



STAFF REPORT

DATE: November 15, 2022

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 2023 Street 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: The City Council is respectfully requested to open the Public Improvement Hearing for the 2023 Street 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 Contract.

BACKGROUND: Pursuant to Minnesota Statutes, Section 429.011 to 429.111, a Public Improvement Hearing was noticed for November 15, 2022, to consider making the improvement necessary to improve the public streets in the Fields of St. Croix 2nd Addition and in Tana Ridge. 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 18, 2022 in order to ready these improvements for 2023 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 2023 Street Improvement project includes street and drainage improvements within the Fields of St. Croix 2nd Addition and in Tana Ridge, consisting of approximately 12,300 feet (2.3 miles) of local streets as detailed below:

Fields of St. Croix 2nd Addition

- Little Bluestem Trail, from Stillwater Way to Little Bluestem Lane.
- Little Bluestem Trail One-Way Pair, from Little Bluestem Lane to 44th Street.
- Little Bluestem Circle, from Little Bluestem Trail to west end cul-de-sac.
- Little Bluestem Court, from Little Bluestem Trail to east end cul-de-sac.
- Little Bluestem Lane, from 44th Street to Little Bluestem Trail.
- 44th Street North, from Lily Avenue to east end cul-de-sac.
- 44th Street Lane North.
- Lily Avenue North, including both North and South Loops.

Tana Ridge

- Lily Avenue North, from 50th Street North to south end cul-de-sac.

The proposed improvements include the reconstruction or full depth reclamation of the street pavement section, 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. From a preliminary design perspective, it appears that no street widening or geometric changes will be needed in either neighborhood, allowing the improvements to maintain the existing grading, drainage, and curb line conditions, with minimal or no change. However, by maintaining the existing street widths to reduce property impacts and lower project costs, it is recommended that “No Parking” signage be installed as part of the Project to implement the No Parking Designation plans as presented in the feasibility report.

As part of the street improvements, it is recommended that the storm sewer/drainage system and existing public watermain system be inspected and that deficiencies or needed repairs be incorporated into the project. Therefore, the scope of the Project 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. Minor repairs and/or upgrades to the public watermain system are also recommended in both subdivisions.

The Fields of St. Croix subdivision was also constructed with an extensive trail network consisting of on-road public trails and off-road private trails. There is approximately 4,400 feet of 8-ft. wide bituminous trails located within the public right-of-way, separated from the street with a 4-ft. grassed boulevard. These trails were rated by Public Works in 2021 as good condition and were fog sealed in 2022. Therefore, there are no trail improvements incorporated as part of this Project.

The total estimated project cost is \$3,100,000 for the Fields of St. Croix 2nd Addition, and \$1,223,000 for Tana Ridge. These costs assume a full pavement section reconstruction improvement. If it is determined that full depth reclamation is feasible, the total estimated project cost is \$1,930,000 for the Fields of St. Croix 2nd Addition, and \$825,000 for Tana Ridge. The estimates include construction costs, engineering, geotechnical investigations, legal, and administration costs directly associated with project implementation. A small allowance is included for potential easement review and potential acquisition and a 10% contingency is included to address changing market conditions until contractor bids can be received to firm up the construction costs.

The proposed street and drainage 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. Assessments for street and drainage improvements will be levied over a 15-year period. All assessments are be charged an interest rate of 1% over the bond rate for the project.

There are 56 single family residential properties, 14 townhome properties, and 1 city Park located along the public streets in the Fields of St. Croix 2nd Addition. There are 20 residential properties and 1 city Park located along the public streets in Tana Ridge. For the higher cost reconstruction improvement, the unit assessment is \$12,900 for the Fields of St. Croix 2nd Addition and \$17,100 for Tana Ridge. For a full depth reclamation improvement, if determined to be a feasible alternative, the unit assessment is \$8,000 for the Fields of St. Croix 2nd Addition and \$11,400 for Tana Ridge. The preliminary assessment rolls detailing each benefitting property’s proposed assessment amount are included in the Appendix of this report.

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 November 7, 2022 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 \$181,856 to \$199,607. MSA, Inc. and TKDA, 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.

Once the design work has been initiated, the design team will prepare a geotechnical services work plan for the Project and the city will obtain quotes for geotechnical services based on the recommended work plan. Proposals will be solicited from Braun Intertec, Inc. and American Engineering and Testing, Inc. (AET). A geotechnical services design budget not to exceed \$30,000 has been estimated for the Project.

