



## STAFF REPORT

DATE: October 17, 2023

**REGULAR**

**AGENDA ITEM:** Approve Resolution Receiving Feasibility Report and Calling Hearing on Improvement for the 2024 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:** Should the City Council accept the Feasibility Report and call a public hearing for the 2024 Street and Utility Improvements to be held at the November 21, 2023 Council meeting?

**BACKGROUND:** On April 18, 2023, the City Council authorized the preparation of a feasibility report for the 2024 Street and Utility Improvements. The public streets selected for improvement in 2024 are in accordance with the city's Street Capital Improvement Program which provides for the long-term planning and management of street and transportation infrastructure throughout the city.

**PROPOSAL DETAILS/ANALYSIS:** A Feasibility Report has been prepared to address street and drainage improvements programmed for construction in 2024. The report serves to identify the necessary improvements, the estimated project costs, and to consider the assessment of a portion of the project costs to properties adjacent to and benefitting from the improvements.

The proposed project includes street and drainage improvements within the Carriage Station Neighborhood and along Jamaca Court North, consisting of approximately 8,500 feet (1.6 miles) of local streets as detailed below:

**Carriage Station Neighborhood:**

- Marquess Trail North, from CSAH 15 to 55<sup>th</sup> Street North.
- Marquess Lane North, from Marquess Trail North to Marquess Trail North.
- Marquess Way North, from Marquess Trail North to Marquess Trail North.
- Marquess Trail Circle North, from Marquess Trail North to north end cul-de-sac.
- Marquess Trail Court North, from Marquess Trail North to south end cul-de-sac.
- Marquess Lane Cove North, from Marquess Lane North to south end cul-de-sac.

The proposed improvements in Carriage Station include a full depth reclamation of the street pavement section, with new bituminous pavement and spot replacement of concrete curb and gutter. Storm sewer maintenance items are included in the scope including cleanup of outlet pipes, ditch grading, storm sewer lining, draintile installation, and addition of catch basins to increase inlet capacity in the neighborhood. From a preliminary design perspective, it appears that no street widening or geometric changes will be needed in the neighborhood, allowing the improvements to maintain the existing grading, drainage, and curb line conditions, with minimal or no change. The one exception is an added parking bay along the existing park in the neighborhood. It is recommended that "No Parking" signage be installed in accordance with the City's Parking Restriction Guidance Policy. Any changes in parking restrictions within the neighborhood will be presented for Council review and consideration.

A stretch of watermain is proposed to be replaced from a trunk watermain near Well No. 2, through a side yard easement, to Marquess Trail North. The intent of this replacement is to upsize an existing 8-inch pipe to a 12-inch pipe to improve the city's distribution system from Well No. 2. A section of Marquess Lane North will need to be fully reconstructed, with existing services replaced, to accommodate this improvement to the system.

### **Friedrich Heights (Jamaca Court North):**

- Jamaca Court North, from Jamaca Avenue North to end of hammerhead.

The proposed improvements in Friedrich Heights include a full depth reclamation of the rural street pavement section, with new bituminous pavement and new concrete ribbon curb. Storm sewer maintenance items are included in the scope including replacement of impacted driveway culvert pipes and ditch grading in the neighborhood. From a preliminary design perspective, it appears that no street widening or geometric changes will be needed in the neighborhood, allowing the improvements to maintain the existing grading, drainage, and curb line conditions, with minimal or no change. It is recommended that "No Parking" signage be installed in accordance with the City's Parking Restriction Guidance Policy. Any changes in parking restrictions within the neighborhood will be presented for Council review and consideration.

The watermain is proposed to be replaced from Jamaca Avenue North to the south end of the hammerhead. The intent of this replacement is to upsize an existing 4-inch pipe to a 12-inch pipe to improve the city's distribution system. The existing watermain will be replaced within the right of way along the south edge of the road, with existing services replaced, to accommodate this improvement to the system.

The Report includes an estimate of total project costs for each neighborhood and is further detailed by infrastructure component, including the street and drainage improvements, and water system upgrades. 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 and at a rate of 100% per linear foot for nonresidential properties. 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 charged an interest rate of 1% over the bond rate for the project.

There are 109 single family residential properties, 1 church owned property (nonresidential), and 1 Home Owner's Association Park (3 residential equivalent units) located along the public streets in the Carriage Station Addition. There are 15 residential properties along the public streets in the Friedrich Heights Addition (Jamaca Court North). The unit assessment is \$6,000 and the linear footage assessment (at a 100% assessment rate) is \$155 / LF for the Carriage Station Addition. The unit assessment is \$7,300 for Jamaca Court North. The preliminary assessment rolls detailing each benefitting property's proposed assessment amount are included in the Appendix of this report.

