



STAFF REPORT

DATE: November 8, 2023
CONSENT

AGENDA ITEM: Approve Resolution Receiving Revised Feasibility Report 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

ISSUE BEFORE COUNCIL: Should the City Council accept the REVISED Feasibility Report for the 2024 Street and Utility Improvements?

BACKGROUND: On October 17, 2023, the City Council accepted the feasibility report for the 2024 Street and Utility Improvements and called for the hearing on the improvement to be held at the November 21, 2023 council meeting.

PROPOSAL DETAILS/ANALYSIS: Following the October 17, 2023 council approval of the Feasibility Report, staff discovered an error in the cost estimate for the street and drainage improvements along Jamaca Court North. The Feasibility Report accurately addressed the scope of proposed improvements including the recommendation to install concrete ribbon curb along the edges of the bituminous pavement. However, the line item for concrete ribbon curb was excluded in the original cost estimate for the improvements.

The Feasibility Report has now been corrected together with the proposed unit assessment and preliminary assessment roll. The corrections are detailed below under the Fiscal Impact part of this agenda report. The corrections were made prior to conducting the November 9, 2023 neighborhood meeting and prior to the scheduled November 21st Improvement Hearing.

The changes result in the unit assessment for the Jamaca Court North street and drainage improvements to be increased to \$8,500 per property. The initial report indicated a unit assessment of \$7,300.

FISCAL IMPACT: The total estimated project cost remains as \$2,623,700 for the Carriage Station Neighborhood, and has been revised to \$872,000 for Jamaca Court North. This amount was previously \$824,800. The estimated project costs and breakdown are detailed below:

CARRIAGE STATION ADDITION: Total Estimated Project Cost	\$2,623,700
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- | | |
|---|-------------|
| • Street Reclamation, Spot Curb Replacement, and Storm Sewer Repair/Additions | \$2,274,800 |
| • Water System Upgrades | \$ 348,900 |

JAMACA COURT: Total Estimated Project Cost	\$872,000	\$824,800
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|---|-----------|----------------------|
| • Street Reclamation, Ribbon Curb, and Storm Sewer Repair/Replacement | \$424,400 | \$360,900 |
| • Water System Repairs/Upgrades | \$447,600 | \$463,900 |

For the street and drainage improvements, \$720,100 would be paid through special assessment from the Carriage Station Addition, \$127,500 (~~\$109,500~~) would be paid through special assessment from Jamaca Court North, with the remaining \$1,851,600 (~~\$1,806,150~~) paid through the general fund.

The total estimated cost for the water system repair/upgrades is \$796,500 (~~\$812,800~~) and would be paid through the water enterprise fund.

RECOMMENDATION: Staff is recommending that the City Council approve, *as part of the Consent Agenda*, a Resolution receiving the REVISED Feasibility Report for the 2024 Street and Utility Improvements. If removed from the *Consent Agenda*, the recommended motion for this action is as follows:

“Move to approve Resolution No. 2023-110, receiving the REVISED Feasibility Report for the 2024 Street and Utility Improvements.”

ATTACHMENTS:

1. Resolution Receiving the REVISED Feasibility Report.
2. REVISED Preliminary Assessment Roll.

REVISED Feasibility Report (*available on the City website*).

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

RESOLUTION NO. 2023-110

**A RESOLUTION RECEIVING A REVISED FEASIBILITY REPORT FOR
THE 2024 STREET AND UTILITY IMPROVEMENTS**

WHEREAS, pursuant to City Council authorization, adopted on April 18, 2023, a feasibility report has been prepared by FOCUS Engineering, Inc. for the 2024 Street and Utility Improvements; and

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

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

WHEREAS, the feasibility report was accepted by the City Council on October 17, 2023 and the Improvement on the Hearing was ordered to be held on the 21st day of November, 2023 in the council chambers of City Hall, at or approximately after 7:00 P.M.; and

WHEREAS, the feasibility report has been revised to update the project costs for the improvements along Jamaca Court North, together with the revised preliminary unit assessment and preliminary assessment roll for the street and drainage improvements.

NOW, THEREFORE, BE IT RESOLVED, That the City Council will consider the improvements in accordance with the revised report and the revised assessments of the abutting properties for all or a portion of the cost of the improvements pursuant to Minnesota Statutes, Chapter 429 at an estimated total project street and drainage improvement cost of \$2,274,800 for the Carriage Station Neighborhood, and \$424,400 for Jamaca Court North; and an estimated total project watermain improvement cost of \$348,900 for the Carriage Station Neighborhood, and \$447,600 for Jamaca Court North.

ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE EIGHTH DAY OF NOVEMBER, 2023.

CITY OF LAKE ELMO

(Seal)
ATTEST:

By: _____
Charles Cadenhead
Mayor

Julie Johnson
City Clerk

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	BIELLENBERG 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

														STREET AND DRAINAGE 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						\$8,500	
2	HER SHINNA	9033	JAMACA CT N	9033	JAMACA CT N	LAKE ELMO MN	55042	1502921320032						\$8,500	
3	RIVERA JEAN C & JESSICA RIVERA	9055	JAMACA CT N	9055	JAMACA CT N	LAKE ELMO MN	55042	1502921320023						\$8,500	
4	ROMANECZ STEVE & MICHELLE A SPITZMUELLER	9089	JAMACA CT N	9089	JAMACA CT N	LAKE ELMO MN	55042	1502921320022						\$8,500	
5	WEBER PAUL J	9115	JAMACA CT N	9179	JAMACA CT N	LAKE ELMO MN	55042	1502921320021						\$8,500	
6	MASTERMAN JAMES A	9165	JAMACA CT N	9165	JAMACA CT N	LAKE ELMO MN	55042	1502921320020						\$8,500	
7	WEBER PAUL J	9179	JAMACA CT N	9179	JAMACA CT N	LAKE ELMO MN	55042	1502921320025						\$8,500	
8	DUKE GARY L & TERRY J	9186	JAMACA CT N	9184	JAMACA CT N	LAKE ELMO MN	55042	1502921320027						\$8,500	
9	HICKEY MICHAEL T	9170	JAMACA CT N	9170	JAMACA CT N	LAKE ELMO MN	55042	1502921320026						\$8,500	
10	PHUNG QUANG & GROTH SANDRA A	9150	JAMACA CT N	9150	JAMACA CT N	LAKE ELMO MN	55042	1502921320015						\$8,500	
11	ZIEMER LORILEE K	9130	JAMACA CT N	9130	JAMACA CT N	LAKE ELMO MN	55042	1502921320016						\$8,500	
12	HAUSER FAMILY TRS	9110	JAMACA CT N	9110	JAMACA CT N	LAKE ELMO MN	55042	1502921320017						\$8,500	
13	MUELLER MICHAEL L & DONNA RUSSELL	9090	JAMACA CT N	9090	JAMACA CT N	LAKE ELMO MN	55042	1502921320018						\$8,500	
14	SAURO TIMOTHY A	9060	JAMACA CT N	9060	JAMACA CT N	LAKE ELMO MN	55042	1502921320019						\$8,500	
15	SANDERS FAMILY ENTRPRS LLC	9038	JAMACA CT N	9038	JAMACA CT N	LAKE ELMO MN	55042	1502921320010						\$8,500	
													TOTAL	\$127,500	