



Feasibility Report

for
Section 34 Water and Sewer
Utility Extension Improvements

City of Lake Elmo, Minnesota

July 2013

Project Number N15.106424





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July 12, 2013

Honorable Mayor and City Council
City of Lake Elmo
3800 Laverne Avenue North
Lake Elmo, MN 55042

RE: Section 34 Water and Sewer Utility Extension Improvements
BMI Project No. N15.106424

Honorable Mayor and City Council Members,

Enclosed for your review is the Feasibility Report on the proposed Section 34 Water and Sewer Utility Extension Improvements project. The project scope includes extension of sanitary sewer and water main along Hudson Boulevard from the Eagle Point Business Park to Keats Avenue, and on Keats Avenue from Hudson Boulevard to Goose Lake. These improvements are intended to serve an immediate development request by Lennar Corporation as well as to provide for the development of the remaining properties in Section 34.

This Report describes the existing infrastructure as well as the improvements recommended within the project area. Detailed cost estimates for the proposed improvements have been prepared, along with a method of cost allocation to those properties receiving benefit from the improvements. This information is presented in the Report.

We would be happy to discuss this report at your convenience. Please contact me at 651-968-7384 if you have any questions.

Sincerely,

BOLTON & MENK, INC.

Joseph R. Rhein, P.E.

DESIGNING FOR A BETTER TOMORROW

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FEASIBILITY REPORT

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Figure 3 – Land Use and REC Units

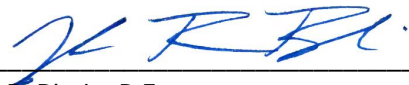
Appendix B – Cost Estimate

Appendix C – Assessment Calculations

CERTIFICATION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

By:



Joseph R. Rhein, P.E.
License No. 23781
Bolton & Menk, Inc.

Date: July 12, 2013

INTRODUCTION

Proposed development within Section 34 of Lake Elmo has prompted the need to investigate extension of water main and sanitary sewer to serve the undeveloped properties within the Section. In response to the need, on March 19, 2013 the City Council authorized the preparation of this Report to determine the feasibility of the proposed utility improvements. This Report will include a discussion of the improvements required to serve the project area, estimated costs of those improvements, and a method of cost allocation to determine project feasibility.

PROJECT AREA

The project area is generally described as being east of the Eagle Point Business Park, north of Hudson Boulevard, west of Keats Avenue (Washington County State Aid Highway (CSAH) 19), and south of Goose Lake and the Stonegate development. A location plan of the project area is shown on Figure 1 in Appendix A of this Report.

The parcels included in the project area are shown on Figure 2 in Appendix A. Figure 2 shows a number in a circle on each parcel. Those numbers have been created for this Report simply for ease of reference, and are not related in any way to the actual Property Identification Numbers (PIDs) for these parcels as listed through Washington County. The following table lists the reference number shown in Figure 2, as well as the actual PID and the owner for each parcel:

Reference #	PIN	OWNER
1	34-029-21-33-0002	DAMIANI LOUIS J & TIMOTHY C MONTGOMERY
1a	34-029-21-33-0001	DAMIANI LOUIS J & TIMOTHY C MONTGOMERY
1b	34-029-21-32-0001	DAMIANI LOUIS J & TIMOTHY C MONTGOMERY
2	34-029-21-33-0005	STAR RIVER HOLDINGS LLC
3	34-029-21-33-0004	LAMPERT YARDS INC
4	34-029-21-34-0004	GATSBY INV I LLC
5	34-029-21-34-0003	DALE PROPERTIES LLC
6	34-029-21-34-0001	DALE PROPERTIES LLC
7	34-029-21-31-0001	DALE PROPERTIES LLC
8	34-029-21-42-0001	DALE PROPERTIES LLC
9	34-029-21-44-0004	EBERTZ WALTER J
10	34-029-21-44-0006	EBERTZ WALTER J
11	34-029-21-44-0007	CM PROPERTIES 94 LMTD PARTNERSHIP
12	34-029-21-44-0009	MFC PROPERTIES 94 LMTD PARTNERSHIP
13	34-029-21-41-0004	FRANDSEN BANK & TRUST
14	34-029-21-13-0001	HAMMES WILLIAM E ETAL

EXISTING CONDITIONS

SANITARY SEWER

In 1996, sanitary sewer was extended from Oakdale across Inwood Ave (Washington CSAH 13), and then easterly along Hudson Boulevard. A lift station was constructed at the low point in Hudson Boulevard to the east of Eagle Point Boulevard. From the lift station, a gravity 10-inch diameter sanitary sewer pipe was extended approximately 1,400-feet to the east, reaching the west edge of Section 34. An 8-inch diameter pipe is currently stubbed to the east out of the last manhole. Sewer flows in this pipe drain to the lift station and are then pumped west across Inwood Avenue, discharging into the gravity sewer system in Oakdale.

According to the 2030 Sanitary Sewer Comprehensive plan developed in 2005, the southwest quarter of Section 34 was planned to receive sanitary sewer service through the existing pipe and lift station extending along Hudson Boulevard from Inwood Avenue. The southeast quarter of Section 34 as well as the undeveloped area in the northeast quarter was planned for development in a later phase (approximately 2020) and was to be served by gravity sewer flowing east across Keats Avenue and Lake Elmo Avenue (County Road 17B) to the Cottage Grove Interceptor provided by the Metropolitan Council Environmental Services (MCES).

WATER MAIN

Along with the sanitary sewer extension in 1996, a 12-inch diameter ductile iron pipe (DIP) trunk water main was extended from Oakdale across Inwood Ave (CSAH 13), and then easterly along Hudson Boulevard. The pipe runs parallel to the sanitary sewer and terminates at approximately the same point, near the west edge of Section 34 in front of what is now Park Dental.

SERVICES

No municipal water or sewer services exist to the project areas within Section 34. There is some amount of existing development on a few of the parcels in this area, but they are currently served by individual well and septic systems.

STREETS

There are two public roads bordering the project area – Hudson Boulevard along the south, and Keats Avenue (CSAH 19) along the east. Hudson Boulevard is under the jurisdiction of the City and exists as a rural 2-lane roadway with paved shoulders. The lanes are striped at 12-feet wide and the shoulders are 6.5-feet wide. Driveway entrances exist to properties on the north side of the road. Hudson Boulevard is bounded by Interstate-94 for a majority of its length and therefore has no properties fronting its south side. However as Hudson Boulevard approaches Keats Avenue it curves to the north, allowing two small properties to front the south side of Hudson Boulevard immediately west of Keats Avenue.

Keats Avenue is under the jurisdiction of Washington County, and is designated as CSAH No. 19. Keats Avenue is also a rural section roadway, although unlike Hudson Boulevard it is divided by a grassy median and includes two lanes for each direction of through traffic as well as dedicated turn lanes at intersections.

DRAINAGE

An existing high point near the center of Section 34 divides surface runoff in the project area into three primary directions. The southwest portion of the project area generally drains south towards Hudson Boulevard. Runoff is conveyed by existing culverts to the south beneath Hudson Road and Interstate-94. The southeast portion of the project area generally drains east towards Kramer Lake, with runoff being conveyed beneath Keats Avenue (CSAH 19) by an existing culvert. The northeast portion of the project area generally drains north to Goose Lake.

Due to their rural design, drainage along both Hudson Boulevard and Keats Avenue is conveyed in ditches paralleling the roadway. Culverts exist beneath driveway connections to the road to maintain drainage flow within the ditches.

PRIVATE UTILITIES

A summary of existing private utilities in and around the project area is as follows:

- An existing natural gas transmission pipeline runs north-south across the western portion of Section 34, extending across Hudson Boulevard. The pipeline is located within a 50-foot wide permanent easement.
- A major overhead power transmission line runs in an east-west direction along the center of Section 34 and crosses Keats Avenue.
- A more 'standard' overhead power line exists along the north side of Hudson Boulevard adjacent to the existing ditch line. This overhead line extends from the west end of the project to approximately 1500 feet west of Keats Avenue. Another line exists along the west side of Keats Avenue for approximately 1,000 feet north from Hudson Boulevard.
- Two existing underground gas mains run in an east-west direction along the north side of Hudson Boulevard.
- An existing communication line runs in an east-west direction along the north side of Hudson Boulevard.
- No buried utilities appear to be present along the west side of Keats Avenue.

