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Feasibility Report for

2023 Pavement Management: City of Cottage Grove, Minnesota

January 2023



Cottage Grove, Minnesota

BMI Project No. 0N1.128111

Submitted by:

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January 4, 2023

Honorable Mayor and City Council
City of Cottage Grove
12800 Ravine Parkway South
Cottage Grove, MN 55016

RE: 2023 Pavement Management
BMI Project No. ON1.128111

Honorable Mayor and City Council Members,

Enclosed for your review is the 2023 Pavement Management Feasibility Report. The project scope includes street reconstruction and utility repairs within the Thompson Grove Estates 1st, 6th, 7th, and 10th Addition neighborhoods between 80th Street and Hillside Trail, as identified in this report.

This report describes the improvements necessary within the project area. Cost estimates for the proposed improvements are presented in the report.

We would be happy to discuss this report at your convenience. Please contact me at 651-968-7674 if you have any questions.

Sincerely,

BOLTON & MENK, INC.

Michael Boex, PE



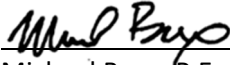
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Certification

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: 
Michael Boex, P.E.
License No. 44576

Date: January 4, 2023

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I. INTRODUCTION

Several of the Thompson Grove Estates neighborhoods have been identified as candidates for rehabilitation during the 2023 construction season as a part of the City of Cottage Grove's ongoing roadway rehabilitation program. The City Council authorized preparation of this report to determine the feasibility of rehabilitating these streets as part of the 2023 Pavement Management Project.

The purpose of this report is to further evaluate the work required for a potential street rehabilitation project, to provide an estimate of cost, and to establish a method of cost allocation or assessment in order to determine the physical and economic feasibility.

The project location is shown on Figure 1.

This feasibility report examines the following street segments:

Thompson Grove Estates 1st, 6th, 7th, and 10th Additions

1. Hemingway Avenue, from 80th Street to Hyde Avenue
2. Henslowe Avenue, from 80th Street to 8264 Hemingway Avenue
3. Henna Avenue, from Hemingway Avenue to Homestead Avenue
4. Homestead Avenue, from 80th Street to Hyde Avenue
5. Homestead Court
6. Hornell Avenue, from 80th Street to Hyde Lane
7. Hynes Avenue, from 80th Street to Hyde Lane
8. Hyde Lane, from Hyde Avenue to Homestead Avenue
9. Hyde Avenue, from 80th Street to Hillside Trail
10. Hyde Court
11. 83rd Street, from Hyde Avenue to Hillside Trail
12. 80th Street (South Frontage Road), from Hemingway Avenue to Hyde Avenue (7557 – 8183)

If the City decides to proceed with the proposed street and utility improvements as described in this report, it is anticipated construction would begin in 2023 as shown in the detailed project schedule found on page 7.

II. EXISTING CONDITIONS

STREETS

The streets within these neighborhoods are urban-residential and are generally 36 feet wide (from face of curb to face of curb) with B618 concrete curb and gutter. The 80th Street frontage road varies from this standard at 22 feet wide (from face of curb to face of curb). The streets within these neighborhoods were originally constructed between 1963 and 1966. Each of these streets were then reconstructed between 1996 to 1998 with two different reconstruction methods. A majority of the project area reclaimed the original bituminous pavement, installed new concrete curb and

gutter and then paved over the reclaim material. This reclaimed pavement section was designed to be approximately 3-inches of bituminous over 7-inches of reclaimed aggregate base. The eastern portion of 83rd Street and the entire 80th Street frontage road were fully reconstructed to remove the pavement and gravel sections, resulting in a new gravel and pavement section with new concrete curb and gutter. The reconstructed pavement section was designed to be approximately 3.5-inches of bituminous over 6-inches of new aggregate base. Figure 2 depicts the age of the streets.

Geotechnical testing was completed in 2022 to evaluate pavement section thickness and evaluate the pavement condition. Coring of the pavement was performed to determine the thickness of the existing street sections and evaluate condition of the in-place bituminous. Table 2.1 below summarizes those results. Ground Penetrating Radar (GPR) testing was also performed to determine a comprehensive, continuous pavement thickness profile of the neighborhood streets.

Cores were taken at eight locations to help correlate the thickness of the existing street section to the GPR results, as well as evaluate pavement condition. From the cores, the average section within the neighborhood consists of approximately 4.0 inches of bituminous over 10 inches of base. The thicker than expected bituminous is in part due to multiple seal coat applications or thin overlays.

Table 2.1 – Existing Street Section				
No.	Location	Bituminous (in)	Aggregate Base (in) ¹	Subgrade Soil Type
C-1	Hemingway Avenue	4.00	9	SP
C-2	Henslowe Avenue	4.00	14	
C-3	Homestead Avenue	3.75	14.25	
C-4	Hynes Avenue	3.75	9.25	SP
C-5	80 th Street	4.00	14	
C-6	Hyde Avenue	4.00	10	SP
C-7	Hyde Court	4.00	6	SM
C-8	83 rd Street	4.75	8.5	SP
Average		4.0	10.6	

1. Aggregate base depths can be difficult to measure with granular subgrades

Several of the cores displayed degradation due to stripping. Stripping is generally described as the separation of asphalt cement from the aggregate due to moisture, which degrades the durability of the pavement. See Appendix A for photos of stripping.

A visual inspection was performed in 2022 to evaluate pavement surface conditions. A Pavement Surface Evaluation and Rating (PASER) was determined. The PASER value of the pavement condition is represented by a numerical index between 0 and 10, where 0 is the worst condition and 10 is the best condition. The inspection determined the pavement condition of the roadways generally range from 3-5 (poor/fair condition).

For its age, the existing concrete curb and gutter is in good condition as it would require approximately 15% to be removed and replaced. Although the current condition of the road surface is poor, it has served its useful life considering it's 27 years old in the reconstructed section.

Figure 3 depicts the pavement condition rating based on the visual inspection.

SANITARY SEWER

The sanitary sewer system through Thompson Grove Estates was primarily constructed in the early to mid-1960s. The existing sanitary sewer primarily consists of 9-inch Vitrified Clay Pipe (VCP) with several sections of 12-inch DIP.

The existing sanitary sewer was televised in 2022 to evaluate pipe condition. The televising reports show that the pipe is generally in fair condition. Due to the age of the sanitary sewer, sections of sewer were identified as needing additional maintenance work to extend the lifespan of the pipe. The televising identified locations where service wyes or pipe sections were cracked and needing repair.

Additionally sanitary sewer structures were inspected in 2022. Miscellaneous structure repairs such as adjusting structure castings, adding or replacing barrel and cone sections, and replacing lids were noted during the inspection reports.

WATERMAIN

The watermain within the project area consists primarily of 6 to 12-inch diameter cast iron pipe (CIP). The watermain was installed prior to the street construction in the early-1960s.

