



STAFF REPORT

DATE: March 18, 2025

REGULAR

TO: City Council
FROM: Chad Isakson, Assistant City Engineer
AGENDA ITEM: Approve Resolution Receiving Feasibility Report, Calling Hearing on Improvement, Approving Plans and Specifications, and Ordering Advertisement for Bids for the 2025 Street and Utility Improvements
REVIEWED BY: Nicole Miller, City Administrator
Clarissa Hadler, Finance Director
Marty Powers, Public Works Director
Nate Stanley, City Engineer

CORE STRATEGIES:

- | | |
|--|--|
| <input type="checkbox"/> Vibrant, inclusive, connected community | <input type="checkbox"/> Efficient, reliable, innovative services |
| <input checked="" type="checkbox"/> Responsive, transparent, adaptive governance | <input checked="" type="checkbox"/> Balanced Finances now and future |
| <input type="checkbox"/> Managed Growth | <input checked="" type="checkbox"/> Resilient Infrastructure |

BACKGROUND: The City Council authorized the preparation of a feasibility report for the 2025 Street and Utility Improvements project on September 17, 2024 and final design at the February 18, 2025 meeting.

ISSUE BEFORE COUNCIL: Should the City Council accept the Feasibility Report, call a Public Hearing, approve the Plans and Specifications, and Order the Advertisement for Bids for the 2025 Street and Utility Improvements, with the Improvement Hearing to be held at the May 6, 2025 council meeting?

PROPOSAL DETAILS/ANALYSIS: Feasibility Reports have been prepared to address street and drainage improvements programmed for construction in 2025. The reports serve to identify the necessary improvements, the estimated project costs, and to consider the assessment of a portion of the project costs to the benefitting properties. The 2025 Street Improvement project includes 5 different neighborhood areas as categorized below.

Irish Court Neighborhood:

- Irish Court North, from Lake Jane Trail to south end cul-de-sac.

Teal Pass Estates Neighborhood:

- Jasper Avenue North, from Jane Road to the north cul-de-sac.
- 49th Street North, from Jasper Avenue to Jerome Avenue.
- Jerome Avenue North, from 49th Street to the east cul-de-sac.

55th Street / 57th Street / Julep Way Neighborhood:

- 55th Street North, from 57th Street to the north cul-de-sac (Judith Mary Manor).
- 57th Street North, from 55th Street to Julep Way (Rolling Hills Estates).
- Julep Way North, from 57th Street to the south cul-de-sac (Lake Elmo Vista).

Lake Elmo Vista (55th Street):

- 55th Street North, from Keats Avenue to the west cul-de-sac.

Prairie Hamlet Neighborhood:

- 59th Street Court North, from Keats Avenue to the west loop.

The proposed improvements in all five areas include a full depth reclamation of the street pavement section, with new bituminous pavement and installation of concrete curb and gutter. Storm sewer maintenance items are included in the scope including cleanup of outlet pipes, ditch grading, draintile installation, extension of storm sewer pipe, and replacement of catch basins as recommended in the design documents. No street widening or geometric changes are proposed. It is recommended that “No Parking” signage be installed in accordance with the City’s Parking Restriction Guidance Policy as presented to the City Council with the preliminary design findings and recommendations.

The reports include an estimate of total project costs for each neighborhood. The proposed street and drainage improvements would be partially assessed against the benefiting 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. 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 can be subdivided using the current underlying land use and zoning regulations. Corner lots with direct access to two public streets are assessed 50% of the per unit basis when each street is improved. Street and drainage improvement assessments are levied over a 15-year period. All assessments are charged an interest rate of 1% over the bond rate for the project. The preliminary assessment rolls detailing each benefiting property’s proposed assessment amount are included in the Appendix of this report with are summarized below.

Table 1: Project Costs and Proposed Assessments

Neighborhood	Total Estimated Project Costs	City Share of Project Cost	Proposed Unit Assessment	Total Assessment Revenue
Irish Court	\$248,000	\$173,100	\$10,700 for 7 units	\$74,900
Teal Pass Estates	\$759,000	\$531,500	\$17,500 for 13 units	\$227,500
55 th St / 57 th St / Julep Way	\$757,000	\$529,800	\$14,200 for 16 units	\$227,200
Lake Elmo Vista (55 th St)	\$408,000	\$285,350	\$22,300 for 5 units \$11,150 for 1 unit	\$122,650
Prairie Hamlet	\$437,000	\$305,250	\$7,750 for 17 units	\$131,750
Totals	\$2,609,000	\$1,825,000		\$784,000

In addition, the plans and specifications have been completed for the improvements and are ready to be advertised for contractor bids. A bid date has been scheduled for April 22, 2025, with the intent of recommending a contract award at the May 6, 2025 City Council meeting.

FISCAL IMPACT: The total project cost is estimated to be \$2,609,000. The project is proposed to be paid from a combination of special assessments, general funds, and issuance of bonds.

OPTIONS:

- Accept the Feasibility Report, call a Public Hearing, approve the Plans and Specifications, and Order the Advertisement for Bids for the 2025 Street and Utility Improvements
- Table the item and provide direction to Staff on next steps related to this project.
- Do not move forward with this project.

RECOMMENDATION: Staff is recommending that the City Council approve a Resolution, receiving the Feasibility Report, calling a public hearing, approving the plans and specifications, and ordering the advertisement for bids for the 2025 Street and Utility Improvements. The recommended motion for this action is as follows:

Motion to approve Resolution No. 2025-030, receiving the Feasibility Report, Calling Hearing on Improvement, Approving the Plans and Specifications, and Ordering the Advertisement for Bids for the 2025 Street and Utility Improvements.

ATTACHMENTS:

1. Resolution Receiving a Feasibility Report, Calling for Hearing on Improvement, Approving Plans and Specifications, and Ordering Advertisement for Bids.
2. Notice of Hearing on Improvement.
3. Preliminary Assessment Roll.
4. Location Map.
5. Proposed Improvements Exhibit.
6. Project Schedule
7. Advertisement for Bids

Feasibility Reports (available for review at City Hall).

