDATION: Staff is recommending that the City Council approve a Resolution Ordering the Improvements and approve a Resolution Adopting the Final Assessment Roll. The suggested motions to approve this action is as follows:

“Move to adopt Resolution No. 2021-008 Order the Improvements for the Heritage Farms Street and Utility Improvements.”

and

“Move to adopt Resolution No. 2021-009 Adopting the Final Assessment Roll for the Heritage Farms Street and Utility Improvements.”

ATTACHMENTS:

1. Resolution Ordering the Improvements for the Heritage Farms Street and Utility Improvements.
2. Notice of Hearing on Improvement.
3. Resolution Adopting the Final Assessment Roll for the Heritage Farms Street and Utility Improvements.
4. Notice of Hearing on Proposed Assessment.
5. Location Map.
6. Assessment Roll.
7. Project Schedule.

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

RESOLUTION NO. 2021-008

**A RESOLUTION ORDERING THE IMPROVEMENT FOR THE
HERITAGE FARMS STREET AND UTILITY IMPROVEMENTS**

WHEREAS, pursuant to city council authorization, adopted on December 15, 2020, the council ordered a hearing on improvement for the Heritage Farms Street and Drainage Improvements; 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 January 2021, 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 September 2019 and amended in December 2020 states that the project is necessary, cost-effective, and feasible.

NOW, THEREFORE, BE IT RESOLVED,

1. Such improvement is deemed necessary, cost-effective, and feasible as detailed in the Feasibility Report dated September 2019 and amended in December 2020.
2. Such improvement is hereby ordered as proposed in the council resolution adopted this 19th day of January, 2021.
3. The city council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax exempt bonds.

**ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE NINETEENTH DAY OF
JANUARY, 2021.**

CITY OF LAKE ELMO

By: _____
Charles Cadenhead
Mayor

(Seal)
ATTEST:

Julie Johnson
City Clerk

**CITY OF LAKE ELMO
NOTICE OF HEARING ON IMPROVEMENT
HERITAGE FARMS STREET AND UTILITY IMPROVEMENTS**

Notice is hereby given that the City Council of Lake Elmo will conduct a public hearing on **Tuesday, January 19, 2021**, 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;

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.

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, January 19, 2021 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 area proposed to be assessed for these improvements include properties abutting the above referenced streets or properties that gain direct driveway access from the above referenced streets, and properties that receive access to the municipal sanitary sewer system. The estimated total cost for the project is \$3,730,300; consisting of street, drainage, and storm sewer improvements at \$2,303,500, sanitary sewer improvements at \$972,400, and water system improvements at \$454,400. 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: December 15, 2020

BY ORDER OF THE LAKE ELMO CITY COUNCIL

Mike Pearson, Mayor

(Published in the Stillwater Gazette on December 18, 2020 and December 25, 2020)

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

**RESOLUTION NO. 2021-009
A RESOLUTION ADOPTING THE FINAL ASSESSMENT ROLL FOR
THE HERITAGE FARMS STREET AND UTILITY IMPROVEMENTS**

WHEREAS, pursuant to proper notice duly given as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for the Heritage Farms Street and Utility Improvements including street, drainage, and sanitary sewer improvements along Lisbon Avenue North, Lisbon Avenue Court North, and 30th Street Circle North.

NOW, THEREFORE, BE IT RESOLVED,

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment 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, 2022 and shall bear interest at the rate of 3.5% percent per annum from the adoption date of this assessment resolution. To the first installment shall be added interest on the entire assessment from February 18, 2021 until December 31, 2021. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to the certification of the assessment to the county auditor, pay the whole of the assessment on such property, with the interest accrued to the date of payment, to the City Clerk, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he/she 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 next succeeding year.
4. The City Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the county. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

**ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE NINETEENTH DAY OF
JANUARY, 2021.**

CITY OF LAKE ELMO

(Seal)
ATTEST:

By: _____
Charles Cadenhead
Mayor

Julie Johnson
City Clerk

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 conduct a public hearing on **Tuesday January 19, 2021** at or approximately after 7:00 P.M. on Tuesday, January 19, 2021, to consider, and possibly adopt, the proposed assessment against abutting properties 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

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, January 19, 2021 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.**

You may at any time prior to certification of the assessment to the county auditor on November 13, 2021, 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 February 18, 2021. 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 2022 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, 2021. 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 \$625,600. The total amount of the proposed sanitary sewer improvement assessment is \$972,400. The City contribution for the overall improvement project is \$2,132,300. 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.

