



STAFF REPORT

DATE: October 15, 2024
FINAL ASSESSMENT HEARING

AGENDA ITEM: Adopt Final Assessment Roll for the 2024 Street and Utility Improvements

SUBMITTED BY: Jack Griffin, City Engineer
REVIEWED BY: Nicole Miller, City Administrator
Sarah Sonsalla, City Attorney
Clarissa Hadler, Finance Director
Marty Powers, Public Works Director
Chad Isakson, Assistant City Engineer
Mike Rusenovich, Project Engineer

ISSUE BEFORE COUNCIL: The City Council is respectfully requested to hold a Public Hearing for the proposed assessments for the 2024 Street and Utility Improvements. Following the hearing, should the City Council adopt the final assessment roll?

BACKGROUND: On September 17, 2024, the City Council approved a Resolution declaring the costs to be assessed, ordering the preparation of the proposed assessment, and calling for the hearing on proposed assessment for the 2024 Street and Utility Improvements. Mailed notice has been provided to each assessed property and notice of the public hearing has been published in the local paper.

PROPOSAL DETAILS/ANALYSIS: Pursuant to Minnesota Statutes, Section 429, the Council must declare the amount to be assessed against the benefitting properties and the Hearing on the proposed Assessment for these Improvements must be held. Staff has enclosed a proposed Final Assessment Roll which has been calculated in accordance with the approved Feasibility Report and the City's Special Assessment Policy.

A portion of the project is proposed to be assessed to the benefitting properties. Based on the anticipated final project costs, the street and drainage per linear foot and residential unit assessments for the Carriage Station Addition can be lowered from \$155/LF to \$110/LF, and from \$6,000 per residential property to \$4,200. The street and drainage unit assessment for the Fredrich Heights Addition (Jamaca Court N) can be lowered from \$8,500 per residential property to \$8,100. Assessments for street and drainage improvements will be levied over a 15-year period and charged an interest rate of 5.5%.

At the preliminary assessment hearing on November 21, 2024, it was noted that Carriage Station Park was listed as Carriage Station HOA owned even though the Park has been operated and maintained as a City Park. Therefore, the 3-unit Park assessments were assigned to the Carriage Station HOA. In preparation for the final assessment hearing it has been determined that the deed transfer of the Park to the City remains incomplete, therefore the final assessment hearing continues to assign the Park assessment to the Carriage Station HOA. Once the deed has been executed and transferred to the City, the assignment of the assessment can be revised. It is advisable to that the fully executed transfer get completed prior to Certification of the Assessment to the County on November 15, 2024.

FISCAL IMPACT: Attached to this agenda report is a summary of the Estimate to Completion Total Project Costs showing the cost breakdown by infrastructure component and resulting unit assessment. The estimated total project cost at completion is \$2,418,000; including \$2,000,000 for the street and drainage improvements and \$418,000 for the water system improvements. Of these costs, \$626,000 will be specially

assessed, \$418,000 will be funded through the Water Enterprise Fund, and the remaining costs will be funded through the project bond proceeds and general tax levy.

RECOMMENDATION: Staff is recommending that the City Council approve a resolution adopting the Final Assessment Roll for the 2024 Street and Utility Improvements. The recommended motion for this action is as follows:

“Move to approve Resolution No. 2024-112, Adopting the Final Assessment Roll for the 2024 Street and Utility Improvements.”

ATTACHMENTS:

1. Resolution Adopting the Final Assessment Roll.
2. Notice of Hearing on Proposed Assessment.
3. Estimate to Complete – Total Project Cost Summary.
4. Final Assessment Roll.

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

**RESOLUTION NO. 2024-112
A RESOLUTION ADOPTING THE FINAL ASSESSMENT ROLL FOR
THE 2024 STREET AND UTILITY IMPROVEMENTS**

WHEREAS, pursuant to proper notice duly given as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for the 2024 Street and Utility Improvements including street, drainage, and water system improvements.