The watermain is believed to be in good condition but due to the age of the water main, valve bolts and fittings should be checked for corrosion prior to street reconstruction. Public Works keeps records of watermain breaks and due to the relative infrequency within these neighborhoods, replacement is not warranted at this time. Public Works has found all valves to be operational.

STORM SEWER

The storm sewer within the project area was installed during the street construction in the 1960's and consists of RCP ranging in size from 12 to 33-inch.

The existing storm sewer was televised in 2022 to determine pipe condition and necessary repairs. In addition, storm structures were also inspected in 2022. Storm sewer mains are generally in fair condition. However, several existing storm sewer pipes presented problems with crack separation requiring repair. Structures were generally in good condition with some miscellaneous structure patching, lining, minor replacements, and other repairs noted during the inspections.

III. PROPOSED IMPROVEMENTS

STREETS

Due to the range of the pavement ages within the neighborhoods, pavement replacement would be the recommended rehabilitation method in accordance with the City's pavement management plan. A mill-overlay would not be recommended based on the age and condition of the pavement along with the observed depth and extent of the pavement stripping in the cores and severity of cracking anticipated in the base course.

Due to the types of distress present in the existing pavement, the anticipated acceleration of deterioration due to asphalt stripping, and risks associated with a mill-overlay at this age, the residential streets within the Thompson Grove Estates neighborhoods are proposed to undergo a full pavement replacement with 3.5-inches of new pavement.

The concrete curb and gutter in the 2023 Pavement Management project is proposed to undergo spot curb replacement. The curb in poor condition will be evaluated for removal just prior to

construction. Preliminary estimates indicate that approximately 15% will need to be removed and replaced. The percentage of curb isn't necessarily evenly distributed and there may be some long sections of curb replacement. Where conditions are favorable, the goal is that the concrete curb and gutter last two pavement lifecycles.

The existing concrete curb and gutter will be replaced with the same style, B618 concrete curb and gutter.

In locations where curb is replaced in front of driveways, each driveway will be patched with in-kind materials as a part of the street rehabilitation process.

Restoration behind replaced concrete curb and gutter is anticipated to consist of screened Loam Topsoil Borrow with seed and hydro mulch.

Traffic signs are proposed to be replaced as a part of this project to meet federal retro reflectivity requirements. In addition, signs will be evaluated for conformance to the adopted City sign policy and signs will be removed or supplemented as required.

STREET LIGHTING

The existing streetlights and wire throughout the neighborhood are generally in acceptable condition. Public Works has identified several streets that need the wiring to be replaced due to the amount of past maintenance that has been required. Conduit will be directionally drilled behind the curb to reduce disturbance and increase the durability of the lines.

Figure 4 display the proposed street and street lighting improvements throughout the Thompson Grove Estates neighborhoods.

SANITARY SEWER

The sanitary sewer manhole castings will be salvaged and reinstalled. The existing concrete adjusting rings will be replaced with new high-density polyethylene (HDPE) adjusting rings to conform to current City standards, and 1-foot sections will be added to structures where necessary. Several sanitary pipes were identified from the televising as needing to be replaced. Wherever feasible, short Cure-in-Place-Pipe (CIPP) liners will be installed to repair cracked pipes to avoid repairs requiring street excavation in the future.

Figure 5 shows the locations of these utility improvements.

WATER MAIN

It is proposed that broken valve top sections be removed and replaced as a part of this project. It is anticipated that a small sample of valves be dug up and checked for bolt corrosion prior to street construction. Any corroded bolts would be replaced if necessary, and additional valves with like conditions could be dug up and checked if warranted. As a part of this process, the valve box would be replaced in conjunction with the work. Also, it is proposed to extend the hydrant barrel on any hydrant requiring adjustment. Public Works has identified the Pressure Reducing Valve (PRV) as needing to be replaced as part of the project. Finally, hydrants will be reconditioned by sandblasting and painting, and concrete hydrant access pads are proposed to be constructed in accordance with current City standards.

STORM SEWER

The proposed design includes replacing existing adjusting rings with new high-density polyethylene (HDPE) adjusting rings to conform to current City standards on any structure adjacent to curb in poor condition. Wherever the curb is in good condition, the rings will be spray lined to improve the

ring conditions as well as avoid extra disturbance. Other storm sewer repairs will include adding 1-foot sections to structures where necessary, replacing failing pipe sections, and repairing or replacing structures and castings that are in poor condition. Existing castings in good condition will be salvaged and reinstalled on the new rings. Miscellaneous structure patching and other repairs will be performed as needed.

Figure 4 display the utility improvements throughout the 2023 Pavement Management project.

STORM WATER QUALITY AND QUANTITY

Site specific stormwater rate and volume control, in addition to stormwater quality considerations, will not need to be addressed within the 2023 Pavement Management project. Due to the utility repairs being classified as routine maintenance, there will be no disturbance of underlying soils. Since the disturbance of underlying soils is less than 1-acre and the total impervious surfaces will increase by less than 1-acre, state and local stormwater management requirements are satisfied within the scope of this project.

IV. PERMITS AND EASEMENT REQUIRED

The total site area exceeds 1-acre, but the underlying soils will not be disturbed since the gravel section will be kept in place with the exception of select water main, sanitary and storm sewer utility repairs and replacements. Therefore, a NPDES Construction Stormwater Permit will not be required. Permanent stormwater management and volume control are also not required since there is less than a 1-acre increase in impervious surfaces.

No additional drainage and utility easements are anticipated in the project area, however, this will be evaluated during the final design phase of the project.

V. ESTIMATED COSTS

Cost estimates for the improvements have been prepared and are included in Appendix B. The estimated total project cost for the 2023 Pavement Management project is \$4,135,164.72. All costs for items to be constructed are based on anticipated unit prices for the 2023 construction season. All costs include a twenty-five (25) percent allowance for indirect costs associated with the project (engineering, administrative, financing, and legal) as well as a seven (7) percent contingency. No costs are included for capitalized interest during the construction period or before assessments are levied.

COST ALLOCATION

Assessments for this project will be based upon the "Infrastructure Maintenance Task Force Special Assessment Policy for Public Improvements," dated September 30, 2005, revised August 8, 2012. All benefiting properties are proposed to be assessed.

Per the policy, 100% of the project costs adjacent to City-owned property are assessed to the property. In areas where residential or religious property was opposite City property, half of the street width was assigned to the residential or religious property and the other half to the City. The estimated project assessments are as follows:

Religious Institution Land Use:

Per the policy, 75% of the project costs adjacent to the property are assessed to religious institutions. Assessments for religious institutions are based on total front footage on the street

that is being improved.

When the calculated assessment exceeds the special benefit appraisal, the assessment is proposed to be capped at the amount of the special benefit appraisal. If needed, City funds will cover the difference between the calculated assessment and the benefit appraisal.

