



## STAFF REPORT

DATE: May 15, 2018

**PUBLIC HEARING**

ITEM #: 16

**AGENDA ITEM:** Old Village Phase 4 Street, Drainage, and Utility Improvements – Public Improvement Hearing, Ordering the Improvements and Final Assessment Hearing

**SUBMITTED BY:** Jack Griffin, City Engineer

**REVIEWED BY:** Kristina Handt, City Administrator  
Sue Iverson, Finance Director  
Sarah Sonsalla, City Attorney  
Rob Weldon, Public Works Director  
Chad Isakson, Project Engineer

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**ISSUE BEFORE COUNCIL:** Should the City Council Order the Improvements and adopt the Final Assessment Roll for the Old Village Phase 4 Street, Drainage, and Utility Improvements?

**BACKGROUND:** On April 17, 2018, the Lake Elmo City Council accepted the feasibility report and called for a public improvement hearing and final assessment hearing for the Old Village Phase 4 Street, Drainage, and Utility Improvements.

The improvements include the extension of lateral sanitary sewer mains along 32<sup>nd</sup> Street North, east of Lake Elmo Avenue, and along 36<sup>th</sup> Street North/Layton Avenue North. The improvements include the reconstruction of the existing streets with concrete curb and gutter, the addition of storm sewer improvements to improve drainage to the extent possible within the project limits and right-of-way, the replacement of the aged watermain, and a sanitary sewer service stub extended to the property line for each benefiting property. The project also consists of the installation of a regional storm sewer outfall pipe as another extension of the City's regional downtown storm sewer system and considers the addition of a trail extension along 36<sup>th</sup> Street North to connect Lion's Park to the VFW Park.

The scope of improvements remains consistent with the preliminary plans that were presented to the City Council on February 20th, 2018. Park improvements were added to the scope of improvements based on staff direction and as part of the project restoration. An informational meeting for members of the community affected by the proposed assessments was held on April 25, 2018.

**PROPOSAL DETAILS/ANALYSIS:** Pursuant to Minnesota Statutes, Section 429, the City must hold a Public Improvement Hearing to consider making the improvements. In addition, the Council must declare the amount to be assessed against the benefiting properties and hold a hearing on the proposed assessments. Chapter 429 allows coordinating the timelines of the special assessment and competitive bidding processes to allow the City to make a more informed decision by having both the construction cost for the improvements, and knowing the assessment revenue available through special assessments. Accordingly, the City received bids for the improvements on May 10, 2018. In addition, pursuant to Minnesota Statutes, Section 429, the City provided notice for both the Public Improvement Hearing and Final Assessment Hearing to be held on May 15, 2018.

The attached notices were published in the official newspaper and individual notifications were sent to each address that potentially will be impacted by these improvements. A Feasibility Report has been completed and adopted by the City Council defining the scope of the proposed improvements together with the estimated project costs.

Staff has enclosed a proposed Final Assessment Roll as recommended in the feasibility report. An alternate Final Assessment Roll has also been enclosed for Council's consideration, which reduces the street improvement assessment rate for non-residential properties from 100% to 80%.

The City Council is respectfully requested to hold the Public Improvement Hearing; and following the hearing, hold the Final Assessment Hearing for the Old Village Phase 4 Street, Drainage, and Utility Improvements. Following the hearings, the council will be asked to consider adopting a Resolution Ordering the Improvement and a Resolution Adopting the Final Assessment Roll. The resolution ordering the improvements requires a vote of four-fifths of all members of the council since the project was initiated by the City Council, and not by property owner petition.

The following summarizes the report findings, assessments, and recommendations:

***Sanitary Sewer:***

- The project will extend municipal sanitary sewer service to 20 properties that are currently served by on-site wastewater treatment systems.
- The estimated one-time unit assessment for sanitary sewer will be levied over 20 years. The base assessment value is \$11,600 per residential equivalent connection (REC).
- Additional connection costs, in the estimated combined amount of \$6,500, would be collected from property owners at the time of connection to sewer. This amount is comprised of various permitting and connection fees by the City and Met Council. If the property owner connects within one year of the sewer being made available, the City's incentive program applies, and the estimated combined fees would be reduced to \$4,500.
- Properties will also be directly responsible to pay a private plumbing contractor to make the service connection for their property, from the right-of-way to their home. This cost is property specific and includes the installation of the grinder station if required.
- Ten properties on 32<sup>nd</sup> Street will be served by individual grinder stations with a small diameter low pressure sewer. The grinder stations would be furnished by the City as part of the project and installed and maintained by each property.
- Lake Elmo ordinance requires properties to connect to sanitary sewer service within 2 years.