NOW, THEREFORE, BE IT RESOLVED,

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over 15 years for street and drainage improvements, the first of the installments to be payable on or before the first Monday in January, 2025 and shall bear interest at the rate of 5.5 percent per annum from the adoption date of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2024. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to the certification of the assessment to the county auditor, pay the whole of the assessment on such property, with the interest accrued to the date of payment, to the City Clerk, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he/she may, at any time thereafter, pay to the City Clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.
4. The City Clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the county. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE FIFTEENTH DAY OF OCTOBER, 2024.

CITY OF LAKE ELMO

(Seal)
ATTEST:

By: _____
Charles Cadenhead
Mayor

Julie Johnson
City Clerk

CITY OF LAKE ELMO
NOTICE OF HEARING ON PROPOSED ASSESSMENT
2024 STREET AND UTILITY IMPROVEMENTS

Notice is hereby given that the City Council of Lake Elmo will conduct a public hearing on **Tuesday October 15, 2024** at, or approximately after, 7:00 P.M. at Lake Elmo City Hall to consider, and possibly adopt, the proposed assessment against abutting properties for the 2024 Street and Utility Improvements. Adoption by the Council of the proposed assessment may occur at the hearing. The following describes the proposed improvements and area(s) to be assessed:

Street and drainage improvements along the public streets within the Carriage Station Addition and the Fredrich Heights Addition, including the reclamation of the street with new bituminous pavement, spot replacement of concrete curb and gutter in Carriage Station subdivision, and new ribbon concrete curb and gutter along Jamaca Court. As part of the street improvements the project incorporated partial storm sewer repair and restoration of the existing street drainage system. The project includes approximately 8,500 feet (1.6 miles) of public streets including the following segments:

Carriage Station

- 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 N)

- Jamaca Court North from Jamaca Avenue North to the cul-de-sac.

You may at any time prior to certification of the assessment to the county auditor on November 15, 2024, pay the entire assessment on such property to the City Clerk with interest accrued to the date of payment. No interest shall be charged if the entire assessment is paid to the City Clerk prior to November 1, 2024. You may at any time thereafter, pay to the City Clerk the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 (for the assessment to be certified to County Auditor) or interest will be charged through December 31 of the succeeding year. If you decide not to prepay the assessment before the date given above the rate of interest that will apply is 5.5 percent per year.

Once assessments are certified to the County, the assessments are payable in equal annual installments extending over a period of 15 years for street and drainage improvements, the first of the installments to be payable on or before the first Monday in January 2025 and will bear interest at the rate of 5.5 percent per annum from the date of adoption of the assessment resolution. To the first installment shall be added interest on the entire assessment from the date of the assessment resolution until December 31, 2024. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

The proposed assessment roll is on file for public inspection at the City Clerk's office. The total street improvement amount to be assessed is \$626,000. The City contribution for the overall improvement project is \$1,792,000. Written or oral objections will be considered at the meeting.

No appeal may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. The Council may upon such notice consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners as it deems advisable.

An owner may appeal an assessment to district court pursuant to Minnesota Statutes, Section 429.081 by serving notice of the appeal upon the Mayor or Clerk within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the Mayor or Clerk.

The City Council is authorized in its discretion to defer the payment of an assessment for any homestead property owned by a person for whom it would be a hardship to make payment if the owner is 65 years of age or older and/or the owner is a person retired by virtue of a permanent and total disability or by a person who is a member of the Minnesota National Guard or other military reserves who is ordered into active military service, as defined in section 190.05 subdivision 5b or 5c, as stated in the person's military orders, for whom it would be a hardship to make the payments. The owner must request a deferment of the assessment at or before the public hearing at which the assessment is adopted and make application on forms prescribed by the City Clerk within 30 days after the adoption.

Notwithstanding the standards and guidelines established by the City for determining a hardship, a deferment of an assessment may be obtained pursuant to Minnesota Statutes Section 435.193.