Table 5.1 – Religious Institution Cost Allocation					
Location	Institution Front Frontage	Abutting Street Costs (\$/LF)¹	Religious Institution Adjusted Cost	Estimated Assessment (75% of Total)	Special Benefit Appraisal
Hope Community Church	599.35 ft	\$97.29	\$58,310.76	\$43,733.08	TBD

Residential Land Use:

Urban residential land use is considered to receive benefit if the property’s main entrance has direct access to the street being improved. Per the Urban Residential policy, 45% of the project cost for both surface and subsurface improvements would be assigned to each individual residential lot on a unit basis². The intent of the City's policy is to treat all residential properties as similar individual units regardless of lot frontage. The amount assessed is based on the City standard street section even if the width is greater.

Table 5.2 – Estimated Assessment Deduct	
Improvements Adjacent to City Property	(\$412,547.54)
Other ³	(\$265,493.75)
Total	(\$678,041.29)

Table 5.3 – Residential Cost Allocation				
Estimated Project Costs	Religious Institution Adjusted Cost	Estimated Assessment Deduct	Residential Adjusted Cost	Residential Assessed Amount (45% of Total)
\$4,135,164.72	(\$58,310.76)	(\$678,041.29)	\$3,398,812.67	\$1,529,465.70

Based on the table below, the total single family residential assessment is \$4,965.80 per unit on 2023 Pavement Management project.

Table 5.4 – Estimated Cost Per Residential Unit				
Location	Assessable RBLE Units	Assessed Amount (45% of Total)	Assessed Cost Per RBLE Unit Per Policy	Special Benefit Appraisal
Thompson Grove Estates	308	\$1,529,465.70	\$4,965.80	TBD

When the calculated assessment exceeds the special benefit appraisal, the assessment is proposed to be capped at the amount of the special benefit appraisal. If needed, City funds will cover the

¹ Cost includes street & utilities; includes 50% reduction for property on one side of street

² Residential assessments are apportioned among benefited residential buildable lot equivalents (RBLE). Per the IMTF policy, each single-family lot is 1.0 RBLE.

³ Includes cost for repairing cracked service wyes and replacing the PRV at Hyde Avenue and 80th Street.

difference between the calculated assessment and the benefit appraisal. Benefit appraisals are being obtained and are anticipated to be completed in late December prior to the Public Hearing.

Summary:

The IMTF policy therefore allocates costs in the following manner:

Table 5.5 – IMTF Cost Summary				
Location	Religious Institution Assessed Amount (75% of Total)	Residential Assessed Amount (45% of Total)	City Funds⁴	Estimated Project Cost⁵
Thompson Grove Estates	\$43,733.08	\$1,529,465.70	\$2,561,965.94	\$4,135,164.72

Figure 6 depicts the assessable parcels for the project.

VI. FINANCING

Assessments are proposed to be levied based on the City's current assessment policy. The remainder of the project would be financed through a combination of City funds such as the General Tax Levy and Utility and Enterprise funds for items such as storm sewer improvements. Figure 6 depicts the assessable parcels for the project.

VII. PUBLIC HEARING

Because the properties within the project area benefit from the proposed improvements, and the project will be partially funded through assessment, it will be necessary for the City to hold a public improvement hearing to receive comment on the proposed project and to determine further action to be taken.

VIII. PROJECT SCHEDULE

Below is the proposed schedule assuming starting construction in 2023:

- 10/05/2022 Council Orders Feasibility Report
- 01/04/2023 Council Receives and Approves Feasibility Report
Council Sets a Public Improvement Hearing Date
- 01/12/2023 Hold Neighborhood Meeting
- 02/01/2023 Council Holds Public Improvement Hearing
Council Orders the Preparation of the Plans and Specifications
- 03/01/2023 Council Approves the Plans and Specifications
- 03/23/2023 Project Bid Date

⁴ See Appendix C for Fund Breakout

⁵ Total Project Cost (7% contingency + 25% indirect)

- 04/05/2023 Contract Award
- Spring 2023 Begin Construction
- September 2023 Complete Construction
- September 2023 Council Sets Assessment Hearing Date
- October 2023 Council Holds Assessment Hearing

IX. CONCLUSION AND RECOMMENDATIONS

It is recommended that this report be used as a guide for the layout, design, and cost allocation for the public improvements to be made as part of the 2023 Pavement Management project. It is further recommended that the owners of properties within the project limits be notified of the proposed improvements in order to provide comment.

To determine project feasibility, a comparison was made between the costs estimated herein and the costs experienced for other similar projects within the City. These comparisons, on a per linear foot construction cost basis (no indirect project costs), are shown in the following table:

Table 9.1 – Cost Per Unit Comparison	
2023 Pavement Management Project (Estimated Costs per Linear Foot)	
Thompson Grove 1 st , 6 th , 7 th , and 10 th Additions – Pavement Replacement Area & Spot Curb	\$155.45 / LF
2021 Pavement Management Project (Bid Results)	
Pine Meadows 2 nd , 4 th , and 5 th Additions, Sandy Hills 7 th and 8 th Additions, and East Meadow Cliff – Pavement Replacement Area & Spot Curb	\$116.21 / LF
2017 Pavement Management Project (Bid Results)	
Rolling Hills 3 rd , 6 th , and 7 th Additions – Pavement Replacement Area & Spot Curb	\$102.71 / LF
Jamaica Ridge Additions – Pavement Replacement Area & Spot Curb	\$90.65 / LF
2016 Pavement Management Project (Bid Results)	
District F3/F5 – Pavement Replacement Area & Spot Curb	\$97.06 / LF

From the tabulation above, it is indicated that the cost to rehabilitate in the residential areas are higher than past projects. The increase in cost is partially due to a rise in construction and material costs as well as the increased utility repairs as noted previously in this report.

Financial responsibilities have been determined based on estimated project costs as well as adopted City policy. Funding sources consist of assessments to benefitted properties and use of existing designated City funds.

Based on the information contained herein, it can be concluded that the construction of utility and street improvements is feasible. The deteriorated condition of the pavement, stable condition of

the subgrade, and condition of the concrete curb and gutter supports the recommendation of the pavement replacement with spot curb and gutter replacement for the Thompson Grove 1st, 6th, 7th, and 10th Additions. The improvements are cost effective as they utilize the existing gravel section and keep existing curb and gutter wherever possible.

From an engineering standpoint, this project is feasible, necessary, cost effective, and can best be accomplished by letting competitive bids for the work.



Appendix A: Existing Pavement Condition Photos Figures

80th Street

Approximate Location: 7731 80th Street South

Extensive patching and failure around manholes



80th Street

Approximate Location: 8010 Homestead Avenue (on 80th Street)

Asphalt stripping and previous patching



Thompson Grove Estates 1st Addition

Approximate Location: 8354 Hemingway Avenue

Asphalt stripping, small block cracking, edge overlay and previous route & seal of joints



Thompson Grove Estates 1st Addition

Approximate Location: 8341 Hyde Court

Asphalt stripping, small block cracking, edge overlay and previous patching



Thompson Grove Estates 6th Addition

Approximate Location: 8110 Homestead Avenue

Small block cracking, edge overlay, patching to address asphalt stripping, previous route & seal of joints, and patching of severely deteriorated joints.