***Street and Drainage Improvements:***

- The improvements have been developed based on preliminary design work previously presented to the City Council.
- A new small-diameter cul-de-sac is proposed at the end of 32<sup>nd</sup> Street, but the cul-de-sac is subject to obtaining an easement from the impacted property owner. If the easement negotiations are not successful, the street will be replaced as it exists today.
- A regional drainage area storm sewer outfall pipe will be extended through Lions Park from 36<sup>th</sup> Street to Upper 33<sup>rd</sup> Street connecting to the existing storm sewer system and discharging to the regional drainage basin. This pipe system is considered a regional benefit and therefore the costs are not being assessed as part of the project. The location of this storm sewer pipe is also subject to obtaining an easement from the existing impacted properties. The estimated total costs are \$211,000 for the regional storm sewer outfall pipe.
- Residential properties on 32<sup>nd</sup> Street will be assessed on a per unit basis at 30% of the total city cost share for these improvements. The street, and drainage assessment for each parcel on this project is \$8,300 for 12 residential properties. The assessment will be levied over 15 years.

- Residential properties on 36<sup>th</sup> Street and Layton Avenue North will be assessed on a per unit basis at 30% of the total city cost share for these improvements. The street and drainage assessment for each parcel on this project is \$8,400 for 6 residential properties. The two city parks have been assessed 6 residential equivalent units. The assessment will be levied over 15 years.
- Commercial properties on 36<sup>th</sup> Street and Layton Avenue North will be assessed on a per linear foot basis at 100% of the total project costs for these improvements. The street, and drainage assessment for each parcel on this project is \$220 per linear foot. Detail for each parcel is provided on the assessment roll. The assessment will be levied over 15 years.
- An alternate assessment roll is enclosed for Council consideration. This reduces Commercial properties on 36<sup>th</sup> Street and Layton Avenue North per linear foot assessment basis from 100% to 80% of the total project costs for these improvements. The street, and drainage assessment for each parcel on this project would be \$176 per linear foot. Detail for each parcel is provided on the assessment roll. The alternate assessment, if selected, will be levied over 15 years.

***Watermain Improvements:***

- The existing watermain infrastructure will be replaced as part of this project. These improvements are not assessed for properties that are existing water service customers. The estimated total costs are \$374,000 for water system improvements.

***Trail and Park Improvements:***

- A bituminous trail is proposed to be extended along the south side of 36<sup>th</sup> Street and the east side of Layton Avenue. The estimated total costs are \$39,500 for the bituminous trail.
- A regional drainage area storm sewer outfall pipe will be extended through the east side of Lions Park and will disturb the existing tennis court, volleyball court, and playground. Therefore, with certain park amenities being partially disturbed by the project, additional park improvements were incorporated into this project.
- Park improvements being incorporated with the project include the replacement of the tennis courts with a pickleball court/skating rink area, restoring the volleyball courts with a new sand surface, and installed a new concrete curb edging around the playground. Park improvement costs are estimated to be \$192,500.

**FISCAL IMPACT:** The estimated total project cost is \$2,152,000 with the City cost share estimated to be \$1,380,580. The City share of the street and drainage improvements is estimated at \$674,180 and City share of the sanitary sewer improvements estimated at \$100,400. The improvements are proposed to be assessed against the benefitting properties consistent with the City's Special Assessment Policy including proposed assessments in the amount of \$411,820 for the street and drainage improvements and \$359,600 for the sanitary sewer improvements.

If the Council decides to adopt the alternate assessment roll for 36<sup>th</sup> Street and Layton Avenue North the City cost share increases to \$1,422,864.

**RECOMMENDATION:** Staff is recommending that the City Council approve Resolution 2018-049 Ordering the Improvements and approve Resolution 2018-049 Adopting the Final Assessment Roll. The suggested motions to approve these actions are as follows:

***“Move to adopt Resolution No. 2018-049 Order the Improvements for the Old Village Phase 4 Street, Drainage, and Utility Improvements.”***

***and***

***“Move to adopt Resolution No. 2018-050 Adopting the Final Assessment Roll for the Old Village Phase 4 Street, Drainage, and Utility Improvements.”***

**ATTACHMENTS:**

1. Resolution Ordering the improvements for the Old Village Phase 4 Street, Drainage, and Utility Improvements.
2. Notice of Hearing on Improvement.
3. Resolution Adopting the Final Assessment Roll for the Old Village Phase 4 Street, Drainage, and Utility Improvements.
4. Notice of Hearing on Proposed Assessment.
5. Location Map.
6. Assessment Roll.
7. Alternate Assessment Roll – 36<sup>th</sup> Street and Layton Avenue North.