FISCAL IMPACT: The total estimated project cost is \$3,100,000 for the Fields of St. Croix 2nd Addition, and \$1,223,000 for Tana Ridge. These costs assume a full pavement section reconstruction improvement. If it is determined that full depth reclamation is feasible, the total estimated project cost is \$1,930,000 for the Fields of St. Croix 2nd Addition, and \$825,000 for Tana Ridge. The estimated project costs and breakdown are detailed below:

FIELDS OF ST. CROIX 2ND ADDITION: Total Estimated Project Cost	\$3,100,000
• Full Pavement Section Reconstruction with Storm Sewer Repair/Replacement	\$3,045,000
*Full Depth Reclamation (if feasible):	\$1,875,000
• Water System Repairs/Upgrades	\$ 55,000
TANA RIDGE: Total Estimated Project Cost	\$1,223,000
• Full Pavement Section Reconstruction with Storm Sewer Repair/Replacement	\$1,196,000
*Full Depth Reclamation (if feasible):	\$798,000
• Water System Repairs/Upgrades	\$ 27,000

For the street and drainage improvements, \$915,900 (*\$568,000 for Reclaim*) would be paid through special assessment from Fields of St. Croix 2nd Addition, 359,100 (*\$239,400 for Reclaim*) would be paid through special assessment from Tana Ridge, with the remaining \$2,966,000 (*\$1,865,600 for Reclaim*) paid through the general fund. The total estimated cost for the water system repair/upgrades is \$82,000 and would be paid through the water enterprise fund.

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 2023. The council will be asked to award a contract for construction in April 2023, 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 2023 Street Improvements as outlined in the Feasibility Report approved on October 18, 2022. The recommended motion for this action is as follows:

“Move to adopt Resolution No. 2022-105 Ordering the 2023 Street Improvements and the Preparation of Plans and Specifications for the recommended street and drainage improvements as outlined in the Feasibility Report accepted on October 18, 2022.”

Staff is also recommending that the City Council award a Professional Engineering Design and Construction Support Services contract and design budget for Geotechnical Services for the 2023 Street Improvements. Staff is recommending Bolton & Menk, Inc. for completing engineering design and construction support in a not to exceed amount of \$181,856, and recommending a Geotechnical Services design budget in a not to exceed amount of \$30,000. 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 \$181,856, and approve a Geotechnical Services design budget in a not to exceed amount of \$30,000 for the 2023 Street 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. 2022-105

**A RESOLUTION ORDERING THE IMPROVEMENT AND
PREPARATION OF PLANS AND SPECIFICATIONS FOR THE
2023 STREET IMPROVEMENTS**

WHEREAS, pursuant to city council authorization, adopted on October 18, 2022, the council ordered a hearing on improvement for the 2023 Street Improvements (the Project); and

WHEREAS, ten days mailed notice and two weeks published notice of the hearing was given, and the hearing was held thereon on the 15th day of November 2022, 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 2022 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 2022.
2. Such improvement is hereby ordered as proposed in the council resolution adopted this 15th day of November, 2022.
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 FIFTEENTH DAY OF
NOVEMBER, 2022.**

CITY OF LAKE ELMO

(Seal)
ATTEST:

By: _____
Charles Cadenhead
Mayor

Julie Johnson
City Clerk

**CITY OF LAKE ELMO
NOTICE OF HEARING ON IMPROVEMENT
2023 STREET IMPROVEMENTS**

Notice is hereby given that the City Council of Lake Elmo will conduct a public hearing on **Tuesday, November 15, 2022**, 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 2nd Addition and in Tana Ridge, consisting of the reconstruction or full depth reclamation of the street pavement section, with new bituminous pavement and new concrete curb and gutter. As part of the improvements the project will incorporate the restoration of the existing drainage system along the streets and right-of-way, including repair and/or replacement of existing drainage pipe and structures. The improvements may also include repairs and/or upgrades to the public watermain system in both subdivisions. The project includes approximately 12,300 feet (2.3 miles) of public streets including the following segments:

Fields of St. Croix 2nd Addition

- Little Bluestem Trail, from Stillwater Way to Little Bluestem Lane.
- Little Bluestem Trail One-Way Pair, from Little Bluestem Lane to 44th Street.
- Little Bluestem Circle, from Little Bluestem Trail to west end cul-de-sac.
- Little Bluestem Court, from Little Bluestem Trail to east end cul-de-sac.
- Little Bluestem Lane, from 44th Street to Little Bluestem Trail.
- 44th Street North, from Lily Avenue to east end cul-de-sac.
- 44th Street Lane North.
- Lily Avenue North, including both North and South Loops.