Thompson Grove Estates 6th Addition

Approximate Location: 8105 Hornell Avenue

Edge overlay to address asphalt stripping, previous patching and extensive longitudinal and transverse cracking



Thompson Grove Estates 6th Addition

Approximate Location: 8087 Hyde Avenue

Alligator cracking and previous patching over stripped areas



Thompson Grove Estates 7th Addition

Approximate Location: 8023 Hemingway Avenue

Failure around manholes and previous route & seal of joints



Thompson Grove Estates 7th Addition

Approximate Location: 8153 Hemingway Avenue

Asphalt stripping and continuous patching by public works



Thompson Grove Estates 7th Addition

Approximate Location: 8183 Henslowe Avenue

Asphalt stripping, settlement in front of curb, edge overlay and previous patching





Appendix B: Cost Estimate Summary

Cost Estimate Summary																	Assessment Policy Calculation	Special Benefit Appraisal	Revised Funding Due to Special Benefit Appraisal						
2023 Pavement Management Project											City Funds Breakout														
Location	Feasibility Report Construction Cost	Total Cost ¹	Deduct For Street Width	Deduct For City Property Assessment	Religious Institution Adjusted Total Cost	Religious Institution Assessed Amount	Deduct Other ²	Residential Adjusted Total Cost	Residential Assessed Amount	City Funds	Sanitary Utility Fund	Water Utility Fund	Stormwater Utility Fund	Streetlight Enterprise Fund	Playground/Park Shelter Replacement/Public Landscape Initiative	Trail Replacement Fund	General Levy	Single Family Units	RBLE Units	Single Family Assessed \$/Unit	Single Family Assessed \$/Unit	Residential Assessed Amount ³	Religious Institution Amount ³	General Levy	
					75% of Adjusted							45% of Adjusted													
2023 Pavement Management																									
Streets	\$2,218,988.00	\$2,967,896.45	\$0.00	(\$296,094.22)	\$39,326.00	\$29,494.50	\$0.00	\$2,632,476.23	\$1,184,614.30	\$1,753,787.65	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,753,787.65								
Sanitary Sewer	\$335,940.00	\$449,319.75	\$0.00	(\$44,826.69)	\$7,468.97	\$5,601.73	(\$114,356.25)	\$282,667.84	\$127,200.53	\$316,517.49	\$316,517.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00								
Water Main	\$197,722.00	\$264,453.18	\$0.00	(\$26,383.35)	\$5,506.77	\$4,130.08	(\$151,137.50)	\$81,425.56	\$36,641.50	\$223,681.60	\$0.00	\$223,681.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00								
Storm Sewer	\$205,431.93	\$274,765.21	\$0.00	(\$27,412.14)	\$3,640.77	\$2,730.58	\$0.00	\$243,712.30	\$109,670.54	\$162,364.09	\$0.00	\$0.00	\$162,364.09	\$0.00	\$0.00	\$0.00	\$0.00								
Street Lighting	\$133,630.00	\$178,730.13	\$0.00	(\$17,831.14)	\$2,368.25	\$1,776.19	\$0.00	\$158,530.74	\$71,338.83	\$105,615.11	\$0.00	\$0.00	\$0.00	\$105,615.11	\$0.00	\$0.00	\$0.00								
<i>Subtotal</i>	<i>\$3,091,711.93</i>	<i>\$4,135,164.72</i>	<i>\$0.00</i>	<i>(\$412,547.54)</i>	<i>\$58,310.76</i>	<i>\$43,733.08</i>	<i>(\$265,493.75)</i>	<i>\$3,398,812.67</i>	<i>\$1,529,465.70</i>	<i>\$2,561,965.94</i>	<i>\$316,517.49</i>	<i>\$223,681.60</i>	<i>\$162,364.09</i>	<i>\$105,615.11</i>	<i>\$0.00</i>	<i>\$0.00</i>	<i>\$1,753,787.65</i>								
Totals - Project	\$3,091,711.93	\$4,135,164.72	\$0.00	(\$412,547.54)	\$58,310.76	\$43,733.08	(\$265,493.75)	\$3,398,812.67	\$1,529,465.70	\$2,561,965.94	\$316,517.49	\$223,681.60	\$162,364.09	\$105,615.11	\$0.00	\$0.00	\$1,753,787.65					TBD	TBD	TBD	

1. Includes 7% Contingency + 25% Indirect Costs
2. Caps Assessment at amounts determined by special benefit appraisal
3. Includes costs for repairing cracked service wyes and replacing the pressure reducing valve at Hyde Avenue and 83rd Street