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

**RESOLUTION NO. 2018-049  
A RESOLUTION ORDERING THE IMPROVEMENT FOR THE OLD  
VILLAGE PHASE 4 STREET, DRAINAGE, AND UTILITY  
IMPROVEMENTS**

**WHEREAS**, pursuant to city council authorization, adopted on April 17, 2018, the council ordered a hearing on improvement for the Old Village Phase 4 Street, Drainage, and Utility Improvements; and

**WHEREAS**, ten days mailed notice and two weeks published notice of the hearing was given, and the hearing was held thereon on the 15<sup>th</sup> day of May, 2018, at which all persons desiring to be heard were given the opportunity to be heard thereon; and

**WHEREAS**, the feasibility report prepared by FOCUS, Inc. states that the project is necessary, cost-effective, and feasible.

**NOW, THEREFORE, BE IT RESOLVED,**

1. Such improvement is deemed necessary, cost-effective, and feasible as detailed in the Feasibility Report dated April 2018.
2. Such improvement is hereby ordered as proposed in the council resolution adopted this 15<sup>th</sup> day of May, 2018.
3. The city council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax exempt bonds.

**ADOPTED BY THE LAKE ELMO CITY COUNCIL ON THE FIFTEENTH DAY OF MAY, 2018.**

**CITY OF LAKE ELMO**

(Seal)  
ATTEST:

\_\_\_\_\_  
Julie Johnson  
City Clerk

By: \_\_\_\_\_  
Mike Pearson  
Mayor

**CITY OF LAKE ELMO  
NOTICE OF HEARING ON IMPROVEMENT  
OLD VILLAGE PHASE 4 STREET AND UTILITY IMPROVEMENTS**

Notice is hereby given that the City Council of Lake Elmo will meet in the council chambers of the city hall at or approximately after 7:00 P.M. on Tuesday, May 15, 2018, to consider the making of the following improvements, pursuant to Minnesota Statutes, Sections 429.011 to 429.111;

The improvements consist of the extension of sanitary sewer along 32<sup>nd</sup> Street North, east of Lake Elmo Avenue, and along 36<sup>th</sup> Street North and Layton Avenue North, including the reconstruction of the existing streets with concrete curb and gutter, installation of storm sewer, replacement of existing watermain, construction of an off-road bituminous trail along 36<sup>th</sup> Street North and Layton Avenue North, and park improvements in Lions Park.

Sanitary sewer assessments are proposed for those properties that abut the improvements and receive a service stub as part of the project including 3235 and 3263 Lake Elmo Avenue North; 11223, 11240, 11247, 11258, 11267, 11279, 11284, 11295, 11306, and 11328 32<sup>nd</sup> Street North; 3604, 3624, 3646, 3664, 3686, and 3712 Layton Avenue North; and 11299 and 11325 Stillwater Boulevard North. The area proposed to be assessed for the street and drainage improvements include the properties directly abutting and accessing the proposed streets along 32<sup>nd</sup> Street North east of Lake Elmo Avenue North, along 36<sup>th</sup> Street North east of Laverne Avenue North, and along Layton Avenue North between 36<sup>th</sup> Street North and Stillwater Boulevard North.

The estimated total cost for the project is \$2,152,000 with the street and drainage improvements estimated at \$1,086,000, the sanitary sewer improvements estimated at \$460,000, the water system improvements at \$374,000, and the trail and park improvements at \$232,000. 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 at this meeting.

**DATED:** April 17, 2018

**BY ORDER OF THE LAKE ELMO CITY COUNCIL**

**Mike Pearson, Mayor**

*(Published in the Oakdale-Lake Elmo Review on April 25 and May 2, 2018)*

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

**RESOLUTION NO. 2018-050  
A RESOLUTION ADOPTING THE FINAL ASSESSMENT ROLL FOR  
THE OLD VILLAGE PHASE 4 STREET, DRAINAGE, 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 Old Village Phase 4 Street, Drainage, and Utility Improvements including street, drainage, and sanitary sewer improvements along 32<sup>nd</sup> Street North, 36<sup>th</sup> Street North, and Layton Avenue North.

