



STAFF REPORT

DATE: February 16, 2021

REGULAR

AGENDA ITEM: Approve Resolution Receiving Feasibility Report and Calling Hearing on Improvement for the Old Village Phase 5 and 6 Street, Drainage and Utility Improvements

SUBMITTED BY: Jack Griffin, City Engineer

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

ISSUE BEFORE COUNCIL: Should the City Council accept the Feasibility Report and call a public hearing for the Old Village Phase 5 and 6 Street, Drainage and Utility Improvements to be held at the March 16, 2021 Council meeting?

BACKGROUND: The City of Lake Elmo is extending sanitary sewer to serve the existing properties in the Old Village area to replace the use of private on-site sewage treatment systems. The projects include drainage improvements to continue addressing historic flooding issues in the Downtown area, the replacement of aged watermain pipes and reconstructing the public streets that are disturbed during the work. The Improvements are being constructed in phases and through separate projects. The first four phases were constructed in 2015, 2016, 2017, and 2018. As part of the Old Village Capital Improvement Plan, Phase 5 and 6 are being designed and bid as one project to be constructed over two years in 2021 and 2022.

On June 16, 2020, the City Council authorized the preparation of a feasibility report for the Old Village Phase 5 and 6 Street, Drainage and Utility Improvements. The Phase 5 and 6 project area includes the street right-of-way and easement corridors as shown on the attached location map and described as follows:

- 32nd Street Neighborhood:
 - 32nd Street North, from Lake Elmo Avenue west to 33rd Street North;
 - 33rd Street North, from Lake Elmo Avenue west to 32nd Street North;
 - 33rd Street Lane North;
 - Kraft Circle North, from 33rd Street North south to dead end;
 - Lampert Avenue North, from 33rd Street North south to 32nd Street North;
 - Langly Court North, from 33rd Street North south to dead end;
- Upper 33rd Street North, from Lake Elmo Avenue west to dead end;
- 34th Street North, from Lake Elmo Avenue west to dead end;
- 36th Street North along trail easement, from Lake Elmo Avenue west to dead end;
- Private Driveway, from Lake Elmo Avenue east to dead end, including 3407, 3409, 3411, 3413, 3415 Lake Elmo Avenue.

PROPOSAL DETAILS/ANALYSIS: The feasibility report was completed in accordance with Minnesota State Statutes 429 to identify the necessary improvements, permitting and easement acquisition needs, estimated total project costs, the assessment methodology and preliminary assessment amounts to be levied

against properties adjacent to and benefitting from the improvements. To prepare the project for construction in 2021 and 2022 the City authorized the preliminary design in July 2019 and the final design in June 2020. Detailed design was completed by SEH and FOCUS Engineering, and as informed by the Old Village Capital Improvement Program adopted in 2016 along with previous project phases.

Project costs for the Feasibility Report and preliminary project assessments are based on actual contractor bids that were received on January 27, 2021 together with a total estimated cost accounting for non-construction related project costs (engineering, geotechnical investigations and testing, easement acquisition, contingencies, administration and bonding).

Consistent with previous project phases, it is proposed that the improvements will be partially financed by imposing special assessments against the benefiting properties. Special assessments are levied in accordance with Minnesota Statutes Chapter 429 and consistent with the City's Special Assessment Policy and the Old Village Sewer Assessment Policy. As part of the assessment procedures, the Council must hold a public improvement hearing giving property owners an opportunity to be heard regarding the proposed improvements and proposed special assessments. For this project, staff is proposing the public improvement hearing be held at the March 16, 2021 council meeting, and following the hearing, Council will be asked to award a construction contract to the lowest responsible bidder for the project. The preliminary assessment rolls detailing each property's proposed assessment amounts for the street and storm sewer improvements, sanitary sewer improvements, and watermain improvements are included as attachments to this agenda report, and are also included in the Appendix of the feasibility report.

The assessable project costs related to the street and storm sewer improvements are assessed at a rate of 30% for residential properties using a unit method. Residential properties are considered to provide an equal demand on street use and are therefore assessed on a per unit basis. The remaining 70% of the assessable costs, together with the regional storm sewer costs are paid through the City general tax levy. Commercial properties are proposed to be assessed 100% of the assessable street and storm sewer costs using a lineal foot basis. Since both residential and non-residential properties exist along portions of the project, an adjusted front foot method was used to create a unit assessment amount for the residential properties. The street and drainage improvement per unit and per lineal foot assessment factors for each reconstructed street segment are outlined in the report.

Sanitary sewer assessments are proposed for those properties that abut the improvements and receive a service stub as part of the project. A \$12,500 unit assessment amount is based on the estimated total project costs for all project phases to replace substantially all existing septic systems in the Old Village as identified in the Old Village Capital Improvement Plan adopted in 2016. This methodology results in all benefitting properties sharing equally in the overall system costs since the sewer system layout was designed to result in the most cost-efficient overall system. After removing trunk oversize costs, to be paid directly from the sewer enterprise fund, the remaining costs are 100% assessed using a residential equivalent unit method. Each benefitting residential property is assessed 1 Residential Equivalent Connection (REC), or 1 SAC unit. Non-residential properties are assigned a prorated SAC unit based on the estimated potential capacity of wastewater to be generated from the use of the building. Non-residential properties are assigned a minimum of 1 SAC unit. The one-unit assessment amount is then increased each year using a construction cost index to account for increasing annual construction costs.