In addition to the recommended improvements, the estimated project costs and the proposed assessments, this report addresses the project schedule, permitting requirements and the easement and right-of-way acquisition needed to implement the improvements.

**FISCAL IMPACT:** The total estimated project cost is \$2,623,700 for the Carriage Station Neighborhood, and \$824,800 for Jamaca Court North. The estimated project costs and breakdown are detailed below:

**CARRIAGE STATION ADDITION: Total Estimated Project Cost** **\$2,623,700**

- Street Reclamation, Spot Curb Replacement, and Storm Sewer Repair/Additions \$2,274,800
- Water System Upgrades \$ 348,900

**JAMACA COURT: Total Estimated Project Cost** **\$ 824,800**

- Street Reclamation, Ribbon Curb, and Storm Sewer Repair/Replacement \$ 360,900
- Water System Repairs/Upgrades \$ 463,900

For the street and drainage improvements, \$720,050 would be paid through special assessment from the Carriage Station Addition, \$109,500 would be paid through special assessment from Jamaca Court North, with the remaining \$1,806,150 paid through the general fund.

The total estimated cost for the water system repair/upgrades is \$812,800 and would be paid through the water enterprise fund.

**RECOMMENDATION:** Staff is recommending that the City Council approve a Resolution, receiving the Feasibility Report and calling a public hearing for the 2024 Street and Utility Improvements. The recommended motion for this action is as follows:

***“Move to approve Resolution No. 2023-104, receiving the Feasibility Report and Calling a Public Hearing for the 2024 Street and Utility Improvements.”***

