



STAFF REPORT

DATE: November 21, 2023
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 2024 Street and Utility Improvements

SUBMITTED BY: Jack Griffin, City Engineer
REVIEWED BY: Kristina Handt, City Administrator
Sarah Sonsalla, City Attorney
Clarissa Hadler, Finance Director
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 2024 Street and Utility Improvements; and following the Hearing, consider adopting a Resolution Ordering the Improvement and the Preparation of Plans and Specifications; and awarding a Professional Engineering Services Contract.

BACKGROUND: Pursuant to Minnesota Statutes, Section 429.011 to 429.111, a Public Improvement Hearing was noticed for November 21, 2023, to consider making the improvement necessary to improve the public streets in the Carriage Station Addition and along Jamaca Court North. 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 revised feasibility report was accepted by the City Council on November 8, 2023 in order to ready these improvements for 2024 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 2024 Street and Utility Improvement project includes street and drainage improvements within the Carriage Station Addition 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 55th 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.

Friedrich Heights (Jamaca Court North):

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

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.

The proposed improvements along Jamaca Court North includes 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 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 \$8,500 for Jamaca Court North. 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, SEH, Stantec, and TKDA. Proposals were received on November 7, 2023 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 \$131,658 to \$208,778. 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 and Menk, Inc. They have assigned a qualified team appropriate for the level of work required for this project and have previous work experience on similar projects. Although we believe the proposed fee is potentially too low and missing a few design elements needed for the project, Bolton & Menk did identify a generally thorough understanding of the work to be performed and they are aware of key issues related to the project.

FISCAL IMPACT: The total estimated project cost is \$2,623,700 for the Carriage Station Neighborhood, and \$872,000 for Jamaca Court North. 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
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- | | |
|---|------------|
| • Street Reclamation, Ribbon Curb, and Storm Sewer Repair/Replacement | \$ 424,400 |
| • Water System Repairs/Upgrades | \$ 447,600 |

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

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

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 2024 Street and

Utility Improvements as outlined in the revised Feasibility Report approved on November 8, 2023. The recommended motion for this action is as follows:

“Move to adopt Resolution No. 2023-116 Ordering the 2024 Street and Utility Improvements and the Preparation of Plans and Specifications for the recommended street and drainage improvements as outlined in the revised Feasibility Report approved on November 8, 2023.”

Staff is also recommending that the City Council award a Professional Engineering Design and Construction Support Services contract to Bolton and Menk, Inc. in a not to exceed amount of \$131,658 for the 2024 Street and Utility Improvements. The recommended motion for this action is as follows:

“Move to approve a Professional Engineering Design and Construction Support Services Contract to Bolton and Menk, Inc. in the not to exceed amount of \$131,658 for the 2024 Street and Utility Improvements.”

ATTACHMENTS:

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

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

RESOLUTION NO. 2023-116

**A RESOLUTION ORDERING THE IMPROVEMENT AND
PREPARATION OF PLANS AND SPECIFICATIONS FOR THE
2024 STREET AND UTILITY IMPROVEMENTS**

WHEREAS, pursuant to city council authorization, adopted on October 17, 2023, the council ordered a hearing on improvement for the 2024 Street and Utility 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 21st day of November 2023, 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 revised Feasibility Report dated October 2023.
2. Such improvement is hereby ordered as proposed in the council resolution adopted this 21st day of November, 2023.
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 TWENTY-FIRST DAY OF
NOVEMBER, 2023.**

CITY OF LAKE ELMO

(Seal)
ATTEST:

By: _____
Charles Cadenhead
Mayor

Julie Johnson
City Clerk

**CITY OF LAKE ELMO
NOTICE OF HEARING ON IMPROVEMENT
2024 STREET AND UTILITY IMPROVEMENTS**

Notice is hereby given that the City Council of Lake Elmo will conduct a public hearing on **Tuesday, November 21, 2023**, 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 Carriage Station Neighborhood and along Jamaca Court North, consisting of the reconstruction or full depth reclamation of the street pavement section, with new bituminous pavement and new concrete curb and gutter, or ribbon curb. 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 8,500 feet (1.6 miles) of public streets including the following segments:

Carriage Station Neighborhood:

- Marquess Trail North, from CSAH 15 to 55th 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.