Tana Ridge

- Lily Avenue North, from 50th Street North to south end cul-de-sac.

The area proposed to be assessed for these improvements include properties abutting or properties that gain direct driveway access from the above referenced streets. The estimated total cost for the street and drainage improvements is \$3,045,000 for the Fields of St. Croix 2nd Addition and \$1,196,000 for Tana Ridge. The estimated total cost for the Water System Repair/Upgrades is \$55,000 in the Fields of St. Croix 2nd Addition and \$27,000 in Tana Ridge. 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 18, 2022

BY ORDER OF THE LAKE ELMO CITY COUNCIL

Charles Cadenhead, Mayor

(Published in the Stillwater Gazette on October 21, 2022 and October 28, 2022)



LEGEND

 ASSESSABLE PROPERTY - STREET AND DRAINAGE IMPROVEMENTS



2023 STREET IMPROVEMENTS
FIELDS OF ST. CROIX 2ND ADDITION
PRELIMINARY ASSESSMENT ROLL

NO.	NAME	ADDRESS			MAILING ADDRESS					PID	STREET AND DRAINAGE ASSESSMENT	
											AMOUNT	
1	BAUER JAMES M & TRACY M	11730	44TH	ST LN N	11730	44TH	ST LN N	LAKE ELMO	MN	55042	1202921420016	\$12,900
2	HOGAN DANIEL M & JENNIFER A	11736	44TH	ST LN N	11736	44TH	ST LN N	LAKE ELMO	MN	55042	1202921420015	\$12,900
3	JOHNSON ALAN D & YOLANDA R	11750	44TH	ST LN N	11750	44TH	ST LN N	LAKE ELMO	MN	55042	1202921410018	\$12,900
4	LAGUS JOHN P & KRISTIN E	11761	44TH	ST LN N	11761	44TH	ST LN N	LAKE ELMO	MN	55042	1202921410021	\$12,900
5	SCHWARTZ JOEL R & KAREN J	11772	44TH	ST LN N	11772	44TH	ST LN N	LAKE ELMO	MN	55042	1202921410017	\$12,900
6	PHILLIP & PATRICIA A HAUG TRS	11794	44TH	ST LN N	11794	44TH	ST LN N	LAKE ELMO	MN	55042	1202921410016	\$12,900
7	KAUFMAN KAITLYN N	11816	44TH	ST LN N	11816	44TH	ST LN N	LAKE ELMO	MN	55042	1202921410015	\$12,900
8	DEXTER CAROL A & BOGUT KEITH W	11828	44TH	ST LN N	11828	44TH	ST LN N	LAKE ELMO	MN	55042	1202921410014	\$12,900
9	STEBLAY MICHAEL J & SARAH M	11829	44TH	ST LN N	11829	44TH	ST LN N	LAKE ELMO	MN	55042	1202921410020	\$12,900
10	FRASER BENJAMIN R & DANIELLE A	11834	44TH	ST LN N	11834	44TH	ST LN N	LAKE ELMO	MN	55042	1202921410013	\$12,900
11	CUMMING MARY P & DAN NAIDICZ	11857	44TH	ST LN N	11857	44TH	ST LN N	LAKE ELMO	MN	55042	1202921410019	\$12,900