**ATTACHMENTS:**

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

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

2024 STREET AND UTILITY IMPROVEMENTS  
CARRIAGE STATION  
PRELIMINARY ASSESSMENT ROLL

| NO. | NAME                               | ADDRESS                 | MAILING ADDRESS                            | PID          | LINEAR FOOTAGE                 |                             | STREET AND DRAINAGE ASSESSMENT AMOUNT |
|-----|------------------------------------|-------------------------|--------------------------------------------|--------------|--------------------------------|-----------------------------|---------------------------------------|
|     |                                    |                         |                                            |              | FOR NON RESIDENTIAL PROPERTIES | RESIDENTIAL EQUIVALENT LOTS |                                       |
| 1   | MAGNUS WARREN & ELIZABETH A LODAHL | 12167 MARQUESS LN CV N  | 12167 MARQUESS LN CV N LAKE ELMO MN 55042  | 602920320005 |                                | 1                           | \$6,000                               |
| 2   | SWEDZINSKI JASON L                 | 12177 MARQUESS LN CV N  | 12177 MARQUESS LN CV N LAKE ELMO MN 55042  | 602920320025 |                                | 1                           | \$6,000                               |
| 3   | GOLDSMITH DANIEL & GINA            | 12181 MARQUESS LN CV N  | 12181 MARQUESS LN CV N LAKE ELMO MN 55042  | 602920320024 |                                | 1                           | \$6,000                               |
| 4   | BUJOLD CLIFFORD J & DANA M         | 12187 MARQUESS LN CV N  | 12187 MARQUESS LN CV N LAKE ELMO MN 55042  | 602920320023 |                                | 1                           | \$6,000                               |
| 5   | SCALIA PETER J                     | 12195 MARQUESS LN CV N  | 12195 MARQUESS LN CV N LAKE ELMO MN 55042  | 602920320022 |                                | 1                           | \$6,000                               |
| 6   | SUPINA ANDREW B & MARY M           | 12203 MARQUESS LN CV N  | 12203 MARQUESS LN CV N LAKE ELMO MN 55042  | 602920320021 |                                | 1                           | \$6,000                               |
| 7   | JOHNSON SCOTT R & ANNMARIE L       | 12211 MARQUESS LN CV N  | 12211 MARQUESS LN CV N LAKE ELMO MN 55042  | 602920320020 |                                | 1                           | \$6,000                               |
| 8   | HUGHES TROY J                      | 12229 MARQUESS LN CV N  | 12229 MARQUESS LN CV N LAKE ELMO MN 55042  | 602920320019 |                                | 1                           | \$6,000                               |
| 9   | SMETANA STEVEN T & COLLEEN P       | 11992 MARQUESS LN N     | 11992 MARQUESS LN N LAKE ELMO MN 55042     | 602920320042 |                                | 1                           | \$6,000                               |
| 10  | LAVICK STEPHEN & PENNY             | 12020 MARQUESS LN N     | 12020 MARQUESS LN N LAKE ELMO MN 55042     | 602920320041 |                                | 1                           | \$6,000                               |
| 11  | PRIGGE MICHAEL N & ROBIN L         | 12023 MARQUESS LN N     | 12023 MARQUESS LN N LAKE ELMO MN 55042     | 602920320010 |                                | 1                           | \$6,000                               |
| 12  | OPPELT DAWN & MATTHEW              | 12035 MARQUESS LN N     | 12035 MARQUESS LN N LAKE ELMO MN 55042     | 602920320009 |                                | 1                           | \$6,000                               |
| 13  | NORKOL DAVID J & ELLEN H           | 12038 MARQUESS LN N     | 12038 MARQUESS LN N LAKE ELMO MN 55042     | 602920320040 |                                | 1                           | \$6,000                               |
| 14  | PAM & TODD TRS                     | 12056 MARQUESS LN N     | 12056 MARQUESS LN N LAKE ELMO MN 55042     | 602920320039 |                                | 1                           | \$6,000                               |
| 15  | COLBURN DAVID J & CORINNE M        | 12067 MARQUESS LN N     | 12067 MARQUESS LN N LAKE ELMO MN 55042     | 602920320008 |                                | 1                           | \$6,000                               |
| 16  | SABIN BRENT C & RHONDA S           | 12072 MARQUESS LN N     | 12072 MARQUESS LN N LAKE ELMO MN 55042     | 602920320038 |                                | 1                           | \$6,000                               |
| 17  | MANZEL WILLIAM M & KATHRYN A       | 12088 MARQUESS LN N     | 12088 MARQUESS LN N LAKE ELMO MN 55042     | 602920320037 |                                | 1                           | \$6,000                               |