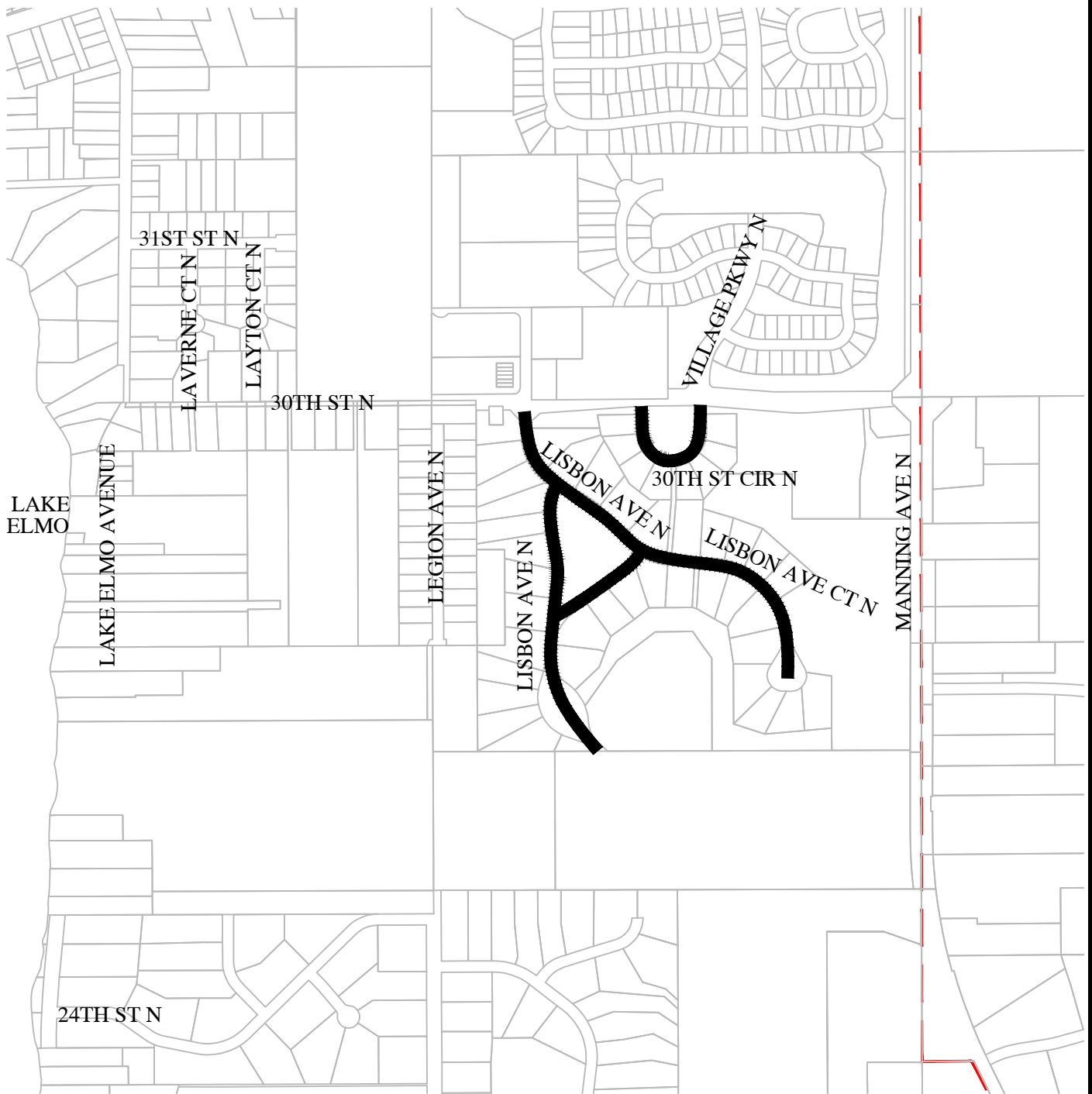
Notwithstanding the standards and guidelines established by the City for determining a hardship, a deferment of an assessment may be obtained pursuant to Minnesota Statutes Section 435.193.

