



DATE: November 3, 2021  
**PUBLIC HEARING**

**AGENDA ITEM:** Public Improvement Hearing: Resolution Ordering the Improvement and the Preparation of Plans and Specifications; and Approve Engineering Services Contracts for the 2022 Street 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

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**ISSUE BEFORE COUNCIL:** The City Council is respectfully requested to open the Public Improvement Hearing for the 2022 Street and Utility Improvements; and following the Hearing, consider adopting a Resolution Ordering the Improvement and the Preparation of Plans and Specifications; and awarding a Professional Engineering Services Contracts. Should the City Council proceed with the improvement project as planned in the City's Capital Improvement Plan? If so, should the City Council wish to proceed with the extension of public watermain to serve the Fields of St. Croix 1st Addition?

**BACKGROUND:** Pursuant to Minnesota Statutes, Section 429.011 to 429.111, a Public Improvement Hearing was noticed for November 3, 2021, to consider making the improvements necessary to improve the public streets in the Fields of St. Croix 1st Addition and the Beaut Crest Addition neighborhoods, and to consider the option of extending municipal water into the Fields of St. Croix 1st Addition as part of the reconstruction of the public streets.

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 accepted by the City Council on October 5, 2021 in order to ready these improvements for 2022 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.

**PROPOSAL DETAILS/ANALYSIS:** The 2022 Street and Utility Improvement project includes street and drainage improvements within the Fields of St. Croix 1st Addition and the Beaut Crest Estates Addition, consisting of approximately 9,800 feet (1.85 miles) of local streets, including Linden Trail North, from 50th Street North to Stillwater Boulevard (CSAH 15), the Linden Trail North loop road, Lilac Way North, Lilac Place North, Larkspur Lane North, Lilac Lane North, 35th Street North, and Isle Court North.

The proposed improvements include the reclamation or reconstruction of the public streets with new bituminous pavement, and new concrete curb and gutter. The existing bituminous curb will be replaced with new concrete curb and gutter to improve drainage, improve the construction quality, and provide edge control to protect and extend the service life of the new bituminous surface. No roadway widening or geometric alterations are anticipated or proposed for either neighborhood.

The timing of these street improvements was determined by the city's pavement management program. Upon review of the necessary street improvements, staff also reviews the street drainage systems and existing public utilities. In addition to the street improvements, the scope of this Report includes the

restoration of the existing street drainage system, including either repair or replacement of existing drainage pipe and structures, and storm sewer casting replacement. Drainage improvements are limited to the necessary improvements to meet watershed rules and to prevent water from standing on or along the new street pavements, and are not intended to resolve pre-existing private property drainage issues.

The Fields of St. Croix 1st Addition is a rural open space development consisting of 47 residential lots. The subdivision is served by private water wells and a community wastewater treatment system. The neighborhood resides outside of the City's Municipal Urban Service Area (MUSA), therefore there are no current plans to extend public sanitary sewer to the neighborhood. However, public watermain currently exists directly adjacent to the subdivision, along 50th Street North. This Report therefore includes a preliminary layout to extend municipal water into the neighborhood to serve each of the 47 properties. An estimated project cost and corresponding unit assessment is reported to allow the City Council and property owners to make an informed decision as to whether connecting to the public water system is a desirable improvement to be completed at the time of the street reconstruction work. The neighborhood is not located in a known area for PFAS contamination or within a Special Well Construction Area.

The estimated total cost for the street and drainage improvements is \$2,223,000 for the Fields of St. Croix 1st Addition to fully reconstruct the street, and \$463,100 for the Beaut Crest Estates Addition for a street reclamation together with \$96,900 in water system upgrades. A full reconstruction may be required in the Fields of St. Croix 1st Addition, in particular if city water is extended as part of the improvements. If watermain is not extended as part of the project and a street reclamation is determined to be a feasible design, the cost could be reduced to \$1,400,000 for the street improvements alone. In each case, the improvements would be partially assessed against the benefitting properties consistent with the City's Special Assessment Policy. Street and drainage improvements are assessed at a rate of 30% of the total project costs 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, including "flag" lots located on private streets. The remaining 70% of the project costs are paid through the City general fund. Residential properties with direct access to the street, vacant lots, and lots with direct access from a private street are included as benefitting properties. Each property is assessed one unit unless the property has the ability to be subdivided using the current underlying land use and zoning regulations. The city planning department reviews larger parcels to determine if a parcel can be subdivided and the number of lots that could be obtained.

The total estimated cost for extending public watermain to the Fields of St. Croix 1st Addition is \$1,042,000. Watermain extension improvements are assessed 100% against the benefitting properties using per residential equivalent unit method. In addition to the watermain improvement assessment, each property will incur a \$3,000 Water Availability Charge (WAC), a \$1,000 Water Connection Charge, a meter fee and permit fee at the time they make the connection to the public watermain.