12	LUNDGREN DON A & HEATHER M	11598	44TH	ST N	11598	44TH	ST N	LAKE ELMO	MN	55042	1202921420019	\$12,900
13	NESSE EMILY S & LUCAS R	11609	44TH	ST N	11609	44TH	ST N	LAKE ELMO	MN	55042	1202921420033	\$12,900
14	CITY OF LAKE ELMO	11620	44TH	ST N	3880	LAVERNE	AVE N	LAKE ELMO	MN	55042	1202921420007	\$12,900
15	HILGENDORF TODD D & DARCY L	11644	44TH	ST N	11644	44TH	ST N	LAKE ELMO	MN	55042	1202921420018	\$12,900
16	TWO GA DAWGS TRS	11657	44TH	ST N	11657	44TH	ST N	LAKE ELMO	MN	55042	1202921420034	\$12,900
17	SHANKS JAMES C & SARAH P	11676	44TH	ST N	11676	44TH	ST N	LAKE ELMO	MN	55042	1202921420017	\$12,900
18	O'CONNELL JAMES A & KIMBERLY A	11681	44TH	ST N	11681	44TH	ST N	LAKE ELMO	MN	55042	1202921420035	\$12,900
19	HARNDEN CHRISTOPHER M & SHANNON R A	11714	44TH	ST N	11714	44TH	ST N	LAKE ELMO	MN	55042	1202921410022	\$12,900
20	JOHNSON ROBERT F & MARY JO	11792	44TH	ST N	11792	44TH	ST N	LAKE ELMO	MN	55042	1202921410009	\$12,900
21	GAHLON AMANDA A & MICHAEL J	11820	44TH	ST N	11820	44TH	ST N	LAKE ELMO	MN	55042	1202921410010	\$12,900
22	KRANZ MARK F & ANGELA M	11888	44TH	ST N	11888	44TH	ST N	LAKE ELMO	MN	55042	1202921410012	\$12,900
23	BRUNTON NEIL C & YVONNE M	11910	44TH	ST N	11910	44TH	ST N	LAKE ELMO	MN	55042	1202921410011	\$12,900
24	AUNAN ERIK N & LISA L	4330	LILY	AVE N	4330	LILY	AVE N	LAKE ELMO	MN	55042	1202921420045	\$12,900
25	WALDSPURGER MICHAEL	4335	LILY	AVE N	4335	LILY	AVE N	LAKE ELMO	MN	55042	1202921420046	\$12,900
26	SCOTT KEVIN J & MARY M	4348	LILY	AVE N	4348	LILY	AVE N	LAKE ELMO	MN	55042	1202921420030	\$12,900
27	INGRAM STEVEN A & BARBARA E	4365	LILY	AVE N	4365	LILY	AVE N	LAKE ELMO	MN	55042	1202921420031	\$12,900
28	OBEY JEFFREY J & DEBORAH L	4370	LILY	AVE N	4370	LILY	AVE N	LAKE ELMO	MN	55042	1202921420029	\$12,900
29	NANCY MCCARRELL TRS	4387	LILY	AVE N	4387	LILY	AVE N	LAKE ELMO	MN	55042	1202921420032	\$12,900
30	DIMARTINI SALLY A	4394	LILY	AVE N	4394	LILY	AVE N	LAKE ELMO	MN	55042	1202921420028	\$12,900
31	SASSANO EVAN M & JENNY E PATER	4415	LILY	AVE N	4415	LILY	AVE N	LAKE ELMO	MN	55042	1202921420020	\$12,900
32	SILKWORTH DUANE A & CYNTHIA K	4418	LILY	AVE N	4418	LILY	AVE N	LAKE ELMO	MN	55042	1202921420027	\$12,900