| 18  | UELAND ANDREA M & ANDREW T         | 12100 MARQUESS LN N     | 12100 MARQUESS LN N LAKE ELMO MN 55042     | 602920320036 |                                | 1                           | \$6,000                               |
| 19  | CITSAY MARK S & CONNIE OSBECK      | 12108 MARQUESS LN N     | 12108 MARQUESS LN N LAKE ELMO MN 55042     | 602920320035 |                                | 1                           | \$6,000                               |
| 20  | O'SHEA KYLE & MOLLY                | 12114 MARQUESS LN N     | 12114 MARQUESS LN N LAKE ELMO MN 55042     | 602920320070 |                                | 1                           | \$6,000                               |
| 21  | BIELENBERG BRENT D & NANCY C       | 12115 MARQUESS LN N     | 12115 MARQUESS LN N LAKE ELMO MN 55042     | 602920320007 |                                | 1                           | \$6,000                               |
| 22  | DOX RONALD J JR & KATIE A          | 12122 MARQUESS LN N     | 12122 MARQUESS LN N LAKE ELMO MN 55042     | 602920320069 |                                | 1                           | \$6,000                               |
| 23  | LINELL TYLER J & DANIELLE J        | 12136 MARQUESS LN N     | 12136 MARQUESS LN N LAKE ELMO MN 55042     | 602920320068 |                                | 1                           | \$6,000                               |
| 24  | JOHNSON JAY E & SMITH ANNE J       | 12153 MARQUESS LN N     | 12153 MARQUESS LN N LAKE ELMO MN 55042     | 602920320006 |                                | 1                           | \$6,000                               |
| 25  | HAGGARD MICHAEL & KATHLEEN P       | 12154 MARQUESS LN N     | 12154 MARQUESS LN N LAKE ELMO MN 55042     | 602920320067 |                                | 1                           | \$6,000                               |
| 26  | JUAREZ JUAN L & TAMARA J           | 12172 MARQUESS LN N     | 12172 MARQUESS LN N LAKE ELMO MN 55042     | 602920320066 |                                | 1                           | \$6,000                               |
| 27  | CADENHEAD CHARLES & TARA           | 12190 MARQUESS LN N     | 12190 MARQUESS LN N LAKE ELMO MN 55042     | 602920320065 |                                | 1                           | \$6,000                               |
| 28  | SLOAN GARY J & DONNA G ROSE        | 12208 MARQUESS LN N     | 12208 MARQUESS LN N LAKE ELMO MN 55042     | 602920320064 |                                | 1                           | \$6,000                               |
| 29  | VANDEEST RYAN R                    | 12226 MARQUESS LN N     | 12226 MARQUESS LN N LAKE ELMO MN 55042     | 602920320027 |                                | 1                           | \$6,000                               |
| 30  | SEIM DESRA R & JUSTEN              | 12245 MARQUESS LN N     | 12245 MARQUESS LN N LAKE ELMO MN 55042     | 602920320018 |                                | 1                           | \$6,000                               |
| 31  | MCCORMICK THOMAS J & JENNIFER      | 12276 MARQUESS LN N     | 12276 MARQUESS LN N LAKE ELMO MN 55042     | 602920310024 |                                | 1                           | \$6,000                               |
| 32  | EVAN MARCUS A & SARA K SKOGERBOE   | 5043 MARQUESS TRL CIR N | 5043 MARQUESS TRL CIR N LAKE ELMO MN 55042 | 602920330024 |                                | 1                           | \$6,000                               |
| 33  | LINDBERG ERIC L & MELINDA          | 5049 MARQUESS TRL CIR N | 5049 MARQUESS TRL CIR N LAKE ELMO MN 55042 | 602920330023 |                                | 1                           | \$6,000                               |
| 34  | COLWELL PHILIP L & PATRICIA C      | 5055 MARQUESS TRL CIR N | 5055 MARQUESS TRL CIR N LAKE ELMO MN 55042 | 602920330022 |                                | 1                           | \$6,000                               |
| 35  | KRIEGER MICHELLE & TIMOTHY J       | 5061 MARQUESS TRL CIR N | 5061 MARQUESS TRL CIR N LAKE ELMO MN 55042 | 602920320063 |                                | 1                           | \$6,000                               |
| 36  | CLAUSEN DANE O & KAREN E           | 5067 MARQUESS TRL CIR N | 5067 MARQUESS TRL CIR N LAKE ELMO MN 55042 | 602920320062 |                                | 1                           | \$6,000                               |
| 37  | WACHTER JASON & ANN                | 5073 MARQUESS TRL CIR N | 5073 MARQUESS TRL CIR N LAKE ELMO MN 55042 | 602920320061 |                                | 1                           | \$6,000                               |
| 38  | WATURUOCHA CHIKEZIE                | 5079 MARQUESS TRL CIR N | 5079 MARQUESS TRL CIR N LAKE ELMO MN 55042 | 602920320060 |                                | 1                           | \$6,000                               |
| 39  | LEVENHAGEN LIV TRS                 | 5083 MARQUESS TRL CIR N | 5083 MARQUESS TRL CIR N LAKE ELMO MN 55042 | 602920320059 |                                | 1                           | \$6,000                               |