The preliminary assessment rolls detailing each property's proposed assessment amount are included in the Council packet and can be found in the Appendix of the report. Assessments for street and drainage improvements will be levied over a 15-year period. If watermain improvements are incorporated into the project, assessments for public watermain will be levied over a 20-year period. All assessments are charged an interest rate of 1% over the bond rate for the project.

To complete the engineering design, the City Engineer prepared and sent out a Request for Proposal (RFP) for the Engineering Support Services that include topographic survey, the preparation of plans and specifications; plan printing, distribution and bidding services; construction administration support to the city engineer, and construction staking. FOCUS Engineering will provide council communication, project management, and construction administration and observation services for the project. FOCUS will also oversee the project design standards and documents to be incorporated with the project plans and specifications.

The RFP was sent to four firms from the city's Engineering Consultant Pool, including Bolton and Menk, MSA, SEH, and TKDA. Proposals were received on October 26, 2021 and were ranked as follows:

- Project Team Qualifications with a focus on a Project Manager capable of leading and delivering a cost-effective street and utility improvement design.
- Demonstrated understanding and experience with the project and understanding of the critical success factors.
- Understanding the scope of work and roles and responsibilities of the Consultant.
- Collaboration of skills and responsiveness demonstrated during the RFP submittal process and:
- Engineering Fees, indicating a detailed breakdown that is consistent with the Consultant's written proposal and the needs for delivery of a successful project.

The attached exhibit provides the Proposal Fee Summary as received by the responding consultants. The Proposal Fees ranged from \$114,061 to \$163,600. MSA, Inc. declined to submit. Engineering Fees are subtotaled for each project phase including project management, plans and specifications, bidding, and construction support services including construction staking.

The city engineer is recommending a contract be awarded to Bolton & Menk. They have assigned a qualified team appropriate for the level of work required for this project and have previous work experience on similar projects. Bolton & Menk also identified a thorough understanding of the work to be performed and they are aware of key issues related to the project.

In addition, Geotechnical Services proposals were requested and received from Braun Intertec, Inc. and American Engineering and Testing, Inc. (AET). Braun Intertec provide the lowest cost proposal while meeting the required scope of services for the project in the amount of \$17,804.

**FISCAL IMPACT:** The total estimated cost for the street and drainage improvements is \$2,223,000 for the Fields of St. Croix 1st Addition, and \$560,000 for the Beaut Crest Estates Addition, with \$806,900 paid through special assessments, \$96,900 paid through the water enterprise fund and the remaining \$1,879,200 paid through the general tax levy. If watermain improvements are incorporated into the project, the total estimated public watermain cost is \$1,042,000 with 100% paid through special assessments.

The project is funded through the issuance of general obligation bonds and special assessments. Ordering the Improvements and authorizing the preparation of plans and specifications commits the City to incur the engineering costs necessary to complete detailed design and receive contractor bids to ready the project for construction in 2022. The council will be asked to award a contract for construction in April 2022, at which time the City would be asked to commit to the remaining project costs.

**RECOMMENDATION:** Staff is recommending that the City Council adopt a Resolution Ordering the Improvements (4/5th vote required) and the Preparation of Plans and Specifications for the 2022 Street and Utility Improvements as outlined in the Feasibility Report approved on October 5, 2021, including the Street Improvements only, or for both the Street and Watermain Improvements. The recommended motion for this action is as follows:

***“Move to adopt Resolution No. 2021-121 Ordering the 2022 Street and Utility Improvements (4/5th vote required) and the Preparation of Plans and Specifications for the recommended street improvements as outlined in the Feasibility Report accepted on October 5, 2021.”***

***or***

***“Move to adopt Resolution No. 2021-121 Ordering the 2022 Street and Utility Improvements (4/5th vote required) and the Preparation of Plans and Specifications for both the recommended street and watermain improvements as outlined in the Feasibility Report accepted on October 5, 2021.”***

Staff is also recommending that the City Council award a Professional Engineering Design and Construction Support Services contract and Geotechnical Services contract for the 2022 Street and Utility Improvements. Staff is recommending Bolton & Menk, Inc. for completing engineering design and construction support in a not to exceed amount of \$114,061, and recommending Braun Intertec, Inc. for

Geotechnical Services in a not to exceed amount of \$17,804. The recommended motion for this action is as follows:

***“Move to approve a Professional Engineering Design and Construction Support Services Contract to Bolton & Menk, Inc in the not to exceed amount of \$114,061, and approve a Geotechnical Services Contract to Braun Intertec, Inc. in a not to exceed amount of \$17,804.00 for the 2022 Street and Utility Improvements.”***

**ATTACHMENTS:**

1. Resolution Ordering the Improvements and Preparation of Plans and Specifications.
2. Notice of Hearing on Improvement.
3. Preliminary Assessment Roll.
4. Location Map.
5. Project Schedule.
6. Proposal Fee Summary Worksheet.