**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 and 20 years for sanitary sewer improvements, the first of the installments to be payable on or before the first Monday in January, 2019 and shall bear interest at the rate of 4.5% percent per annum from the adoption date of this assessment resolution. To the first installment shall be added interest on the entire assessment from June 15, 2018 until December 31, 2018. 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 October 31 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 MAY, 2018.**

**CITY OF LAKE ELMO**

(Seal)  
ATTEST:

By: \_\_\_\_\_  
Mike Pearson  
Mayor

\_\_\_\_\_  
Julie Johnson  
City Clerk

**CITY OF LAKE ELMO**  
**NOTICE OF HEARING ON PROPOSED ASSESSMENT**  
**OLD VILLAGE PHASE 4 STREET AND UTILITY IMPROVEMENTS**

Notice is hereby given that the City Council of Lake Elmo will meet in the Council Chambers of the City Hall at or approximately after 7:00 P.M. on Tuesday, May 15, 2018, to consider, and possibly adopt, the proposed assessment against abutting property for the Old Village Phase 4 Street and Utility Improvements. Adoption by the Council of the proposed assessment may occur at the hearing. The following describes the area proposed to be assessed:

- Street and drainage improvements along 32<sup>nd</sup> Street North east of Lake Elmo Avenue North, 36<sup>th</sup> Street North east of Laverne Avenue North, and Layton Avenue North between 36<sup>th</sup> Street North and Stillwater Boulevard North.
- Sanitary sewer improvements along 32<sup>nd</sup> Street east of Lake Elmo Avenue North, 36<sup>th</sup> Street North east of Laverne Avenue North, and Layton Avenue North between 36<sup>th</sup> Street North and Stillwater Boulevard North. Properties include 3235 and 3263 Lake Elmo Avenue North; 11223, 11240, 11247, 11258, 11267, 11279, 11284, 11295, 11306, and 11328 32<sup>nd</sup> Street North; 3604, 3624, 3646, 3664, 3686, and 3712 Layton Avenue North; and 11299 and 11325 Stillwater Boulevard North.

You may at any time prior to certification of the assessment to the county auditor on November 15, 2018, 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 June 15, 2018. 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 October 31 (date assessment 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 4.50 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 and 20 years for sanitary sewer improvements, the first of the installments to be payable on or before the first Monday in January 2019 and will bear interest at the rate of 4.50 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, 2018. 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 amount of the proposed street improvement assessment is \$411,820. The total amount of the proposed sanitary sewer improvement assessment is \$359,600. The City contribution for the overall improvement project is \$1,380,580. 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:** April 17, 2018