DATED: September 17, 2024

BY ORDER OF THE LAKE ELMO CITY COUNCIL

Charles Cadenhead, Mayor

(Published in the Stillwater Gazette on September 20, 2024)

CITY OF LAKE ELMO
2024 STREET AND UTILITY IMPROVEMENTS
PROJECT NO. 2023.111

	FEASIBILITY REPORT	FINAL PROJECT
TOTAL PROJECT COST	\$3,495,700	\$2,418,000
TOTAL COST: CARRIAGE STATION ADDITION	\$2,623,700	\$1,632,000
Street and Drainage Improvements	\$2,274,800	\$1,597,000
<i>Assessable Cost per lineal foot</i>	\$155	\$110
<i>Commercial/Institutional property Assessable Costs (310 LF)</i>	\$48,100	\$34,100
<i>Non-commercial property Assessable Costs</i>	\$668,000	\$468,900
<i>Residential Assessable Parcels</i>	112	112
<i>Residential Unit Assessment Amount</i>	\$6,000	\$4,200
Watermain Improvements (Water Fund)	\$348,900	\$35,000
TOTAL COST: FRIEDRICH HEIGHTS ADDITION	\$872,000	\$786,000
Street and Drainage Improvements	\$424,400	\$401,000
<i>Non-commercial property Assessable Costs</i>	\$127,320	\$120,300
<i>Residential Assessable Parcels</i>	15	15
<i>Residential Unit Assessment Amount</i>	\$8,500	\$8,100
Watermain Improvements (Water Fund)	\$447,600	\$385,000