Appendix C: Preliminary Assessment Roll

Preliminary Assessment Roll					
Thompson Grove Estates 1st, 6th, 7th, and 10th Improvements					
Parcel ID	Owner Name	Address	Units	\$/Unit	Total/Unit
1702721120018	GOEBEL JOHN & TIFFANY	7539 80TH ST S	1	\$4,965.80	\$4,965.80
1702721120017	GRONINGER MARIANNE L	7557 80TH ST S	1	\$4,965.80	\$4,965.80
1702721120016	XIONG MAY L & VANG P LEE	7575 80TH ST S	1	\$4,965.80	\$4,965.80
1702721120015	VOGEL BRIAN C	7597 80TH ST S	1	\$4,965.80	\$4,965.80
1702721120014	KANE PATRICIA H	7617 80TH ST S	1	\$4,965.80	\$4,965.80
1702721120013	CLEARY STEPHEN J & GLORIA A	7637 80TH ST S	1	\$4,965.80	\$4,965.80
1702721120006	KONG NHIA & CHUA LOR	7655 80TH ST S	1	\$4,965.80	\$4,965.80
1702721120005	KIMMES MARK D & LISA	7677 80TH ST S	1	\$4,965.80	\$4,965.80
1702721120004	PAURUS PAUL R & COLLEEN M	7695 80TH ST S	1	\$4,965.80	\$4,965.80
1702721120003	BURG RONALD L & NANCY	7709 80TH ST S	1	\$4,965.80	\$4,965.80
1702721120002	JDA GROUP LLC	7731 80TH ST S	1	\$4,965.80	\$4,965.80
1702721120001	JOHNSON ARLO W & TOSHIKO	7753 80TH ST S	1	\$4,965.80	\$4,965.80
1702721110071	JOHNSON TANIYA Y	7775 80TH ST S	1	\$4,965.80	\$4,965.80
1702721110098	ARENDT CHRISTY & AARON	7881 80TH ST S	1	\$4,965.80	\$4,965.80
1702721110007	SENTY DENNIS M & KATHLEEN M	7897 80TH ST S	1	\$4,965.80	\$4,965.80
1702721110006	MOUA MAY-CHOUA	7913 80TH ST S	1	\$4,965.80	\$4,965.80
1702721110005	IVERSON JENNY & JAMES BODSBERG	7929 80TH ST S	1	\$4,965.80	\$4,965.80
1702721110004	TEOREY PATRICIA K & LISA K WEBB	7943 80TH ST S	1	\$4,965.80	\$4,965.80
1702721110003	RODRIQUEZ AARON L & SAVANNAH L JAMIESON-RODRIGUEZ	7957 80TH ST S	1	\$4,965.80	\$4,965.80
1702721110002	HUEBSCH ALISSA C & JACOB F KROSKA	7971 80TH ST S	1	\$4,965.80	\$4,965.80
1702721110001	PETRIE CAROLYN A	7991 80TH ST S	1	\$4,965.80	\$4,965.80
1602721220031	HOME SFR BORROWER LL	8011 80TH ST S	1	\$4,965.80	\$4,965.80
1602721220020	DIAZ JOSEPHINE H & JOSE D	8081 80TH ST S	1	\$4,965.80	\$4,965.80
1602721220019	HAUSCHILD JAMES B & SHARON A	8101 80TH ST S	1	\$4,965.80	\$4,965.80
1602721220018	FRANDRUP CURTIS R	8121 80TH ST S	1	\$4,965.80	\$4,965.80
1602721220017	KVASAGER JEFFREY	8143 80TH ST S	1	\$4,965.80	\$4,965.80
1602721220016	ZUNIGA OSCAR & APRIL	8161 80TH ST S	1	\$4,965.80	\$4,965.80
1602721220015	BLAISDELL CONNIE L	8183 80TH ST S	1	\$4,965.80	\$4,965.80
1702721120019	XIONG SIA	8007 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120038	SUMIDA KATHERINE L	8010 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120020	HALEY CHAD S & KIRSTEN M	8013 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120037	HOME SFR BORROWER LLC	8018 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120021	ASHLEY BRODRICK A & BRENDA M	8021 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120036	SCHULZ MICHAEL D & KRISTIE L	8028 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120022	FREUND JARID D & ALEXIA R	8033 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120035	PATNODE KELLY A	8038 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120023	STROOZAS NICOLE & MICHAEL	8045 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120034	PICKERIGN CONCHA	8050 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120024	WREN EDWARD J	8057 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120033	HER BEE	8060 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120007	KOCH SCOTT L & MARY F TRS	8069 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120032	VU VANDY	8070 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120008	KUNERT JEFFREY R	8081 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120031	JOHNSON BRIAN	8084 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120009	HORNER JACK DEMPSEY	8093 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120030	OKESON BRUCE D JR	8098 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120010	ALEXANDER JESSE & GLEN	8105 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120029	KELLERMAN PATRICK D & COLLEEN	8108 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120011	NJOWIR BRUNO F	8117 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120028	GORACKE-EBERHARDT CAROL M & STEVEN S EBERHARDT	8118 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120054	JANICE E PEREYRA TRS	8126 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120012	WESTPHAL GREGORY & WENDY BAKER	8129 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120053	BACKER JOSEPH E & CATHLEEN A	8136 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721110072	IH3 PROPERTY MINNESOTA LP	8141 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120052	GRANDE-BONILLA JULIO A & SANDRA D R C GRANDE	8144 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80

1702721110073	ANDERSON TRENT C	8153 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120051	KHATHIYA CHANTHA & SOVANDY SUM	8154 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721110074	STAVES GREGORY L & CINDY L	8165 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120050	GILES MATTHEW K & JEANNE M	8166 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721110075	WETTIG TRAVIS A & JANEL C	8177 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120049	HOGUE JAY CHRISTOPHER	8178 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120048	RODERICK A LEHRKE LIV TRS	8186 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721110076	RIDGEWAY STEVEN J & ROSEMARY	8189 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721110089	BERGER RANDOLPH E	8196 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721110077	KORN DENNIS H	8201 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721110088	SILVA JOSE D & SARAH L	8206 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721110078	LINDBERG ANDREW P & CLAIRE ZAIS	8213 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721110087	FAIR L GERALD & KRISTINE E	8214 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721110086	RIVERA ERUE D	8224 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721110085	THEODORE & BARBARA MALMSTEN REV LIV TRS	8232 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721140021	CROCKETT JUDITH M & STEPHEN	8250 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721140022	GREEN CARLY A & RICHARD M	8258 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721140023	ROBERTS JAKE S & LENA	8266 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721140024	BROWN JEFFREY S	8274 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721140001	MURPHY SHANE M	8279 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721140025	CRAIG A & LILLIAN M WENDLAND REV TRS	8282 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721140002	MORAN DANIEL	8285 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721140026	CASE JAYLEN & BAYLEE	8290 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721140003	KELLY NANCY & DANA CRONIN	8291 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721140004	SCANLON JOHN C & MONICA M	8297 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721140027	JERILYN A WIELER REVOCABLE TRUST	8298 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721140005	SKARA NOAH & JENA	8303 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721140028	KEELIN SUZANNE M	8308 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721140006	VANG DER	8309 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721140007	HOLLERUNG RICHARD D & BARBAR	8315 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721140029	BELETE HAREGIE & ASMARE MESHESHA	8318 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1602721230001	ORR BILL H	8321 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721140030	BUCKNER ROBERT R & BARBARA A	8332 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1602721230002	ATTISSO KOSSI & AKOU M DAKLOU	8333 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1602721230053	ZWAKMAN DANIEL J & MARLA J	8354 HEMINGWAY AVE S	1	\$4,965.80	\$4,965.80
1702721120055	MILLER HENRY G	8093 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721120027	GARCIA TITO & ANDY G	8114 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721120056	WAHLIN JOSHUA D & TAVIFA S	8119 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721120026	WEVERKA LAWRENCE P & KATHERINE	8126 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721120057	DONNER JAMES C & KATHY A	8135 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721120025	FITZPATRICK LOIS M	8138 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721120058	CAMERON NEAL & EMILY	8145 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721120047	MARUSKA PAUL J & MARY M	8150 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721120059	ANDERSON WAYNE R & CHARLOTTE	8151 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721120060	WAHLIN TAVIFA S & JOSHUA D	8159 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721120046	ERNEST J TIMMERS LIV TRS	8160 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721120045	LONNIE R STOLTE & LOIS A STOLTE JT REV LIV TRS	8166 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721120061	MONG JOSE A D R ETAL	8171 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721120044	MOSER THOMAS G II & DIANE	8176 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721120062	TAACK WILLIAM H	8183 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721120043	NOLAND ROBERT T & ROBYN L	8188 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721120063	ROGERS LOREN D	8191 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721120042	CLATT LARRY J JR & SUSAN F	8198 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721110090	THIGPEN JEREMY	8203 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721120041	HARDING AARON & STRANGE SARAH	8210 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721110091	ISAZA SANDRA L A & JUAN C G LOPEZ	8215 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721120040	FULLER CHRISTOPHER P & SARAH J	8222 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721110092	APP DALE & BRENDA	8229 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80