**BY ORDER OF THE LAKE ELMO CITY COUNCIL**

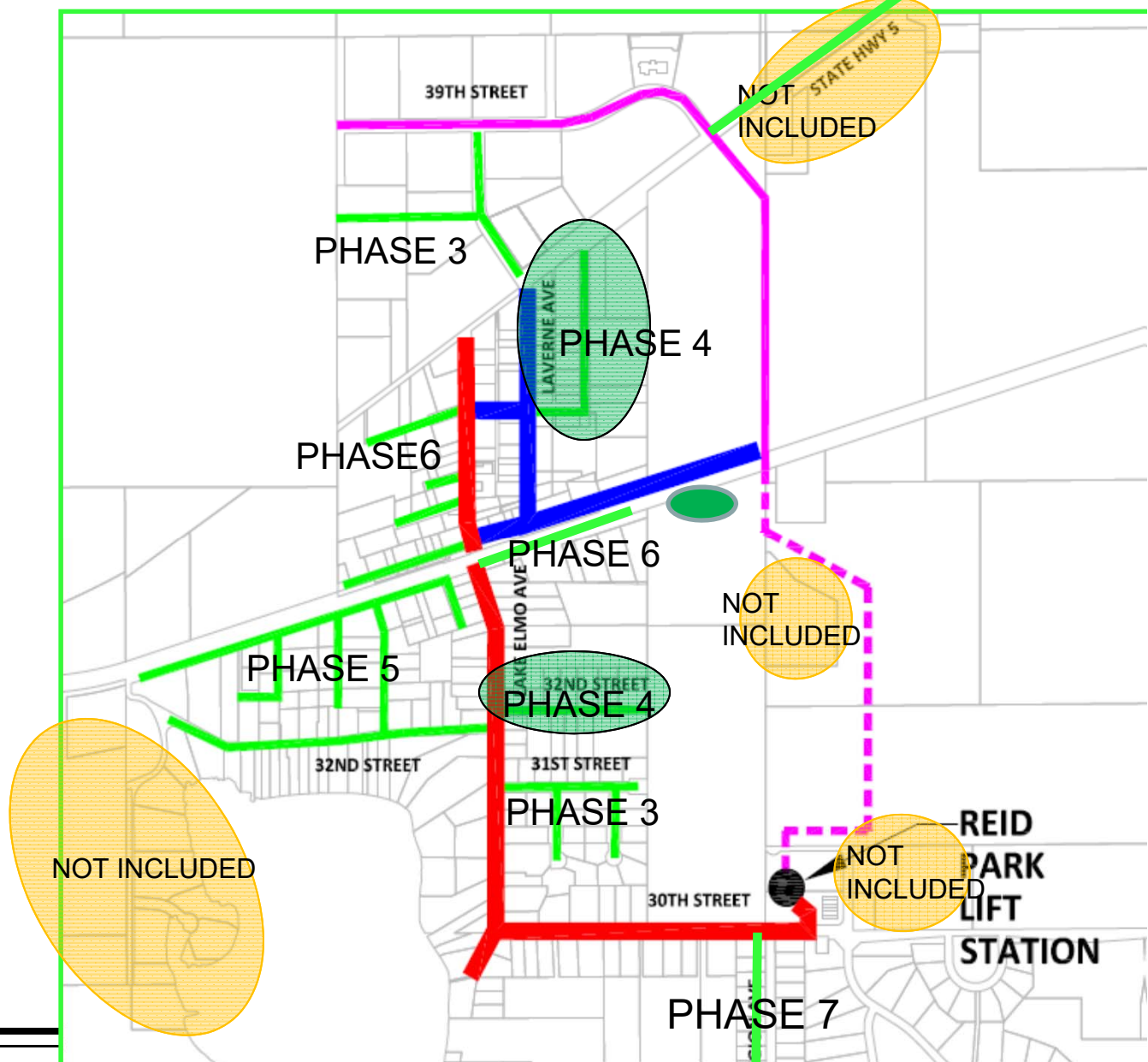
**Mike Pearson, Mayor**

*(Published in the Oakdale-Lake Elmo Review on April 25, 2018)*



# OLD VILLAGE CIP – PHASING PLAN

Old Village Capital Improvement Plan  
Phasing Plan; Schedule and  
Assessment Methodology



SEPTEMBER 6, 2016

OLD VILLAGE PHASE 4: STREET AND UTILITY IMPROVEMENTS  
32ND STREET NEIGHBORHOOD  
FINAL ASSESSMENT ROLL  
STREET AND SANITARY SEWER IMPROVEMENTS