PROPOSED IMPROVEMENTS

SANITARY SEWER

Properties in the eastern portion of Section 34 have indicated a desire to develop sooner than the timeline shown in the 2030 Sanitary Sewer Comprehensive Plan. The proposed gravity sewer flowing east to the Cottage Grove Interceptor will not be installed to accommodate the proposed development schedules of these properties. Therefore, it is proposed to revise the sewer plan to allow the area up to the west edge of Keats Avenue to flow west to the existing sanitary sewer along Hudson Boulevard.

In order to provide sanitary sewer service to the undeveloped area (project area) within Section 34, the following improvements are proposed. The existing gravity sanitary sewer line currently terminating at the west edge of Section 34 will be extended east along Hudson Boulevard for approximately ½ mile. This extension will provide direct gravity sewer service to more than half the undeveloped area in Section 34. As noted previously, the southeast and northeast portions of the project area generally drain east and north. Therefore, the elevation of the gravity sanitary sewer to be extended along Hudson Boulevard is not sufficiently deep to provide service to those portions of the project area.

The lowest ground surface elevations are located in the northeast portion of the project area, near Goose Lake. These surface elevations control the required elevation for the sanitary sewer. As a result, a new sanitary sewer lift station is proposed to be installed near the northeast corner of the project area, in this location of the critical ground elevations. The new sewer lift station will be installed at an elevation such that it will be able to serve the balance of the project area not served by the gravity sewer main along Hudson Boulevard.

A new 8-inch diameter gravity sewer main will extend from the new lift station south along the west side of Keats Avenue, towards Hudson Boulevard. A portion of the sewer alignment is proposed to be routed along street alignments shown on the preliminary plat for the Savona development submitted by the Lennar Corporation. Once the gravity sewer main reaches Hudson Boulevard, it will extend west along the north side of Hudson Boulevard a distance of approximately 650 feet from Keats Avenue, to reach parcels in that area. A sewer stub will also be extended across Hudson Boulevard to serve the properties on the south side of the road.

Sewer flows collected in the new gravity sewer line along Keats Avenue will drain to the new lift station near the northeast corner of the project area. The sewage will be pumped from the lift station back to the gravity sewer line along Hudson Boulevard. In order to accommodate this, an 8-inch diameter force main will be extended from the new lift station down the west side of Keats Avenue to Hudson Boulevard, then west along Hudson Boulevard approximately ½ mile, discharging into the terminus of the extended gravity sewer main on Hudson Boulevard.

The preliminary layout of the sanitary sewer improvements described here are shown on Figure 2 included in Appendix A of this Report. Figure 2 also indicates the portion of the project area that will receive direct gravity service from the sewer main along Hudson Boulevard, and the portion of the project area where sewer service will be provided by the gravity system connected to the new lift station.

SECTION 34 UTILITY EXTENSIONS

The Land Use Plan for the project area, along with the corresponding anticipated number of Residential Equivalent (REC) Units is shown on Figure 3 in Appendix A. This information was updated by the City in March 2013.

In order to provide gravity service to the western portion of the project area, as well as to receive the pumped sewer flows from the southeast and northeast portions of the project area, at the anticipated REC Unit counts, the proposed sanitary sewer main along Hudson Boulevard will need to be 12-inch diameter. This 12-inch pipe will connect to the 10-inch diameter pipe that currently exists along Hudson Boulevard west of Section 34.

The existing 10-inch diameter gravity sanitary sewer main and existing lift station along Hudson Boulevard, as well as the connection to the gravity system in Oakdale, do not have sufficient capacity to accommodate sewer flows developed by the anticipated REC Units within the project area. Ultimately, as the project area in Section 34 develops, the existing lift station along Hudson Boulevard will need to be replaced with a larger capacity station. Discharge from the larger capacity station would then be directed south to the WONE Interceptor sewer in Woodbury, rather than to the system in Oakdale. The WONE Interceptor is owned and operated by the MCES and has sufficient capacity to accept flow from the entire project area in Section 34.

The existing 10-inch pipe along Hudson Boulevard is anticipated to reach capacity limitations when development of the project area in Section 34 nears approximately 82% of the projected REC Units. In order to accommodate full anticipated development of the project area, the capacity of the segment of 10-inch sanitary sewer would need to be increased. This could be accomplished through replacement of the 10-inch pipe with a larger capacity sewer, installation of a parallel sewer main, or other means.

Replacement of the existing lift station and increasing the capacity of the existing 10-inch diameter sewer are not part of this proposed project and are beyond the scope of this Report. As such, they have not been investigated further than the discussion provided here. This information is presented as a reference and as a tool for future planning by the City. As development occurs in the Section 34 project area, the City should monitor the actual development REC Unit count compared to the projected REC Units to determine when the existing 10-inch pipe will reach capacity.

The gravity sanitary sewer mains to be installed on this project are proposed to be polyvinyl chloride (PVC) pipe. Precast concrete manholes would be provided at appropriate locations along the new sewer to allow for grade and / or alignment changes as well as access. The force main extending from the new lift station is proposed to be ductile iron pipe (DIP). Air release valves contained in precast concrete access structures would be provided at appropriate locations along the force main.

The new gravity sanitary sewer and force main installed along Hudson Boulevard is proposed to be located within the existing public right-of-way of Hudson Boulevard. The new gravity sanitary sewer and force main installed along Keats Avenue is proposed to be located just outside the existing public right-of-way of Keats Avenue.

LIFT STATION

As mentioned previously, the proposed new lift station will serve the portion of the project area indicated on Figure 2. Design sewer flows to the new lift station have been calculated based on the proposed service area and the corresponding anticipated REC Unit counts.

The lift station is proposed to be a duplex submersible type of station similar to the existing lift station on Hudson Boulevard. The wet well of the station is proposed to be an 8-foot diameter precast concrete structure, approximately 25-feet deep. The wet well would contain two submersible pumps, each with a 25 horsepower (hp) motor. The pumps would run in an alternating cycle. A second underground structure would also be installed as part of the lift station. This structure is referred to as the valve vault and would provide access to valves on the new force main. The valve vault is proposed to be a 6-foot diameter precast concrete structure, approximately 10-feet deep.

A three-phase electrical service is needed to power the new lift station. Electric utility does not exist adjacent to the lift station site. The closest electric utility is a single-phase, located on Keats Avenue just south of 10th Street, approximately 1,000 feet north of the lift station site. The most cost effective method of providing electric service to the lift station would be to run a new single-phase line down Keats Avenue to the site, then convert it to three-phase through use of a variable frequency drive (VFD).

In order to maintain sewer service in the event of a power outage, a permanently mounted backup natural gas generator is proposed to be installed at the lift station site. The generator would be 50 kilowatts (kW) in size and would maintain normal operation of the lift station during an electric outage or other emergency situation. Since the generator would run on natural gas, a new natural gas service would also be run to the lift station site.

WATER MAIN

A 12-inch diameter water main exists on Hudson Boulevard at the west end of the project. As part of the project, the 12-inch water main will be extended east along Hudson Boulevard to Keats Avenue, then north along Keats Avenue to the north edge of the proposed Savona development, where it could be connected to by the furthest undeveloped property in the project area (Hammes). The water main will be equipped with the necessary valves and hydrants for operation and maintenance.

The 12-inch diameter main will be sufficient to provide service to all undeveloped properties within the project area. However, future extension and looping of the water main is recommended as properties within the project area develop to provide improved system reliability and quality.

SERVICES

Individual sewer and water services are not planned to be installed as part of this project. As development occurs, connections can be made to the sewer and water systems in the locations most appropriate for the development layout.

For the portion of the gravity sanitary sewer running through the Savona development, since a preliminary plat for those lots has been submitted, service wyes and risers would be extended from the main at locations indicated by the developer. This will assist the developer with installation of the individual sewer services to those lots at a later date when the development proceeds, and will prevent the need to make multiple cut-ins to the existing sewer main at that time.

STREETS

A preliminary analysis of the sanitary sewer and water main trench dimensions along Hudson Boulevard was performed. As a result, the existing bituminous shoulder will need to be removed to allow the installation of the utilities, and would be replaced as part of the project. Existing driveways and culverts disturbed by the utility installations will be replaced with in-kind materials. No additional storm sewer or street work is proposed with this project.