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

RESOLUTION NO. 2025-030

**A RESOLUTION RECEIVING FEASIBILITY REPORTS, CALLING
HEARINGS ON IMPROVEMENT, APPROVING PLANS AND
SPECIFICATIONS AND ORDERING ADVERTISEMENT FOR BIDS FOR
THE 2025 STREET AND UTILITY IMPROVEMENTS**

WHEREAS, pursuant to City Council resolution, adopted on September 17, 2024, feasibility reports for the Irish Court Neighborhood, Teal Pass Estates Neighborhood, 55th Street / 57th Street / Julep Way Neighborhood, Lake Elmo Vista (55th Street) Neighborhood, and the Prairie Hamlet Neighborhood have been prepared by Bolton & Menk, Inc. for the 2025 Street and Utility Improvements; and

WHEREAS, the feasibility reports recommend that benefiting 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 reports provide 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; and

WHEREAS, pursuant to City Council resolution, adopted on February 18, 2025, the City Engineer, together with Bolton and Menk, Inc., has prepared plans and specifications for the 2025 Street and Utility Improvements and has presented such plans and specifications to the Council for approval.

NOW, THEREFORE, BE IT RESOLVED,

1. That the City Council will consider the improvements in accordance with the reports and the 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 cost of \$2,609,000.
2. A public hearing shall be held on such proposed improvements on the 6th day of May, 2025 in the council chambers of City Hall, at or approximately after 7:00 P.M. and the clerk shall give mailed and published notice of such hearing and improvement as required by law.
3. Such plans and specifications, a copy of which is on file at Lake Elmo City Hall, and made a part hereof, are hereby approved.
4. The City Clerk shall prepare and cause to be inserted in the official paper and posted online with Quest Construction Data Network (QuestCDN.com) an advertisement for bids upon the making of such improvements under such approved plans and specifications. The advertisement shall be published for at least 21 days, shall specify the work to be done, and shall state that sealed bids provided by following required electronic bidding procedures outlined by QuestCDN prior to the specified bid date and time and accompanied by a bid bond or cashier's check made payable to the City of Lake Elmo in an amount not less than 5% of the amount of such bid will be considered.

**ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE EIGHTEENTH DAY OF
MARCH, 2024.**

CITY OF LAKE ELMO

(Seal)
ATTEST:

By: _____
Charles Cadenhead
Mayor

Julie Johnson
City Clerk

**CITY OF LAKE ELMO
NOTICE OF HEARING ON IMPROVEMENT
2025 STREET AND UTILITY IMPROVEMENTS**

Notice is hereby given that the City Council of Lake Elmo will conduct a public hearing on **Tuesday, May 6, 2025**, 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 consisting of full depth reclamation of the street pavement section, with new bituminous pavement and new concrete curb and gutter. As part of the improvements the project will incorporate the restoration of the existing drainage system along the streets and right-of-way, including repair and/or replacement of existing drainage pipe and structures. The project includes approximately 7,800 feet (1.5 miles) of public streets including the following segments:

Irish Court Neighborhood:

- Irish Court North, from Lake Jane Trail to south end cul-de-sac.

Teal Pass Estates Neighborhood:

- Jasper Avenue North, from Jane Road to the north cul-de-sac.
- 49th Street North, from Jasper Avenue to Jerome Avenue.
- Jerome Avenue North, from 49th Street to the east cul-de-sac.

55th Street / 57th Street / Julep Way Neighborhood:

- 55th Street North, from 57th Street to the north cul-de-sac (Judith Mary Manor).
- 57th Street North, from 55th Street to Julep Way (Rolling Hills Estates).
- Julep Way North, from 57th Street to the south cul-de-sac (Lake Elmo Vista).

Lake Elmo Vista (55th Street):

- 55th Street North, from Keats Avenue to the west cul-de-sac.

Prairie Hamlet Neighborhood:

- 59th Street Court North, from Keats Avenue to the west loop.

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 \$248,000 for the Irish Court Neighborhood, \$759,000 for the Teal Pass Estates Neighborhood, \$757,000 for 55th Street / 57th Street / Julep Way Neighborhood, \$408,000 for Lake Elmo Vista (55th Street), and \$437,000 for the Prairie Hamlet Neighborhood. 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: March 18, 2025

BY ORDER OF THE LAKE ELMO CITY COUNCIL

Charles Cadenhead, Mayor

(Published in the Stillwater Gazette on March 21, 2025 and March 28, 2025)

PRELIMINARY ASSESSMENT ROLL

PRELIMINARY ASSESSMENT ROLL											RESIDENTIAL EQUIVALENT	STREET AND DRAINAGE ASSESSMENT	
NO.	NAME	ADDRESS				MAILING ADDRESS					PID	LOTS	AMOUNT
1	GILBERT CYNTHIA D	4190	IRISH	CT N	4190	IRISH	CT N	LAKE ELMO	MN	55042	0902921430017	1	\$10,700
2	LEROL MARVIN J JR & KAREN J	4150	IRISH	CT N	4150	IRISH	CT N	LAKE ELMO	MN	55042	0902921430018	1	\$10,700
3	STUCCI GARY M & MARIE D	4110	IRISH	CT N	4110	IRISH	CT N	LAKE ELMO	MN	55042	0902921430019	1	\$10,700
4	BOTTOLFSO N KEVIN & JEAN	4070	IRISH	CT N	4070	IRISH	CT N	LAKE ELMO	MN	55042	0902921430020	1	\$10,700
5	MILLER CRAIG A & CHERYL M	4071	IRISH	CT N	4071	IRISH	CT N	LAKE ELMO	MN	55042	0902921430021	1	\$10,700
6	FALCO KATHLEEN M & MICHAEL J	4101	IRISH	CT N	4101	IRISH	CT N	LAKE ELMO	MN	55042	0902921430022	1	\$10,700
7	HILL ERIC C & EILEEN M	4141	IRISH	CT N	4141	IRISH	CT N	LAKE ELMO	MN	55042	0902921430023	1	\$10,700
TOTAL												\$74,900	