2024 STREET AND UTILITY IMPROVEMENTS
CARRIAGE STATION
FINAL ASSESSMENT ROLL

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	LINEAR FOOTAGE FOR NON		STREET AND DRAINAGE ASSESSMENT AMOUNT
					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	\$4,200
2	SWEDZINSKI JASON L	12177 MARQUESS LN CV N	12177 MARQUESS LN CV N LAKE ELMO MN 55042	602920320025		1	\$4,200
3	GOLDSMITH DANIEL & GINA	12181 MARQUESS LN CV N	12181 MARQUESS LN CV N LAKE ELMO MN 55042	602920320024		1	\$4,200
4	BUJOLD CLIFFORD J & DANA M	12187 MARQUESS LN CV N	12187 MARQUESS LN CV N LAKE ELMO MN 55042	602920320023		1	\$4,200
5	SCALIA PETER J	12195 MARQUESS LN CV N	12195 MARQUESS LN CV N LAKE ELMO MN 55042	602920320022		1	\$4,200
6	SUPINA ANDREW B & MARY M	12203 MARQUESS LN CV N	12203 MARQUESS LN CV N LAKE ELMO MN 55042	602920320021		1	\$4,200
7	JOHNSON SCOTT R & ANNMARIE L	12211 MARQUESS LN CV N	12211 MARQUESS LN CV N LAKE ELMO MN 55042	602920320020		1	\$4,200
8	HUGHES TROY J	12229 MARQUESS LN N	12229 MARQUESS LN N LAKE ELMO MN 55042	602920320019		1	\$4,200
9	SMETANA STEVEN T & COLLEEN P	11992 MARQUESS LN N	11992 MARQUESS LN N LAKE ELMO MN 55042	602920320042		1	\$4,200
10	LAVICK STEPHEN & PENNY	12020 MARQUESS LN N	12020 MARQUESS LN N LAKE ELMO MN 55042	602920320041		1	\$4,200
11	PRIGGE MICHAEL N & ROBIN L	12023 MARQUESS LN N	12023 MARQUESS LN N LAKE ELMO MN 55042	602920320010		1	\$4,200
12	OPPELT DAWN & MATTHEW	12035 MARQUESS LN N	12035 MARQUESS LN N LAKE ELMO MN 55042	602920320009		1	\$4,200
13	NORKOL DAVID J & ELLEN H	12038 MARQUESS LN N	12038 MARQUESS LN N LAKE ELMO MN 55042	602920320040		1	\$4,200
14	PAM & TODD TRS	12056 MARQUESS LN N	12056 MARQUESS LN N LAKE ELMO MN 55042	602920320039		1	\$4,200
15	COLBURN DAVID J & CORINNE M	12067 MARQUESS LN N	12067 MARQUESS LN N LAKE ELMO MN 55042	602920320008		1	\$4,200
16	SABIN BRENT C & RHONDA S	12072 MARQUESS LN N	12072 MARQUESS LN N LAKE ELMO MN 55042	602920320038		1	\$4,200
17	MANZEL WILLIAM M & KATHRYN A	12088 MARQUESS LN N	12088 MARQUESS LN N LAKE ELMO MN 55042	602920320037		1	\$4,200
18	UELAND ANDREA M & ANDREW T	12100 MARQUESS LN N	12100 MARQUESS LN N LAKE ELMO MN 55042	602920320036		1	\$4,200
19	CITSAY MARK S & CONNIE OSBECK	12108 MARQUESS LN N	12108 MARQUESS LN N LAKE ELMO MN 55042	602920320035		1	\$4,200
20	O'SHEA MOLLY L	12114 MARQUESS LN N	12114 MARQUESS LN N LAKE ELMO MN 55042	602920320070		1	\$4,200
21	BIELENBERG BRENT D & NANCY C	12115 MARQUESS LN N	12115 MARQUESS LN N LAKE ELMO MN 55042	602920320007		1	\$4,200
22	DOX RONALD J JR & KATIE A	12122 MARQUESS LN N	12122 MARQUESS LN N LAKE ELMO MN 55042	602920320069		1	\$4,200
23	LINELL TYLER J & DANIELLE J	12136 MARQUESS LN N	12136 MARQUESS LN N LAKE ELMO MN 55042	602920320068		1	\$4,200
24	JOHNSON JAY E & SMITH ANNE J	12153 MARQUESS LN N	12153 MARQUESS LN N LAKE ELMO MN 55042	602920320006		1	\$4,200
25	HAGGARD MICHAEL & KATHLEEN P	12154 MARQUESS LN N	12154 MARQUESS LN N LAKE ELMO MN 55042	602920320067		1	\$4,200
26	JUAREZ JUAN I & TAMARA J	12172 MARQUESS LN N	12172 MARQUESS LN N LAKE ELMO MN 55042	602920320066		1	\$4,200
27	CADENHEAD CHARLES & TARA	12190 MARQUESS LN N	12190 MARQUESS LN N LAKE ELMO MN 55042	602920320065		1	\$4,200
28	SLOAN GARY J & DONNA G ROSE	12208 MARQUESS LN N	12208 MARQUESS LN N LAKE ELMO MN 55042	602920320064		1	\$4,200
29	VANDEEST RYAN R	12226 MARQUESS LN N	12226 MARQUESS LN N LAKE ELMO MN 55042	602920320027		1	\$4,200