DATED: December 15, 2020

BY ORDER OF THE LAKE ELMO CITY COUNCIL

Mike Pearson, Mayor

(Published in the Stillwater Gazette on December 18, 2020)



LEGEND

 HERITAGE FARM NEIGHBORHOOD

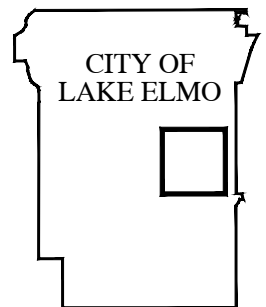


FIGURE NO. 1

LOCATION MAP

HERITAGE FARM NEIGHBORHOOD

HERITAGE FARM STREET AND UTILITY IMPROVEMENTS
FINAL ASSESSMENT ROLL
STREET RECONSTRUCTION

										STREET AND DRAINAGE ASSESSMENT AMOUNT	
NO.	NAME	ADDRESS			MAILING ADDRESS					PID	AMOUNT
1	PIERPONT DANIEL & KARYN M WAGNER	2958	LISBON	AVE N	2958	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120023	\$13,600.00
2	MATSCHI PAUL A & COLLEEN M	2932	LISBON	AVE N	2932	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120024	\$13,600.00
3	JAMES EDWARD KELLY REV TRUST	2902	LISBON	AVE N	2902	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120025	\$13,600.00
4	BJUGSTAD BARRY S & TAMERA S	2874	LISBON	AVE N	2874	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120026	\$13,600.00
5	NEUFELDT ELLEN & D A YOUNG	2846	LISBON	AVE N	2846	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120027	\$13,600.00
6	SCHUETTE DANIEL	2818	LISBON	AVE N	2818	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120028	\$13,600.00
7	BIRKHOLZ GLENN R & LORI J	2790	LISBON	AVE N	2790	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120029	\$13,600.00
8	HOFFMAN DAVID & ELIZABETH	2750	LISBON	AVE N	2750	LISBON	AVE N	LAKE ELMO	MN 55042	2402921130008	\$13,600.00
9	HAFNER WILLIAM F JR & BERNADETTE R HAFNER	2718	LISBON	AVE N	2718	LISBON	AVE N	LAKE ELMO	MN 55042	2402921130009	\$13,600.00
10	BILLINGSLEY REBECCA R & C B	2700	LISBON	AVE N	2700	LISBON	AVE N	LAKE ELMO	MN 55042	2402921130010	\$13,600.00
11	OLDS JAMES D & SANDRA D	2684	LISBON	AVE N	2684	LISBON	AVE N	LAKE ELMO	MN 55042	2402921130011	\$13,600.00
12	BEZDICEK MARK C	2662	LISBON	AVE N	2662	LISBON	AVE N	LAKE ELMO	MN 55042	2402921130012	\$13,600.00
13	JOHN CHARLES SIEVERS REV TRUST	2735	LISBON	AVE N	2735	LISBON	AVE N	LAKE ELMO	MN 55042	2402921130013	\$13,600.00
14	LOEFFLER TODD M & FRICK MARY L	2773	LISBON	AVE N	2773	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120039	\$13,600.00
15	SWENSON JOHN C	2795	LISBON	AVE N	2795	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120040	\$13,600.00
16	PEARSON MICHAEL J	2805	LISBON	AVE N	2805	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120041	\$13,600.00
17	BOESPFLUG JUSTIN M & HILARY K	2820	LISBON	AVE N	2820	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120042	\$13,600.00
18	LAMMERS JOHN B & DEBORAH L	2823	LISBON	AVE N	2823	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120034	\$13,600.00
19	MUELLER BRANDON W & JULI	2867	LISBON	AVE N	2867	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120035	\$13,600.00
20	FRETAG CHRISTOPHER & JOAN	2899	LISBON	AVE N	2899	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120036	\$13,600.00
21	SOLSETH MICAH & ROBIN	2933	LISBON	AVE N	2933	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120037	\$13,600.00
22	PERNU JAMES M & VICKIE M	2965	LISBON	AVE N	2965	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120038	\$13,600.00