PRELIMINARY ASSESSMENT ROLL

PRELIMINARY ASSESSMENT ROLL											RESIDENTIAL EQUIVALENT	STREET AND DRAINAGE ASSESSMENT
NO.	NAME	ADDRESS	MAILING ADDRESS				PID	LOTS	AMOUNT			
1	BACHO BASSAM & KARA PETTIGREW	9160 JANE RD N	9160 JANE RD N	LAKE ELMO	MN	55042	1002921220013	1	\$17,500			
2	HAWKINS RICHARD CARMON & ANN M	4850 JASPER AVE N	4850 JASPER AVE N	LAKE ELMO	MN	55042	1002921220018	1	\$17,500			
3	JOHNSON THOMAS R JR & NANCY T JOHNSON	4960 JASPER AVE N	4960 JASPER AVE N	LAKE ELMO	MN	55042	1002921220020	1	\$17,500			
4	JOHNSON DAVID J & MARY B	4980 JASPER AVE N	4980 JASPER AVE N	LAKE ELMO	MN	55042	1002921220021	1	\$17,500			
5	PORCHER HELMUT S K & JOAN P A	4990 JASPER AVE N	4990 JASPER AVE N	LAKE ELMO	MN	55042	0302921330017	1	\$17,500			
6	EDWIN A RANEY LIVING TRS	4989 JASPER AVE N	4989 JASPER AVE N	LAKE ELMO	MN	55042	0302921330018	1	\$17,500			
7	LARSON ERIC G & SARAH J	9191 49TH ST N	9191 49TH ST N	LAKE ELMO	MN	55042	1002921220022	1	\$17,500			
8	TORGRIMSON TYLER & KARA JOHNSON	4880 JEROME AVE N	4880 JEROME AVE N	LAKE ELMO	MN	55042	1002921220023	1	\$17,500			
9	DUERR BROOK F & BARBARA KEMP DUERR	4870 JEROME AVE N	4870 JEROME AVE N	LAKE ELMO	MN	55042	1002921210018	1	\$17,500			
10	ZENO MICHAEL R & ELIZABETH R	4860 JEROME AVE N	4860 JEROME AVE N	LAKE ELMO	MN	55042	1002921210019	1	\$17,500			
11	TREVIS CHRISTINE M	4850 JEROME AVE N	4850 JEROME AVE N	LAKE ELMO	MN	55042	1002921210020	1	\$17,500			
12	MOBERG MARK A & RACHAEL K	4855 JEROME AVE N	4855 JEROME AVE N	LAKE ELMO	MN	55042	1002921210021	1	\$17,500			
13	MARKIE DENNIS E & BARBARA E	4865 JEROME AVE N	4865 JEROME AVE N	LAKE ELMO	MN	55042	1002921210022	1	\$17,500			
TOTAL									\$227,500			