In addition to the sanitary sewer assessment, each property will be required to connect to the sanitary sewer system within two years after sewer becomes available. When a property connects to City sewer, they must also pay a \$3,000 per REC unit Sewer Availability Charge (SAC), a \$1,000 per REC unit Sewer Connection Charge, a \$2,485 per REC unit Met Council Sewer Availability Charge, and a \$60 Plumbing Permit Fee. In addition, each property owner is responsible for the costs to make the sewer service connection from the service stub to the building, a cost that will vary for each property.

Replacement of the existing aged and deteriorated watermain is considered a maintenance cost and is proposed to be paid from the City's Water Enterprise Fund for current water system customers. The City collects Water Availability Charges and Water Connection Charges from each new user connecting to the

system to pay for replacement and maintenance of water infrastructure. However, along one project corridor there are 5 properties that will be receive public drinking water as a new improvement and will therefore be assessed 100% of the total project costs for that segment of watermain extension. The proposed assessment for the 5 benefiting properties for this water extension is \$27,000 per unit. In addition to the watermain assessment, each newly connected property must pay a \$3,000 per REC unit Water Availability Charge (WAC), a \$1,000 per REC unit Water Connection Charge, a \$376.64 water meter fee (3/4-inch meter), and a \$60 Plumbing Permit Fee. Each property owner is also responsible for the costs to make the water service connection from the service stub to the building. Connection to City water is not mandated by current policy.

Consistent with the City's Special Assessment Policy, the street and storm sewer improvements will be levied over a 15-year period and the sanitary sewer improvements will be levied over a 20-year period. Assessments would be charged an interest rate of 1% over the bond rate for the project.

FISCAL IMPACT: The estimated total cost for the project is \$8,718,300; consisting of street, drainage, and storm sewer improvements at \$3,533,500, sanitary sewer improvements at \$3,668,500, and water system improvements at \$1,516,300.

The project funding will consist of \$2,610,142 in special assessments for sanitary sewer, street and drainage, and watermain improvements; \$2,468,500 paid through the Sewer Enterprise Fund; \$1,381,300 paid through the Water Enterprise Fund; and \$2,258,358 paid through the general tax levy for the City share of the street and drainage improvements.

RECOMMENDATION: Staff is recommending that the City Council approve a Resolution, receiving the Feasibility Report and calling a public hearing for the Old Village Phase 5 and 6 Street, Drainage and Utility Improvements. The recommended motion for this action is as follows:

“Move to approve Resolution No. 2021-022, receiving the Feasibility Report and Calling a Public Hearing for the Old Village Phase 5 and 6 Street, Drainage and Utility Improvements.”

ATTACHMENTS:

1. Resolution Receiving Report and Calling for Hearing on Improvements.
2. Notice of Hearing on Improvement.
3. Preliminary Assessment Rolls.
4. Location Map.
5. Project Schedule.

Feasibility Report (*available for review at City Hall*).

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

RESOLUTION NO. 2021-022

**A RESOLUTION RECEIVING A FEASIBILITY REPORT FOR THE
OLD VILLAGE PHASE 5 AND 6 STREET AND UTILITY
IMPROVEMENTS AND CALLING HEARING ON IMPROVEMENT**

WHEREAS, pursuant to City Council authorization, adopted on June 16, 2020, a feasibility report has been prepared by FOCUS Engineering, Inc., together with SEH, Inc. for the Old Village Phase 5 and 6 Street and Utility Improvements; and

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

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

NOW, THEREFORE, BE IT RESOLVED,

1. That the City Council will consider the improvements in accordance with the report and the assessments of the abutting properties for all or a portion of the cost of the improvements pursuant to Minnesota Statutes, Chapter 429 at an estimated total project cost of \$8,718,300; consisting of street, drainage, and storm sewer improvements at \$3,533,500, sanitary sewer improvements at \$3,668,500, and water system improvements at \$1,516,300.
2. A public hearing shall be held on such proposed improvements on the 16th day of March, 2021 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. and the clerk shall give mailed and published notice of such hearing and improvement as required by law.

**ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE SIXTEENTH DAY OF
FEBRUARY, 2021.**

CITY OF LAKE ELMO

(Seal)
ATTEST:

By: _____
Charles Cadenhead
Mayor

Julie Johnson
City Clerk

**CITY OF LAKE ELMO
NOTICE OF HEARING ON IMPROVEMENT
OLD VILLAGE PHASE 5 AND 6 STREET AND UTILITY IMPROVEMENTS**

Notice is hereby given that the City Council of Lake Elmo will conduct a public hearing on **Tuesday, March 16, 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 and drainage improvements, watermain improvements, 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 areas:

- 32nd Street Neighborhood:
 - 32nd Street North, from Lake Elmo Avenue west to 33rd Street North;
 - 33rd Street North, from Lake Elmo Avenue west to 32nd Street North;
 - 33rd Street Lane North;
 - Kraft Circle North, from 33rd Street North south to dead end;
 - Lampert Avenue North, from 33rd Street North south to 32nd Street North;
 - Langly Court North, from 33rd Street North south to dead end;
- Upper 33rd Street North, from Lake Elmo Avenue west to dead end;
- 34th Street North, from Lake Elmo Avenue west to dead end;
- 36th Street North along trail easement, from Lake Elmo Avenue west to dead end;
- Private Driveway, from Lake Elmo Avenue east to dead end, including 3407, 3409, 3411, 3413, 3415 Lake Elmo Avenue.

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, March 16, 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, properties that receive access to the municipal sanitary sewer system,

and properties that receive new access to the municipal drinking water system. The estimated total cost for the project is \$8,718,300; consisting of street, drainage, and storm sewer improvements at \$3,533,500, sanitary sewer improvements at \$3,668,500, and water system improvements at \$1,516,300. 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: February 16, 2021

BY ORDER OF THE LAKE ELMO CITY COUNCIL

Charles Cadenhead, Mayor

(Published in the Stillwater Gazette Review on February 19, 2021 and February 26, 2021)