1702721120039	YOUNG DIANE C	8238 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721110093	GONZALEZ DIEGO E & KORNICIA	8241 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721110094	TUMAN MICHAEL R & TAMMY M	8243 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721110083	ALLEN DAVID M ETAL	8244 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721110084	OLSEN RONALD J JR & LOIS C	8245 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721110082	STONEMARK JEREMY C & BRENDA K	8256 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721140086	ADAMS JEREMIAH & LISA M	8258 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721140085	ACREE DAVID E & OLIVIA	8260 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721110081	CRAIG BRIAN S & ANGELA BLUM-CRAIG	8262 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721110080	AULTMAN HAROLD A	8264 HENSLOWE AVE S	1	\$4,965.80	\$4,965.80
1702721110069	BLATZ DAVID I	8151 HENNA AVE S	1	\$4,965.80	\$4,965.80
1702721110055	LINDQUIST CHELSEA A & JACOB R VANDER HEYDEN	8158 HENNA AVE S	1	\$4,965.80	\$4,965.80
1702721110070	ALONSO RICARDO & DAWAN	8165 HENNA AVE S	1	\$4,965.80	\$4,965.80
1702721110079	THOMAS LEWIS O	8176 HENNA AVE S	1	\$4,965.80	\$4,965.80
1702721110095	VOIGHTS RUTH M	8179 HENNA AVE S	1	\$4,965.80	\$4,965.80
1702721110096	BRUSTAD ROSS L & KRIS E	8191 HENNA AVE S	1	\$4,965.80	\$4,965.80
1702721110046	NITCH LARRY D JR & HOLLY A	8010 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110045	ALLEN BRANCH I & SHELENE M	8011 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110047	FRAMPTON TRACEY L	8018 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110044	TUCKER DENNIS R & KATHRYN A	8019 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110043	BAKER JAY K & JULIE L	8027 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110048	CORBIN JACQIE	8028 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110049	SCOFIELD SPENCER J	8034 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110042	JONES JEREMY L & MICHELE D	8037 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110050	GOECKE TRS	8044 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110041	ALM RICHARD H & BARBARA L	8045 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110040	HOLMES JOAN K & GORDON H HOLBECK	8053 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110051	VALENCIA MARIO A G & LISBETH M CRUZ	8054 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110052	KOTTKE ROBERT L & PATRICIA A	8062 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110039	SCHMUCK DAVID & BONNIE L	8063 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110053	REED ROBIN D & MELISSA A BEVINS	8070 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110038	JOHNSON MARK E	8075 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110054	YANG ALEXANDER	8078 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110037	CAMPBELL MONICA J	8083 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110068	SCHMITZ KATHRYN L & DANIEL A KOLAND	8086 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110036	DRIGANS JACOB	8091 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110067	GERALD & KATHLEEN THIELEN TRS & GERALD P THIELEN	8094 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110035	LARSON MICHAEL D & KIMBERLY A	8101 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110066	WEISS JEFFREY D & JENNIFER J	8102 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110065	CHAVIE PAUL A & SUSAN K	8110 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110034	ANDERSON ALEXANDRA	8111 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110064	BROOKS SUSAN	8122 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110033	ODEGAARD JOHN S & LISA A	8123 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110063	GANGI ANNETTE	8130 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110032	ANDERSON LIVING TRS	8131 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110062	FLESLAND BUFORD L & MARLYS A	8138 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110061	DEVRIES JEREMY & OLIVIA WEINBERGER	8142 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110031	MARTINEZ RAFAEL C & ILDA V MANCILLA	8143 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110060	MAY TERRANCE L	8148 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110030	WCCDA FAMILY HOUSING LLC	8151 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110029	RUIZ ROBERTA L	8163 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1602721220054	BERRY BENJAMIN R	8171 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1602721220053	VOLKERT JOHN L & LARSON ANNETT	8185 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1602721220052	POGALZ JOHN G	8193 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1602721220051	ADEBAYO WASIU	8199 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1602721220058	MCDONOUGH TROY L	8212 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1602721220075	FIELDS WAYNE R & BRIGET A	8221 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1602721220057	ESQUIVEL RODOLFO	8222 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80