NO.	NAME	ADDRESS	MAILING ADDRESS	PID	TOTAL ASSESSMENT AMOUNT	STREET AND DRAINAGE ASSESSMENT AMOUNT	SANITARY SEWER ASSESSMENT AMOUNT	SAC
1	STUDE ROBERT H & CAROL W	3263 LAKE ELMO AVE N	3263 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921320040	\$19,900.00	\$8,300.00	\$11,600.00	1
2	PROKOSCH SUSAN L	11240 32ND ST N	11240 32ND ST N LAKE ELMO MN 55042	1302921310013	\$19,900.00	\$8,300.00	\$11,600.00	1
3	FERGUSON BRIAN T & KIM M	11258 32ND ST N	11258 32ND ST N LAKE ELMO MN 55042	1302921310011	\$19,900.00	\$8,300.00	\$11,600.00	1
4	MEIER JAMES A TRS	11284 32ND ST N	PO BOX 217 LAKE ELMO MN 55042	1302921310012	\$19,900.00	\$8,300.00	\$11,600.00	1
5	WENDT MYRON & BEVERLY	11306 32ND ST N	11306 32ND ST N LAKE ELMO MN 55042	1302921310015	\$19,900.00	\$8,300.00	\$11,600.00	1
6	WENDT EDNA C	11328 32ND ST N	11328 32ND ST N LAKE ELMO MN 55042	1302921310014	\$19,900.00	\$8,300.00	\$11,600.00	1
7	ANDREWS JOHN R & CHERL L	11295 32ND ST N	11295 32ND ST N LAKE ELMO MN 55042	1302921340003	\$19,900.00	\$8,300.00	\$11,600.00	1
8	RUBBERT KENNETH O & DOREEN N	11279 32ND ST N	11279 32ND ST N LAKE ELMO MN 55042	1302921340002	\$19,900.00	\$8,300.00	\$11,600.00	1
9	SANCHEZ OCTAVIO & MICHELLE	11267 32ND ST N	11267 32ND ST N LAKE ELMO MN 55042	1302921340004	\$19,900.00	\$8,300.00	\$11,600.00	1
10	REYNOLDS ROCKY P & KAREN K	11247 32ND ST N	11247 32ND ST N LAKE ELMO MN 55042	1302921340005	\$19,900.00	\$8,300.00	\$11,600.00	1
11	PROKOSCH SUSAN L	11223 32ND ST N	11240 32ND ST N LAKE ELMO MN 55042	1302921330005	\$31,500.00	\$8,300.00	\$23,200.00	2
12	BEERS MARY ANNE	3235 LAKE ELMO AVE N	PO BOX 64 LAKE ELMO MN 55042	1302921330008	\$19,900.00	\$8,300.00	\$11,600.00	1
<b>TOTAL</b>					<b>\$250,400.00</b>	<b>\$99,600.00</b>	<b>\$150,800.00</b>	<b>13</b>

OLD VILLAGE PHASE 4: STREET AND UTILITY IMPROVEMENTS  
36TH STREET LAYTON AVENUE  
FINAL ASSESSMENT ROLL  
STREET AND SANITARY SEWER IMPROVEMENTS

NO.	NAME	ASSESSABLE PROPERTY ADDRESS	MAILING ADDRESS	PID	TOTAL ASSESSMENT AMOUNT	STREET AND DRAINAGE ASSESSMENT AMOUNT	STREET FRONT FOOTAGE	SANITARY SEWER ASSESSMENT AMOUNT	SAC
1	CHRISTINE L SCHILTZ TRS	3686 LAYTON AVE N	721 10TH AVE N SOUTH ST. PAUL MN 55075	1302921240026	\$20,000.00	\$8,400	100	\$ 11,600.00	1
2	WOLDSNES JON	3664 LAYTON AVE N	3664 LAYTON AVE N LAKE ELMO MN 55042	1302921240027	\$20,000.00	\$8,400	100	\$ 11,600.00	1
3	TOLLARD GAYL J	3646 LAYTON AVE N	3646 LAYTON AVE N LAKE ELMO MN 55042	1302921240006	\$20,000.00	\$8,400	100	\$ 11,600.00	1
4	DIETMANN MELANIE A & MELVIN J	3624 LAYTON AVE N	3624 LAYTON AVE N LAKE ELMO MN 55042	1302921240005	\$20,000.00	\$8,400	100	\$ 11,600.00	1
5	ZEIPELT BETH N	3604 LAYTON AVE N	3604 LAYTON AVE N LAKE ELMO MN 55042	1302921240003	\$20,000.00	\$8,400	250	\$ 11,600.00	1
6	WACKER WILLIAM G & SALLYANN	3603 LAVERNE AVE N	PO BOX 167 LAKE ELMO MN 55042	1302921230017	\$8,400.00	\$8,400	120	\$ -	
7	CITY OF LAKE ELMO	3585 LAVERNE AVE N	3880 LAVERNE AVE N LAKE ELMO MN 55042	1302921230029	\$25,200.00	\$25,200	350	\$ -	
8	CITY OF LAKE ELMO		3800 LAVERNE AVE N LAKE ELMO MN 55042	1302921240018	\$25,200.00	\$25,200	397	\$ -	
9	CHEEE LLC	11320 UPPER 33RD ST N	7250 HUDSON BOULEVARD N OAKDALE MN 55128	1302921240022	\$13,200.00	\$13,200	60	\$ -	
10	CHEEE LLC		7250 HUDSON BOULEVARD N OAKDALE MN 55128	1302921240019	\$22,220.00	\$22,220	101	\$ -	
11	C A GERBITZ CO INC	11299 STILLWATER BLVD N	11299 STILLWATER BLVD N LAKE ELMO MN 55042	1302921240017	\$122,580.00	\$87,780	399	\$ 34,800.00	3
12	ELMO INN ENTERPRISES INC	3712 LAYTON AVE N	PO BOX 182 LAKE ELMO MN 55042	1302921240025	\$169,420.00	\$88,220	401	\$ 81,200.00	7
13	WILLIAM C HAGBERG TRS & PATRICIA H HAGBERG TRS	11325 STILLWATER BLVD N	3060 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921240016	\$34,800.00	\$0	0	\$ 34,800.00	3
TOTAL					\$521,020.00	\$312,220	2478	\$ 208,800.00	18

\*Properties in Red represent Commercial properties.