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

**RESOLUTION NO. 2021-121**

**A RESOLUTION ORDERING THE IMPROVEMENT AND  
PREPARATION OF PLANS AND SPECIFICATIONS FOR THE  
2022 STREET AND UTILITY IMPROVEMENTS**

**WHEREAS**, pursuant to city council authorization, adopted on October 5, 2021, the council ordered a hearing on improvement for the 2022 Street and Utility 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 3rd day of November 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 October 2021 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 October 2021.
2. Such improvement is hereby ordered as proposed in the council resolution adopted this 3rd day of November, 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.
4. The city engineer is hereby designated as the engineer for making this improvement. The engineer, and his consultants, shall oversee the preparation of the Plans and Specifications for the making of such improvement.
5. The city engineer shall retain the services of a consulting engineering firm to assist, where needed, to prepare Plans and Specifications for the making of such improvement and to assist the city engineer during the construction phase of the improvement as requested.

**ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE THIRD DAY OF NOVEMBER, 2021.**

**CITY OF LAKE ELMO**

(Seal)  
ATTEST:

By: \_\_\_\_\_  
Charles Cadenhead  
Mayor

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

**CITY OF LAKE ELMO  
NOTICE OF HEARING ON IMPROVEMENT  
2022 STREET AND UTILITY IMPROVEMENTS**

Notice is hereby given that the City Council of Lake Elmo will conduct a public hearing on **Wednesday, November 3, 2021**, at or approximately after 7:00 PM to consider the making of the following improvements, pursuant to Minnesota Statutes, Sections 429.011 to 429.111:

Street and drainage improvements along the public streets within the Fields of St. Croix 1st Addition and Beaut Crest Estates Addition, including the reclamation or reconstruction of the street with new bituminous pavement, and new concrete curb and gutter. As part of the street improvements the project will incorporate the restoration of the existing street drainage system, including either repair or replacement of existing drainage pipe and structures. The improvements may also consider the extension of public drinking water to the Fields of St. Croix 1st Addition. The project includes approximately 9,800 feet (1.85 miles) of public streets including the following segments:

Fields of St. Croix 1st Addition

- Linden Trail North, from 50th Street North to Stillwater Boulevard (CSAH 15).
- Linden Trail North loop road, from Linden Trail North to Linden Trail North.
- Lilac Way North, from Linden Trail North to east end.
- Lilac Place North, from Linden Trail North to east end.
- Larkspur Lane North, from Linden Trail North to Linden Trail North.
- Lilac Lane North, from Linden Trail North to south end.

Beaut Crest Estates Addition

- 35th Street North, from Jamaca Avenue North to west end.
- Isle Court North, from 35th Street North to south end.

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. The estimated total cost for the street and drainage improvements is \$2,223,000 for the Fields of St. Croix 1st Addition, and \$463,100 for the Beaut Crest Estates Addition, and \$1,042,000 for extending watermain to the Fields of St. Croix 1st Addition should public watermain be requested or authorized. 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 during this meeting.

**DATED: October 5, 2021**

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

**Charles Cadenhead, Mayor**

*(Published in the Stillwater Gazette on October 8, 2021 and October 15, 2021)*

2022 STREET AND UTILITY IMPROVEMENTS  
BEAUT CREST ESTATES  
PRELIMINARY ASSESSMENT ROLL

												STREET AND DRAINAGE ASSESSMENT
NO.	NAME	ADDRESS			MAILING ADDRESS						PID	AMOUNT
1	HANSEN ERIC C & CATHERINE E	8867	35TH	ST N	8867	35TH	ST N	LAKE ELMO	MN	55042	1602921140033	\$9,300
2	LUDWIGSON JOHN & JANET	8870	35TH	ST N	8870	35TH	ST N	LAKE ELMO	MN	55042	1602921140032	\$9,300
3	JEANSON EARL A & KATHLEEN A	8898	35TH	ST N	8898	35TH	ST N	LAKE ELMO	MN	55042	1602921140031	\$9,300
4	BECKER LUKE & CHRISTA B	8899	35TH	ST N	8899	35TH	ST N	LAKE ELMO	MN	55042	1602921140034	\$9,300
5	SEDRO KATHYLYNN & HANGGI WM	8916	35TH	ST N	8916	35TH	ST N	LAKE ELMO	MN	55042	1602921140030	\$9,300
6	ARCHAMBEAU LYLE S & KATHLEEN A	8938	35TH	ST N	8938	35TH	ST N	LAKE ELMO	MN	55042	1602921140029	\$9,300
7	YOCH THOMAS A & LYNNE K	8962	35TH	ST N	8962	35TH	ST N	LAKE ELMO	MN	55042	1602921140028	\$9,300
8	MONDO JAY J & LUANN J	8965	35TH	ST N	8965	35TH	ST N	LAKE ELMO	MN	55042	1602921140036	\$9,300
9	ACKERMAN LEO	8982	35TH	ST N	8982	35TH	ST N	LAKE ELMO	MN	55042	1602921140027	\$9,300
10	FOOTE ANDREW D & JULIE C	3424	ISLE	CT N	3424	ISLE	CT N	LAKE ELMO	MN	55042	1602921410009	\$9,300
11	ERICKSON DAVID S & DIANA M	3432	ISLE	CT N	3432	ISLE	CT N	LAKE ELMO	MN	55042	1602921410008	\$9,300
12	NARVESON RACHEL E	3435	ISLE	CT N	3435	ISLE	CT N	LAKE ELMO	MN	55042	1602921410010	\$9,300
13	SCHERBEL GERALD E & CHERYL L	3443	ISLE	CT N	3443	ISLE	CT N	LAKE ELMO	MN	55042	1602921410011	\$9,300
14	SEAR BARBARA L	3455	ISLE	CT N	3455	ISLE	CT N	LAKE ELMO	MN	55042	1602921410012	\$9,300
15	WEISBROD KEITH D & ANGELA M	3473	ISLE	CT N	3473	ISLE	CT N	LAKE ELMO	MN	55042	1602921140035	\$9,300
											TOTAL	\$139,500