GEOTECHNICAL EVALUATION

Investigation of the soils along the proposed utility installation routes is underway, however results are not available for inclusion in this Report. Soil borings are being taken at various locations along the proposed alignments of the sewer and water mains, as well as at the lift station site. Findings of the soil investigation will be incorporated into the final design of the project.

PERMITS

In order to construct the proposed improvements described in this Report, it will be necessary to obtain the following permits prior to the start of construction:

- Minnesota Department of Health (MDH) for water main extension.
- Minnesota Pollution Control Agency (MPCA) for sanitary sewer extension.
- Minnesota Pollution Control Agency (MPCA), NPDES Phase II General Storm Water Permit for Construction Activities since this project would disturb more than one acre of land.
- Washington County for construction activity within their right-of-way. Although the utilities along Keats Avenue will be installed outside the County right-of-way, activities for the construction (trenching, restoration, etc.) will extend into their right-of-way.
- South Washington Watershed District for construction activity. The western portion of the project area lies within the boundary of the South Washington Watershed District.
- Valley Branch Watershed District for construction activity. The eastern portion of the project area lies within the boundary of the Valley Branch Watershed District.
- BP Pipelines for work within their easement and crossing of their natural gas pipeline.
- Xcel Energy for work within their easement and crossing of their electric transmission lines.

EASEMENTS

Permanent utility easements will be needed from the properties abutting Keats Avenue, since the sewer and water mains along Keats Avenue are proposed to be installed outside the right-of-way.

Although the sewer and water mains along Hudson Boulevard will be located within the right-of-way, due to the depth of the sanitary sewer it is recommended permanent easements be obtained from those properties abutting the sewer, to allow future access to the utility as needed by the City.

Temporary construction easements will need to be obtained from each parcel abutting the utility installations, to allow for activities such as staging, trenching, and restoration.

SECTION 34 UTILITY EXTENSIONS

Exact sizes and configurations of the easements necessary for the project will be determined during final design. Appropriate documentation for each easement will be prepared, including sketches and legal descriptions. It will be necessary to obtain all easements prior to the start of construction. It is anticipated all easements will be provided to the City for no direct compensation to the property owner. Therefore, no costs for permanent or temporary easements have been included in this report. Furthermore, it is recommended the City Council require the easements needed for the project be obtained at no cost to the City as a condition of adopting this Report.

ESTIMATED COSTS

Detailed cost estimates for the project have been prepared and are included in Appendix B. All costs are based on anticipated unit prices for the 2013 construction season. All costs include a 10 percent contingency and a 25 percent allowance for indirect costs associated with the project (engineering, administrative, financing, and legal). No costs are included for capitalized interest during the construction period or before assessments are collected.

Costs for the improvements have been broken down between sanitary sewer and water main. Within the sanitary sewer, costs have further been broken down into four components as described:

- Gravity sanitary sewer along Hudson Boulevard.
- Lift station system, including the station, gravity sanitary sewer draining to the station, and force main from the station to the connection point at the gravity sewer along Hudson Boulevard.
- Service to the CM Properties, which consists of the sewer crossing of Hudson Blvd to reach reference property #11 (PID 34-029-21-44-0007; CM Properties 94 Lmted Partnership).
- Lennar Area Services, which consists of the sewer wyes and risers for preliminary platted lots within the Savona development.

Following is an overall summary of the estimated costs:

Estimated Project Costs	
Item	Cost
Water Main	\$671,726
Sanitary Sewer	
Gravity Sewer – Hudson Boulevard	\$490,644
Lift Station System	\$1,190,186
Service to CM Properties	\$20,939
Lennar Area Services	\$4,455
Total – Sanitary Sewer	\$1,706,224
Total Estimated Project Costs	\$2,377,950

COST ALLOCATION

The Total Estimated Project Costs are proposed to be assessed to all benefiting properties. Project costs for the improvements were apportioned based on the Residential Equivalent (REC) Units method. REC Units were determined by the City in March 2013 for the area of the City south of 10th Street, based on the Land Use Plan and the anticipated development density. The Land Use Plan and corresponding REC Units for this area are shown on Figure 3 in Appendix A.

The total number of REC Units within the project area is 1092.

REC ALLOCATION ADJUSTMENT

One adjustment was made to the REC Unit allocation method. In looking at the properties within the project area as shown on Figure 2, it is seen that the existing sewer and water utility along Hudson Blvd currently terminates near the southwest corner of property #1. Properties #1 and #1a have the same owner. Therefore, in theory the owner of properties #1 and #1a could extend sewer and water across their frontage to obtain service, without the need for the larger project being undertaken here. Accordingly, the costs allocated to properties #1 and #1a for this large project should be capped at the estimated amount of the 'theoretical' project to extend the utilities just across their frontage, since that is the maximum amount of benefit they can receive from any additional extension of the water and sewer utilities.

The difference between the actual calculated allocation amount to properties #1 and #1a and the capped amount to allocate to them must be redistributed over other properties within the project area. It is recommended to redistribute this incremental difference over those properties within the project area that have the greatest development potential and correspondingly the greatest potential benefit from the extension of sewer and water utilities across the larger project area. Those properties would be #5 through #14.

Properties #2, #3, and #4 are in a similar situation to properties #1 and #1a. That is, in theory those properties could just extend sewer and water across their frontage, without the need or benefit of the larger project being proposed. When this exercise was performed for properties #2, #3, and #4 though, it was found the estimated costs from the 'theoretical' project were very close to the actual allocations calculated for the larger project. As a result, it is deemed that an adjustment or capping of the allocations to properties #2, #3, and #4 is not warranted.

WATER UTILITY COST ALLOCATION

Water main assessments were determined by dividing the total water main costs by the number of REC Units in the project area to establish the cost per REC Unit. Properties were then assigned an assessment based upon the number of REC's contained in their parcel, plus any REC Allocation Adjustment needed as described above. The following table shows the project cost for the water main, the number of REC's, and the resulting cost per REC Unit. The adjustment of the capping of the cost to properties #1 and #1a is also illustrated in the table. The detailed worksheet showing the assessment calculations by parcel is included in Appendix C of this Report.

SECTION 34 UTILITY EXTENSIONS

Assessment Rates – Water Main			
Item	Project Cost	REC	Cost per REC Unit
Water Main	\$671,726	1092*	\$615.13
Capped rate for properties #1 and #1a		156	\$419.28
Reduction to properties #1 and #1a (\$615.13 - \$419.28) * 156 REC Units	(\$30,553)		
Adjustment for Capped rate to #1 and #1a	\$30,553	859**	\$35.57
<i>Total</i>	<i>\$671,726</i>		

* Includes properties #1 and #1a

** Costs assigned to properties #5 through #14

SEWER UTILITY COST ALLOCATION

Sanitary sewer assessments were determined by dividing the cost for each component of the sanitary sewer improvements by the number of REC Units associated with that component. Properties were then assigned an assessment based upon the number of REC's contained in their parcel and the components of the sewer improvements that applied to that parcel.

The allocation of cost for each component of the sanitary sewer improvements is described as:

- Gravity Sewer – Hudson Boulevard: Since this sewer will ultimately receive all flow from all properties within the project area, this cost was divided over all REC Units in the entire project area. The allocation adjustment for properties #1 and #1a were also applied to this component.
- Lift Station System: These costs were divided over the REC Units included within the lift station service area as shown on Figure 2.
- Service to CM Properties: Since this portion of the improvement will serve only property #11, the costs were divided only by the REC Units included in that property.
- Lennar Area Services: Since this portion of the improvement affects only property #13, the costs were divided only by the REC Units included in that property.

The following table shows the project cost for each component of the sanitary sewer, the number of REC's assigned to that cost, and the cost per REC Unit. The adjustment of the capping of the cost to properties #1 and #1a is also illustrated in the table. The detailed worksheet showing the assessment calculations by parcel is included in Appendix C of this Report.