| 40  | BLUMER BRETT G & ERIN M            | 5087 MARQUESS TRL CIR N | 5087 MARQUESS TRL CIR N LAKE ELMO MN 55042 | 602920320058 |                                | 1                           | \$6,000                               |
| 41  | KING RICHARD H & MICHELLE M        | 5091 MARQUESS TRL CIR N | 5091 MARQUESS TRL CIR N LAKE ELMO MN 55042 | 602920320057 |                                | 1                           | \$6,000                               |
| 42  | JARRETT MARK J                     | 5038 MARQUESS TRL CT N  | 5038 MARQUESS TRL CT N LAKE ELMO MN 55042  | 602920330020 |                                | 1                           | \$6,000                               |
| 43  | JACOBSEN BRYAN T & COLLEEN K       | 5042 MARQUESS TRL CT N  | 5042 MARQUESS TRL CT N LAKE ELMO MN 55042  | 602920330019 |                                | 1                           | \$6,000                               |
| 44  | LANDHERR ANDREW G                  | 5048 MARQUESS TRL CT N  | 5048 MARQUESS TRL CT N LAKE ELMO MN 55042  | 602920330018 |                                | 1                           | \$6,000                               |
| 45  | HILDEBRANDT TERENCE & CAROLYN      | 5052 MARQUESS TRL CT N  | 5052 MARQUESS TRL CT N LAKE ELMO MN 55042  | 602920330017 |                                | 1                           | \$6,000                               |
| 46  | RASSEL KEVIN & STACY               | 5058 MARQUESS TRL CT N  | 5058 MARQUESS TRL CT N LAKE ELMO MN 55042  | 602920330016 |                                | 1                           | \$6,000                               |
| 47  | MALONE JOHN S & NICOLE M           | 5064 MARQUESS TRL CT N  | 5064 MARQUESS TRL CT N LAKE ELMO MN 55042  | 602920330015 |                                | 1                           | \$6,000                               |
| 48  | SCHOENECKER STAN & MICHELLE N      | 5068 MARQUESS TRL CT N  | 5068 MARQUESS TRL CT N LAKE ELMO MN 55042  | 602920330014 |                                | 1                           | \$6,000                               |
| 49  | HARVEY CHRISTOPHER & JENNIFER      | 5072 MARQUESS TRL CT N  | 5072 MARQUESS TRL CT N LAKE ELMO MN 55042  | 602920330013 |                                | 1                           | \$6,000                               |
| 50  | WOLFE RANDY C & TAMMY J            | 5076 MARQUESS TRL CT N  | 5076 MARQUESS TRL CT N LAKE ELMO MN 55042  | 602920330012 |                                | 1                           | \$6,000                               |
| 51  | SHIELDS ROBERT B & MARY M          | 5082 MARQUESS TRL CT N  | 5082 MARQUESS TRL CT N LAKE ELMO MN 55042  | 602920330011 |                                | 1                           | \$6,000                               |
| 52  | SLUSS RICHARD D & JENNIFER M       | 5086 MARQUESS TRL CT N  | 5086 MARQUESS TRL CT N LAKE ELMO MN 55042  | 602920330010 |                                | 1                           | \$6,000                               |
| 53  | ELZEN OWEN & MELISSA MEYERS        | 5090 MARQUESS TRL CT N  | 5090 MARQUESS TRL CT N LAKE ELMO MN 55042  | 602920330009 |                                | 1                           | \$6,000                               |
| 54  | HART ROLAND E JR & MARILYN J       | 5096 MARQUESS TRL CT N  | 5096 MARQUESS TRL CT N LAKE ELMO MN 55042  | 602920330008 |                                | 1                           | \$6,000                               |
| 55  | SERVAIS JEFFREY P & DENISE C       | 5035 MARQUESS TRL N     | 5035 MARQUESS TRL N LAKE ELMO MN 55042     | 602920330025 |                                | 1                           | \$6,000                               |
| 56  | CARRIAGE STATION HOMWNERS ASSN     | 5036 MARQUESS TRL N     | PO BOX 185 LAKE ELMO MN 55042              | 602920330027 |                                | 3                           | \$18,000                              |
| 57  | IAN M STEIVANG REV TRS             | 5097 MARQUESS TRL N     | 5097 MARQUESS TRL N LAKE ELMO MN 55042     | 602920330021 |                                | 1                           | \$6,000                               |
| 58  | SLACHTA RICHARD & AMY              | 5128 MARQUESS TRL N     | 5128 MARQUESS TRL N LAKE ELMO MN 55042     | 602920330007 |                                | 1                           | \$6,000                               |
| 59  | ZOLLAR DAVID R & TERI L            | 5150 MARQUESS TRL N     | 5150 MARQUESS TRL N LAKE ELMO MN 55042     | 602920330006 |                                | 1                           | \$6,000                               |
| 60  | O'NEILL DAVID G & KRISTIN L        | 5168 MARQUESS TRL N     | 5168 MARQUESS TRL N LAKE ELMO MN 55042     | 602920330005 |                                | 1                           | \$6,000                               |