33	ENGLER CHRISTOPHER A & CARA B	4439	LILY	AVE N	4439	LILY	AVE N	LAKE ELMO	MN	55042	1202921420021	\$12,900
34	WALLACE KYLE & JULIANA	4442	LILY	AVE N	4442	LILY	AVE N	LAKE ELMO	MN	55042	1202921420026	\$12,900
35	PLACE TODD D & RHONDA L	4463	LILY	AVE N	4463	LILY	AVE N	LAKE ELMO	MN	55042	1202921420022	\$12,900
36	SCHMIECHEN DAVID J & ANNE H	4466	LILY	AVE N	4466	LILY	AVE N	LAKE ELMO	MN	55042	1202921420025	\$12,900
37	REHNBERG DIANA Q & STEVEN A	4485	LILY	AVE N	4485	LILY	AVE N	LAKE ELMO	MN	55042	1202921420023	\$12,900
38	ANDERSON TODD R & JENNIFER	4488	LILY	AVE N	4488	LILY	AVE N	LAKE ELMO	MN	55042	1202921420024	\$12,900
39	SMITH KEVIN R & ELIZABETH G	11622	LITTLE BLUESTEM	CIR N	11622	LITTLE BLUESTEM	CIR N	LAKE ELMO	MN	55042	1202921430018	\$12,900
40	ALLEVA ANTHONY L & SUSAN F	11646	LITTLE BLUESTEM	CIR N	11646	LITTLE BLUESTEM	CIR N	LAKE ELMO	MN	55042	1202921430017	\$12,900
41	EIGENFELD PETER C & ANNA C URSANO	11680	LITTLE BLUESTEM	CIR N	11680	LITTLE BLUESTEM	CIR N	LAKE ELMO	MN	55042	1202921430016	\$12,900
42	WOLAK MARK A & JULIE ANN B	11720	LITTLE BLUESTEM	CT N	11720	LITTLE BLUESTEM	CT N	LAKE ELMO	MN	55042	1202921440012	\$12,900
43	BOYLE JOSEPH G & KATHRYN B	11730	LITTLE BLUESTEM	CT N	11730	LITTLE BLUESTEM	CT N	LAKE ELMO	MN	55042	1202921440011	\$12,900
44	DRAKE JACQUELINE L	11740	LITTLE BLUESTEM	CT N	11740	LITTLE BLUESTEM	CT N	LAKE ELMO	MN	55042	1202921440014	\$12,900
45	REBERG TIMOTHY & LISA	11750	LITTLE BLUESTEM	CT N	11750	LITTLE BLUESTEM	CT N	LAKE ELMO	MN	55042	1202921440013	\$12,900
46	KIRK LIV TRS	11760	LITTLE BLUESTEM	CT N	11760	LITTLE BLUESTEM	CT N	LAKE ELMO	MN	55042	1202921440015	\$12,900
47	ROBINSON LORIN & LINDA	11770	LITTLE BLUESTEM	CT N	11770	LITTLE BLUESTEM	CT N	LAKE ELMO	MN	55042	1202921440016	\$12,900
48	REINECK RONALD W & KAREN B	11780	LITTLE BLUESTEM	CT N	11780	LITTLE BLUESTEM	CT N	LAKE ELMO	MN	55042	1202921410026	\$12,900
49	WEBER BEVERLY & DOUG	11790	LITTLE BLUESTEM	CT N	11790	LITTLE BLUESTEM	CT N	LAKE ELMO	MN	55042	1202921410025	\$12,900
50	SAVOLAINEN RICHARD W & SUSAN D	11800	LITTLE BLUESTEM	CT N	11800	LITTLE BLUESTEM	CT N	LAKE ELMO	MN	55042	1202921410027	\$12,900