SECTION 34 UTILITY EXTENSIONS

Assessment Rates – Sanitary Sewer			
Item	Project Cost	REC	Cost per REC Unit
Gravity Sewer – Hudson Boulevard	\$490,644	1092*	\$449.31
Capped rate for properties #1 and #1a		156	\$411.84
Reduction to properties #1 and #1a (\$449.31 - \$411.84) * 156 REC Units	(\$5,845)		
Adjustment for Capped rate to #1 and #1a	\$5,845	859**	\$6.80
Lift Station System	\$1,190,186	490	\$2,428.95
Service to CM Properties (#11)	\$20,939	23	\$910.37
Lennar Area Services (#13)	\$4,455	146	\$30.51
<i>Total</i>	<i>\$1,706,224</i>		

* Includes properties #1 and #1a

** Costs assigned to properties #5 through #14

FINANCING

The entire project costs are proposed to be financed by assessments levied against benefitting properties based on the cost allocation described in this report. The proposed assessment roll for the project is shown in Appendix C of this Report.

Since the assessments will be levied over a period of time, an interim funding source will be needed to pay project costs as they are incurred. It is the understanding of this Report that the City intends to bond for the project as the interim funding source, and will repay the bond using the assessments as they are collected. Per the City's adopted Special Assessment Policy, it is recommended the City levy the assessments over a 15-year period and assign an interest rate of 1% to 2% over the average coupon rate of the bond to the assessments. This will address the internal costs the City will incur associated with the bonding and with documentation of the assessments.

PUBLIC HEARING

This project has been initiated by petition of the property owners. The petition was received by the City Council and found adequate on March 19, 2013. As such, it is the intent that prior to proceeding with these improvements, all properties benefitting from this project will sign an Agreement of Assessment and Waiver of Irregularity and Appeal. Obtaining signed Agreements from all property owners will waive the need for a Public Hearing on the proposed improvements. In the event that not all property owners sign the Agreement, it is recommended the City Council order the Public Hearing and continue the process until all property owners have signed the Agreement.

PROJECT SCHEDULE

Below is the proposed schedule for the project to be constructed in 2013:

- March 19, 2013 Council accepts the Petition; authorizes Preparation of a Feasibility report; and authorizes Preparation of the Plans and Specifications.
- March 21, 2013 Project kickoff meeting.
- July 16, 2013 Council Accepts Report; Adopts Project Assessment Policy; Approves Plans and Specifications; and Authorizes Advertisement for Contractor Bids.
- August 20, 2013 Accept Contractor Bids.
- August 30, 2013 Council receives signed Agreements of Assessment and Waiver of Irregularity and Appeal from 100% of the properties; Agreement Waives 429 Hearings; Council receives all permanent and temporary construction easements from property owners.
- September 3, 2013 Council Orders the Improvement and Awards the Contract.
- September 16, 2013 Conduct Pre-Construction Meeting & Issue Notice to Proceed.
- December 20, 2013 Contractor Work is Substantially Complete (estimated 14 weeks) except Lift Station due to equipment delivery schedule.
- January 24, 2014 Final Completion Date including Lift Station, all punch list items, and Final Project Close-Out.

CONCLUSION AND RECOMMENDATIONS

To support development of properties within Section 34, sanitary sewer and water main extensions are needed. This Report has identified the recommended utility improvements to provide sanitary sewer and water service to the properties within the project area. It has also estimated the cost of the recommended improvements and identified a method of cost allocation to finance the project.

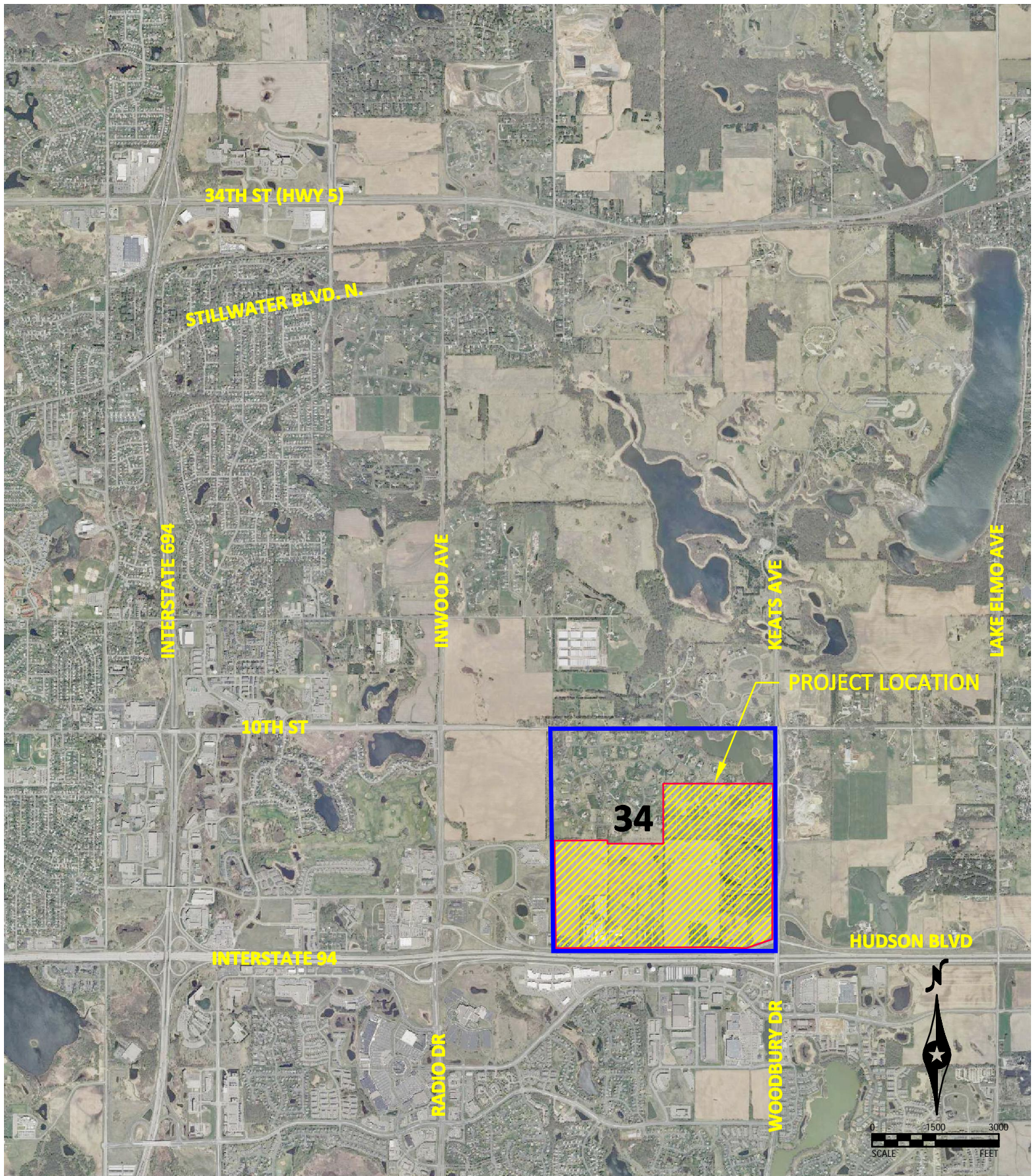
This project as proposed is technically and financially feasible, is necessary, cost-effective, and will result in a benefit to the properties to be assessed. It is recommended that the City Council accept this Report.