2024 STREET AND UTILITY IMPROVEMENTS  
CARRIAGE STATION  
PRELIMINARY ASSESSMENT ROLL

| NO.                                                      | NAME                                  | ADDRESS                | MAILING ADDRESS                               | PID          | LINEAR FOOTAGE                 |                             | STREET AND DRAINAGE ASSESSMENT AMOUNT |
|----------------------------------------------------------|---------------------------------------|------------------------|-----------------------------------------------|--------------|--------------------------------|-----------------------------|---------------------------------------|
|                                                          |                                       |                        |                                               |              | FOR NON RESIDENTIAL PROPERTIES | RESIDENTIAL EQUIVALENT LOTS |                                       |
| 61                                                       | DENNIS DUSTY L & RENEE E              | 5173 MARQUESS TRL N    | 5173 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320056 |                                | 1                           | \$6,000                               |
| 62                                                       | LAVERS ANN & TIMOTHY BRAMER           | 5188 MARQUESS TRL N    | 5188 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320046 |                                | 1                           | \$6,000                               |
| 63                                                       | THOMPSON DONALD G                     | 5203 MARQUESS TRL N    | 5203 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320055 |                                | 1                           | \$6,000                               |
| 64                                                       | MARA KRISTY A & KURT T                | 5206 MARQUESS TRL N    | 5206 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320045 |                                | 1                           | \$6,000                               |
| 65                                                       | KEVIN J BEGIN REV TRS                 | 5222 MARQUESS TRL N    | 5222 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320044 |                                | 1                           | \$6,000                               |
| 66                                                       | LANGEVIN JOEL H & KITTY K COTTON      | 5231 MARQUESS TRL N    | 5231 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320054 |                                | 1                           | \$6,000                               |
| 67                                                       | VANG MAICHIA                          | 5238 MARQUESS TRL N    | 5238 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320043 |                                | 1                           | \$6,000                               |
| 68                                                       | COLLYER LEIGH & RASCHELL              | 5265 MARQUESS TRL N    | 5265 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320053 |                                | 1                           | \$6,000                               |
| 69                                                       | DUESENBERG JAKE A & KIRSTEN E         | 5291 MARQUESS TRL N    | 5291 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320052 |                                | 1                           | \$6,000                               |
| 70                                                       | AMUNDSON KURT M & AMBER L             | 5294 MARQUESS TRL N    | 5294 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320011 |                                | 1                           | \$6,000                               |
| 71                                                       | TIWARI ALPANA                         | 5307 MARQUESS TRL N    | 5307 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320051 |                                | 1                           | \$6,000                               |
| 72                                                       | NIELSEN REDGIE & BROOKE               | 5310 MARQUESS TRL N    | 5310 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320012 |                                | 1                           | \$6,000                               |
| 73                                                       | DEMULLING DALE J & MICHELLE M         | 5323 MARQUESS TRL N    | 5323 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320050 |                                | 1                           | \$6,000                               |
| 74                                                       | CORDELL CHRISTINE M & SEAN M          | 5328 MARQUESS TRL N    | 5328 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320013 |                                | 1                           | \$6,000                               |
| 75                                                       | MICHELE E BARDWELL REV TRS            | 5337 MARQUESS TRL N    | 5337 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320049 |                                | 1                           | \$6,000                               |
| 76                                                       | DAHEDL TOM & MERCI                    | 5346 MARQUESS TRL N    | 5346 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320014 |                                | 1                           | \$6,000                               |
| 77                                                       | TISCHER SHERI M                       | 5366 MARQUESS TRL N    | 5366 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320015 |                                | 1                           | \$6,000                               |
| 78                                                       | NEFF ALEX B & PATRICIA                | 5383 MARQUESS TRL N    | 5383 MARQUESS TRL N LAKE ELMO MN 55042        | 602920310036 |                                | 1                           | \$6,000                               |
| 79                                                       | CASKEY JESSE W & MEREDITH S           | 5388 MARQUESS TRL N    | 5388 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320016 |                                | 1                           | \$6,000                               |
| 80                                                       | TIMMONS MICHAEL J & KRISTIN M         | 5403 MARQUESS TRL N    | 5403 MARQUESS TRL N LAKE ELMO MN 55042        | 602920310037 |                                | 1                           | \$6,000                               |
| 81                                                       | CELSKI JOHN & SHERRIDAN               | 5408 MARQUESS TRL N    | 5408 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320017 |                                | 1                           | \$6,000                               |
| 82                                                       | ARMSTRONG DARON & LARA                | 5429 MARQUESS TRL N    | 5429 MARQUESS TRL N LAKE ELMO MN 55042        | 602920310038 |                                | 1                           | \$6,000                               |
| 83                                                       | DEAN JEFFREY G & WENDY E              | 5445 MARQUESS TRL N    | 5445 MARQUESS TRL N LAKE ELMO MN 55042        | 602920310039 |                                | 1                           | \$6,000                               |
| 84                                                       | HUGHES TROY J & DIANE                 | 5470 MARQUESS TRL N    | 5470 MARQUESS TRL N LAKE ELMO MN 55042        | 602920320026 |                                | 1                           | \$6,000                               |
| 85                                                       | MILLER STEPHEN P & NICHOLE C          | 12260 MARQUESS WAY N   | 12260 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310025 |                                | 1                           | \$6,000                               |