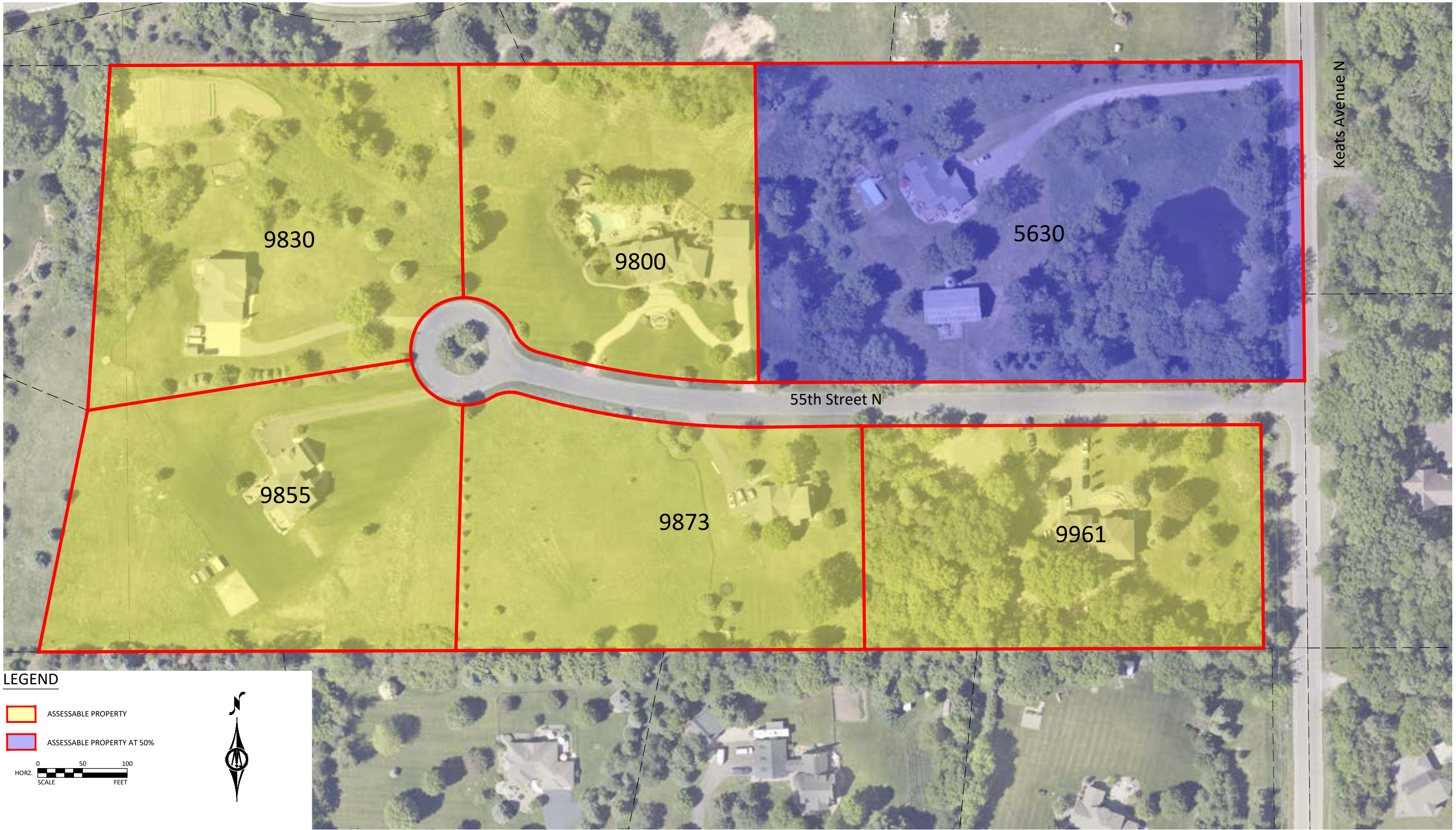
PRELIMINARY ASSESSMENT ROLL

PRELIMINARY ASSESSMENT ROLL												STREET AND				
												RESIDENTIAL	DRAINAGE			
												EQUIVALENT	ASSESSMENT			
NO.	NAME				ADDRESS		MAILING ADDRESS				PID	LOTS	AMOUNT			
1	KARL E BROGREN & SANDRA J BROGREN JT TRS				9696	55TH	ST N	9696	55TH	ST N	LAKE ELMO	MN	55042	0302921210004	1	\$14,200
2	CONBOY KIMBERLY P & THOMAS				9744	55TH	ST N	9744	55TH	ST N	LAKE ELMO	MN	55042	0302921210005	1	\$14,200
3	SANDBERG ROCHELLE M				9798	55TH	ST N	9798	55TH	ST N	LAKE ELMO	MN	55042	0302921210006	1	\$14,200
4	HUGHES ALEXANDER				9747	55TH	ST N	9747	55TH	ST N	LAKE ELMO	MN	55042	0302921210007	1	\$14,200
5	PAWLUK GARTH R & SUSAN M				9719	55TH	ST N	9719	55TH	ST N	LAKE ELMO	MN	55042	0302921210008	1	\$14,200
6	TAIPALE HARVEY J & GAYLE E				9275	57TH	ST N	9275	57TH	ST N	LAKE ELMO	MN	55042	0302921240006	1	\$14,200
7	BERGIE BRADLEY L TRS & MARCIA A BERGIE TRS				9481	57TH	ST N	9481	57TH	ST N	LAKE ELMO	MN	55042	0302921130006	1	\$14,200
8	MOUA REBA & XIONG				9543	57TH	ST N	9543	57TH	ST N	LAKE ELMO	MN	55042	0302921130007	1	\$14,200
9	JOSTES ERIK E & DENISE				9568	57TH	ST N	9568	57TH	ST N	LAKE ELMO	MN	55042	0302921130005	1	\$14,200
10	KENFIELD GREG & NATALIA CASCI				9605	57TH	ST N	9605	57TH	ST N	LAKE ELMO	MN	55042	0302921130008	1	\$14,200
11	LISA L BURBAN TRS				9612	57TH	ST N	9612	57TH	ST N	LAKE ELMO	MN	55042	0302921130004	1	\$14,200
12	VANG BLIA Y				5660	JULEP	WAY N	5660	JULEP	WAY N	LAKE ELMO	MN	55042	0302921130014	1	\$14,200
13	WADE A FICK TRS				5638	JULEP	WAY N	5638	JULEP	WAY N	LAKE ELMO	MN	55042	0302921130013	1	\$14,200
14	YOUNG JAMES & BREE				5611	JULEP	WAY N	5611	JULEP	WAY N	LAKE ELMO	MN	55042	0302921130012	1	\$14,200
15	RICHARD K KAISER & RHONDA J KIMLER TRS				5629	JULEP	WAY N	5629	JULEP	WAY N	LAKE ELMO	MN	55042	0302921130011	1	\$14,200
16	WARNSHOLZ REYNOLD A & LINDA M RAMSAY				5673	JULEP	WAY N	5673	JULEP	WAY N	LAKE ELMO	MN	55042	0302921130010	1	\$14,200
												TOTAL		\$227,200		