Appendix A

Figures





LOCATION PLAN

SECTION 34 WATER AND SEWER UTILITY EXTENSION IMPROVEMENTS

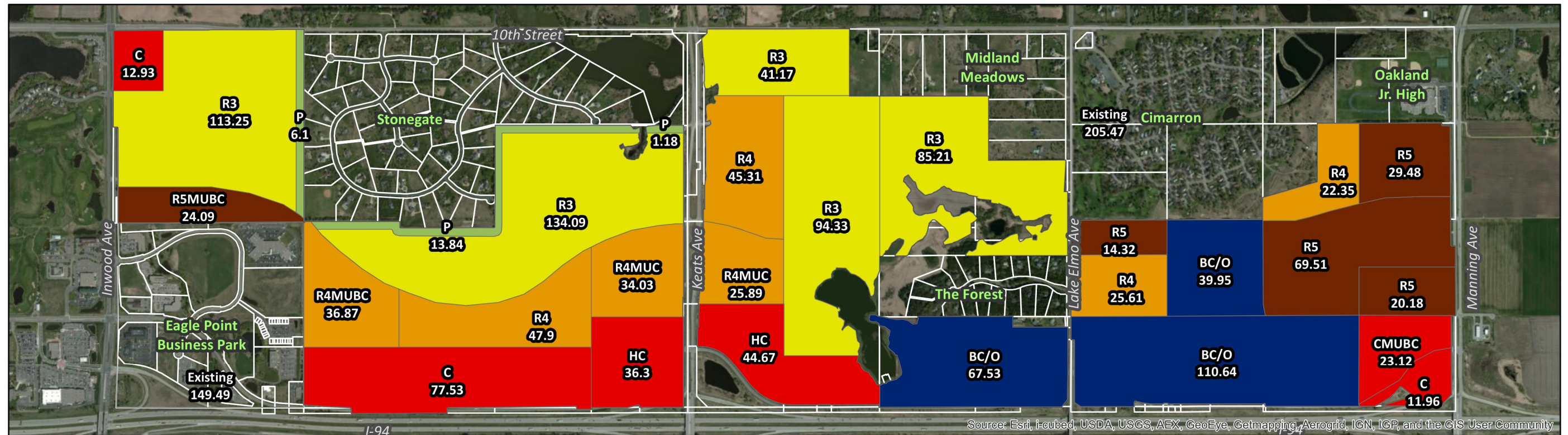
FIGURE: 1





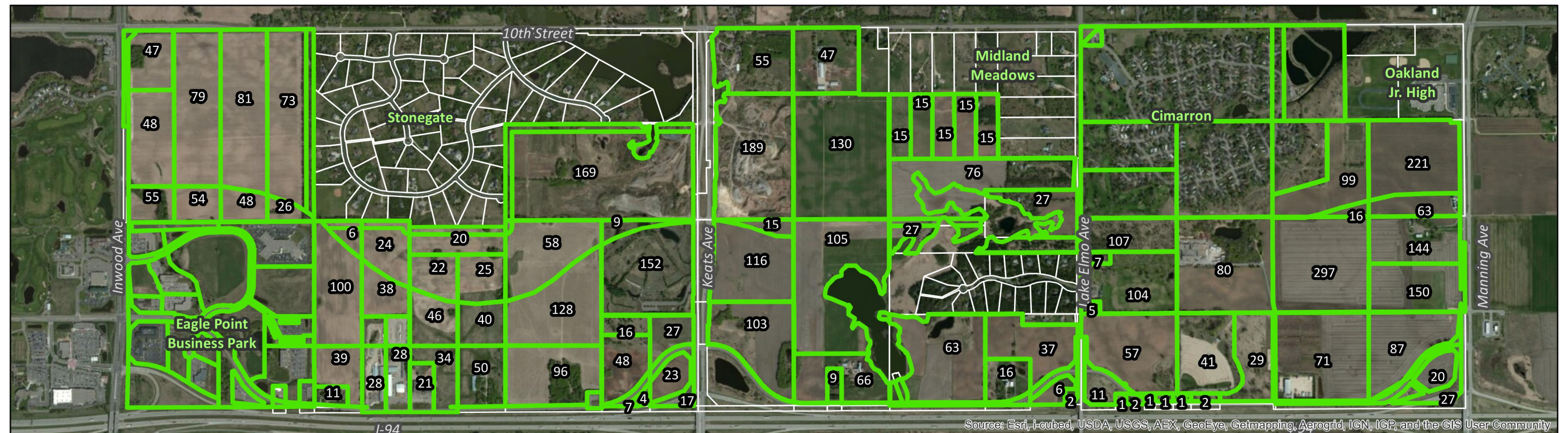
Land Use Plan for South of 10th Street

Boundaries, densities and text subject only to changes which result in the final minimum number of REC units being equal to or in excess of 4500.



Approximate Corresponding REC Units

Lowest Permitted Density Assumptions: (R-3 = 2.5 upa) (R-4 = 4.5 upa) (R-5 = 7.5 upa) (C & HC = 4 rec/acre) (BC/O = 2 rec/acre)



Approximate NEW rec units (EXCLUDES anticipated Eagle Point & Cimarron hook-ups): 4685 (HIGH) / 4384 (LOW)

"High" number assumes all ALTERNATIVE use areas develop at the highest allowable floor for that acreage; "Low" number assumes all mixed use areas develop at the lowest allowable floor for that acreage.



Appendix B

Cost Estimate



Cost Estimate
City of Lake Elmo
Section 34 Water and Sewer Utility Extension Improvements
N15.106424
7/12/2013

SANITARY SEWER (GRAVITY SEWER-HUDSON BOULEVARD)

Item	Unit	Unit Price	Quantity	Cost
MOBILIZATION	LS	\$ 12,000.00	1	\$ 12,000
TRAFFIC CONTROL	LS	\$ 5,000.00	1	\$ 5,000
CONCRETE JERSEY BARRIERS	LF	\$ 20.00	900	\$ 18,000
CLEAR AND GRUB TREES	LS	\$ 3,500.00	1	\$ 3,500
REMOVE BITUMINOUS SHOULDER	SY	\$ 6.00	650	\$ 3,900
REMOVE BITUMINOUS DRIVEWAY	SY	\$ 5.00	800	\$ 4,000
REMOVE CULVERT	LF	\$ 15.00	300	\$ 4,500
REMOVE SANITARY SEWER PIPE	LF	\$ 10.00	13	\$ 130
SALVAGE AND REINSTALL FENCE	LF	\$ 20.00	370	\$ 7,400
PATCH BITUMINOUS SHOULDER	SY	\$ 30.00	650	\$ 19,500
PATCH BITUMINOUS DRIVEWAY	SY	\$ 25.00	800	\$ 20,000
PATCH GRAVEL DRIVEWAY	TN	\$ 15.00	60	\$ 900
CULVERT	LF	\$ 40.00	300	\$ 12,000
CONNECT TO EXISTING SANITARY SEWER MH	EA	\$ 1,000.00	1	\$ 1,000
12" PVC SANITARY SEWER, 0' - 10' DEEP	LF	\$ 30.00	458	\$ 13,740
12" PVC SANITARY SEWER, 10' - 15' DEEP	LF	\$ 35.00	1,123	\$ 39,305
12" PVC SANITARY SEWER, 15' - 20' DEEP	LF	\$ 40.00	153	\$ 6,120
12" PVC SANITARY SEWER, 20' - 25' DEEP	LF	\$ 55.00	174	\$ 9,570
12" PVC SANITARY SEWER, 25' - 30' DEEP	LF	\$ 75.00	151	\$ 11,325
12" PVC SANITARY SEWER, 30' - 35' DEEP	LF	\$ 100.00	505	\$ 50,500
12" PVC SANITARY SEWER, 35' - 40' DEEP	LF	\$ 120.00	35	\$ 4,200
JACK 12" PVC SANITARY SEWER	LF	\$ 250.00	80	\$ 20,000
RESTRICTED TRENCH	LF	\$ 20.00	900	\$ 18,000
4' DIAMETER SANITARY SEWER MH	EA	\$ 2,000.00	7	\$ 14,000
4' DIAMETER OVERDEPTH	LF	\$ 120.00	125	\$ 15,000
SEED & BLANKET	SY	\$ 2.00	15,000	\$ 30,000
SEED & HYDROMULCH	SY	\$ 1.00	10,300	\$ 10,300
DITCH CHECK	EA	\$ 200.00	15	\$ 3,000
CULVERT INLET PROTECTION	EA	\$ 200.00	8	\$ 1,600
SILT FENCE	LF	\$ 3.00	1,500	\$ 4,500
4" SOLID WHITE STRIPE	LF	\$ 0.50	900	\$ 450
CONSTRUCTION COSTS				\$ 363,440
+10% CONTIGENCY			+	\$ 36,344
+25% INDIRECT COSTS			+	\$ 90,860
TOTAL PROJECT COSTS - SANITARY SEWER (GRAVITY SEWER-HUDSON BOULEVARD)				\$ 490,644

SANITARY SEWER (LIFT STATION/FORCEMAIN SYSTEM)