23	ERIKA LYNN CHRISTENSEN LIV TRUST	2793	LISBON	AVE CT N	2793	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921110011	\$13,600.00
24	BEHRMAN DAVID M & KELLEY A	2769	LISBON	AVE CT N	2769	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921110012	\$13,600.00
25	KOLL STEVEN A & LYNN M	2753	LISBON	AVE CT N	2753	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921110013	\$13,600.00
26	CHELMO BRIAN & LORI	2739	LISBON	AVE CT N	2753	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921110014	\$13,600.00
27	BROCKTON DELRAE S & MANICHANH N BROCKTON	2721	LISBON	AVE CT N	2721	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921110015	\$13,600.00
28	ANDERSON MATTHEW D & KELLEY LOTHENBACH	2796	LISBON	AVE CT N	2796	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921110016	\$13,600.00
29	PETERSON DANIEL J & JENNIFER S	2770	LISBON	AVE CT N	2770	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921110017	\$13,600.00
30	PELLETIER MARK R & TONI L	2748	LISBON	AVE CT N	2748	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921110018	\$13,600.00
31	DRYJANSKI LAURA & BRIAN	2722	LISBON	AVE CT N	2722	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921110019	\$13,600.00
32	HANNIGAN RYAN J & TERI L	2706	LISBON	AVE CT N	2706	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921140006	\$13,600.00
33	BAKER BRIAN K & PAMELA A	2672	LISBON	AVE CT N	2672	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921140007	\$13,600.00
34	ANDRES KENNETH P & JOETTA L	2660	LISBON	AVE CT N	2660	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921140008	\$13,600.00
35	BEEDLE HEIDI J & CHRISTINE M KEEFE	2646	LISBON	AVE CT N	2646	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921140009	\$13,600.00
36	CHENEY WILLIAM J & PAT A LINNEN	2632	LISBON	AVE CT N	2632	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921140010	\$13,600.00
37	BLINKUSH ALEXANDER & MORGAN SEXE	2986	30TH	ST CIR N	2986	30TH	ST CIR N	LAKE ELMO	MN 55042	2402921120030	\$13,600.00
38	MENZEL STEVEN J & CYNTHIA A	2978	30TH	ST CIR N	2978	30TH	ST CIR N	LAKE ELMO	MN 55042	2402921120031	\$13,600.00
39	WINN MARK W & KELLY J	2972	30TH	ST CIR N	2972	30TH	ST CIR N	LAKE ELMO	MN 55042	2402921120032	\$13,600.00
40	ARNEY MICHAEL F & ANN M	2964	30TH	ST CIR N	2964	30TH	ST CIR N	LAKE ELMO	MN 55042	2402921120033	\$13,600.00
41	DIEBEL MIKE & TAYLOR	2952	30TH	ST CIR N	2952	30TH	ST CIR N	LAKE ELMO	MN 55042	2402921110010	\$13,600.00
42	HAGEN CHAD	2944	30TH	ST CIR N	27867	E SAVANNAH	TRL	LAKE BARRINGTON	IL 60010	2402921110009	\$13,600.00
43	STROP BRIAN A & DENISE M	2930	30TH	ST CIR N	2930	30TH	ST CIR N	LAKE ELMO	MN 55042	2402921110008	\$13,600.00
44	ANDERSON MICHAEL R & NANCY A	2918	30TH	ST CIR N	2918	30TH	ST CIR N	LAKE ELMO	MN 55042	2402921110007	\$13,600.00
45	CITY OF LAKE ELMO - HERITAGE FARMS PARK				3880	LAVERNE	AVE N	LAKE ELMO	MN 55042	2402921130006	\$13,600.00
46	KRUEGERS MANNING FARM LLC				4452	LAKE ELMO	AVE N	LAKE ELMO	MN 55042	2402921110022	\$13,600.00
										TOTAL	\$625,600.00