Friedrich Heights (Jamaca Court North):

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

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 \$2,274,800 for the Carriage Station Neighborhood and \$360,900 for improvements to Jamaca Court North. The estimated total cost for the Water System Repair/Upgrades is \$348,900 in the Carriage Station Neighborhood and \$463,900 along Jamaca Court North. 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 17, 2023

BY ORDER OF THE LAKE ELMO CITY COUNCIL

Charles Cadenhead, Mayor

(Published in the Stillwater Gazette on October 20, 2023 and October 27, 2023)

2024 STREET AND UTILITY IMPROVEMENTS
CARRIAGE STATION
PRELIMINARY ASSESSMENT ROLL

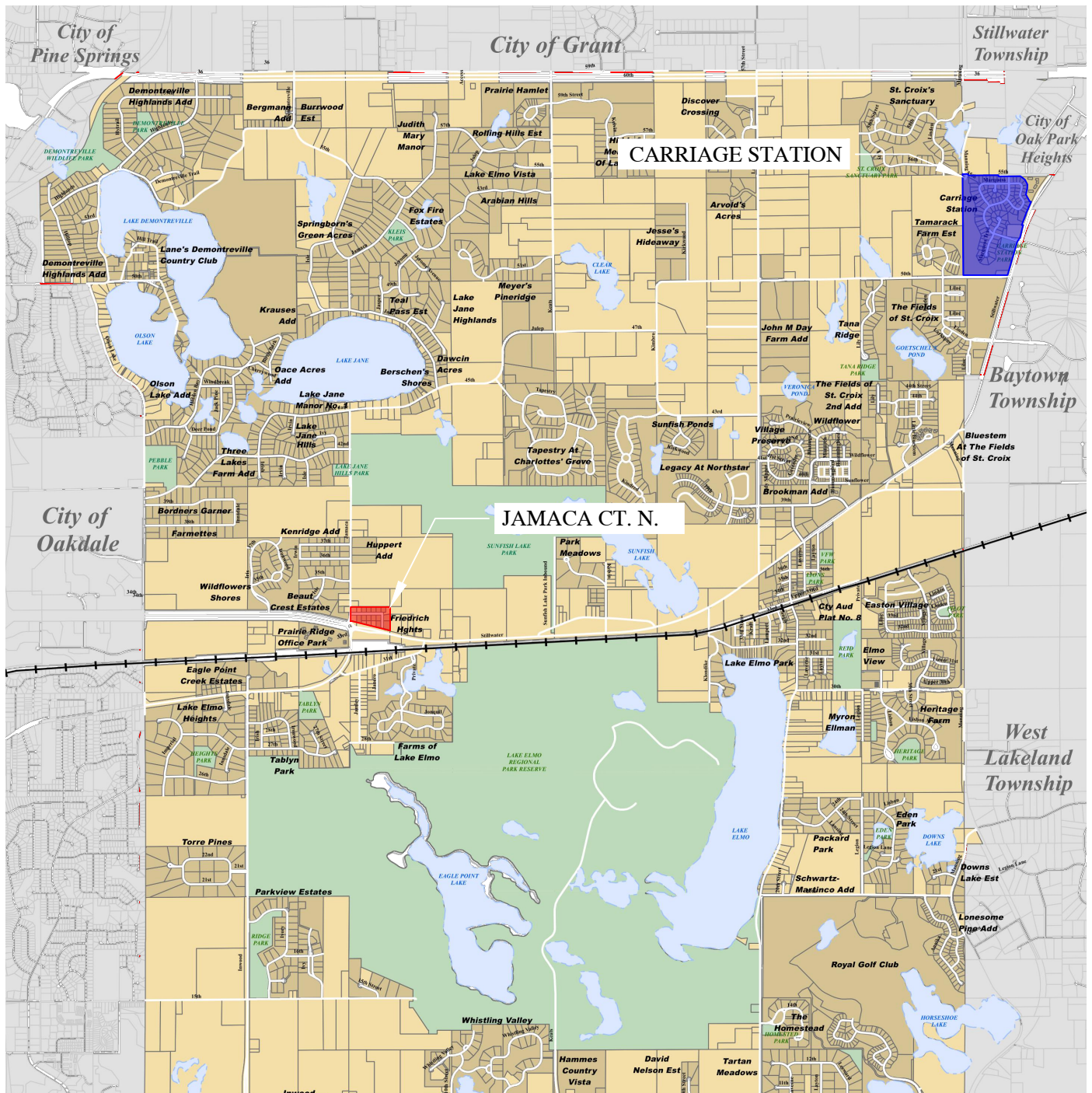
NO.	NAME	ADDRESS	MAILING ADDRESS	PID	LINEAR FOOTAGE		STREET AND DRAINAGE ASSESSMENT AMOUNT
					FOR NON RESIDENTIAL PROPERTIES	RESIDENTIAL EQUIVALENT LOTS	
1	MAGNUS WARREN & ELIZABETH A LODAHL	12167 MARQUESS LN CV N	12167 MARQUESS LN CV N LAKE ELMO MN 55042	602920320005		1	\$6,000
2	SWEDZINSKI JASON 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