Item	Unit	Unit Price	Quantity	Cost
MOBILIZATION	LS	\$ 25,000.00	1	\$ 25,000
TRAFFIC CONTROL	LS	\$ 1,500.00	1	\$ 1,500
CLEAR AND GRUB TREES	LS	\$ 6,000.00	1	\$ 6,000
TEMPORARY ROCK CONSTRUCTION ENTRANCE	EA	\$ 2,000.00	2	\$ 4,000
REMOVE BITUMINOUS DRIVEWAY	SY	\$ 5.00	700	\$ 3,500
REMOVE CONCRETE PAVEMENT	SY	\$ 8.00	40	\$ 320
REMOVE CONCRETE CURB AND GUTTER	LF	\$ 5.00	30	\$ 150
REMOVE CULVERT	LF	\$ 15.00	450	\$ 6,750
PATCH BITUMINOUS DRIVEWAY	SY	\$ 25.00	250	\$ 6,250
PATCH CONCRETE DRIVEWAY	SY	\$ 40.00	40	\$ 1,600
PATCH GRAVEL DRIVEWAY	TN	\$ 15.00	550	\$ 8,250
B618 CONCRETE CURB AND GUTTER	LF	\$ 10.00	30	\$ 300
CULVERT	LF	\$ 40.00	450	\$ 18,000
8" PVC SANITARY SEWER, 0' - 10' DEEP	LF	\$ 28.00	788	\$ 22,064

8" PVC SANITARY SEWER, 10' - 15' DEEP	LF	\$	30.00	1,743	\$	52,290
8" PVC SANITARY SEWER, 15' - 20' DEEP	LF	\$	35.00	821	\$	28,735
8" PVC SANITARY SEWER, 20' - 25' DEEP	LF	\$	45.00	639	\$	28,755
10" PVC SANITARY SEWER, 15' - 20' DEEP	LF	\$	40.00	107	\$	4,280
10" PVC SANITARY SEWER, 20' - 25' DEEP	LF	\$	55.00	183	\$	10,065
10" PVC SANITARY SEWER, 25' - 30' DEEP	LF	\$	75.00	148	\$	11,100
10" PVC SANITARY SEWER, 30' - 35' DEEP	LF	\$	90.00	79	\$	7,110
8" DIP SANITARY SEWER, 10' - 15' DEEP	LF	\$	40.00	20	\$	800
8" DIP OUTSIDE DROP	LF	\$	250.00	15	\$	3,750
12" DIP SANITARY SEWER 15'-20' DEEP	LF	\$	40.00	40	\$	1,600
12" DIP OUTSIDE DROP	LF	\$	275.00	12	\$	3,300
4' DIAMETER SANITARY SEWER MH	EA	\$	2,000.00	26	\$	52,000
4' DIAMETER OVERDEPTH	LF	\$	120.00	155	\$	18,600
8" FORCEMAIN	LF	\$	25.00	5,922	\$	148,050
AIR RELEASE MH	EA	\$	4,500.00	2	\$	9,000
DIP FITTINGS	LB	\$	6.00	1,500	\$	9,000
LIFT STATION	LS	\$	280,000.00	1	\$	280,000
LIFT STATION SITE IMPROVEMENTS	LS	\$	5,000.00	1	\$	5,000
SEED & BLANKET	SY	\$	2.00	28,000	\$	56,000
SEED & HYDROMULCH	SY	\$	1.00	25,300	\$	25,300
DITCH CHECK	EA	\$	200.00	30	\$	6,000
CULVERT INLET PROTECTION	EA	\$	200.00	11	\$	2,200
SILT FENCE	LF	\$	3.00	5,000	\$	15,000
CONSTRUCTION COSTS					\$	881,619
+10% CONTIGENCY				+	\$	88,162
+25% INDIRECT COSTS				+	\$	220,405
TOTAL PROJECT COSTS - SANITARY SEWER (LIFT STATION/FORCEMAIN SYSTEM)					\$	1,190,186

SANITARY SEWER (SERVICE TO CM PROPERTIES: PARCEL 11)

Item	Unit	Unit Price	Quantity	Cost
8" PVC SANITARY SEWER, 0' - 10' DEEP	LF	\$ 28.00	45	\$ 1,260
JACK 8" SANITARY SEWER	LF	\$ 225.00	60	\$ 13,500
SEED & BLANKET	SY	\$ 2.00	300	\$ 600
SILT FENCE	LF	\$ 3.00	50	\$ 150
CONSTRUCTION COSTS				\$ 15,510
+10% CONTIGENCY			+	\$ 1,551
+25% INDIRECT COSTS			+	\$ 3,878
TOTAL PROJECT COSTS - SANITARY SEWER (SERVICE TO CM PROPERTIES: PARCEL 11)				\$ 20,939

SANITARY SEWER (LENNAR AREA SERVICES: PARCEL 13)

Item	Unit	Unit Price	Quantity	Cost
8"x4" PVC WYE	EA	\$ 150.00	11	\$ 1,650
4" SEWER SERVICE RISER	LF	\$ 15.00	110	\$ 1,650
CONSTRUCTION COSTS				\$ 3,300
+10% CONTIGENCY			+	\$ 330
+25% INDIRECT COSTS			+	\$ 825
TOTAL PROJECT COSTS - SANITARY SEWER (LENNAR AREA SERVICES: PARCEL 13)				\$ 4,455

WATER MAIN

Item	Unit	Unit Price	Quantity	Cost
MOBILIZATION	LS	\$ 14,000.00	1	\$ 14,000
TRAFFIC CONTROL	LS	\$ 1,500.00	1	\$ 1,500
CONNECT TO EXISTING 12" WATER MAIN	EA	\$ 1,200.00	1	\$ 1,200
6" DIP WATER MAIN	LF	\$ 25.00	215	\$ 5,375
12" DIP WATER MAIN	LF	\$ 50.00	7,270	\$ 363,500
JACK 12" DIP WATER MAIN	LF	\$ 250.00	40	\$ 10,000
6" GATE VALVE AND BOX	EA	\$ 1,300.00	14	\$ 18,200
12" BUTTERFLY VALVE AND BOX	EA	\$ 2,200.00	7	\$ 15,400

HYDRANT	EA	\$	3,600.00	14	\$	50,400
DUCTILE IRON FITTINGS	LB	\$	6.00	3,000	\$	18,000
CONSTRUCTION COSTS						\$ 497,575
+10% CONTIGENCY				+	\$	49,758
+25% INDIRECT COSTS				+	\$	124,394
TOTAL PROJECT COSTS - WATER MAIN					\$	671,726
SUMMARY						
TOTAL SANITARY SEWER (GRAVITY SEWER-HUDSON BOULEVARD)					\$	490,644
TOTAL SANITARY SEWER (LIFT STATION/FORCEMAIN SYSTEM)					\$	1,190,186
TOTAL SANITARY SEWER (SERVICE TO CM PROPERTIES: PARCEL 11)					\$	20,939
TOTAL SANITARY SEWER (LENNAR AREA SERVICES: PARCEL 13)					\$	4,455
TOTAL WATER MAIN					\$	671,726
TOTAL PROJECT COST					\$	2,377,950



Appendix C

Assessment Calculations



PRELIMINARY ASSESSMENT WORKSHEET - WATER MAIN
SECTION 34 WATER AND SEWER
UTILITY EXTENSION IMPROV.
LAKE ELMO, MN
BMI PROJECT NO. N15.106424
July 12, 2013