30	SEIM DESRA R & JUSTEN	12245 MARQUESS LN N	12245 MARQUESS LN N LAKE ELMO MN 55042	602920320018		1	\$4,200
31	EVAN MARCUS A & SARA K SKOGERBOE	5043 MARQUESS TRL CIR N	5043 MARQUESS TRL CIR N LAKE ELMO MN 55042	602920330024		1	\$4,200
32	LINDBERG ERIC L & MELINDA	5049 MARQUESS TRL CIR N	5049 MARQUESS TRL CIR N LAKE ELMO MN 55042	602920330023		1	\$4,200
33	COLWELL PHILIP L & PATRICIA C	5055 MARQUESS TRL CIR N	5055 MARQUESS TRL CIR N LAKE ELMO MN 55042	602920330022		1	\$4,200
34	KRIEGER MICHELLE & TIMOTHY J	5061 MARQUESS TRL CIR N	5061 MARQUESS TRL CIR N LAKE ELMO MN 55042	602920320063		1	\$4,200
35	CLAUSEN DANE O & KAREN E	5067 MARQUESS TRL CIR N	5067 MARQUESS TRL CIR N LAKE ELMO MN 55042	602920320062		1	\$4,200
36	WACHTER JASON & ANN	5073 MARQUESS TRL CIR N	5073 MARQUESS TRL CIR N LAKE ELMO MN 55042	602920320061		1	\$4,200
37	WATURUOCHA CHIKEZIE	5079 MARQUESS TRL CIR N	5079 MARQUESS TRL CIR N LAKE ELMO MN 55042	602920320060		1	\$4,200
38	LEVENHAGEN LIV TRS	5083 MARQUESS TRL CIR N	5083 MARQUESS TRL CIR N LAKE ELMO MN 55042	602920320059		1	\$4,200
39	BLUMER BRETT G & ERIN M	5087 MARQUESS TRL CIR N	5087 MARQUESS TRL CIR N LAKE ELMO MN 55042	602920320058		1	\$4,200
40	KING RICHARD H & MICHELLE M	5091 MARQUESS TRL CIR N	5091 MARQUESS TRL CIR N LAKE ELMO MN 55042	602920320057		1	\$4,200
41	JARRETT MARK J	5038 MARQUESS TRL CT N	5038 MARQUESS TRL CT N LAKE ELMO MN 55042	602920330020		1	\$4,200
42	JACOBSEN BRYAN T & COLLEEN K	5042 MARQUESS TRL CT N	5042 MARQUESS TRL CT N LAKE ELMO MN 55042	602920330019		1	\$4,200
43	ANDREW G LANDHERR TRS	5048 MARQUESS TRL CT N	5048 MARQUESS TRL CT N LAKE ELMO MN 55042	602920330018		1	\$4,200
44	THEISEN ADAM & CASEY	5052 MARQUESS TRL CT N	5052 MARQUESS TRL CT N LAKE ELMO MN 55042	602920330017		1	\$4,200
45	RASSEL KEVIN & STACY	5058 MARQUESS TRL CT N	5058 MARQUESS TRL CT N LAKE ELMO MN 55042	602920330016		1	\$4,200
46	MALONE JOHN S & NICOLE M	5064 MARQUESS TRL CT N	5064 MARQUESS TRL CT N LAKE ELMO MN 55042	602920330015		1	\$4,200
47	SCHOENECKER STAN & MICHELLE N	5068 MARQUESS TRL CT N	5068 MARQUESS TRL CT N LAKE ELMO MN 55042	602920330014		1	\$4,200
48	HARVEY CHRISTOPHER & JENNIFER	5072 MARQUESS TRL CT N	5072 MARQUESS TRL CT N LAKE ELMO MN 55042	602920330013		1	\$4,200
49	WOLFE RANDY C & TAMMY J	5076 MARQUESS TRL CT N	5076 MARQUESS TRL CT N LAKE ELMO MN 55042	602920330012		1	\$4,200
50	SHIELDS ROBERT B & MARY M	5082 MARQUESS TRL CT N	5082 MARQUESS TRL CT N LAKE ELMO MN 55042	602920330011		1	\$4,200
51	SLUSS RICHARD D & JENNIFER M	5086 MARQUESS TRL CT N	5086 MARQUESS TRL CT N LAKE ELMO MN 55042	602920330010		1	\$4,200
52	ELZEN OWEN & MELISSA MEYERS	5090 MARQUESS TRL CT N	5090 MARQUESS TRL CT N LAKE ELMO MN 55042	602920330009		1	\$4,200
53	HART ROLAND E JR & MARILYN J	5096 MARQUESS TRL CT N	5096 MARQUESS TRL CT N LAKE ELMO MN 55042	602920330008		1	\$4,200
54	SERVAIS JEFFREY P & DENISE C	5035 MARQUESS TRL N	5035 MARQUESS TRL N LAKE ELMO MN 55042	602920330025		1	\$4,200
55	CARRIAGE STATION HOMWNERS ASSN	5036 MARQUESS TRL N	5036 MARQUESS TRL N LAKE ELMO MN 55042	602920330027		3	\$12,600
56	IAN M STEIVANG REV TRS	5097 MARQUESS TRL N	5097 MARQUESS TRL N LAKE ELMO MN 55042	602920330021		1	\$4,200
57	SLACHTA RICHARD & AMY	5128 MARQUESS TRL N	5128 MARQUESS TRL N LAKE ELMO MN 55042	602920330007		1	\$4,200