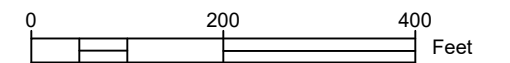
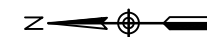
2023 STREET IMPROVEMENTS
FIELDS OF ST. CROIX 2ND ADDITION
PRELIMINARY ASSESSMENT ROLL

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	STREET AND DRAINAGE ASSESSMENT	
					AMOUNT	AMOUNT
51	NELSON DONALD G & PAMELA S	11810 LITTLE BLUESTEM CT N	11810 LITTLE BLUESTEM CT N LAKE ELMO MN 55042	1202921410028		\$12,900
52	PERRIN DAVID V & MARGARET J HUSTAD-PERRIN	11820 LITTLE BLUESTEM CT N	26291 SINEA DR BONITA SPRINGS FL 34134	1202921410030		\$12,900
53	LINGEN BRET A & BEATRICE E	11830 LITTLE BLUESTEM CT N	11830 LITTLE BLUESTEM CT N LAKE ELMO MN 55042	1202921410029		\$12,900
54	WINDINGSTAD ANTHONY & BRIGITTE	11840 LITTLE BLUESTEM CT N	11840 LITTLE BLUESTEM CT N LAKE ELMO MN 55042	1202921410031		\$12,900
55	NORBIN JANE A & DONALD J	11850 LITTLE BLUESTEM CT N	11850 LITTLE BLUESTEM CT N LAKE ELMO MN 55042	1202921410032		\$12,900
56	GODDARD ADAM D & LANE M	11653 LITTLE BLUESTEM LN N	11653 LITTLE BLUESTEM LN N LAKE ELMO MN 55042	1202921420044		\$12,900
57	BASSETT JENNIFER & JOHN	11656 LITTLE BLUESTEM LN N	11656 LITTLE BLUESTEM LN N LAKE ELMO MN 55042	1202921420041		\$12,900
58	ROWENHORST JAMES A & LISA W	11676 LITTLE BLUESTEM LN N	11676 LITTLE BLUESTEM LN N LAKE ELMO MN 55042	1202921420040		\$12,900
59	PFENNING GORDON L & MARGARET	11681 LITTLE BLUESTEM LN N	11681 LITTLE BLUESTEM LN N LAKE ELMO MN 55042	1202921420043		\$12,900
60	JAWORSKI TIMOTHY L & SUZAN L	11703 LITTLE BLUESTEM LN N	11703 LITTLE BLUESTEM LN N LAKE ELMO MN 55042	1202921420042		\$12,900
61	CHLEBECK COLIN & ELIZA	11715 LITTLE BLUESTEM LN N	11715 LITTLE BLUESTEM LN N LAKE ELMO MN 55042	1202921410023		\$12,900
62	OEVERING HOMES LLC	4275 LITTLE BLUESTEM TRL N	4275 LITTLE BLUESTEM TRL N LAKE ELMO MN 55042	1202921410003		\$12,900
63	BELLEAU LAURIE A	4305 LITTLE BLUESTEM TRL N	4305 LITTLE BLUESTEM TRL N LAKE ELMO MN 55042	1202921410004		\$12,900
64	SMITH JEREMY A & HANNAH S	4327 LITTLE BLUESTEM TRL N	4327 LITTLE BLUESTEM TRL N LAKE ELMO MN 55042	1202921410005		\$12,900
65	GARLAND MICHAEL J & MICHELLE R	4336 LITTLE BLUESTEM TRL N	4336 LITTLE BLUESTEM TRL N LAKE ELMO MN 55042	1202921420039		\$12,900
66	PARR ALAN & JACQUELINE	4345 LITTLE BLUESTEM TRL N	4345 LITTLE BLUESTEM TRL N LAKE ELMO MN 55042	1202921410006		\$12,900
67	MCNULTY MICHAEL G	4354 LITTLE BLUESTEM TRL N	4354 LITTLE BLUESTEM TRL N LAKE ELMO MN 55042	1202921420038		\$12,900
68	NOVARA PAUL J ETAL	4365 LITTLE BLUESTEM TRL N	4365 LITTLE BLUESTEM TRL N LAKE ELMO MN 55042	1202921410007		\$12,900
69	SUSAN S KANE & DENNIS D KANE TRS	4372 LITTLE BLUESTEM TRL N	4372 LITTLE BLUESTEM TRL N LAKE ELMO MN 55042	1202921420037		\$12,900
70	TOLLEFSON CORY J & ALLISON A	4389 LITTLE BLUESTEM TRL N	4518 PLEASANT DR LAKE ELMO MN 55042	1202921410008		\$12,900
71	YOKOPENIC CRAIG E & JULIE L	4390 LITTLE BLUESTEM TRL N	4390 LITTLE BLUESTEM TRL N LAKE ELMO MN 55042	1202921420036		\$12,900
TOTAL						\$915,900