STREET AND DRAINAGE ASSESSMENT											AMOUNT	
NO.	NAME	ADDRESS			MAILING ADDRESS					PID		
1	ANDERSON RICHARD C	4550	LILAC	LN N	4550	LILAC	LN N	LAKE ELMO	MN	55042	1202921140024	\$14,200
2	SEESTROM KURT W & DENISE M HEUER	4558	LILAC	LN N	4558	LILAC	LN N	LAKE ELMO	MN	55042	1202921140023	\$14,200
3	JOHNSON KIP L & JULIET	4566	LILAC	LN N	4566	LILAC	LN N	LAKE ELMO	MN	55042	1202921140022	\$14,200
4	JOHNSON LOWELL A & ANDREA E	4574	LILAC	LN N	4574	LILAC	LN N	LAKE ELMO	MN	55042	1202921140021	\$14,200
5	HOFFMAN PAUL & DEBRA	4582	LILAC	LN N	4582	LILAC	LN N	LAKE ELMO	MN	55042	1202921140020	\$14,200
6	KELLAR ALLAN D & LINDA B	4594	LILAC	LN N	4594	LILAC	LN N	LAKE ELMO	MN	55042	1202921140019	\$14,200
7	BAHR ALLISON T	4596	LILAC	LN N	4596	LILAC	LN N	LAKE ELMO	MN	55042	0702920230012	\$14,200
8	HOLMBERG JOSEPH W & SHELLEY E	4602	LILAC	LN N	4602	LILAC	LN N	LAKE ELMO	MN	55042	1202921140018	\$14,200
9	EICHTEN SHARON JEAN MILLER	4610	LILAC	LN N	4610	LILAC	LN N	LAKE ELMO	MN	55042	0702920230013	\$14,200
10	TRAYNOR KYLE & MORGAN	4622	LILAC	LN N	4622	LILAC	LN N	LAKE ELMO	MN	55042	0702920230011	\$14,200
11	DUTKO KATHLEEN A & DEAN	4634	LINDEN	TRL N	4634	LILAC	LN N	LAKE ELMO	MN	55042	1202921140013	\$14,200
12	NIEBUHR SHERYL L & JO ANN FORD	4644	LINDEN	TRL N	4644	LILAC	LN N	LAKE ELMO	MN	55042	1202921140014	\$14,200
13	DUSTIN WILLIAM K & SUSAN A	4654	LINDEN	TRL N	4654	LILAC	LN N	LAKE ELMO	MN	55042	1202921140015	\$14,200
14	TOMASEK BENJAMIN & MARY	4668	LINDEN	TRL N	4668	LILAC	LN N	LAKE ELMO	MN	55042	1202921140016	\$14,200
15	BURGWARD JASON C & MARY M	4676	LARKSPUR	LN N	4676	LARKSPUR	LN N	LAKE ELMO	MN	55042	1202921140012	\$14,200
16	MEISTER WILLIAM W & KAREN K	4690	LARKSPUR	LN N	4690	LARKSPUR	LN N	LAKE ELMO	MN	55042	1202921140011	\$14,200
17	MOLINE KJERSTI L	4698	LARKSPUR	LN N	4698	LARKSPUR	LN N	LAKE ELMO	MN	55042	1202921140010	\$14,200
18	ROBERT ENGSTROM COMPANIES				4801	81ST ST W	#101	BLOOMINGTON	MN	55437	1202921140009	\$14,200
19	WINTER CHRISTOPHER P & KELLY M	4720	LARKSPUR	LN N	4720	LARKSPUR	LN N	LAKE ELMO	MN	55042	1202921140008	\$14,200
20	LAQUA MARK L & BETH E	4732	LARKSPUR	LN N	4732	LARKSPUR	LN N	LAKE ELMO	MN	55042	1202921140007	\$14,200
21	WILLIAM J MOHR III & DAWN C MOHR REV TRS	4748	LARKSPUR	LN N	4748	LARKSPUR	LN N	LAKE ELMO	MN	55042	1202921140006	\$14,200
22	BOTTINI PATRICK & ALLISON	4768	LARKSPUR	LN N	4768	LARKSPUR	LN N	LAKE ELMO	MN	55042	1202921110015	\$14,200
23	BECKER ELIZABETH L & RODNEY A	4805	LILAC	PL N	4805	LILAC	PL N	LAKE ELMO	MN	55042	1202921110023	\$14,200
24	DRESSER SAMUEL & TAMARA TINKHAM	4815	LILAC	PL N	4815	LILAC	PL N	LAKE ELMO	MN	55042	1202921110022	\$14,200