2024 STREET AND UTILITY IMPROVEMENTS
 CARRIAGE STATION
 FINAL ASSESSMENT ROLL

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	LINEAR FOOTAGE FOR NON		STREET AND DRAINAGE ASSESSMENT AMOUNT
					RESIDENTIAL PROPERTIES	RESIDENTIAL EQUIVALENT LOTS	
58	ZOLLAR DAVID R & TERI L	5150 MARQUESS	TRL N LAKE ELMO MN	55042	602920330006	1	\$4,200
59	O'NEILL DAVID G & KRISTIN L	5168 MARQUESS	TRL N LAKE ELMO MN	55042	602920330005	1	\$4,200
60	DENNIS DUSTY L & RENEE E	5173 MARQUESS	TRL N LAKE ELMO MN	55042	602920320056	1	\$4,200
61	LAVERS ANN & TIMOTHY BRAMER	5188 MARQUESS	TRL N LAKE ELMO MN	55042	602920320046	1	\$4,200
62	THOMPSON DONALD G	5203 MARQUESS	TRL N LAKE ELMO MN	55042	602920320055	1	\$4,200
63	KURT T MARA REV TRS	5206 MARQUESS	TRL N LAKE ELMO MN	55042	602920320045	1	\$4,200
64	KEVIN J BEGIN REV TRS	5222 MARQUESS	TRL N LAKE ELMO MN	55042	602920320044	1	\$4,200
65	LANGEVIN JOEL H & KITTY K COTTEN	5231 MARQUESS	TRL N LAKE ELMO MN	55042	602920320054	1	\$4,200
66	VANG MAICHIA	5238 MARQUESS	TRL N LAKE ELMO MN	55042	602920320043	1	\$4,200
67	COLLYER LEIGH & RASCHELL	5265 MARQUESS	TRL N LAKE ELMO MN	55042	602920320053	1	\$4,200
68	DUESENBERG JAKE A & KIRSTEN E	5291 MARQUESS	TRL N LAKE ELMO MN	55042	602920320052	1	\$4,200
69	AMUNDSON KURT M & AMBER L	5294 MARQUESS	TRL N LAKE ELMO MN	55042	602920320011	1	\$4,200
70	TIWARI ALPANA	5307 MARQUESS	TRL N LAKE ELMO MN	55042	602920320051	1	\$4,200
71	NIELSEN REDGIE & BROOKE	5310 MARQUESS	TRL N LAKE ELMO MN	55042	602920320012	1	\$4,200
72	DEMULLING DALE J & MICHELLE M	5323 MARQUESS	TRL N LAKE ELMO MN	55042	602920320050	1	\$4,200
73	CORDELL CHRISTINE M & SEAN M	5328 MARQUESS	TRL N LAKE ELMO MN	55042	602920320013	1	\$4,200
74	MICHELE E BARDWELL REV TRS	5337 MARQUESS	TRL N LAKE ELMO MN	55042	602920320049	1	\$4,200
75	DAHEDL TOM & MERCI	5346 MARQUESS	TRL N LAKE ELMO MN	55042	602920320014	1	\$4,200
76	TISCHER SHERI M	5366 MARQUESS	TRL N LAKE ELMO MN	55042	602920320015	1	\$4,200
77	NEFF ALEX B & PATRICIA	5383 MARQUESS	TRL N LAKE ELMO MN	55042	602920310036	1	\$4,200
78	CASKEY JESSE W & MEREDITH S	5388 MARQUESS	TRL N LAKE ELMO MN	55042	602920320016	1	\$4,200
79	TIMMONS MICHAEL J & KRISTIN M	5403 MARQUESS	TRL N LAKE ELMO MN	55042	602920310037	1	\$4,200
80	CELSKI JOHN & SHERRIDAN	5408 MARQUESS	TRL N LAKE ELMO MN	55042	602920320017	1	\$4,200
81	ARMSTRONG DARON & LARA	5429 MARQUESS	TRL N LAKE ELMO MN	55042	602920310038	1	\$4,200
82	DEAN JEFFREY G & WENDY E	5445 MARQUESS	TRL N LAKE ELMO MN	55042	602920310039	1	\$4,200
83	HUGHES TROY J & DIANE	5470 MARQUESS	TRL N LAKE ELMO MN	55042	602920320026	1	\$4,200
84	MILLER STEPHEN P & NICHOLE C	12260 MARQUESS	WAY N LAKE ELMO MN	55042	602920310025	1	\$4,200