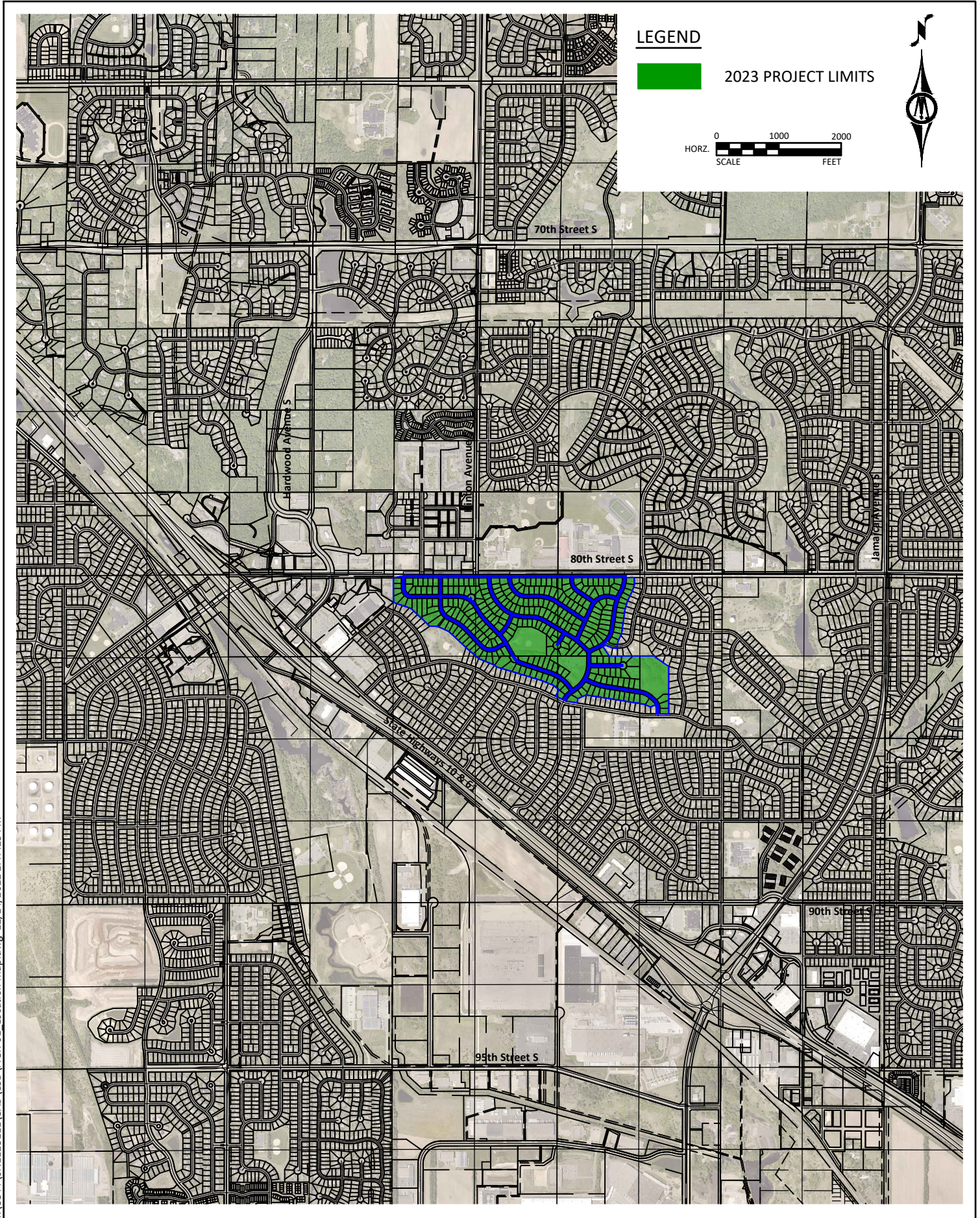
1602721220056	JULIAN JUSTINA M	8236 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1602721220076	BARBARA J HAYDEN REV LIV TRS	8237 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1602721220055	TWIN CITIES HABITAT FOR HUMANITY INC	8258 HOMESTEAD AVE S	1	\$4,965.80	\$4,965.80
1702721110059	OPP CHARLES W & MARGARET E	8152 HOMESTEAD CT S	1	\$4,965.80	\$4,965.80
1702721110058	SAUER DANIEL J & NELL I	8162 HOMESTEAD CT S	1	\$4,965.80	\$4,965.80
1702721110057	FEIL MEGAN K	8170 HOMESTEAD CT S	1	\$4,965.80	\$4,965.80
1702721110056	KELLEY COLLEEN M	8178 HOMESTEAD CT S	1	\$4,965.80	\$4,965.80
1602721220061	OLSON LISA	8186 HOMESTEAD CT S	1	\$4,965.80	\$4,965.80
1602721220060	MARTY DALE W & AMANDA E	8196 HOMESTEAD CT S	1	\$4,965.80	\$4,965.80
1602721220059	KILIAN THOMAS S & SHEENA C	8204 HOMESTEAD CT S	1	\$4,965.80	\$4,965.80
1702721110016	FREDRICK MARLO R	8006 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110008	VOGE JOSHUA O & JENNIFER A	8007 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110017	LEE MAI C M	8014 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110009	HOME SFR BORROWER LLC	8017 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110018	ERICKSON LOREN D	8024 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110010	SZUKICS PETER & LAURA	8025 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110019	WATSON TIMOTHY & REBECCA	8032 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110011	MICKO GREGORY P & PATRICIA A	8035 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110020	NEVINS SUSAN & ANDREW	8042 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110012	FISCHBACH STEVEN F & KARIN RAUBA-FISCHBACH	8043 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110021	BJORNSON MATTHEW S & LISA	8050 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110013	DE LA ROSA REYNALDO E & AGNES G	8051 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110022	THIBEDAU JOHN	8058 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110014	SCHENK DARREL W	8059 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110015	GELHAR HEIDI B	8067 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110023	HARTFIEL ZACHARY F	8068 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110024	LOPEZ PATRICIA A & RUBEN	8076 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1602721220032	GERFERS DAVID	8077 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1602721220033	OYER JOHN P	8085 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110025	DOFFING NICHOLAS	8086 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1602721220034	WILLIAMS AMY S & GREGORY H BAUER	8093 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110026	STEVENS THOMAS H JR & MELISSA M STEVENS	8094 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1602721220035	THOMPSON MICHAEL R	8095 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110027	HOUDEK DEAN DOYLE & CAROL	8102 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1602721220036	KORTUS JEROME P & BECK A	8105 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1702721110028	MARTINEZ ANTHONY M & SARAH L	8110 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1602721220045	WRISLEY CASSANDRA S & CRAIG E	8120 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1602721220037	LANGE JOHN M & SUSAN M	8123 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1602721220046	HALL PHILLIP	8128 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1602721220047	LUCKHARDT KENNETH & JAMIE	8136 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1602721220038	SCHMOTTER PAUL W	8141 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1602721220048	VUE XIA	8144 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1602721220049	BRADLEY VINCE & TIFFANY	8152 HORNELL AVE S	1	\$4,965.80	\$4,965.80
1602721220030	GIBBS IAN	8026 HYNES AVE S	1	\$4,965.80	\$4,965.80
1602721220021	PEDERSON MAXINE E	8027 HYNES AVE S	1	\$4,965.80	\$4,965.80
1602721220044	OLSON LORRAINE S	8042 HYNES AVE S	1	\$4,965.80	\$4,965.80
1602721220022	POLANCO ASAE L E R	8051 HYNES AVE S	1	\$4,965.80	\$4,965.80
1602721220043	CADALBERT CHRISTOPHER S	8056 HYNES AVE S	1	\$4,965.80	\$4,965.80
1602721220023	YANNARELLY ROBERT & HOLLY	8063 HYNES AVE S	1	\$4,965.80	\$4,965.80
1602721220042	LANGLIE ALVIN T & JUDITH A	8066 HYNES AVE S	1	\$4,965.80	\$4,965.80
1602721220024	IVERSON JODI L	8073 HYNES AVE S	1	\$4,965.80	\$4,965.80
1602721220041	NILSEN JOANN E	8074 HYNES AVE S	1	\$4,965.80	\$4,965.80
1602721220025	LUND LEONARD M	8081 HYNES AVE S	1	\$4,965.80	\$4,965.80
1602721220040	IH2 PROPERTY ILLINOIS LP	8082 HYNES AVE S	1	\$4,965.80	\$4,965.80
1602721220039	PEREZ ONESIMO R	8098 HYNES AVE S	1	\$4,965.80	\$4,965.80
1602721220027	OTT JAMES L	8068 HYDE LN S	1	\$4,965.80	\$4,965.80
1602721220026	STARR JAMES A & ANNETTE R	8074 HYDE LN S	1	\$4,965.80	\$4,965.80
1602721220067	FUNG ERIC & ANN E DINGLE	8101 HYDE LN S	1	\$4,965.80	\$4,965.80