	PROJECT COST	REC UNITS	COST/REC UNIT
WATER MAIN	\$ 671,726	1092	\$ 615.13
TOTAL	\$ 671,726		

PROPERTY NO.					WATER MAIN		ADJUSTMENT FOR CAPPING PROPERTIES 1 AND 1a		TOTALS
	PIN	OWNER	LAND USE	REC UNITS	RATE	COST	RATE	COST	
1	34-029-21-33-0002	DAMIANI LOUIS J & TIMOTHY C MONTGOMERY**	C	11	\$ 419.28	\$ 4,600		\$ -	\$ 4,600
		SUBTOTAL				\$ 4,600		\$ -	\$ 4,600
1a	34-029-21-33-0001	DAMIANI LOUIS J & TIMOTHY C MONTGOMERY**	C	39	\$ 419.28	\$ 16,400		\$ -	\$ 16,400
			R4MUBC	100	\$ 419.28	\$ 41,900		\$ -	\$ 41,900
			R3	6	\$ 419.28	\$ 2,500		\$ -	\$ 2,500
		SUBTOTAL				\$ 60,800		\$ -	\$ 60,800
1b	34-029-21-32-0001	DAMIANI LOUIS J & TIMOTHY C MONTGOMERY	R4MUBC	0		\$ -		\$ -	\$ -
			R3	0		\$ -		\$ -	\$ -
		SUBTOTAL				\$ -		\$ -	\$ -
2	34-029-21-33-0005	STAR RIVER HOLDINGS LLC	C	28	\$ 615.13	\$ 17,200		\$ -	\$ 17,200
		SUBTOTAL				\$ 17,200		\$ -	\$ 17,200
3	34-029-21-33-0004	LAMPERT YARDS INC	C	28	\$ 615.13	\$ 17,200		\$ -	\$ 17,200
		SUBTOTAL				\$ 17,200		\$ -	\$ 17,200
4	34-029-21-34-0004	GATSBY INV I LLC	C	21	\$ 615.13	\$ 12,900		\$ -	\$ 12,900
		SUBTOTAL				\$ 12,900		\$ -	\$ 12,900
5	34-029-21-34-0003	DALE PROPERTIES LLC	C	34	\$ 615.13	\$ 20,900	\$ 35.57	\$ 1,200	\$ 22,100
			R4	30	\$ 615.13	\$ 18,500	\$ 35.57	\$ 1,100	\$ 19,600
			R3	25	\$ 615.13	\$ 15,400	\$ 35.57	\$ 900	\$ 16,300
		SUBTOTAL				\$ 54,800		\$ 3,200	\$ 58,000
6	34-029-21-34-0001	DALE PROPERTIES LLC	C	50	\$ 615.13	\$ 30,800	\$ 35.57	\$ 1,800	\$ 32,600
			R4	9	\$ 615.13	\$ 5,500	\$ 35.57	\$ 300	\$ 5,800
			R3	22	\$ 615.13	\$ 13,500	\$ 35.57	\$ 800	\$ 14,300
		SUBTOTAL				\$ 49,800		\$ 2,900	\$ 52,700
7	34-029-21-31-0001	DALE PROPERTIES LLC	R3	24	\$ 615.13	\$ 14,800	\$ 35.57	\$ 900	\$ 15,700
		SUBTOTAL				\$ 14,800		\$ 900	\$ 15,700
8	34-029-21-42-0001	DALE PROPERTIES LLC	C	96	\$ 615.13	\$ 59,100	\$ 35.57	\$ 3,400	\$ 62,500
			R4	47	\$ 615.13	\$ 28,900	\$ 35.57	\$ 1,700	\$ 30,600
			R3	32	\$ 615.13	\$ 19,700	\$ 35.57	\$ 1,100	\$ 20,800
			R3	57	\$ 615.13	\$ 35,100	\$ 35.57	\$ 2,000	\$ 37,100
		SUBTOTAL				\$ 142,800		\$ 8,200	\$ 151,000
9	34-029-21-44-0004	EBERTZ WALTER J	HC	52	\$ 615.13	\$ 32,000	\$ 35.57	\$ 1,800	\$ 33,800
		SUBTOTAL				\$ 32,000		\$ 1,800	\$ 33,800
10	34-029-21-44-0006	EBERTZ WALTER J	HC	16	\$ 615.13	\$ 9,800	\$ 35.57	\$ 600	\$ 10,400
		SUBTOTAL				\$ 9,800		\$ 600	\$ 10,400
11	34-029-21-44-0007	CM PROPERTIES 94 LMTD PARTNERSHIP	HC	23	\$ 615.13	\$ 14,100	\$ 35.57	\$ 800	\$ 14,900
		SUBTOTAL				\$ 14,100		\$ 800	\$ 14,900
12	34-029-21-44-0009	MFC PROPERTIES 94 LMTD PARTNERSHIP	HC	27	\$ 615.13	\$ 16,600	\$ 35.57	\$ 1,000	\$ 17,600
		SUBTOTAL				\$ 16,600		\$ 1,000	\$ 17,600
13	34-029-21-41-0004	FRANDSEN BANK & TRUST	R4MUC	146	\$ 615.13	\$ 89,800	\$ 35.57	\$ 5,200	\$ 95,000
		SUBTOTAL				\$ 89,800		\$ 5,200	\$ 95,000
14	34-029-21-13-0001	HAMMES WILLIAM E ETAL	R3	169	\$ 615.13	\$ 104,000	\$ 35.57	\$ 6,000	\$ 110,000
		SUBTOTAL				\$ 104,000		\$ 6,000	\$ 110,000
		TOTALS		1092		\$ 641,200		\$ 30,600	\$ 671,800

NOTES:
** CAPPED ASSESSMENT AT RATE FOR A STAND-ALONE 'THEORETICAL' PROJECT TO SERVE PROPERTIES #1 AND #1a
NO COSTS HAVE BEEN INCLUDED FOR TEMPORARY OR PERMANENT EASEMENTS
NO COSTS HAVE BEEN INCLUDED FOR PRIVATE UTILITY RELOCATIONS

PRELIMINARY ASSESSMENT WORKSHEET - SANITARY SEWER
SECTION 34 WATER AND SEWER
UTILITY EXTENSION IMPROV.
LAKE ELMO, MN
BMI PROJECT NO. N15.106424
July 12, 2013

	PROJECT COST	REC UNITS	COST/REC UNIT
SANITARY SEWER (GRAVITY SEWER-HUDSON BLVD)	\$ 490,644	1092	\$ 449.31
SANITARY SEWER (LIFT STATION / FORCEMAIN SYSTEM)	\$ 1,190,186	490	\$ 2,428.95
SANITARY SEWER (SERVICE TO CM PROPERTIES: PARCEL 11)	\$ 20,939	23	\$ 910.37
SANITARY SEWER (LENNAR AREA SERVICES: PARCEL 13)	\$ 4,455	146	\$ 30.51
TOTAL	\$ 1,706,224		