85	MCCORMICK THOMAS J & JENNIFER	12276 MARQUESS	WAY N LAKE ELMO MN	55042	602920310024	1	\$4,200
86	HARRIS DAVID & KATHLEEN N	12288 MARQUESS	WAY N LAKE ELMO MN	55042	602920310023	1	\$4,200
87	VILLARREAL CARLOS G & ERIN M	12300 MARQUESS	WAY N LAKE ELMO MN	55042	602920310022	1	\$4,200
88	MARTINSON JEFFREY S & ANNETTE P	12311 MARQUESS	WAY N LAKE ELMO MN	55042	602920310027	1	\$4,200
89	ADAMSON JUSTIN J & MACKENZIE	12312 MARQUESS	WAY N LAKE ELMO MN	55042	602920310021	1	\$4,200
90	BOUGIE SCOTT A & MELISSA A PATTERSON	12324 MARQUESS	WAY N LAKE ELMO MN	55042	602920310020	1	\$4,200
91	HOLTEN LUKE J & KARISSA PEPIN	12337 MARQUESS	WAY N LAKE ELMO MN	55042	602920310028	1	\$4,200
92	HINCK JOHN J & SHARON L	12340 MARQUESS	WAY N LAKE ELMO MN	55042	602920310019	1	\$4,200
93	HUDSON DANIEL & PATRINA	12359 MARQUESS	WAY N LAKE ELMO MN	55042	602920310029	1	\$4,200
94	WOOD DIANE E ETAL	12362 MARQUESS	WAY N LAKE ELMO MN	55042	602920310018	1	\$4,200
95	HASSENSTAB ERIC D & DENISE R	12371 MARQUESS	WAY N LAKE ELMO MN	55042	602920310030	1	\$4,200
96	CAVALLARO ANTHONY J & KIM M CAVALLARO	12383 MARQUESS	WAY N LAKE ELMO MN	55042	602920310031	1	\$4,200
97	TURNER AMY & ERIC	12386 MARQUESS	WAY N LAKE ELMO MN	55042	602920310017	1	\$4,200
98	BRANHAM THOMAS W & DEBRA F	12404 MARQUESS	WAY N LAKE ELMO MN	55042	602920310016	1	\$4,200
99	AUGER ROBERT & REBECCA	12409 MARQUESS	WAY N LAKE ELMO MN	55042	602920310032	1	\$4,200
100	BECKER JASON T & KATHLEEN S	12418 MARQUESS	WAY N LAKE ELMO MN	55042	602920310015	1	\$4,200
101	HALL STEVEN M & DIANE M C	12432 MARQUESS	WAY N LAKE ELMO MN	55042	602920310014	1	\$4,200
102	HODGIN DANIEL & MEGAN	12446 MARQUESS	WAY N LAKE ELMO MN	55042	602920310013	1	\$4,200
103	COLLINS JAMES & ERIN L	12455 MARQUESS	WAY N LAKE ELMO MN	55042	602920310033	1	\$4,200
104	NELSON JEFFREY D & CYNTHIA M	12476 MARQUESS	WAY N LAKE ELMO MN	55042	602920310040	1	\$4,200
105	YOUNG BROCK D & ANISSA A	12488 MARQUESS	WAY N LAKE ELMO MN	55042	602920310041	1	\$4,200
106	MCMILLAN RYAN & EMILY	12497 MARQUESS	WAY N LAKE ELMO MN	55042	602920310034	1	\$4,200
107	VARHALLA VICTORIA A & GREGORY	12502 MARQUESS	WAY N LAKE ELMO MN	55042	602920310042	1	\$4,200
108	TEIGEN ROSS C & BOBBE L	12518 MARQUESS	WAY N NEWBERRY AVE OAK PARK HEIGHTS MN	55082	602920320047	1	\$4,200
109	GJERDE TIMOTHY & RACHAEL	12521 MARQUESS	WAY N LAKE ELMO MN	55042	602920310035	1	\$4,200
110	VAN ANDEL ROGER J & JUDITH E	12532 MARQUESS	WAY N LAKE ELMO MN	55082	602920320048	1	\$4,200
111	ST JOHNS EVANGELICAL LUTHERAN CHURCH	5274 STILLWATER	BLVD N STILLWATER BLVD N STILLWATER MN	55082	602920340009	310	\$34,100
RESIDENTIAL UNIT ASSESSMENT AMOUNT		\$4,200	TOTAL				\$504,500
NON-RESIDENTIAL UNIT ASSESSMENT AMOUNT (PER LINEAR FOOT)		\$110					