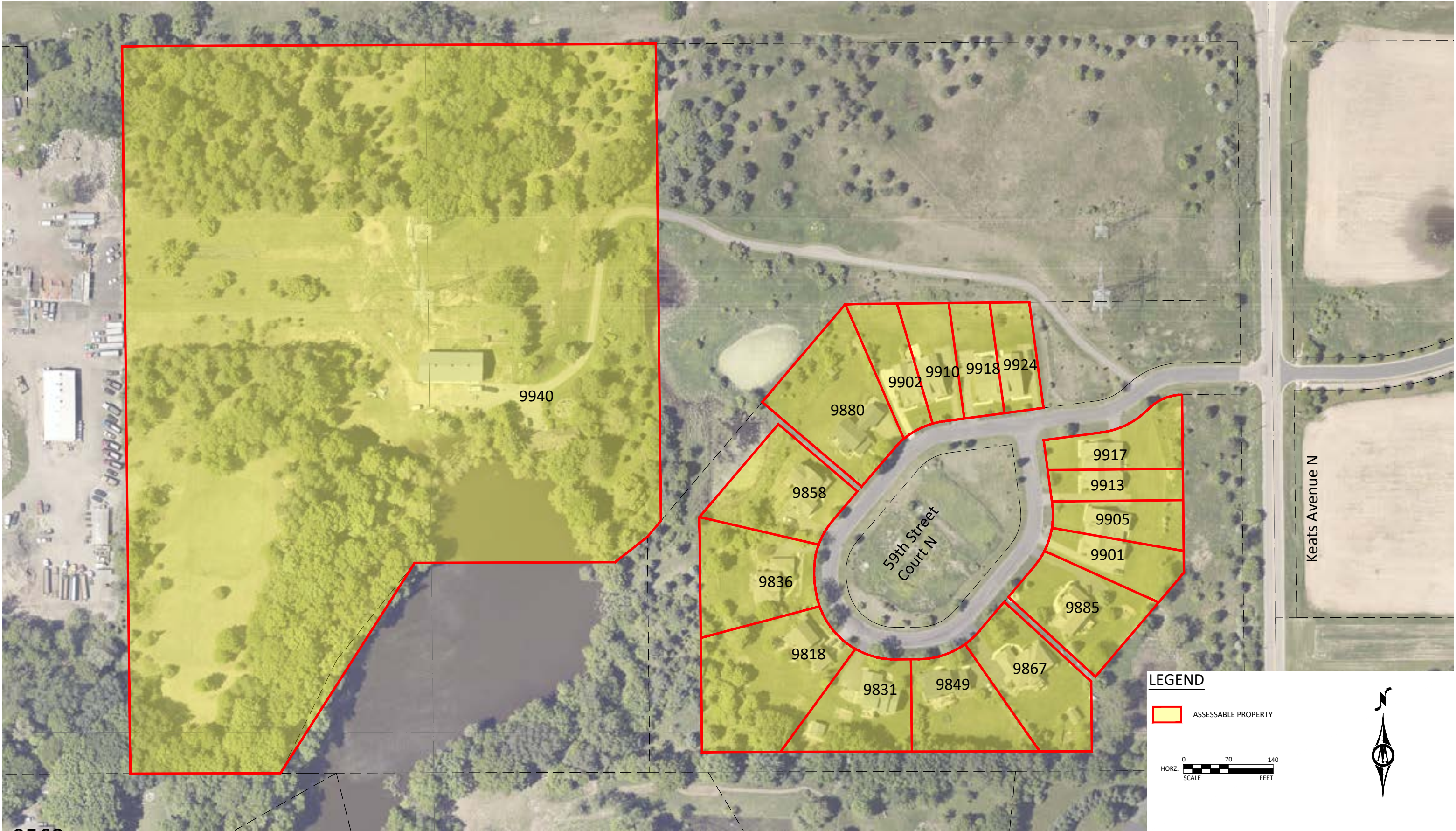
PRELIMINARY ASSESSMENT ROLL

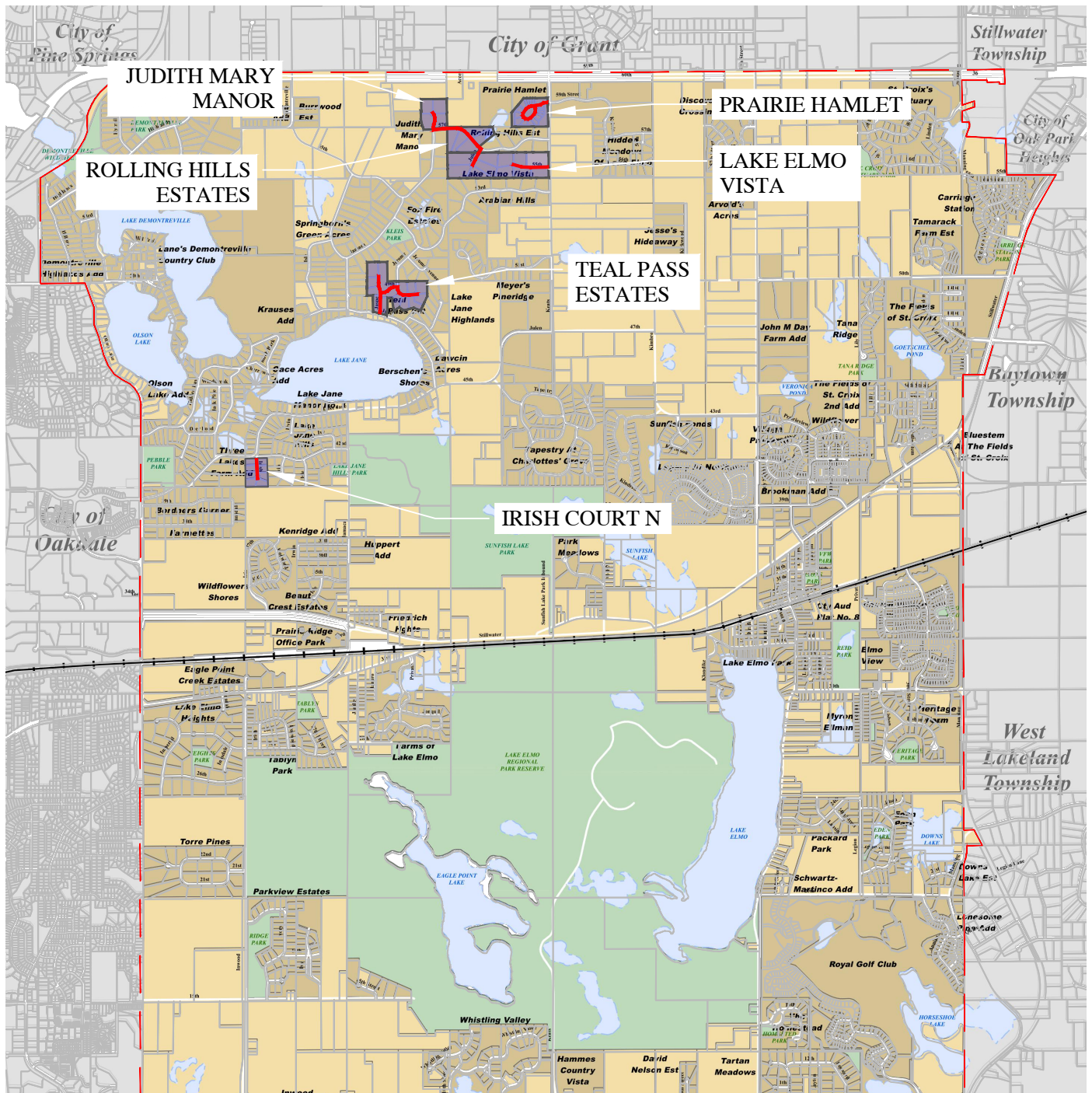
PRELIMINARY ASSESSMENT ROLL												STREET AND DRAINAGE	
NO.	NAME	ADDRESS			MAILING ADDRESS					PID	RESIDENTIAL	ASSESSMENT	
											EQUIVALENT LOTS	AMOUNT	
1	KATHERINE ANN TODD REV TRS	9961	55TH	ST N	9961	55TH	ST N	LAKE ELMO	MN	55042	0302921140009	1	\$22,300
2	ANTONELLO JOSEPH R & ANGELEEN M ANTONELLO	9873	55TH	ST N	9873	55TH	ST N	LAKE ELMO	MN	55042	0302921140010	1	\$22,300
3	GRANOVSKY MARK R & KAREN E	9855	55TH	ST N	9855	55TH	ST N	LAKE ELMO	MN	55042	0302921140011	1	\$22,300
4	VANG PHIA N & VUE YER	9830	55TH	ST N	9830	55TH	ST N	LAKE ELMO	MN	55042	0302921140013	1	\$22,300
5	JENNIFER L ANDERSON TRS	9800	55TH	ST N	9800	55TH	ST N	LAKE ELMO	MN	55042	0302921140012	1	\$22,300
6	BOETTCHER JEFFREY A & KARISSA	5630	KEATS	AVE N	5630	KEATS	AVE N	LAKE ELMO	MN	55042	0302921140008	0.5	\$11,150
TOTAL												\$122,650	