25	APPERT ROBERT J & JOELLE M	4827	LILAC	PL N	4827	LILAC	PL N	LAKE ELMO	MN	55042	1202921110021	\$14,200
26	GUNDERSON DAVID C & LAUREL K	4835	LILAC	PL N	4835	LILAC	PL N	LAKE ELMO	MN	55042	1202921110020	\$14,200
27	HARRISON BARRY & MARY A	4853	LILAC	PL N	4853	LILAC	PL N	LAKE ELMO	MN	55042	1202921110019	\$14,200
28	WOHLERS NICHOLAS J & MICHELLE	4861	LILAC	PL N	4861	LILAC	PL N	LAKE ELMO	MN	55042	1202921110018	\$14,200
29	HAZELROTH TIMOTHY & ROBERTA	4873	LILAC	PL N	4873	LILAC	PL N	LAKE ELMO	MN	55042	1202921110017	\$14,200
30	NELSON MARK & GRETCHEN	4881	LILAC	PL N	4881	LILAC	PL N	LAKE ELMO	MN	55042	1202921110016	\$14,200
31	TRS AGR KEVIN L & MAUREEN A THOLEN	4854	LINDEN	TRL N	4854	LINDEN	TRL N	LAKE ELMO	MN	55042	1202921110014	\$14,200
32	ROBERT M SCHWARTZ REV TRS	4886	LINDEN	TRL N	4886	LINDEN	TRL N	LAKE ELMO	MN	55042	1202921110013	\$14,200
33	MITCHELL J & KAREN E JORGENSEN LIVING TRS	4910	LINDEN	TRL N	4910	LINDEN	TRL N	LAKE ELMO	MN	55042	1202921110012	\$14,200
34	BRENNAN PHILIP J & EILEEN B	4926	LINDEN	TRL N	4926	LINDEN	TRL N	LAKE ELMO	MN	55042	1202921110011	\$14,200
35	FOSSUM ROBERT J & RACHEL W	4944	LINDEN	TRL N	4944	LINDEN	TRL N	LAKE ELMO	MN	55042	1202921110010	\$14,200
36	BREKKE BRIAN D & ANGELIA SMITH-BREKKE	4966	LINDEN	TRL N	4966	LINDEN	TRL N	LAKE ELMO	MN	55042	1202921110009	\$14,200
37	MELANDER PETER K & JUDITH C	4982	LINDEN	TRL N	4982	LINDEN	TRL N	LAKE ELMO	MN	55042	1202921110008	\$14,200
38	GERALD OCONNELL REV TRS & JANET OCONNELL REV TRS	4990	LINDEN	TRL N	4990	LINDEN	TRL N	LAKE ELMO	MN	55042	1202921110007	\$14,200
39	SY PURA WILLIAM D & NAOMI M MARIETTA	4996	LINDEN	TRL N	4996	LINDEN	TRL N	LAKE ELMO	MN	55042	1202921110032	\$14,200
40	PARR RICHARD J & ELIZABETH N A HARROD-PARR	4931	LILAC	WAY N	4931	LILAC	WAY N	LAKE ELMO	MN	55042	1202921110031	\$14,200
41	CHRISTENSEN KENT E & MARY M	4943	LILAC	WAY N	4943	LILAC	WAY N	LAKE ELMO	MN	55042	1202921110030	\$14,200
42	HANSON DAVID G & LAUREN M	4955	LILAC	WAY N	4955	LILAC	WAY N	LAKE ELMO	MN	55042	1202921110029	\$14,200
43	ECKMAN ERIK S & ANDREA	4963	LILAC	WAY N	4963	LILAC	WAY N	LAKE ELMO	MN	55042	1202921110028	\$14,200
44	ALBERS TRACI & TIMOTHY	4971	LILAC	WAY N	4971	LILAC	WAY N	LAKE ELMO	MN	55042	1202921110027	\$14,200
45	GIORDANA URIAH J & MONIQUE D	4979	LILAC	WAY N	4979	LILAC	WAY N	LAKE ELMO	MN	55042	1202921110026	\$14,200
46	PETERSON BRADLEY & AMY	4987	LILAC	WAY N	4987	LILAC	WAY N	LAKE ELMO	MN	55042	1202921110025	\$14,200
47	ERICKSON RANDALL D & MICHELLE R	4995	LILAC	WAY N	4995	LILAC	WAY N	LAKE ELMO	MN	55042	1202921110024	\$14,200
TOTAL											\$667,400	