| 86                                                       | HARRIS DAVID & KATHLEEN N             | 12288 MARQUESS WAY N   | 12288 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310023 |                                | 1                           | \$6,000                               |
| 87                                                       | VILLARREAL CARLOS G & ERIN M          | 12300 MARQUESS WAY N   | 12300 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310022 |                                | 1                           | \$6,000                               |
| 88                                                       | MARTINSON JEFFREY S & ANNETTE P       | 12311 MARQUESS WAY N   | 12311 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310027 |                                | 1                           | \$6,000                               |
| 89                                                       | ADAMSON JUSTIN J & MACKENZIE          | 12312 MARQUESS WAY N   | 12312 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310021 |                                | 1                           | \$6,000                               |
| 90                                                       | BOUGIE SCOTT A & MELISSA A PATTERSON  | 12324 MARQUESS WAY N   | 12324 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310020 |                                | 1                           | \$6,000                               |
| 91                                                       | HOLTEN LUKE J & KARISSA PEPIN         | 12337 MARQUESS WAY N   | 12337 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310028 |                                | 1                           | \$6,000                               |
| 92                                                       | HINCK JOHN J & SHARON L               | 12340 MARQUESS WAY N   | 12340 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310019 |                                | 1                           | \$6,000                               |
| 93                                                       | HUDSON DANIEL & PATRINA               | 12359 MARQUESS WAY N   | 12359 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310029 |                                | 1                           | \$6,000                               |
| 94                                                       | WOOD DIANE E ETAL                     | 12362 MARQUESS WAY N   | 12362 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310018 |                                | 1                           | \$6,000                               |
| 95                                                       | HASSENSTAB ERIK D & DENISE R          | 12371 MARQUESS WAY N   | 12371 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310030 |                                | 1                           | \$6,000                               |
| 96                                                       | CAVALLARO ANTHONY J & KIM M CAVALLARO | 12383 MARQUESS WAY N   | 12383 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310031 |                                | 1                           | \$6,000                               |
| 97                                                       | TURNER AMY & ERIC                     | 12386 MARQUESS WAY N   | 12386 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310017 |                                | 1                           | \$6,000                               |
| 98                                                       | BRANHAM THOMAS W & DEBRA F            | 12404 MARQUESS WAY N   | 12404 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310016 |                                | 1                           | \$6,000                               |
| 99                                                       | AUGER ROBERT & REBECCA                | 12409 MARQUESS WAY N   | 12409 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310032 |                                | 1                           | \$6,000                               |
| 100                                                      | BECKER JASON T & KATHLEEN S           | 12418 MARQUESS WAY N   | 12418 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310015 |                                | 1                           | \$6,000                               |
| 101                                                      | HALL STEVEN M & DIANE M C             | 12432 MARQUESS WAY N   | 12432 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310014 |                                | 1                           | \$6,000                               |
| 102                                                      | HODGIN DANIEL & MEGAN                 | 12446 MARQUESS WAY N   | 12446 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310013 |                                | 1                           | \$6,000                               |
| 103                                                      | COLLINS JAMES & ERIN L                | 12455 MARQUESS WAY N   | 12455 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310033 |                                | 1                           | \$6,000                               |
| 104                                                      | NELSON JEFFREY D & CYNTHIA M          | 12476 MARQUESS WAY N   | 12476 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310040 |                                | 1                           | \$6,000                               |
| 105                                                      | YOUNG BROCK D & ANISSA A              | 12488 MARQUESS WAY N   | 12488 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310041 |                                | 1                           | \$6,000                               |
| 106                                                      | REIMANN RODNEY A                      | 12497 MARQUESS WAY N   | 12497 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310034 |                                | 1                           | \$6,000                               |
| 107                                                      | VARHALLA VICTORIA A & GREGORY         | 12502 MARQUESS WAY N   | 12502 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310042 |                                | 1                           | \$6,000                               |
| 108                                                      | TEIGEN ROSS C & BOBBE L               | 12518 MARQUESS WAY N   | 5795 NEWBERRY AVE N OAK PARK HEIGHTS MN 55082 | 602920320047 |                                | 1                           | \$6,000                               |
| 109                                                      | GERDE TIMOTHY & RACHAEL               | 12521 MARQUESS WAY N   | 12521 MARQUESS WAY N LAKE ELMO MN 55042       | 602920310035 |                                | 1                           | \$6,000                               |
| 110                                                      | VAN ANDEL ROGER J & JUDITH E          | 12532 MARQUESS WAY N   | 12532 MARQUESS WAY N LAKE ELMO MN 55082       | 602920320048 |                                | 1                           | \$6,000                               |
| 111                                                      | ST JOHNS EVANGELICAL LUTHERAN CHURCH  | 5274 STILLWATER BLVD N | 5274 STILLWATER BLVD N STILLWATER MN 55082    | 602920340009 | 310                            |                             | \$48,100                              |
| TOTAL                                                    |                                       |                        |                                               |              |                                |                             | \$720,100                             |
| RESIDENTIAL UNIT ASSESSMENT AMOUNT                       |                                       | \$6,000                |                                               |              |                                |                             |                                       |
| NON-RESIDENTIAL UNIT ASSESSMENT AMOUNT (PER LINEAR FOOT) |                                       | \$155                  |                                               |              |                                |                             |                                       |