OLD VILLAGE PHASE 5 AND 6: STREET AND UTILITY IMPROVEMENTS
32ND STREET NEIGHBORHOOD
PRELIMINARY ASSESSMENT ROLL

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	TOTAL ASSESSMENT AMOUNT	STREET AND DRAINAGE ASSESSMENT AMOUNT	STREET AND DRAINAGE IMPROVEMENT UNITS	COMMERCIAL PROPERTY STREET FRONT FOOTAGE	SANITARY SEWER ASSESSMENT AMOUNT	SAC
1	HORTTOR CAROLYN M SMITH		1959 PARK DR N MAPLEWOOD MN 55119	1302921330042	\$6,850.00	\$6,850.00	0.5		\$0.00	0
2	KNOWLAN AMY C & MATTHEW J	11075 32ND ST N	11075 32ND ST N LAKE ELMO MN 55042	1302921330022	\$26,200.00	\$13,700.00	1		\$12,500.00	1
3	BIEVER DOUGLAS & KELLY	11055 32ND ST N	11055 32ND ST N LAKE ELMO MN 55042	1302921330023	\$26,200.00	\$13,700.00	1		\$12,500.00	1
4	NEUMANN PAUL & NANCY	11033 32ND ST N	6908 27TH ST N OAKDALE MN 55128	1302921330024	\$26,200.00	\$13,700.00	1		\$12,500.00	1
5	MEHSIKOMER JOYCE H	11015 32ND ST N	PO BOX 47 LAKE ELMO MN 55042	1302921330026	\$26,200.00	\$13,700.00	1		\$12,500.00	1
6	SCHMOECKEL DAVID R & DARLENE B	10997 32ND ST N	1019 INSPIRATION PKY N BAYPORT MN 55003	1302921330027	\$38,700.00	\$13,700.00	1		\$25,000.00	2
7	MICHAEL G MCGRATH 2011 IRREV TRUST	10975 32ND ST N	4 ASCONA TERR IANCHO MIRAGI CA 92270	1402921440009	\$26,200.00	\$13,700.00	1		\$12,500.00	1
8	GUENTZEL JAKE A	10961 32ND ST N	10961 32ND ST N LAKE ELMO MN 55042	1402921440010	\$26,200.00	\$13,700.00	1		\$12,500.00	1
9	FINN MIKE J & DONNA M	10949 32ND ST N	10949 32ND ST N LAKE ELMO MN 55042	1402921440011	\$26,200.00	\$13,700.00	1		\$12,500.00	1
10	MARTIN DANIEL D	10941 32ND ST N	10941 32ND ST N LAKE ELMO MN 55042	1402921440012	\$26,200.00	\$13,700.00	1		\$12,500.00	1
11	BOHJANEN PAUL R & KIMBERLY A	10929 32ND ST N	1481 THORNHILL LN WOODBURY MN 55125	1402921440013	\$26,200.00	\$13,700.00	1		\$12,500.00	1
12	LACHER RICHARD J	10917 32ND ST N	10917 32ND ST N LAKE ELMO MN 55042	1402921440014	\$26,200.00	\$13,700.00	1		\$12,500.00	1
13	PROKOSCH JOHN T & DEBRA J	10907 32ND ST N	10907 32ND ST N LAKE ELMO MN 55042	1402921440015	\$26,200.00	\$13,700.00	1		\$12,500.00	1
14	DOWNNS MICHAEL P & PATRICIA E KORLIN-DOWNS	10899 32ND ST N	10899 32ND ST N LAKE ELMO MN 55042	1402921440016	\$26,200.00	\$13,700.00	1		\$12,500.00	1
15	BOUTHILET COLLEEN M & TERRANCE	10891 32ND ST N	10891 32ND ST N LAKE ELMO MN 55042	1402921440017	\$26,200.00	\$13,700.00	1		\$12,500.00	1
16	KNUDSON SCOTT L & SARALYN S	10865 32ND ST N	10865 32ND ST N LAKE ELMO MN 55042	1402921440018	\$26,200.00	\$13,700.00	1		\$12,500.00	1
17	CITY OF LAKE ELMO		3800 LAVERNE AVE N LAKE ELMO MN 55042	1402921440024	\$13,700.00	\$13,700.00	1		\$0.00	0
18	SAVELKOU RICHARD & SHANNON	10823 32ND ST N	10823 32ND ST N LAKE ELMO MN 55042	1402921440025	\$26,200.00	\$13,700.00	1		\$12,500.00	1
19	EMMONS BRETT H & JEAN I	3280 KLONDIKE AVE N	3280 KLONDIKE AVE N LAKE ELMO MN 55042	1402921430002	\$26,200.00	\$13,700.00	1		\$12,500.00	1
20	SCHMIDT WARREN ROBERT	3240 LAKE ELMO AVE N	3240 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921330028	\$26,200.00	\$13,700.00	1		\$12,500.00	1
21	HOSEK MARIAN S	11120 32ND ST N	PO BOX 166 LAKE ELMO MN 5042-016	1302921320089	\$26,200.00	\$13,700.00	1		\$12,500.00	1
22	ARDELL GEORGE HUTTON & DEBORAH JEAN SMITH-HUTTON LIV T	11108 32ND ST N	11108 32ND ST N LAKE ELMO MN 55042	1302921320062	\$26,200.00	\$13,700.00	1		\$12,500.00	1
23	PEACOCK BRUCE T & MARA K CROMBIE	11090 32ND ST N	11090 32ND ST N LAKE ELMO MN 55042	1302921320064	\$26,200.00	\$13,700.00	1		\$12,500.00	1
24	TUREK ELIZABETH A	11060 32ND ST N	11060 32ND ST N LAKE ELMO MN 55042	1302921320063	\$26,200.00	\$13,700.00	1		\$12,500.00	1
25	REED CORRINNE J	11020 32ND ST N	11020 32ND ST N LAKE ELMO MN 55042	1302921330039	\$26,200.00	\$13,700.00	1		\$12,500.00	1
26	VANDEN BRANDEN KURT & CATHERINE M VANDEN BRANDEN	11008 32ND ST N	11008 32ND ST N LAKE ELMO MN 55042	1302921330038	\$26,200.00	\$13,700.00	1		\$12,500.00	1
27	LOVE MARK J & JENNIFER M	10940 32ND ST N	10940 32ND ST N LAKE ELMO MN 55042	1402921440008	\$26,200.00	\$13,700.00	1		\$12,500.00	1
28	WALLACE JOSEPH	10920 32ND ST N	10920 32ND ST N LAKE ELMO MN 55042	1402921440019	\$26,200.00	\$13,700.00	1		\$12,500.00	1
29	RIL PROPERTY MANAGEMENT & DEVELOPMENT LLC	3394 LAKE ELMO AVE N	4605 LILY AVE N LAKE ELMO MN 55042	1302921320001	\$23,400.00	\$23,400.00	0	150	\$0.00	0
30	KNAAK WILLIAM	11057 33RD ST N	11057 33RD ST N LAKE ELMO MN 55042	1302921320003	\$26,200.00	\$13,700.00	1		\$12,500.00	1