PRELIMINARY ASSESSMENT ROLL

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	RESIDENTIAL EQUIVALENT LOTS	STREET AND DRAINAGE ASSESSMENT AMOUNT
1	KOSLOWSKI LINDA A	9917 59TH STREET CT N	9917 59TH STREET CT N LAKE ELMO MN 55042	0302921110023	1	\$7,750
2	CALIGIURI PHILIP A & GAIL A	9913 59TH STREET CT N	9913 59TH STREET CT N LAKE ELMO MN 55042	0302921110024	1	\$7,750
3	SANDRA L DEUTSCH REV TRS	9905 59TH STREET CT N	9905 59TH STREET CT N LAKE ELMO MN 55042	0302921110025	1	\$7,750
4	SULLIVAN JUDITH J & TERRY A	9901 59TH STREET CT N	9901 59TH STREET CT N LAKE ELMO MN 55042	0302921110026	1	\$7,750
5	HER LUE & KITA	9885 59TH STREET CT N	9885 59TH STREET CT N LAKE ELMO MN 55042	0302921110016	1	\$7,750
6	LYNSKEY MICHAEL J JR	9867 59TH STREET CT N	PO BOX 36 STILLWATER MN 55082	0302921110015	1	\$7,750
7	ZABEL ELIZABETH & ADAM SLINGER	9849 59TH STREET CT N	9849 59TH STREET CT N LAKE ELMO MN 55042	0302921110014	1	\$7,750
8	ANDRUS DOUGLAS E & PATRICIA A	9831 59TH STREET CT N	9831 59TH STREET CT N LAKE ELMO MN 55042	0302921110013	1	\$7,750
9	HILGERS MICHAEL E & KIM MARIE	9818 59TH STREET CT N	9818 59TH STREET CT N LAKE ELMO MN 55042	0302921110012	1	\$7,750
10	FAUST DAVID J & DENISE M	9836 59TH STREET CT N	9836 59TH STREET CT N LAKE ELMO MN 55042	0302921110011	1	\$7,750
11	BENNING CARLA	9858 59TH STREET CT N	9858 59TH STREET CT N LAKE ELMO MN 55042	0302921110010	1	\$7,750
12	DELGRECO PETER & JONNILEE	9880 59TH STREET CT N	9880 59TH STREET CT N LAKE ELMO MN 55042	0302921110009	1	\$7,750
13	ELLIS RICHARD P & MARY E	9902 59TH STREET CT N	9902 59TH STREET CT N LAKE ELMO MN 55042	0302921110019	1	\$7,750
14	ANN MARIE WIELAND TRS	9910 59TH STREET CT N	9910 59TH STREET CT N LAKE ELMO MN 55042	0302921110020	1	\$7,750
15	HENDRICKSON BOB C & MARY L	9918 59TH STREET CT N	9918 59TH STREET CT N LAKE ELMO MN 55042	0302921110021	1	\$7,750
16	ALT ROBERT A & VALERIE J	9924 59TH STREET CT N	9924 59TH STREET CT N LAKE ELMO MN 55042	0302921110022	1	\$7,750
17	DOUGLAS & MEREDITH LOVETT JT REV TRS	9940 59TH STREET CT N	9940 59TH STREET CT N LAKE ELMO MN 55042	0302921120005	1	\$7,750
TOTAL						\$131,750