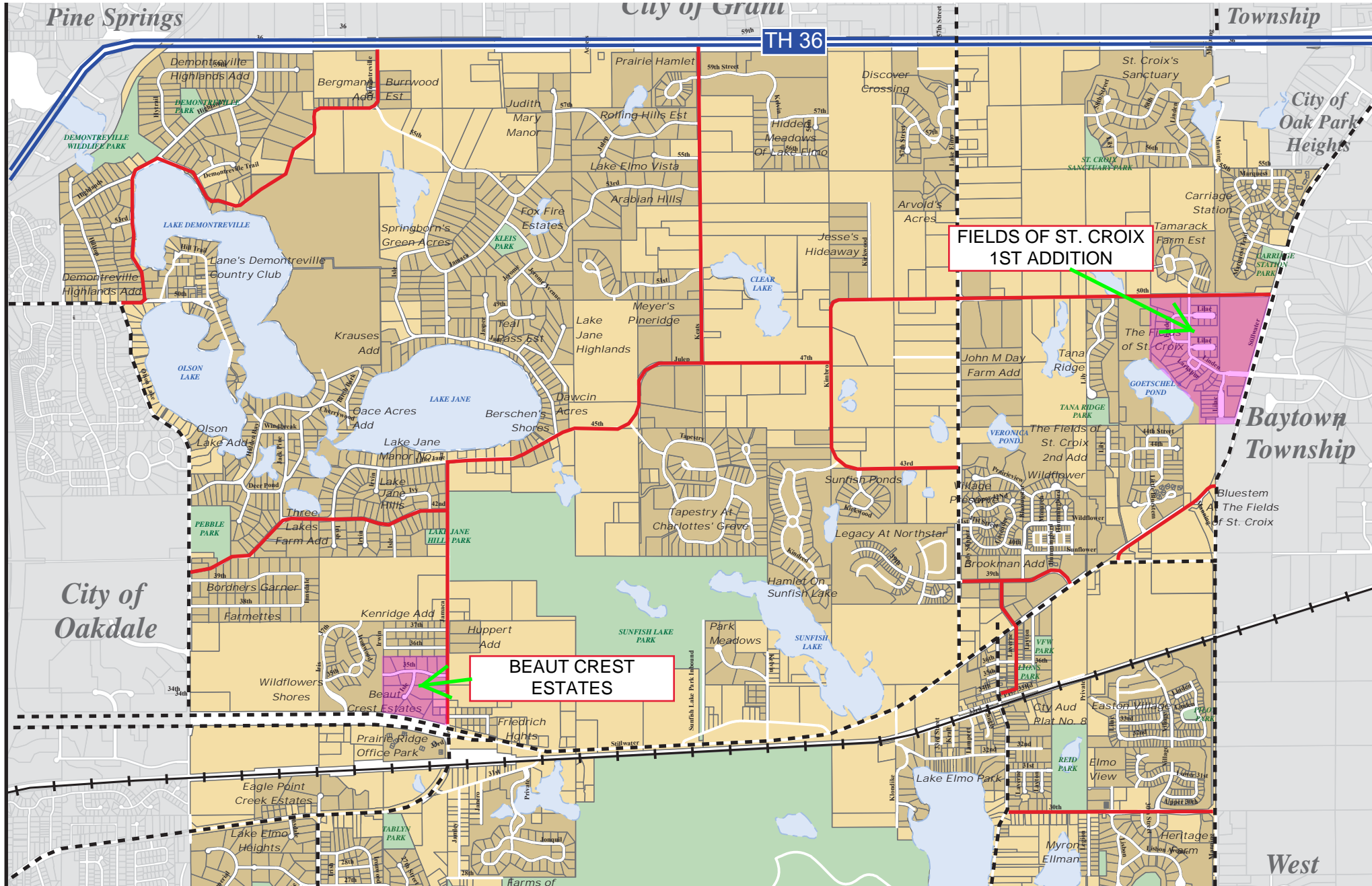


2022 STREET AND UTILITY IMPROVEMENTS  
FIELDS OF ST. CROIX 1ST ADDITION  
PRELIMINARY ASSESSMENT ROLL

										WATERMAIN ASSESSMENT	
NO.	NAME	ADDRESS			MAILING ADDRESS					PID	AMOUNT
1	ANDERSON RICHARD C	4550	LILAC	LN N	4550	LILAC	LN N	LAKE ELMO	MN 55042	1202921140024	\$22,200
2	SEESTROM KURT W & DENISE M HEUER	4558	LILAC	LN N	4558	LILAC	LN N	LAKE ELMO	MN 55042	1202921140023	\$22,200
3	JOHNSON KIP L & JULIET	4566	LILAC	LN N	4566	LILAC	LN N	LAKE ELMO	MN 55042	1202921140022	\$22,200
4	JOHNSON LOWELL A & ANDREA E	4574	LILAC	LN N	4574	LILAC	LN N	LAKE ELMO	MN 55042	1202921140021	\$22,200
5	HOFFMAN PAUL & DEBRA	4582	LILAC	LN N	4582	LILAC	LN N	LAKE ELMO	MN 55042	1202921140020	\$22,200
6	KELLAR ALLAN D & LINDA B	4594	LILAC	LN N	4594	LILAC	LN N	LAKE ELMO	MN 55042	1202921140019	\$22,200
7	BAHR ALLISON T	4596	LILAC	LN N	4596	LILAC	LN N	LAKE ELMO	MN 55042	0702920230012	\$22,200
8	HOLMBERG JOSEPH W & SHELLEY E	4602	LILAC	LN N	4602	LILAC	LN N	LAKE ELMO	MN 55042	1202921140018	\$22,200
9	EICHTEN SHARON JEAN MILLER	4610	LILAC	LN N	4610	LILAC	LN N	LAKE ELMO	MN 55042	0702920230013	\$22,200
10	TRAYNOR KYLE & MORGAN	4622	LILAC	LN N	4622	LILAC	LN N	LAKE ELMO	MN 55042	0702920230011	\$22,200
11	DUTKO KATHLEEN A & DEAN	4634	LINDEN	TRL N	4634	LILAC	LN N	LAKE ELMO	MN 55042	1202921140013	\$22,200
12	NIEBUHR SHERYL L & JO ANN FORD	4644	LINDEN	TRL N	4644	LILAC	LN N	LAKE ELMO	MN 55042	1202921140014	\$22,200
13	DUSTIN WILLIAM K & SUSAN A	4654	LINDEN	TRL N	4654	LILAC	LN N	LAKE ELMO	MN 55042	1202921140015	\$22,200
14	TOMASEK BENJAMIN & MARY	4668	LINDEN	TRL N	4668	LILAC	LN N	LAKE ELMO	MN 55042	1202921140016	\$22,200
15	BURGWALD JASON C & MARY M	4676	LARKSPUR	LN N	4676	LARKSPUR	LN N	LAKE ELMO	MN 55042	1202921140012	\$22,200
16	MEISTER WILLIAM W & KAREN K	4690	LARKSPUR	LN N	4690	LARKSPUR	LN N	LAKE ELMO	MN 55042	1202921140011	\$22,200
17	MOLINE KJERSTI L	4698	LARKSPUR	LN N	4698	LARKSPUR	LN N	LAKE ELMO	MN 55042	1202921140010	\$22,200
18	ROBERT ENGSTROM COMPANIES				4801	81ST ST W	#101	BLOOMINGTON	MN 55437	1202921140009	\$22,200
19	WINTER CHRISTOPHER P & KELLY M	4720	LARKSPUR	LN N	4720	LARKSPUR	LN N	LAKE ELMO	MN 55042	1202921140008	\$22,200
20	LAQUA MARK L & BETH E	4732	LARKSPUR	LN N	4732	LARKSPUR	LN N	LAKE ELMO	MN 55042	1202921140007	\$22,200
21	WILLIAM J MOHR III & DAWN C MOHR REV TRS	4748	LARKSPUR	LN N	4748	LARKSPUR	LN N	LAKE ELMO	MN 55042	1202921140006	\$22,200
22	BOTTINI PATRICK & ALLISON	4768	LARKSPUR	LN N	4768	LARKSPUR	LN N	LAKE ELMO	MN 55042	1202921110015	\$22,200
23	BECKER ELIZABETH L & RODNEY A	4805	LILAC	PL N	4805	LILAC	PL N	LAKE ELMO	MN 55042	1202921110023	\$22,200