											LINEAR FOOTAGE		STREET AND DRAINAGE
											FOR NON RESIDENTIAL PROPERTIES	RESIDENTIAL EQUIVALENT LOTS	ASSESSMENT AMOUNT
NO.	NAME			ADDRESS			MAILING ADDRESS				PID		
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 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



LEGEND

- CARRIAGE STATION
- JAMACA CT. N.

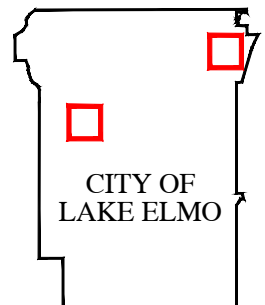


FIGURE NO. 1

LOCATION MAP

2024 STREET IMPROVEMENTS

FOCUS
ENGINEERING, inc.

2024 STREET
IMPROVEMENTS
PROJECT NO. 2024.123
APRIL, 2023

PROJECT SCHEDULE CITY OF LAKE ELMO



2024 STREET IMPROVEMENTS PROJECT NO. 2022.123

APRIL 18, 2023	Council orders preparation of Feasibility Report.
OCTOBER 17, 2023	Presentation of Feasibility Report. Council accepts Report and calls for Improvement Hearing.
NOVEMBER 8, 2023	Council accepts the revised Feasibility Report.
NOVEMBER 9, 2023	Neighborhood informational meeting(s).
NOVEMBER 21, 2023	Public Improvement Hearing. Council Orders the Improvement (4/5th Vote) and preparation of Plans and Specifications.
MARCH 5, 2024	Council approves Plans and Specifications and orders Advertisement for Bids.
APRIL 4, 2024	Project Bid Date: Receive contractor bids.
APRIL 16, 2024	Council accepts Bids and awards Contract.
MAY 21, 2024	Conduct Pre-Construction Meeting and issue Notice to Proceed.
	<ul style="list-style-type: none">SEPTEMBER 23, 2024 Substantial Completion.OCTOBER 25, 2024 Final Completion.

**Final Assessment Hearing Schedule TDB*

CITY OF LAKE ELMO, MINNESOTA
2024 STREET AND UTILITY IMPROVEMENTS
PROJECT NO. 2023.113
DATE RECEIVED: NOVEMBER 7, 2023

PROPOSAL FEE SUMMARY					
Consulting Firm	Total Engineering	Project Management	P&S	Bidding	Construction
Bolton & Menk, Inc.	\$131,658	\$4,680	\$78,855	\$3,761	\$44,362
Stantec, Inc.	\$170,877	\$11,926	\$114,660	\$4,657	\$39,634
SEH, Inc.	\$208,778	\$8,052	\$135,023	\$3,903	\$61,800
TKDA, Inc.	\$149,800	\$4,300	\$113,600	\$4,000	\$27,900