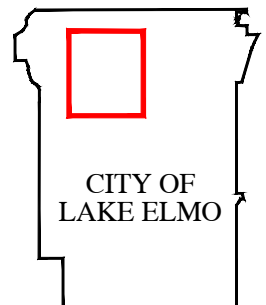
LEGEND



PROJECT NEIGHBORHOOD



PROJECT STREETS



CITY OF
LAKE ELMO

FIGURE NO. 1

LOCATION MAP

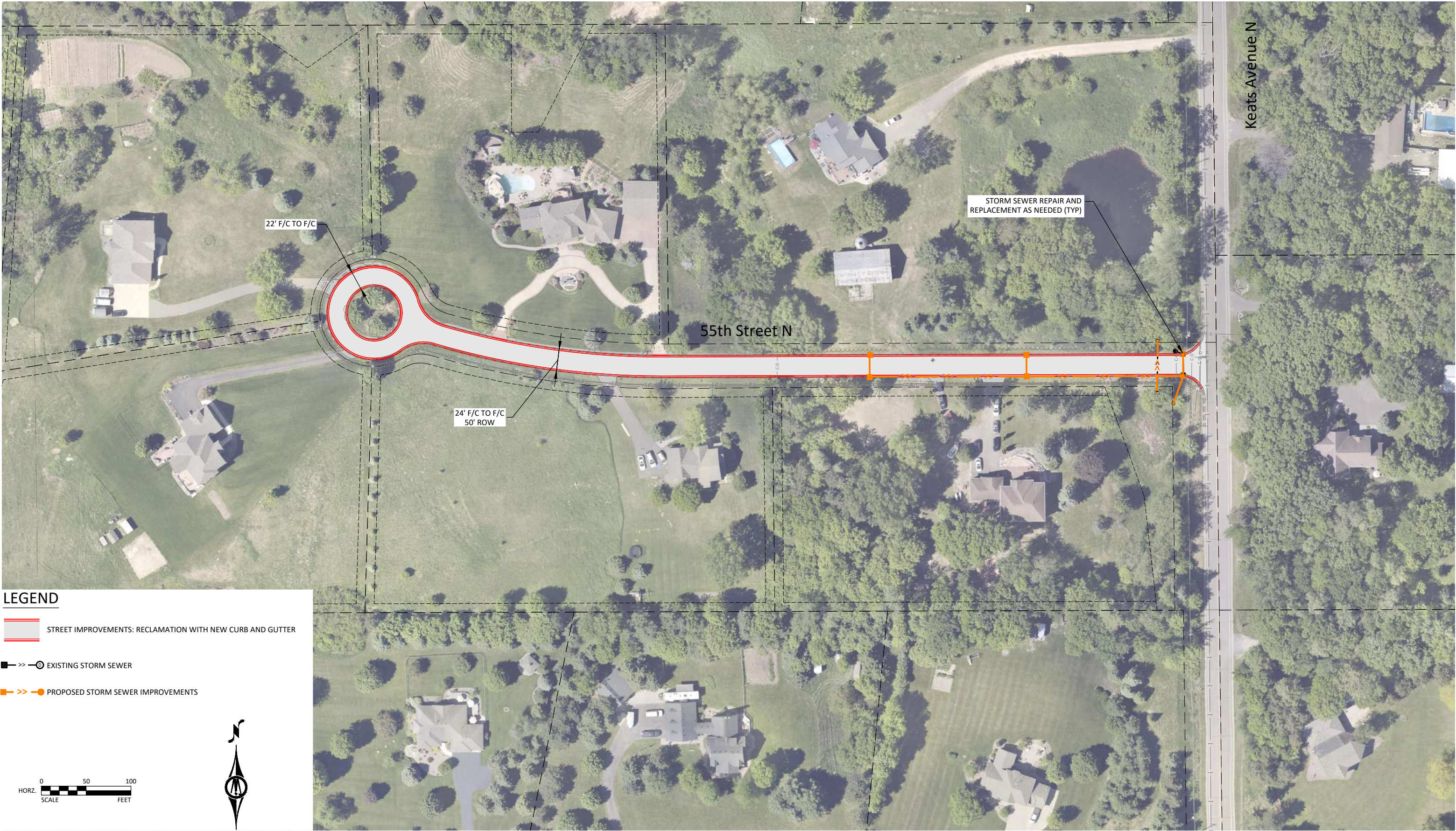
FOCUS
ENGINEERING, inc.

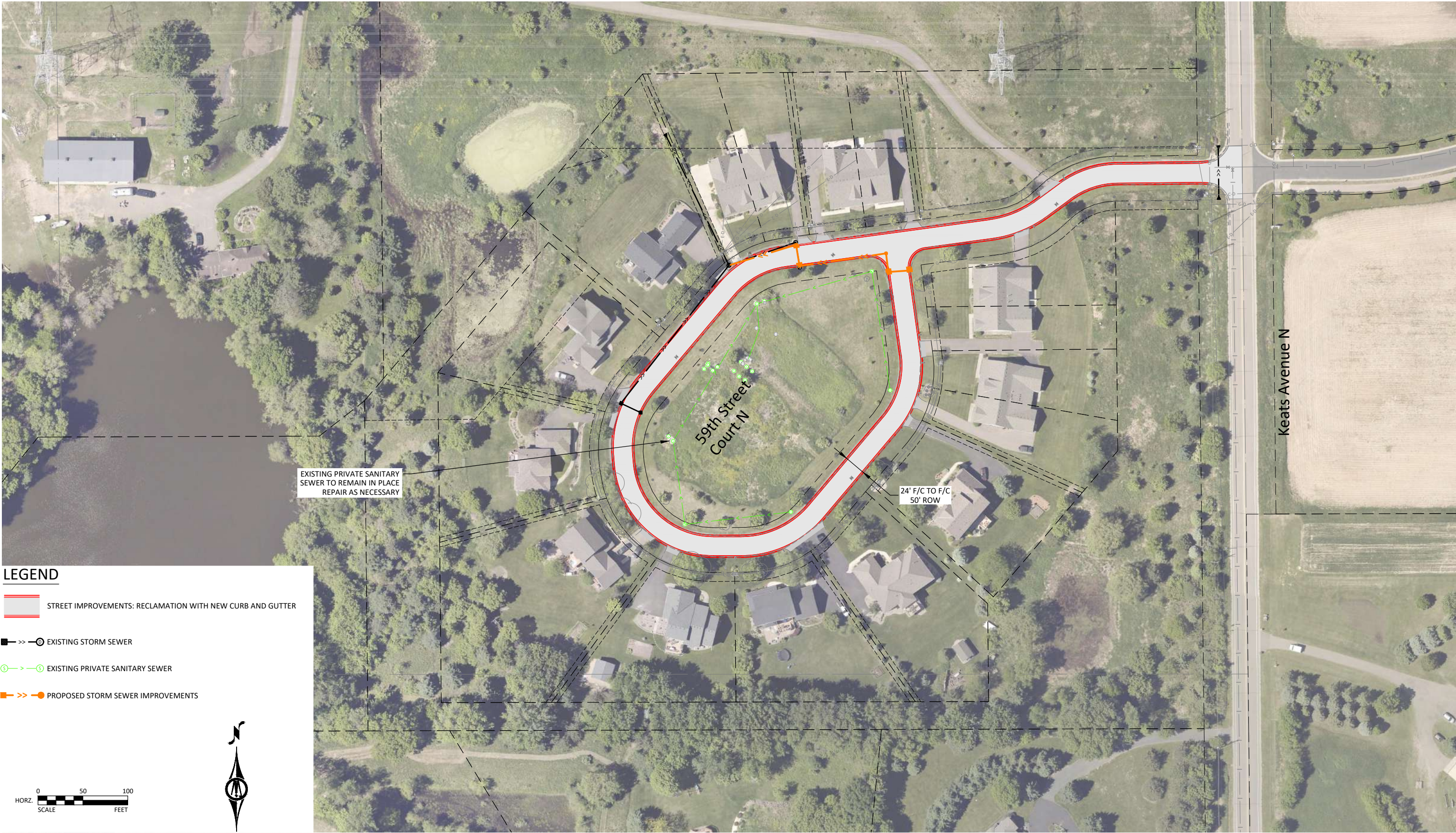
2025 STREET & UTILITY
IMPROVEMENTS
PROJECT NO. 2024.114