31	JECHORT MARK H & JANE E	11035 33RD ST N	11035 33RD ST N LAKE ELMO MN 55042	1302921320070	\$26,200.00	\$13,700.00	1		\$12,500.00	1
32	BRUCHU JOSEPH ETAL	10919 33RD ST LN N	10919 33RD ST LN N LAKE ELMO MN 55042	1402921410014	\$26,200.00	\$13,700.00	1		\$12,500.00	1
33	GROBNER DAVID ALLEN & DEBRA K	10867 33RD ST N	10867 33RD ST N LAKE ELMO MN 55042	1402921410018	\$26,200.00	\$13,700.00	1		\$12,500.00	1
34	POTT MICHAEL W ETAL	10833 33RD ST N	PO BOX 13 LAKE ELMO MN 55042	1402921410021	\$39,900.00	\$27,400.00	2		\$12,500.00	1
35	HAGBERG KEITH A	10825 33RD ST N	10825 33RD ST N LAKE ELMO MN 55042	1402921410020	\$39,900.00	\$27,400.00	2		\$12,500.00	1
36	KOTASEK RANDY T & DENISE V	3338 LANGLY CT N	3338 LANGLY CT N LAKE ELMO MN 55042	1302921320078	\$26,200.00	\$13,700.00	1		\$12,500.00	1
37	CITY OF LAKE ELMO	3303 LANGLY CT N	3800 LAVERNE AVE N LAKE ELMO MN 55042	1302921320069	\$26,200.00	\$13,700.00	1		\$12,500.00	1
38	DAHLBLOM STEVEN D	3343 LANGLY CT N	2971 JONQUIL TRL N LAKE ELMO MN 55042	1302921320081	\$104,800.00	\$54,800.00	4		\$50,000.00	4
39	DAHLBLOM STEVEN D		2971 JONQUIL TRL N LAKE ELMO MN 55042	1302921320080	\$13,700.00	\$13,700.00	1		\$0.00	0
40	DAHLBLOM STEVEN D		2971 JONQUIL TRL N LAKE ELMO MN 55042	1302921320076	\$13,700.00	\$13,700.00	1		\$0.00	0
41	KOHTZ CHRISTOPHER A & ALLISON	3327 LAMPERT AVE N	3327 LAMPERT AVE N LAKE ELMO MN 55042	1302921320066	\$26,200.00	\$13,700.00	1		\$12,500.00	1
42	HARDT NICHOLAS & ALANA	3309 LAMPERT AVE N	3309 LAMPERT AVE N LAKE ELMO MN 55042	1302921320067	\$26,200.00	\$13,700.00	1		\$12,500.00	1
43	SMITH JUSTIN A	3291 LAMPERT AVE N	3291 LAMPERT AVE N LAKE ELMO MN 55042	1302921320068	\$26,200.00	\$13,700.00	1		\$12,500.00	1
44	BERG JEFFREY J & DEBORAH L	3271 LAMPERT AVE N	3271 LAMPERT AVE N LAKE ELMO MN 55042	1302921320065	\$26,200.00	\$13,700.00	1		\$12,500.00	1
45	LENGYEL DAVID J	3330 LAMPERT AVE N	3330 LAMPERT AVE N LAKE ELMO MN 55042	1302921320071	\$26,200.00	\$13,700.00	1		\$12,500.00	1
46	ARNDT JARRIETT I & HOAGIE R	3316 LAMPERT AVE N	3316 LAMPERT AVE N LAKE ELMO MN 55042	1302921320072	\$26,200.00	\$13,700.00	1		\$12,500.00	1
47	WAGNER LINDA K	3286 LAMPERT AVE N	3286 LAMPERT AVE N LAKE ELMO MN 55042	1302921320073	\$26,200.00	\$13,700.00	1		\$12,500.00	1
48	VIGDAHL RODGER L & PATRICIA L	3268 LAMPERT AVE N	3268 LAMPERT AVE N LAKE ELMO MN 55042	1302921320074	\$26,200.00	\$13,700.00	1		\$12,500.00	1
49	KOTOWSKI SUSAN & TADEAUS	3331 KRAFT CIR N	3331 KRAFT CIR N LAKE ELMO MN 55042	1402921410009	\$26,200.00	\$13,700.00	1		\$12,500.00	1
50	LEIKAM DAVID S & ANNE M	3311 KRAFT CIR N	2641 LAKE ELMO AVE N LAKE ELMO MN 55042	1402921410010	\$26,200.00	\$13,700.00	1		\$12,500.00	1
51	PLATZ ROBERT T & PAMELA JB	3281 KRAFT CIR N	3281 KRAFT CIR N LAKE ELMO MN 55042	1402921410011	\$26,200.00	\$13,700.00	1		\$12,500.00	1
52	DESCHAMP-SCHMITZ MANDIE L	3265 KRAFT CIR N	3265 KRAFT CIR N LAKE ELMO MN 55042	1402921410012	\$26,200.00	\$13,700.00	1		\$12,500.00	1
53	VIVONA DANIEL M	3253 KRAFT CIR N	3253 KRAFT CIR N LAKE ELMO MN 55042	1402921440003	\$26,200.00	\$13,700.00	1		\$12,500.00	1
54	STEINKE DOUGLAS G & KATHRYN M SCHIFFERDECKER	3250 KRAFT CIR N	3250 KRAFT CIR N LAKE ELMO MN 55042	1402921440032	\$26,200.00	\$13,700.00	1		\$12,500.00	1
55	CITY OF LAKE ELMO		3800 LAVERNE AVE N LAKE ELMO MN 55042	1402921410023	\$13,700.00	\$13,700.00	1		\$0.00	0
56	STARK MICHAEL & ANNE	3284 KRAFT CIR N	3284 KRAFT CIR N LAKE ELMO MN 55042	1402921410022	\$26,200.00	\$13,700.00	1		\$12,500.00	1
57	MOLLERUD COLTON & STEPHANIE OLSON	3308 KRAFT CIR N	3308 KRAFT CIR N LAKE ELMO MN 55042	1402921410028	\$26,200.00	\$13,700.00	1		\$12,500.00	1
58	GORMAN JASON	3328 KRAFT CIR N	13233 22ND ST N STILLWATER MN 55082	1402921410027	\$26,200.00	\$13,700.00	1		\$12,500.00	1
59	JOHNSTON PETER A & NATALIE A	10925 33RD ST LN N	10925 33RD ST LN N LAKE ELMO MN 55042	1402921440020	\$26,200.00	\$13,700.00	1		\$12,500.00	1
60	SUSAN E MARKGRAF REV TRUST	10915 33RD ST LN N	10915 33RD ST LN N LAKE ELMO MN 55042	1402921440021	\$26,200.00	\$13,700.00	1		\$12,500.00	1
61	MISENER JEREMY P & HOLLY M	10906 33RD ST LN N	10906 33RD ST LN N LAKE ELMO MN 55042	1402921410015	\$26,200.00	\$13,700.00	1		\$12,500.00	1
62	BRENNAN MARTIN	10902 33RD ST LN N	10902 33RD ST LN N LAKE ELMO MN 55042	1402921410016	\$26,200.00	\$13,700.00	1		\$12,500.00	1
TOTAL					\$1,670,750.00	\$920,750.00	65.5		\$750,000.00	60