					SANITARY SEWER (GRAVITY SEWER - HUDSON BLVD)		SANITARY SEWER (LIFT STATION/FORCEMAIN SYSTEM)		ADJUSTMENT FOR CAPPING PROPERTIES 1 AND 1a		SANITARY SEWER (SERVICE TO CM PROPERTIES: PARCEL 11)		SANITARY SEWER (LENNAR AREA SERVICES: PARCEL 13)		TOTALS
PROPERTY NO.	PIN	OWNER	LAND USE	REC UNITS	RATE	COST	RATE	COST	RATE	COST	RATE	COST	RATE	COST	
1	34-029-21-33-0002	DAMIANI LOUIS J & TIMOTHY C MONTGOMERY**	C	11	\$ 411.84	\$ 4,500		\$ -		\$ -		\$ -		\$ -	\$ 4,500
		SUBTOTAL				\$ 4,500		\$ -		\$ -		\$ -		\$ -	\$ 4,500
1a	34-029-21-33-0001	DAMIANI LOUIS J & TIMOTHY C MONTGOMERY**	C	39	\$ 411.84	\$ 16,100		\$ -		\$ -		\$ -		\$ -	\$ 16,100
			R4MUBC	100	\$ 411.84	\$ 41,200		\$ -		\$ -		\$ -		\$ -	\$ 41,200
			R3	6	\$ 411.84	\$ 2,500		\$ -		\$ -		\$ -		\$ -	\$ 2,500
		SUBTOTAL				\$ 59,800		\$ -		\$ -		\$ -		\$ -	\$ 59,800
1b	34-029-21-32-0001	DAMIANI LOUIS J & TIMOTHY C MONTGOMERY	R4MUBC	0		\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
			R3	0		\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
		SUBTOTAL				\$ -		\$ -		\$ -		\$ -		\$ -	\$ -
2	34-029-21-33-0005	STAR RIVER HOLDINGS LLC	C	28	\$ 449.31	\$ 12,600		\$ -		\$ -		\$ -		\$ -	\$ 12,600
		SUBTOTAL				\$ 12,600		\$ -		\$ -		\$ -		\$ -	\$ 12,600
3	34-029-21-33-0004	LAMPERT YARDS INC	C	28	\$ 449.31	\$ 12,600		\$ -		\$ -		\$ -		\$ -	\$ 12,600
		SUBTOTAL				\$ 12,600		\$ -		\$ -		\$ -		\$ -	\$ 12,600
4	34-029-21-34-0004	GATSBY INV I LLC	C	21	\$ 449.31	\$ 9,400		\$ -		\$ -		\$ -		\$ -	\$ 9,400
		SUBTOTAL				\$ 9,400		\$ -		\$ -		\$ -		\$ -	\$ 9,400
5	34-029-21-34-0003	DALE PROPERTIES LLC	C	34	\$ 449.31	\$ 15,300		\$ -	\$ 6.80	\$ 200		\$ -		\$ -	\$ 15,500
			R4	30	\$ 449.31	\$ 13,500		\$ -	\$ 6.80	\$ 200		\$ -		\$ -	\$ 13,700
			R3	25	\$ 449.31	\$ 11,200		\$ -	\$ 6.80	\$ 200		\$ -		\$ -	\$ 11,400
		SUBTOTAL				\$ 40,000		\$ -		\$ 600		\$ -		\$ -	\$ 40,600
6	34-029-21-34-0001	DALE PROPERTIES LLC	C	50	\$ 449.31	\$ 22,500		\$ -	\$ 6.80	\$ 300		\$ -		\$ -	\$ 22,800
			R4	9	\$ 449.31	\$ 4,000		\$ -	\$ 6.80	\$ 100		\$ -		\$ -	\$ 4,100
			R3	22	\$ 449.31	\$ 9,900		\$ -	\$ 6.80	\$ 100		\$ -		\$ -	\$ 10,000
		SUBTOTAL				\$ 36,400		\$ -		\$ 500		\$ -		\$ -	\$ 36,900
7	34-029-21-31-0001	DALE PROPERTIES LLC	R3	24	\$ 449.31	\$ 10,800		\$ -	\$ 6.80	\$ 200		\$ -		\$ -	\$ 11,000
		SUBTOTAL				\$ 10,800		\$ -		\$ 200		\$ -		\$ -	\$ 11,000
8	34-029-21-42-0001	DALE PROPERTIES LLC	C	96	\$ 449.31	\$ 43,100		\$ -	\$ 6.80	\$ 700		\$ -		\$ -	\$ 43,800
			R4	47	\$ 449.31	\$ 21,100		\$ -	\$ 6.80	\$ 300		\$ -		\$ -	\$ 21,400
			R3	32	\$ 449.31	\$ 14,400		\$ -	\$ 6.80	\$ 200		\$ -		\$ -	\$ 14,600
			R3	57	\$ 449.31	\$ 25,600	\$ 2,428.95	\$ 138,500	\$ 6.80	\$ 400		\$ -		\$ -	\$ 164,500
		SUBTOTAL				\$ 104,200		\$ 138,500		\$ 1,600		\$ -		\$ -	\$ 244,300
9	34-029-21-44-0004	EBERTZ WALTER J	HC	52	\$ 449.31	\$ 23,400	\$ 2,428.95	\$ 126,300	\$ 6.80	\$ 400		\$ -		\$ -	\$ 150,100
		SUBTOTAL				\$ 23,400		\$ 126,300		\$ 400		\$ -		\$ -	\$ 150,100
10	34-029-21-44-0006	EBERTZ WALTER J	HC	16	\$ 449.31	\$ 7,200	\$ 2,428.95	\$ 38,900	\$ 6.80	\$ 100		\$ -		\$ -	\$ 46,200
		SUBTOTAL				\$ 7,200		\$ 38,900		\$ 100		\$ -		\$ -	\$ 46,200
11	34-029-21-44-0007	CM PROPERTIES 94 LMTD PARTNERSHIP	HC	23	\$ 449.31	\$ 10,300	\$ 2,428.95	\$ 55,900	\$ 6.80	\$ 200	\$ 910.37	\$ 20,900		\$ -	\$ 87,300
		SUBTOTAL				\$ 10,300		\$ 55,900		\$ 200		\$ 20,900		\$ -	\$ 87,300
12	34-029-21-44-0009	MFC PROPERTIES 94 LMTD PARTNERSHIP	HC	27	\$ 449.31	\$ 12,100	\$ 2,428.95	\$ 65,600	\$ 6.80	\$ 200		\$ -		\$ -	\$ 77,900
		SUBTOTAL				\$ 12,100		\$ 65,600		\$ 200		\$ -		\$ -	\$ 77,900
13	34-029-21-41-0004	FRANDSEN BANK & TRUST	R4MUC	146	\$ 449.31	\$ 65,600	\$ 2,428.95	\$ 354,600	\$ 6.80	\$ 1,000		\$ -	\$ 30.51	\$ 4,500	\$ 425,700
		SUBTOTAL				\$ 65,600		\$ 354,600		\$ 1,000		\$ -		\$ 4,500	\$ 425,700
14	34-029-21-13-0001	HAMMES WILLIAM E ETAL	R3	169	\$ 449.31	\$ 75,900	\$ 2,428.95	\$ 410,500	\$ 6.80	\$ 1,100		\$ -		\$ -	\$ 487,500
		SUBTOTAL				\$ 75,900		\$ 410,500		\$ 1,100		\$ -		\$ -	\$ 487,500
		TOTALS		1092		\$ 484,800		\$ 1,190,300		\$ 5,900		\$ 20,900		\$ 4,500	\$ 1,706,400

NOTES:
** CAPPED ASSESSMENT AT RATE FOR A STAND-ALONE 'THEORETICAL' PROJECT TO SERVE PROPERTIES #1 AND #1a
NO COSTS HAVE BEEN INCLUDED FOR TEMPORARY OR PERMANENT EASEMENTS
NO COSTS HAVE BEEN INCLUDED FOR PRIVATE UTILITY RELOCATIONS

PRELIMINARY ASSESSMENT ROLL
SECTION 34 WATER AND SEWER UTILITY EXTENSION IMPROVEMENTS
LAKE ELMO, MN
BMI PROJECT NO. N15.106424
July 12, 2013

PROPERTY NO.	PIN	OWNER	SANITARY ASSESSMENT	WATER ASSESSMENT	TOTAL ASSESSMENT
1	34-029-21-33-0002	DAMIANI LOUIS J & TIMOTHY C MONTGOMERY	\$ 4,500	\$ 4,600	\$ 9,100
1a	34-029-21-33-0001	DAMIANI LOUIS J & TIMOTHY C MONTGOMERY	\$ 59,800	\$ 60,800	\$ 120,600
1b	34-029-21-32-0001	DAMIANI LOUIS J & TIMOTHY C MONTGOMERY	\$ -	\$ -	\$ -
2	34-029-21-33-0005	STAR RIVER HOLDINGS LLC	\$ 12,600	\$ 17,200	\$ 29,800
3	34-029-21-33-0004	LAMPERT YARDS INC	\$ 12,600	\$ 17,200	\$ 29,800
4	34-029-21-34-0004	GATSBY INV I LLC	\$ 9,400	\$ 12,900	\$ 22,300
5	34-029-21-34-0003	DALE PROPERTIES LLC	\$ 40,600	\$ 58,000	\$ 98,600
6	34-029-21-34-0001	DALE PROPERTIES LLC	\$ 36,900	\$ 52,700	\$ 89,600
7	34-029-21-31-0001	DALE PROPERTIES LLC	\$ 11,000	\$ 15,700	\$ 26,700
8	34-029-21-42-0001	DALE PROPERTIES LLC	\$ 244,300	\$ 151,000	\$ 395,300
9	34-029-21-44-0004	EBERTZ WALTER J	\$ 150,100	\$ 33,800	\$ 183,900
10	34-029-21-44-0006	EBERTZ WALTER J	\$ 46,200	\$ 10,400	\$ 56,600
11	34-029-21-44-0007	CM PROPERTIES 94 LMTD PARTNERSHIP	\$ 87,300	\$ 14,900	\$ 102,200
12	34-029-21-44-0009	MFC PROPERTIES 94 LMTD PARTNERSHIP	\$ 77,900	\$ 17,600	\$ 95,500
13	34-029-21-41-0004	FRANDSEN BANK & TRUST	\$ 425,700	\$ 95,000	\$ 520,700
14	34-029-21-13-0001	HAMMES WILLIAM E ETAL	\$ 487,500	\$ 110,000	\$ 597,500
		TOTALS	\$ 1,706,400	\$ 671,800	\$ 2,378,200