24	DRESSER SAMUEL & TAMARA TINKHAM	4815	LILAC	PL N	4815	LILAC	PL N	LAKE ELMO	MN 55042	1202921110022	\$22,200
25	APPERT ROBERT J & JOELLE M	4827	LILAC	PL N	4827	LILAC	PL N	LAKE ELMO	MN 55042	1202921110021	\$22,200
26	GUNDERSON DAVID C & LAUREL K	4835	LILAC	PL N	4835	LILAC	PL N	LAKE ELMO	MN 55042	1202921110020	\$22,200
27	HARRISON BARRY & MARY A	4853	LILAC	PL N	4853	LILAC	PL N	LAKE ELMO	MN 55042	1202921110019	\$22,200
28	WOHLERS NICHOLAS J & MICHELLE	4861	LILAC	PL N	4861	LILAC	PL N	LAKE ELMO	MN 55042	1202921110018	\$22,200
29	HAZELROTH TIMOTHY & ROBERTA	4873	LILAC	PL N	4873	LILAC	PL N	LAKE ELMO	MN 55042	1202921110017	\$22,200
30	NELSON MARK & GRETCHEN	4881	LILAC	PL N	4881	LILAC	PL N	LAKE ELMO	MN 55042	1202921110016	\$22,200
31	TRS AGR KEVIN L & MAUREEN A THOLEN	4854	LINDEN	TRL N	4854	LINDEN	TRL N	LAKE ELMO	MN 55042	1202921110014	\$22,200
32	ROBERT M SCHWARTZ REV TRS	4886	LINDEN	TRL N	4886	LINDEN	TRL N	LAKE ELMO	MN 55042	1202921110013	\$22,200
33	MITCHELL J & KAREN E JORGENSEN LIVING TRS	4910	LINDEN	TRL N	4910	LINDEN	TRL N	LAKE ELMO	MN 55042	1202921110012	\$22,200
34	BRENNAN PHILIP J & EILEEN B	4926	LINDEN	TRL N	4926	LINDEN	TRL N	LAKE ELMO	MN 55042	1202921110011	\$22,200
35	FOSSUM ROBERT J & RACHEL W	4944	LINDEN	TRL N	4944	LINDEN	TRL N	LAKE ELMO	MN 55042	1202921110010	\$22,200
36	BREKKE BRIAN D & ANGELIA SMITH-BREKKE	4966	LINDEN	TRL N	4966	LINDEN	TRL N	LAKE ELMO	MN 55042	1202921110009	\$22,200
37	MELANDER PETER K & JUDITH C	4982	LINDEN	TRL N	4982	LINDEN	TRL N	LAKE ELMO	MN 55042	1202921110008	\$22,200
38	GERALD O'CONNELL REV TRS & JANET O'CONNELL REV TRS	4990	LINDEN	TRL N	4990	LINDEN	TRL N	LAKE ELMO	MN 55042	1202921110007	\$22,200
39	SYPUA WILLIAM D & NAOMI M MARIETTA	4996	LINDEN	TRL N	4996	LINDEN	TRL N	LAKE ELMO	MN 55042	1202921110032	\$22,200
40	PARR RICHARD J & ELIZABETH N A HARROD-PARR	4931	LILAC	WAY N	4931	LILAC	WAY N	LAKE ELMO	MN 55042	1202921110031	\$22,200
41	CHRISTENSEN KENT E & MARY M	4943	LILAC	WAY N	4943	LILAC	WAY N	LAKE ELMO	MN 55042	1202921110030	\$22,200
42	HANSON DAVID G & LAUREN M	4955	LILAC	WAY N	4955	LILAC	WAY N	LAKE ELMO	MN 55042	1202921110029	\$22,200
43	ECKMAN ERIK S & ANDREA	4963	LILAC	WAY N	4963	LILAC	WAY N	LAKE ELMO	MN 55042	1202921110028	\$22,200
44	ALBERS TRACI & TIMOTHY	4971	LILAC	WAY N	4971	LILAC	WAY N	LAKE ELMO	MN 55042	1202921110027	\$22,200
45	GIORDANA URIAH J & MONIQUE D	4979	LILAC	WAY N	4979	LILAC	WAY N	LAKE ELMO	MN 55042	1202921110026	\$22,200
46	PETERSON BRADLEY & AMY	4987	LILAC	WAY N	4987	LILAC	WAY N	LAKE ELMO	MN 55042	1202921110025	\$22,200
47	ERICKSON RANDALL D & MICHELLE R	4995	LILAC	WAY N	4995	LILAC	WAY N	LAKE ELMO	MN 55042	1202921110024	\$22,200
										<b>TOTAL</b>	<b>\$1,043,400</b>