*Properties in RED represent commercial lot or apartment building

**Properties in BLACK represent residential lots

*Properties in BLUE represent subdividable parcels

OLD VILLAGE PHASE 5 AND 6: STREET AND UTILITY IMPROVEMENTS
UPPER 33RD STREET NORTH
PRELIMINARY ASSESSMENT ROLL

NO.	NAME	ADDRESS	MAILING ADDRESS						PID	TOTAL ASSESSMENT AMOUNT	STREET AND DRAINAGE ASSESSMENT AMOUNT	STREET FRONT FOOTAGE	SANITARY SEWER ASSESSMENT AMOUNT	SAC
1	SIMICH CHAD & KELLY	11123 UPPER 33RD ST N	1340	PARIS	TR N	STILLWATER	MN	55082	1302921320096	\$33,668.00	\$21,168.00	98	\$12,500.00	1
2	SIMICH CHAD & KELLY		1340	PARIS	TR N	STILLWATER	MN	55082	1302921320085	\$5,400.00	\$5,400.00	25	\$0.00	0
3	LAKE ELMO INN INC		PO	BOX 182		LAKE ELMO	MN	55042	1302921320010	\$40,176.00	\$40,176.00	186	\$0.00	0
4	QWEST		1025	ELDORADO	BLVD	BROOMFIELD	CO	80021	1302921320008	\$12,960.00	\$12,960.00	60	\$0.00	0
5	JOHNSON ELIZABETH M		PO	BOX 403		LAKE ELMO	MN	55042	1302921320009	\$12,960.00	\$12,960.00	60	\$0.00	0
6	NOVAK PAUL R		3413	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921320007	\$32,400.00	\$32,400.00	150	\$0.00	0
7	JOHNSON ELIZABETH M		PO	BOX 403		LAKE ELMO	MN	55042	1302921320086	\$50,760.00	\$50,760.00	235	\$0.00	0
8	LAKE ELMO INN INC	11104 UPPER 33RD ST N	PO	BOX 182		LAKE ELMO	MN	55042	1302921320047	\$23,300.00	\$10,800.00	50	\$12,500.00	1
9	MARTIN DANIEL D	11090 UPPER 33RD ST N	10941	32ND	ST N	LAKE ELMO	MN	55042	1302921320048	\$23,300.00	\$10,800.00	50	\$12,500.00	1
10	MARTIN DANIEL D		10941	32ND	ST N	LAKE ELMO	MN	55042	1302921320049	\$10,800.00	\$10,800.00	50	\$0.00	0
11	NOVAK PAUL R	11074 UPPER 33RD ST N	3413	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921320050	\$20,100.00	\$7,600.00	150	\$12,500.00	1
12	NOVAK PAUL R		3413	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921320051	\$10,800.00	\$10,800.00	50	\$0.00	0
13	NOVAK PAUL R		3413	LAKE ELMO	AVE N	LAKE ELMO	MN	55042	1302921320052	\$27,000.00	\$27,000.00	125	\$0.00	0
14	DUNN ROBERT B TRUST & SUSAN C HOPPER DUNN TRUS	11018 UPPER 33RD ST N	PO	BOX 153		LAKE ELMO	MN	55042	1302921320090	\$20,100.00	\$7,600.00	125	\$12,500.00	1
15	MARTIN JILL M TRUST	11002 UPPER 33RD ST N	11002	UPPER33RD	ST N	LAKE ELMO	MN	55042	1302921320054	\$20,100.00	\$7,600.00	76	\$12,500.00	1
16	LAKE ELMO INN INC	3442 LAKE ELMO AVE N	PO	BOX 182		LAKE ELMO	MN	55042	1302921320046	\$26,568.00	\$26,568.00	123	\$0.00	0
									TOTAL	\$370,392.00	\$295,392.00		\$75,000.00	6