\*\*Properties in Black represent Residential properties.

OLD VILLAGE PHASE 4: STREET AND UTILITY IMPROVEMENTS  
36TH STREET LAYTON AVENUE  
ALTERNATE FINAL ASSESSMENT ROLL (NON-RESIDENTIAL STREET AT 80%)  
STREET AND SANITARY SEWER IMPROVEMENTS

NO.	NAME	ASSESSABLE PROPERTY ADDRESS	MAILING ADDRESS	PID	TOTAL ASSESSMENT AMOUNT	STREET AND DRAINAGE ASSESSMENT AMOUNT	STREET FRONT FOOTAGE	SANITARY SEWER ASSESSMENT AMOUNT	SAC
1	CHRISTINE L SCHILTZ TRS	3686 LAYTON AVE N	721 10TH AVE N SOUTH ST. PAUL MN 55075	1302921240026	\$20,000.00	\$8,400	100	\$ 11,600.00	1
2	WOLDSNES JON	3664 LAYTON AVE N	3664 LAYTON AVE N LAKE ELMO MN 55042	1302921240027	\$20,000.00	\$8,400	100	\$ 11,600.00	1
3	TOLLARD GAYL J	3646 LAYTON AVE N	3646 LAYTON AVE N LAKE ELMO MN 55042	1302921240006	\$20,000.00	\$8,400	100	\$ 11,600.00	1
4	DIETMANN MELANIE A & MELVIN J	3624 LAYTON AVE N	3624 LAYTON AVE N LAKE ELMO MN 55042	1302921240005	\$20,000.00	\$8,400	100	\$ 11,600.00	1
5	ZEIPELT BETH N	3604 LAYTON AVE N	3604 LAYTON AVE N LAKE ELMO MN 55042	1302921240003	\$20,000.00	\$8,400	250	\$ 11,600.00	1
6	WACKER WILLIAM G & SALLYANN	3603 LAVERNE AVE N	PO BOX 167 LAKE ELMO MN 55042	1302921230017	\$8,400.00	\$8,400	120	\$ -	
7	CITY OF LAKE ELMO	3585 LAVERNE AVE N	3880 LAVERNE AVE N LAKE ELMO MN 55042	1302921230029	\$25,200.00	\$25,200	350	\$ -	
8	CITY OF LAKE ELMO		3800 LAVERNE AVE N LAKE ELMO MN 55042	1302921240018	\$25,200.00	\$25,200	397	\$ -	
9	CHEEE LLC	11320 UPPER 33RD ST N	7250 HUDSON BOULEVARD N OAKDALE MN 55128	1302921240022	\$10,560.00	\$10,560	60	\$ -	
10	CHEEE LLC		7250 HUDSON BOULEVARD N OAKDALE MN 55128	1302921240019	\$17,776.00	\$17,776	101	\$ -	
11	C A GERBITZ CO INC	11299 STILLWATER BLVD N	11299 STILLWATER BLVD N LAKE ELMO MN 55042	1302921240017	\$105,024.00	\$70,224	399	\$ 34,800.00	3
12	ELMO INN ENTERPRISES INC	3712 LAYTON AVE N	PO BOX 182 LAKE ELMO MN 55042	1302921240025	\$151,776.00	\$70,576	401	\$ 81,200.00	7
13	WILLIAM C HAGBERG TRS & PATRICIA H HAGBERG TRS	11325 STILLWATER BLVD N	3060 LAKE ELMO AVE N LAKE ELMO MN 55042	1302921240016	\$34,800.00	\$0	0	\$ 34,800.00	3
TOTAL					\$478,736.00	\$269,936	2478	\$ 208,800.00	18

\*Properties in Red represent Commercial properties.

\*\*Properties in Black represent Residential properties.