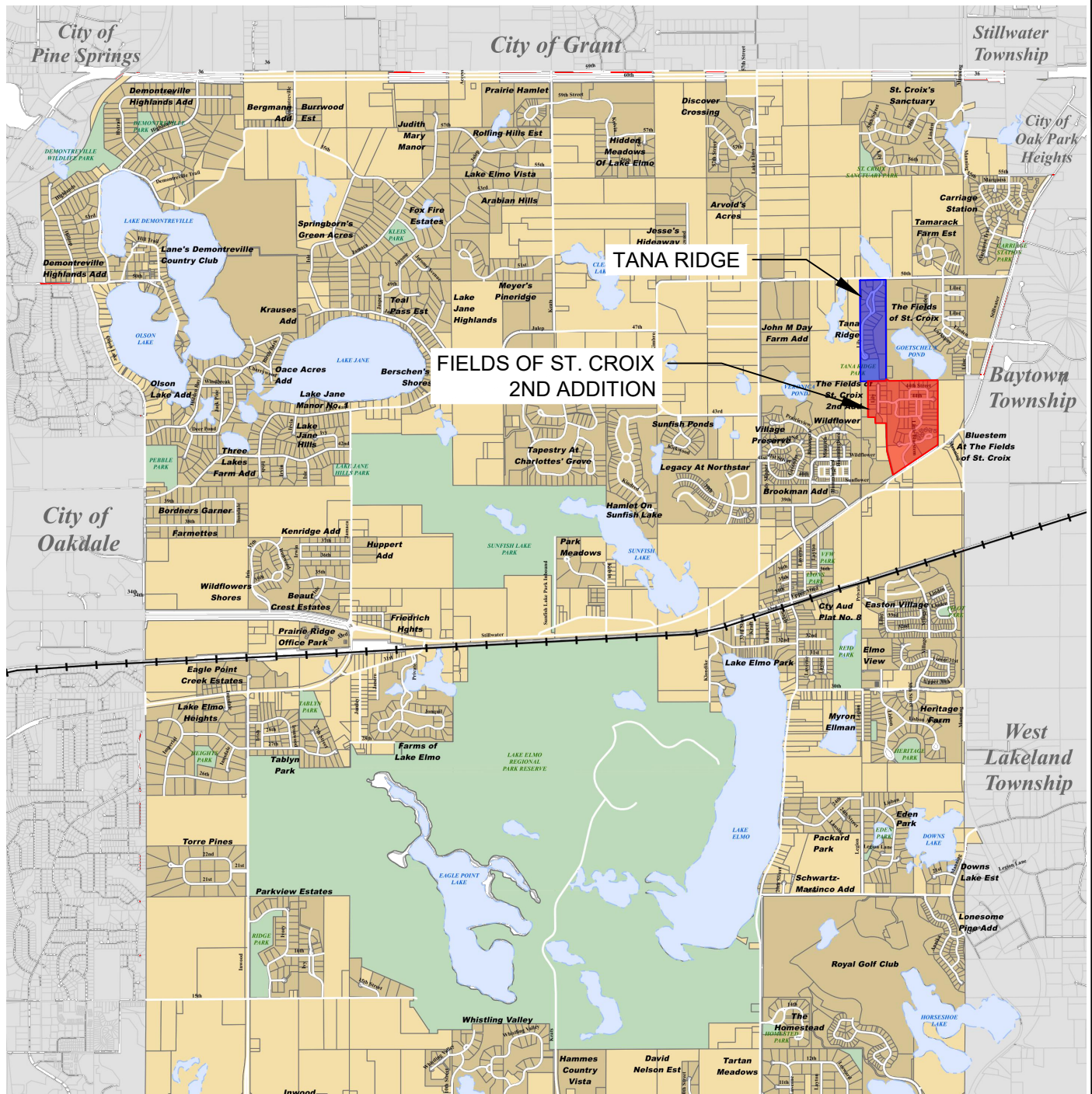
LEGEND

 ASSESSABLE PROPERTY - STREET AND DRAINAGE IMPROVEMENTS



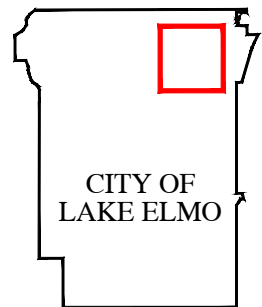
2023 STREET IMPROVEMENTS
TANA RIDGE
PRELIMINARY ASSESSMENT ROLL

NO.	NAME	ADDRESS			MAILING ADDRESS					PID	STREET AND DRAINAGE ASSESSMENT	
											AMOUNT	
1	FLIFLET TODD D & JULIE A	4577	LILY	AVE N	4577	LILY	AVE N	LAKE ELMO	MN	55042	1202921130011	\$17,100
2	HENNIG ASHLEY E & JUSTIN M	4605	LILY	AVE N	4605	LILY	AVE N	LAKE ELMO	MN	55042	1202921130010	\$17,100
3	DILLON DOUGLAS R & JULIE A	4629	LILY	AVE N	4629	LILY	AVE N	LAKE ELMO	MN	55042	1202921130009	\$17,100
4	WAYTZ DAVID G & ANNIE M JACOBSEN	4651	LILY	AVE N	4651	LILY	AVE N	LAKE ELMO	MN	55042	1202921130008	\$17,100
5	IBARRA RONALD J & RITA J GARCIA	4677	LILY	AVE N	4677	LILY	AVE N	LAKE ELMO	MN	55042	1202921130007	\$17,100
6	BERGER DELANEY & KRISTIN	4703	LILY	AVE N	4703	LILY	AVE N	LAKE ELMO	MN	55042	1202921130006	\$17,100
7	NEWTON RANDAL E & JANELL A	4731	LILY	AVE N	4731	LILY	AVE N	LAKE ELMO	MN	55042	1202921120015	\$17,100
8	ONSOMU ALEX O & CARLA J	4758	LILY	AVE N	4758	LILY	AVE N	LAKE ELMO	MN	55042	1202921120017	\$17,100
9	NELSON CHARLES R & SHARI J	4759	LILY	AVE N	4759	LILY	AVE N	LAKE ELMO	MN	55042	1202921120014	\$17,100
10	WALL DEBORAH A & THOMAS S	4791	LILY	AVE N	4791	LILY	AVE N	LAKE ELMO	MN	55042	1202921120013	\$17,100
11	WEGLEITNER CATHERINE L & MATTHEW J	4819	LILY	AVE N	4819	LILY	AVE N	LAKE ELMO	MN	55042	1202921120012	\$17,100
12	MEISSNER DENNIS E & DEBRA T	4830	LILY	AVE N	4830	LILY	AVE N	LAKE ELMO	MN	55042	1202921120016	\$17,100
13	KLEPAC BRADLEY D & JODI J	4847	LILY	AVE N	4847	LILY	AVE N	LAKE ELMO	MN	55042	1202921120011	\$17,100
14	GAERTNER MARK R & KARIN S	4875	LILY	AVE N	4875	LILY	AVE N	LAKE ELMO	MN	55042	1202921120010	\$17,100
15	PELLETIER JOSEPH G & JENNIFER	4884	LILY	AVE N	4884	LILY	AVE N	LAKE ELMO	MN	55042	1202921120018	\$17,100
16	HILDRE NATHAN S & ALISON L	4905	LILY	AVE N	4905	LILY	AVE N	LAKE ELMO	MN	55042	1202921120009	\$17,100