*Properties in RED represent commercial lots

**Properties in BLACK reprsent residential lots

OLD VILLAGE PHASE 5 AND 6: STREET AND UTILITY IMPROVEMENTS
34TH STREET NORTH
PRELIMINARY ASSESSMENT ROLL

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	TOTAL ASSESSMENT AMOUNT	STREET AND DRAINAGE ASSESSMENT AMOUNT	STREET AND DRAINAGE IMPROVEMENT UNITS	SANITARY SEWER ASSESSMENT AMOUNT	SAC
1	JOHNSON STEPHEN D	11105 34TH ST N	2915 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921320020	\$23,600.00	\$23,600.00	4	\$0.00	0
2	EVERSON ELIZABETH A	11075 34TH ST N	11075 34TH ST N LAKE ELMO MN 55042	1302921320018	\$18,400.00	\$5,900.00	1	\$12,500.00	1
3	GUSTAFSON STEPHEN TRS	11051 34TH ST N	11051 34TH ST N LAKE ELMO MN 55042	1302921320017	\$18,400.00	\$5,900.00	1	\$12,500.00	1
4	SCHILTZ GREGORY & COLLEEN	11098 34TH ST N	PO BOX 175 LAKE ELMO MN 55042	1302921320023	\$5,900.00	\$5,900.00	1	\$0.00	0
5	EDER JOEL R & JUDITH H	11082 34TH ST N	PO BOX 127 LAKE ELMO MN 55042	1302921320024	\$18,400.00	\$5,900.00	1	\$12,500.00	1
6	JOHN F SCHULTZ TRUST	11072 34TH ST N	721 10TH AVE N SOUTH ST PAUL MN 55075	1302921320015	\$18,400.00	\$5,900.00	1	\$12,500.00	1
7	CITY OF LAKE ELMO		3880 LAVERNE AVE N LAKE ELMO MN 55042	1302921320012	\$5,900.00	\$5,900.00	1	\$0.00	0
TOTAL					\$109,000.00	\$59,000.00	10	\$50,000.00	4

*Properties in RED represent apartment building

**Properties in BLACK reprsent residential lots

OLD VILLAGE PHASE 5 AND 6: STREET AND UTILITY IMPROVEMENTS
36TH STREET AREA
PRELIMINARY ASSESSMENT ROLL

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	TOTAL ASSESSMENT AMOUNT	STREET AND DRAINAGE ASSESSMENT AMOUNT	SANITARY SEWER ASSESSMENT AMOUNT	SAC
1	ZIEMER MICHAEL R & KAREN A	11091 STILLWATER BLVD N	11091 STILLWATER BLVD N LAKE ELMO MN 55042	1302921230043	\$12,500.00	\$0.00	\$12,500.00	1
2	GROBNER JOSHUA A	11079 STILLWATER BLVD N	11079 STILLWATER BLVD N LAKE ELMO MN 55042	1302921230042	\$12,500.00	\$0.00	\$12,500.00	1
3	BAILLIE JOHN W II & MARGARET J GUILFOYLE	11051 STILLWATER BLVD N	11051 STILLWATER BLVD N LAKE ELMO MN 55042	1302921230067	\$37,500.00	\$0.00	\$37,500.00	3
4	EDWARD THOMAS GORMAN FAMILY LIVING TRUST	11011 STILLWATER BLVD N	12660 12TH ST N LAKE ELMO MN 55042	1302921230071	\$200,000.00	\$0.00	\$200,000.00	16
TOTAL					\$262,500.00	\$0.00	\$262,500.00	21

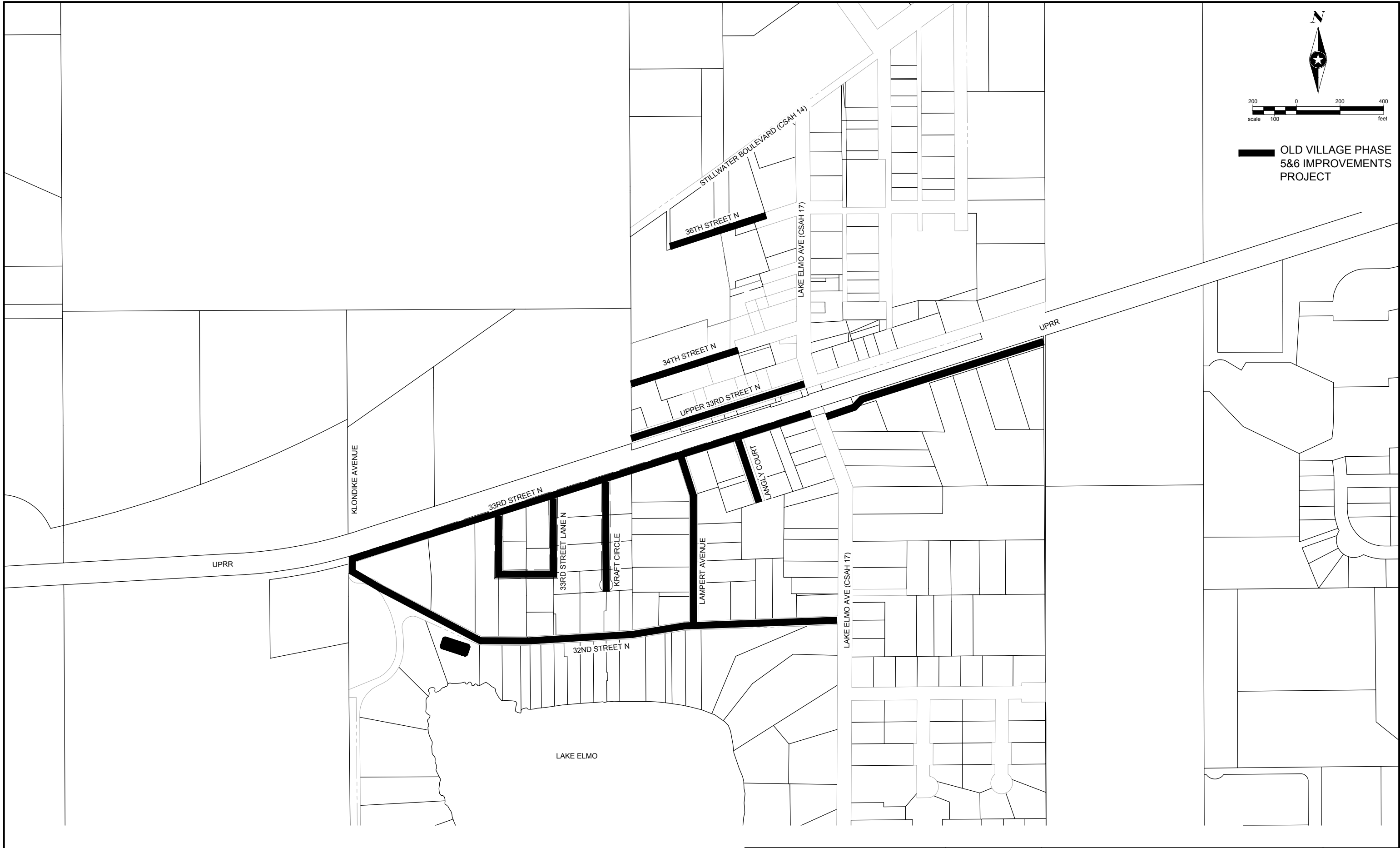
*Properties in RED represent commercial lots