Real People. Real Solutions.

3507 High Point Drive North
Bldg. 1 – Suite E130
Oakdale, MN 55128

Phone: (651) 704-9970
Bolton-Menk.com

2025 Street and Utility Improvements
Lake Elmo, MN
Project No.: 2024.114

SEPTEMBER 17, 2024	Council authorizes preparation of Preliminary Design, Geotechnical Services and Feasibility Report.
JANUARY 28 and 29, 2025	Neighborhood informational meeting(s) on scope of improvements.
FEBRUARY 18, 2025	Presentation of Preliminary Design Findings and Recommendations. Authorize preparation of Plans and Specifications.
MARCH 18, 2025	Council accepts the Feasibility Report and Calls for Public Hearing. Council approves Plans and Specifications and orders Advertisement for Bids.
APRIL 22, 2025	Project Bid Date: Receive contractor bids.
APRIL 24, 2025	Neighborhood informational meeting(s) on Preliminary Assessments.
MAY 6, 2025	Public Improvement Hearing. Council Orders the Improvement (4/5th Vote). Council accepts Bids and awards Contract.
MAY, 2025	Conduct Pre-Construction Meeting and issue Notice to Proceed. <ul style="list-style-type: none">SEPTEMBER 12, 2025 Substantial Completion.OCTOBER 31, 2025 Final Completion.

**Final Assessment Hearing Schedule TDB*

SECTION 0100 – ADVERTISEMENT FOR BIDS

2025 STREET IMPROVEMENTS PROJECT NO. 137240

FOR THE CITY OF LAKE ELMO WASHINGTON COUNTY, MINNESOTA

Notice is hereby given that bids will be received online through QuestCDN.com until 10:00 AM CDST, on Tuesday, April 22, 2025, via QuestCDN for furnishing all work and materials for the construction, complete in place, of the 2025 Street Improvements project, consisting of the major work items in the following approximate quantities:

16 EA	Clearing & Grubbing
25 EA	Storm Sewer Structures
1,150 LF	12"-18" RCP Storm Sewer
3,100 LF	4" Drain Tile w/ Backfill and Wrap
27,800 SY	Reclaim Existing Bituminous and Base Material
2,700 CY	Haul Excess Reclaimed Material Off Site
5,300 TN	Bituminous Pavement
900 SY	Patch Bituminous Driveway
300 SY	Patch Concrete Driveway
15,300 LF	Concrete Curb and Gutter
100 SF	Sign Type C
3,000 SY	Seed and Blanket
7,300 SY	Sod
2,300 CY	Topsoil Borrow

This project is subject to Responsible Contractor Certification.

The bid opening will be conducted via Microsoft TEAMS Meeting, at which time the bids will be publicly opened and read aloud:

Lake Elmo 2025 Street Improvements Bid Opening
Tuesday, April 22, 2025 10:00 AM (CDST)

<http://tiny.cc/LakeElmo2025StreetImprov>

Any person monitoring the meeting remotely may be responsible for any documented costs. Message and data rates may apply.

Bids must be submitted electronically through QuestCDN no later than the date and time noted above, on the Proposal Forms provided in accordance with the Contract Documents, Plans, and Specifications as prepared by Bolton & Menk, Inc., www.bolton-menk.com, which are on file for inspection in the office of the City Clerk and City Engineer. For this project, the City will only be accepting online electronic bids through QuestCDN.

To access the electronic bid form, download the project document and click the bidding button at the top of the advertisement.

Prospective bidders must be on the plan holders list through QuestCDN for bids to be accepted. Bids will only be accepted from Contractors who purchase Bidding Documents as specified above.

Complete digital Proposal Forms, Plans, and Specifications for use by Contractors submitting a bid are available at www.QuestCDN.com. Digital plan documents may be downloaded for a non-refundable fee of \$50.00 by inputting Quest Project No. 9551431 on the website's Project search page. Please contact QuestCDN at (952) 233-1632 or info@QuestCDN.com for assistance in free membership registration, downloading, and working with this digital project information.

No bid will be considered unless submitted online prior to the time noted above for the closing of the bids, and accompanied by a bid bond in an amount not less than five percent (5%) of the total bid as a guarantee that the bidder, if successful, will enter into a contract with the City to perform the work described in the proposal. This deposit will be subject to forfeiture as provided by law. The deposits for the three lowest bidders will be retained by the City until the contract has been awarded and executed but not longer than sixty (60) days. No bid may be withdrawn for a period of sixty (60) days following the bid opening.

The City reserves the right to reject any or all bids, to waive informalities or to award the contract to the lowest responsible bidder, in the best interest of the City. For Bids exceeding \$50,000, the Bidder shall submit to the City a signed statement under oath by an owner or officer verifying compliance with each of the minimum criteria in Minnesota Statutes, section 16C.285, subdivision 3 on the Responsible Contractor Verification Form included with the Bid Proposal.

Dated: March 18, 2025

Julie Johnson, City Clerk
City of Lake Elmo

PUBLISHED: QuestCDN.com: March 21, 2025
Stillwater Gazette: March 21, 2025