2024 STREET AND UTILITY IMPROVEMENTS  
JAMACA COURT N  
PRELIMINARY ASSESSMENT ROLL

| PRELIMINARY ASSESSMENT ROLL |                                          |         |        |       |                 |        |       |           |    |       |               |           | STREET AND<br>DRAINAGE<br>ASSESSMENT |
|-----------------------------|------------------------------------------|---------|--------|-------|-----------------|--------|-------|-----------|----|-------|---------------|-----------|--------------------------------------|
| NO.                         | NAME                                     | ADDRESS |        |       | MAILING ADDRESS |        |       |           |    | PID   | AMOUNT        |           |                                      |
| 1                           | CAYETANO CIRILO G                        | 3351    | JAMACA | AVE N | 3351            | JAMACA | AVE N | LAKE ELMO | MN | 55042 | 1502921320031 | \$7,300   |                                      |
| 2                           | HER SHINNA                               | 9033    | JAMACA | CT N  | 9033            | JAMACA | CT N  | LAKE ELMO | MN | 55042 | 1502921320032 | \$7,300   |                                      |
| 3                           | RIVERA JEAN C & JESSICA RIVERA           | 9055    | JAMACA | CT N  | 9055            | JAMACA | CT N  | LAKE ELMO | MN | 55042 | 1502921320023 | \$7,300   |                                      |
| 4                           | ROMANECZ STEVE & MICHELLE A SPITZMUELLER | 9089    | JAMACA | CT N  | 9089            | JAMACA | CT N  | LAKE ELMO | MN | 55042 | 1502921320022 | \$7,300   |                                      |
| 5                           | WEBER PAUL J                             | 9115    | JAMACA | CT N  | 9179            | JAMACA | CT N  | LAKE ELMO | MN | 55042 | 1502921320021 | \$7,300   |                                      |
| 6                           | MASTERMAN JAMES A                        | 9165    | JAMACA | CT N  | 9165            | JAMACA | CT N  | LAKE ELMO | MN | 55042 | 1502921320020 | \$7,300   |                                      |
| 7                           | WEBER PAUL J                             | 9179    | JAMACA | CT N  | 9179            | JAMACA | CT N  | LAKE ELMO | MN | 55042 | 1502921320025 | \$7,300   |                                      |
| 8                           | DUKE GARY L & TERRY J                    | 9186    | JAMACA | CT N  | 9184            | JAMACA | CT N  | LAKE ELMO | MN | 55042 | 1502921320027 | \$7,300   |                                      |
| 9                           | HICKEY MICHAEL T                         | 9170    | JAMACA | CT N  | 9170            | JAMACA | CT N  | LAKE ELMO | MN | 55042 | 1502921320026 | \$7,300   |                                      |
| 10                          | PHUNG QUANG & GROTH SANDRA A             | 9150    | JAMACA | CT N  | 9150            | JAMACA | CT N  | LAKE ELMO | MN | 55042 | 1502921320015 | \$7,300   |                                      |
| 11                          | ZIEMER LORILEE K                         | 9130    | JAMACA | CT N  | 9130            | JAMACA | CT N  | LAKE ELMO | MN | 55042 | 1502921320016 | \$7,300   |                                      |
| 12                          | HAUSER FAMILY TRS                        | 9110    | JAMACA | CT N  | 9110            | JAMACA | CT N  | LAKE ELMO | MN | 55042 | 1502921320017 | \$7,300   |                                      |
| 13                          | MUELLER MICHAEL L & DONNA RUSSELL        | 9090    | JAMACA | CT N  | 9090            | JAMACA | CT N  | LAKE ELMO | MN | 55042 | 1502921320018 | \$7,300   |                                      |
| 14                          | SAURO TIMOTHY A                          | 9060    | JAMACA | CT N  | 9060            | JAMACA | CT N  | LAKE ELMO | MN | 55042 | 1502921320019 | \$7,300   |                                      |
| 15                          | SANDERS FAMILY ENTRPRS LLC               | 9038    | JAMACA | CT N  | 9038            | JAMACA | CT N  | LAKE ELMO | MN | 55042 | 1502921320010 | \$7,300   |                                      |
| TOTAL                       |                                          |         |        |       |                 |        |       |           |    |       |               | \$109,500 |                                      |