**Properties in BLACK represent residential lots

OLD VILLAGE PHASE 5 AND 6: STREET AND UTILITY IMPROVEMENTS
LAKE ELMO AVENUE (PRIVATE DRIVEWAY)
PRELIMINARY ASSESSMENT ROLL

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	TOTAL ASSESSMENT AMOUNT	WATERMAIN ASSESSMENT AMOUNT	SANITARY SEWER ASSESSMENT AMOUNT	SAC
1	WALDEMAR JAMES D & BARBARA W	3407 LAKE ELMO AVE N	3407 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921310004	\$39,500.00	\$27,000.00	\$12,500.00	1
2	CHAPMAN JASON & ERIN	3409 LAKE ELMO AVE N	9580 53RD ST N LAKE ELMO MN 55042	1302921310019	\$39,500.00	\$27,000.00	\$12,500.00	1
3	SCHWARZ MICHAEL	3411 LAKE ELMO AVE N	4715 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921310020	\$39,500.00	\$27,000.00	\$12,500.00	1
4	NOVAK PAUL R	3413 LAKE ELMO AVE N	3413 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921310006	\$39,500.00	\$27,000.00	\$12,500.00	1
5	MACTAVISH KELSEY	3415 LAKE ELMO AVE N	3415 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921310008	\$39,500.00	\$27,000.00	\$12,500.00	1
TOTAL					\$197,500.00	\$135,000.00	\$62,500.00	5

Save: 3/5/2020 9:48 AM zstafslten Plot: 3/6/2020 7:27 AM S:\KOLLLakmo\1515375-final-dsgn\151-drawings\10-Civil\cadd\wg\exhibit\Location Map.dwg



 <div>PHONE: 651.490.2000 3535 VADNAIS CENTER DRIVE ST. PAUL, MN 55110-5196 www.sehinc.com</div>	FILE NO. 151537	LOCATION MAP LAKE ELMO OLD VILLAGE IMPROVEMENTS PHASE 5 & 6	EXHIBIT NO. 1
	DATE: 3/3/2020		

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

OLD VILLAGE PHASE 5 AND 6 IMPROVEMENTS
PROJECT NO. 2019.116

JULY 2, 2019	Council ordered preparation of Preliminary Design and Topographic Survey.
JUNE 16, 2020	Presentation of Preliminary Design. Council ordered preparation of a Feasibility Report and preparation of plans and specifications.
DECEMBER 16, 2020	Council approved Plans and Specifications and ordered Advertisement for Bids.
JANUARY 27, 2021	Received contractor bids.
FEBRUARY 16, 2021	Presentation of Feasibility Report. Council accepts Report and calls for Improvement Hearing.
MARCH 16, 2021	Publi Improvement Hearing. Council Orders the Improvement; accepts Bids and awards Contract.
APRIL, 2021	Conduct Pre-Construction Meeting and issue Notice to Proceed.
SEPTEMBER 7, 2021	Council Declares Costs to be Assessed and Calls for Hearing on Assessment.
OCTOBER 5, 2021	Final Assessment Hearing. Council Adopts Final Assessments.
OCTOBER 14, 2022	Substantial Completion (Phase 5 and 6).
JULY 28, 2023	Final Completion (Phase 5 and 6).