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

										SANITARY SEWER ASSESSMENT AMOUNT	
NO.	NAME	ADDRESS			MAILING ADDRESS					PID	
1	PIERPONT DANIEL & KARYN M WAGNER	2958	LISBON	AVE N	2958	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120023	\$22,100.00
2	MATSCHI PAUL A & COLLEEN M	2932	LISBON	AVE N	2932	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120024	\$22,100.00
3	JAMES EDWARD KELLY REV TRUST	2902	LISBON	AVE N	2902	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120025	\$22,100.00
4	BJUGSTAD BARRY S & TAMERA S	2874	LISBON	AVE N	2874	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120026	\$22,100.00
5	NEUFELDT ELLEN & D A YOUNG	2846	LISBON	AVE N	2846	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120027	\$22,100.00
6	SCHUETTE DANIEL	2818	LISBON	AVE N	2818	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120028	\$22,100.00
7	BIRKHOLZ GLENN R & LORI J	2790	LISBON	AVE N	2790	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120029	\$22,100.00
8	HOFFMAN DAVID & ELIZABETH	2750	LISBON	AVE N	2750	LISBON	AVE N	LAKE ELMO	MN 55042	2402921130008	\$22,100.00
9	HAFNER WILLIAM F JR & BERNADETTE R HAFNER	2718	LISBON	AVE N	2718	LISBON	AVE N	LAKE ELMO	MN 55042	2402921130009	\$22,100.00
10	BILLINGSLEY REBECCA R & C B	2700	LISBON	AVE N	2700	LISBON	AVE N	LAKE ELMO	MN 55042	2402921130010	\$22,100.00
11	OLDS JAMES D & SANDRA D	2684	LISBON	AVE N	2684	LISBON	AVE N	LAKE ELMO	MN 55042	2402921130011	\$22,100.00
12	BEZDICEK MARK C	2662	LISBON	AVE N	2662	LISBON	AVE N	LAKE ELMO	MN 55042	2402921130012	\$22,100.00
13	JOHN CHARLES SIEVERS REV TRUST	2735	LISBON	AVE N	2735	LISBON	AVE N	LAKE ELMO	MN 55042	2402921130013	\$22,100.00
14	LOEFFLER TODD M & FRICK MARY L	2773	LISBON	AVE N	2773	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120039	\$22,100.00
15	SWENSON JOHN C	2795	LISBON	AVE N	2795	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120040	\$22,100.00
16	PEARSON MICHAEL J	2805	LISBON	AVE N	2805	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120041	\$22,100.00
17	BOESPFLUG JUSTIN M & HILARY K	2820	LISBON	AVE N	2820	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120042	\$22,100.00
18	LAMMERS JOHN B & DEBORAH L	2823	LISBON	AVE N	2823	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120034	\$22,100.00
19	MUELLER BRANDON W & JULI	2867	LISBON	AVE N	2867	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120035	\$22,100.00
20	FRETAG CHRISTOPHER & JOAN	2899	LISBON	AVE N	2899	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120036	\$22,100.00
21	SOLSETH MICAH & ROBIN	2933	LISBON	AVE N	2933	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120037	\$22,100.00
22	PERNU JAMES M & VICKIE M	2965	LISBON	AVE N	2965	LISBON	AVE N	LAKE ELMO	MN 55042	2402921120038	\$22,100.00
23	ERIKA LYNN CHRISTENSEN LIV TRUST	2793	LISBON	AVE CT N	2793	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921110011	\$22,100.00
24	BEHRMAN DAVID M & KELLEY A	2769	LISBON	AVE CT N	2769	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921110012	\$22,100.00
25	KOLL STEVEN A & LYNN M	2753	LISBON	AVE CT N	2753	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921110013	\$22,100.00
26	CHELMO BRIAN & LORI	2739	LISBON	AVE CT N	2753	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921110014	\$22,100.00
27	BROCKTON DELRAE S & MANICHANH N BROCKTON	2721	LISBON	AVE CT N	2721	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921110015	\$22,100.00
28	ANDERSON MATTHEW D & KELLEY LOTHENBACH	2796	LISBON	AVE CT N	2796	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921110016	\$22,100.00
29	PETERSON DANIEL J & JENNIFER S	2770	LISBON	AVE CT N	2770	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921110017	\$22,100.00
30	PELLETIER MARK R & TONI L	2748	LISBON	AVE CT N	2748	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921110018	\$22,100.00
31	DRYJANSKI LAURA & BRIAN	2722	LISBON	AVE CT N	2722	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921110019	\$22,100.00
32	HANNIGAN RYAN J & TERI L	2706	LISBON	AVE CT N	2706	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921140006	\$22,100.00
33	BAKER BRIAN K & PAMELA A	2672	LISBON	AVE CT N	2672	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921140007	\$22,100.00
34	ANDRES KENNETH P & JOETTA L	2660	LISBON	AVE CT N	2660	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921140008	\$22,100.00
35	BEEDLE HEIDI J & CHRISTINE M KEEFE	2646	LISBON	AVE CT N	2646	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921140009	\$22,100.00
36	CHENEY WILLIAM J & PAT A LINNER	2632	LISBON	AVE CT N	2632	LISBON	AVE CT N	LAKE ELMO	MN 55042	2402921140010	\$22,100.00
37	BLINKUSH ALEXANDER & MORGAN SEXE	2986	30TH	ST CIR N	2986	30TH	ST CIR N	LAKE ELMO	MN 55042	2402921120030	\$22,100.00
38	MENZEL STEVEN J & CYNTHIA A	2978	30TH	ST CIR N	2978	30TH	ST CIR N	LAKE ELMO	MN 55042	2402921120031	\$22,100.00
39	WINN MARK W & KELLY J	2972	30TH	ST CIR N	2972	30TH	ST CIR N	LAKE ELMO	MN 55042	2402921120032	\$22,100.00
40	ARNEY MICHAEL F & ANN M	2964	30TH	ST CIR N	2964	30TH	ST CIR N	LAKE ELMO	MN 55042	2402921120033	\$22,100.00
41	DIEBEL MIKE & TAYLOR	2952	30TH	ST CIR N	2952	30TH	ST CIR N	LAKE ELMO	MN 55042	2402921110010	\$22,100.00
42	HAGEN CHAD	2944	30TH	ST CIR N	27867	E SAVANNAH TRL		LAKE BARRINGTON	IL 60010	2402921110009	\$22,100.00
43	STROP BRIAN A & DENISE M	2930	30TH	ST CIR N	2930	30TH	ST CIR N	LAKE ELMO	MN 55042	2402921110008	\$22,100.00
44	ANDERSON MICHAEL R & NANCY A	2918	30TH	ST CIR N	2918	30TH	ST CIR N	LAKE ELMO	MN 55042	2402921110007	\$22,100.00
										TOTAL	\$972,400.00