17	DEERING JOHN J & MICHELLE L GREENFIELD-DEERING	4937	LILY	AVE N	4937	LILY	AVE N	LAKE ELMO	MN	55042	1202921120008	\$17,100
18	YARUSSO NICHOLAS D & ALLISON J	4938	LILY	AVE N	4938	LILY	AVE N	LAKE ELMO	MN	55042	1202921120020	\$17,100
19	LJW FAMILY TRS	4964	LILY	AVE N	4964	LILY	AVE N	LAKE ELMO	MN	55042	1202921120019	\$17,100
20	ROCK MARGARITA R	4967	LILY	AVE N	4967	LILY	AVE N	LAKE ELMO	MN	55042	1202921120007	\$17,100
21	CITY OF LAKE ELMO				3880	LAVERNE	AVE N	LAKE ELMO	MN	55042	1202921130003	\$17,100
TOTAL											\$359,100	



LEGEND

- TANA RIDGE
- FIELDS OF ST. CROIX 2ND ADDITION



FOCUS
ENGINEERING, inc.

PROJECT NO. 2022.123
OCTOBER, 2022

FIGURE NO. 1
LOCATION MAP
2023 STREET IMPROVEMENTS

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

2023 STREET IMPROVEMENTS
PROJECT NO. 2022.123

SEPTEMBER 6, 2022	Council orders preparation of Feasibility Report.
OCTOBER 18, 2022	Presentation of Feasibility Report. Council accepts Report and calls for Improvement Hearing.
NOVEMBER 10, 2022	Neighborhood informational meeting(s).
NOVEMBER 15, 2022	Public Improvement Hearing. Council Orders the Improvement (4/5th Vote) and preparation of Plans and Specifications.
MARCH 7, 2023	Council approves Plans and Specifications and orders Advertisement for Bids.
APRIL 6, 2023	Project Bid Date: Receive contractor bids.
APRIL 18, 2023	Council accepts Bids and awards Contract.
MAY 29, 2023	Conduct Pre-Construction Meeting and issue Notice to Proceed. <ul style="list-style-type: none">• OCTOBER 6, 2023 Substantial Completion.• NOVEMBER 17, 2023 Final Completion.

**Final Assessment Hearing Schedule TBD*

CITY OF LAKE ELMO, MINNESOTA
2023 STREET AND UTILITY IMPROVEMENTS
PROJECT NO. 2022.123
DATE RECEIVED: NOVEMBER 7, 2022

PROPOSAL FEE SUMMARY							
Consulting Firm	Total Engineering	Project Management	P&S	Bidding	Construction	OVERALL RATING [1-4: 4 = BEST]	
Bolton & Menk, Inc.	\$181,856	\$7,240	\$113,327	\$3,496	\$57,793		3.61
MSA, Inc.	Did not submit						
SEH, Inc.	\$199,607	\$7,012	\$117,551	\$4,818	\$70,227		3.53
TKDA, Inc.	Did not submit						