# CITY OF LAKE ELMO

## 2022 STREET AND UTILITY IMPROVEMENTS



PROJECT LOCATION MAP

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

2022 STREET AND UTILITY IMPROVEMENTS  
PROJECT NO. 2021.128

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AUGUST 17, 2021	Council orders preparation of Feasibility Report.
OCTOBER 5, 2021	Presentation of Feasibility Report. Council accepts Report and calls for Improvement Hearing.
OCTOBER 21, 2021	Neighborhood informational meeting.
NOVEMBER 3, 2021	Public Improvement Hearing. Council Orders the Improvement (4/5th Vote) and preparation of Plans and Specifications.
MARCH 1, 2022	Council approves Plans and Specifications and orders Advertisement for Bids.
MARCH 30, 2022	Project Bid Date: Receive contractor bids.
APRIL 19, 2022	Council accepts Bids and awards Contract.
MAY 30, 2022	Conduct Pre-Construction Meeting and issue Notice to Proceed. <ul style="list-style-type: none"><li>OCTOBER 7, 2022 Substantial Completion.</li><li>NOVEMBER 18, 2022 Final Completion.</li></ul>

## Summary of Key Contractual Elements

Page 2

Project Title

Client

*\*Final Assessment Hearing Schedule TBD*

CITY OF LAKE ELMO, MINNESOTA

2022 STREET AND UTILITY IMPROVEMENTS

PROJECT NO. 2021.128

DATE RECEIVED: OCTOBER 26, 2021

PROPOSAL FEE SUMMARY						
Consulting Firm	Total Engineering	Project Management	P&S	Bidding	Construction	OVERALL RATING [1-4: 1 = BEST]
Bolton & Menk, Inc.	\$114,061	\$5,152	\$63,333	\$3,284	\$42,292	
MSA, Inc.	Did not submit					
SEH, Inc.	\$139,486	\$2,032	\$86,017	\$2,362	\$49,075	
TKDA, Inc.	\$163,600	\$5,300	\$98,500	\$3,200	\$56,600	