PROJECT SCHEDULE CITY OF LAKE ELMO

HERITAGE FARMS STREET AND UTILITY IMPROVEMENTS
PROJECT NO. 2019.121

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

JULY 16, 2019	Council ordered preparation of Feasibility Report.
SEPTEMBER 17, 2019	Presentation of Feasibility Report. Council accepted Report and called for Improvement Hearing.
OCTOBER 15, 2019	Public Improvement Hearing. Council ordered the preparation of Plans and Specifications.
MARCH 4, 2020	Council approved Plans and Specifications and ordered Advertisement for Bids; Declared Costs to be Assessed and Called for Hearing on Assessment.
APRIL 2, 2020	Received Contractor Bids.
APRIL 21, 2020	Council rejected bids. Directed Staff to rebid project at a later date.
OCTOBER 20, 2020	Council approves Revised Plans and Specifications and orders Advertisement for Bids.
DECEMBER 1, 2020	Receive Contractor Bids.
DECEMBER 15, 2020	Review Bids and Proposed Assessments. Council Declares Costs to be Assessed and Calls for Improvement Hearing and Hearing on Assessment.
JANUARY 19, 2021	Final Assessment Hearing. Council Orders the Improvement; accepts Bids and awards Contract; and adopts the Final Assessment Roll.
MAY 19, 2021	Conduct Pre-Construction Meeting and issue Notice to Proceed. <ul style="list-style-type: none">OCTOBER, 2021 Substantial Completion.JUNE 30, 2022 Final Completion.