2024 STREET AND UTILITY IMPROVEMENTS
 JAMACA COURT N
 FINAL 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	\$8,100
2	HER SHINNA	9033	JAMACA	CT N	9033	JAMACA	CT N	LAKE ELMO	MN	55042	1502921320032	\$8,100
3	RIVERA JEAN C & JESSICA RIVERA	9055	JAMACA	CT N	9055	JAMACA	CT N	LAKE ELMO	MN	55042	1502921320023	\$8,100
4	ROMANECZ STEVE & MICHELLE A SPITZMUELLER	9089	JAMACA	CT N	9089	JAMACA	CT N	LAKE ELMO	MN	55042	1502921320022	\$8,100
5	WEBER PAUL J	9115	JAMACA	CT N	9179	JAMACA	CT N	LAKE ELMO	MN	55042	1502921320021	\$8,100
6	MASTERMAN JAMES A	9165	JAMACA	CT N	9165	JAMACA	CT N	LAKE ELMO	MN	55042	1502921320020	\$8,100
7	WEBER PAUL J	9179	JAMACA	CT N	9179	JAMACA	CT N	LAKE ELMO	MN	55042	1502921320025	\$8,100
8	DUKE GARY L & TERRY J	9186	JAMACA	CT N	9184	JAMACA	CT N	LAKE ELMO	MN	55042	1502921320027	\$8,100
9	HICKEY MICHAEL T	9170	JAMACA	CT N	9170	JAMACA	CT N	LAKE ELMO	MN	55042	1502921320026	\$8,100
10	PHUNG QUANG & GROTH SANDRA A	9150	JAMACA	CT N	9150	JAMACA	CT N	LAKE ELMO	MN	55042	1502921320015	\$8,100
11	ZIEMER LORILEE K	9130	JAMACA	CT N	9130	JAMACA	CT N	LAKE ELMO	MN	55042	1502921320016	\$8,100
12	HAUSER FAMILY TRS	9110	JAMACA	CT N	9110	JAMACA	CT N	LAKE ELMO	MN	55042	1502921320017	\$8,100
13	MUELLER MICHAEL L & DONNA RUSSELL	9090	JAMACA	CT N	9090	JAMACA	CT N	LAKE ELMO	MN	55042	1502921320018	\$8,100
14	SAURO TIMOTHY A	9060	JAMACA	CT N	9060	JAMACA	CT N	LAKE ELMO	MN	55042	1502921320019	\$8,100
15	SANDERS FAMILY ENTRPRS LLC	9038	JAMACA	CT N	9038	JAMACA	CT N	LAKE ELMO	MN	55042	1502921320010	\$8,100
TOTAL											\$121,500	