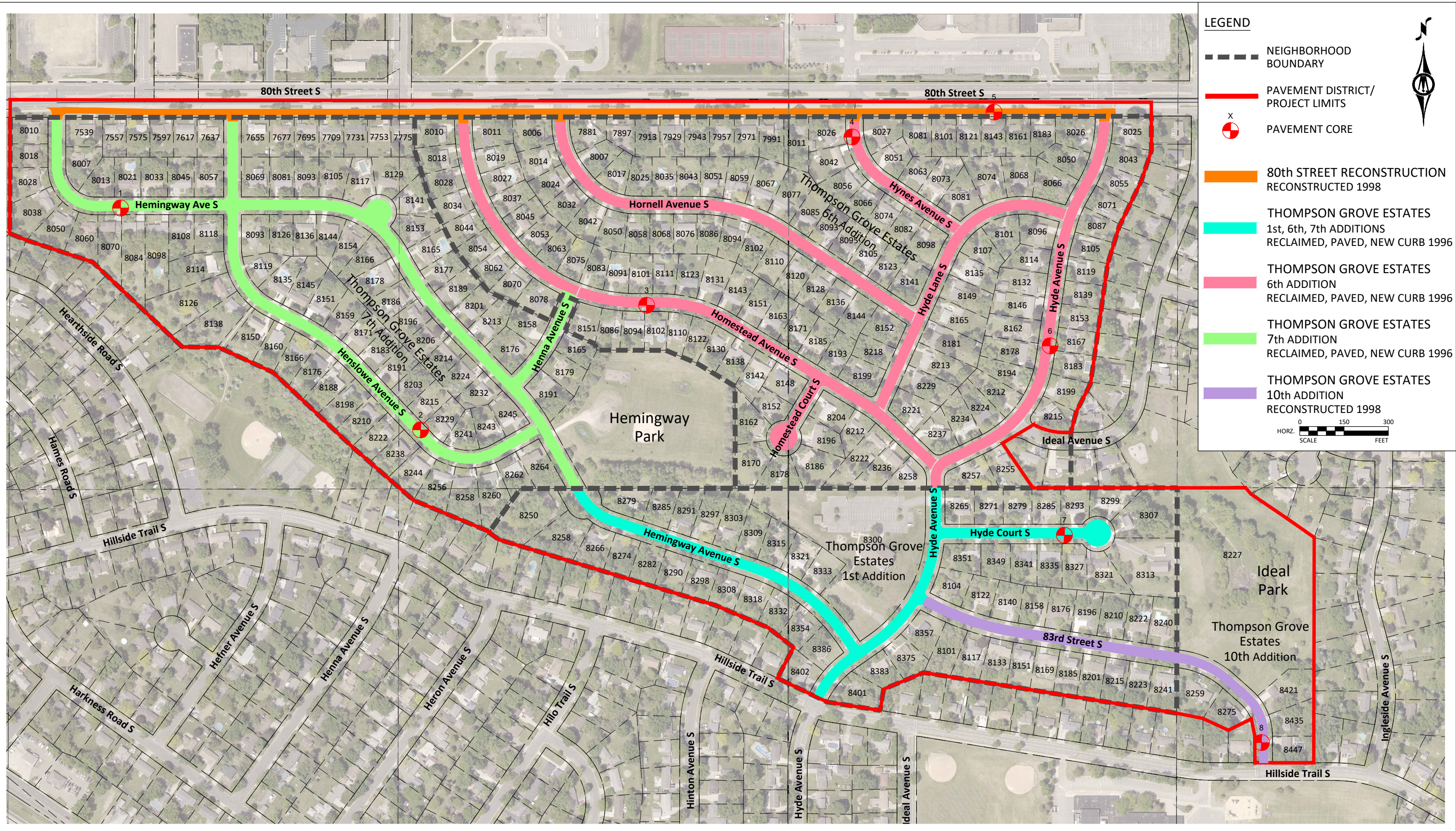
1602721220068	TWO RIVERS COMMUNITY LAND TRUST	8107 HYDE LN S	1	\$4,965.80	\$4,965.80
1602721220069	LUGER DOUGLAS J	8135 HYDE LN S	1	\$4,965.80	\$4,965.80
1602721220070	JOHNSON JAMES F & DEBORAH S	8149 HYDE LN S	1	\$4,965.80	\$4,965.80
1602721220071	JOHNSON JANET MARIE	8165 HYDE LN S	1	\$4,965.80	\$4,965.80
1602721220072	TSCHIDA LINDA ETAL	8181 HYDE LN S	1	\$4,965.80	\$4,965.80
1602721220073	REIHE LINDSEY & CHRISTOPHER	8213 HYDE LN S	1	\$4,965.80	\$4,965.80
1602721220050	LONG THOMAS J JR	8218 HYDE LN S	1	\$4,965.80	\$4,965.80
1602721220074	BUTZE SCOTT C & MARY E	8229 HYDE LN S	1	\$4,965.80	\$4,965.80
1602721220001	KILOLOMA MLASI R	8025 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220014	HAGEN BRIAN J & MARY JO M	8026 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220002	WILLIAMS CAMI L	8043 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220029	CARLSON MATTHEW S	8050 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220003	JDA GROUP LLC	8055 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220028	KONS DOROTHY A	8066 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220004	VEESENMEYER MARK & RENE J	8071 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220005	MOSENG JEFFREY L & BRENDA J	8087 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220066	KOEHLER JOSEPH V & PATRICIA A JELINEK	8096 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220006	MEEMKEN KEITH M & GERALDINE	8105 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220085	CHRISTIANSSEN ROBERT & LAURA	8114 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220007	NEUFELD CURT C	8119 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220084	MCNEARNEY MATTHEW A & MICHELE	8132 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220008	ANDERSON ALLEN D TRS & GLORIA L ANDERSON TRS	8139 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220083	EVANS MARCIA A	8146 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220009	CORNEJO BRIAN G	8153 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220082	SCHMITZ ANN M & JEFFREY L AEGERTER	8162 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220010	CARLSON JESSE & DANA PHILLIPS	8167 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220081	DILLA RICHARD A & BETTE J	8178 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220011	BETTIS LEIA M	8183 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220080	GUTIERREZ DWAYNE W & LAURA B WETT	8194 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220012	BIRAWER RICHARD J JR & GENEV	8199 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220079	DEAN DOUGLAS R & AMY M	8212 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220013	CHRISTENSEN CHAZ & JESSICA L	8215 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220078	AHRENS MICHAEL J	8224 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220077	MILLER JOHN L & MARLENE A	8234 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220064	THAE WIN W & AH TIEN	8255 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721220065	KARSIKAS EARL	8257 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721230069	PARK GROVE ALLIANC	8300 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721230029	JONES MARGIE ANN	8357 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721230028	MYHRE JEFFERY J	8375 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721230027	TRUAX ALLYN E	8383 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721230054	DAVIS LANA & RICHARD E JR	8386 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721230026	DORGAN JAMES M & KATHLEEN M	8401 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721230052	NIEHAUS TIMOTHY J & MARLYS J	8402 HYDE AVE S	1	\$4,965.80	\$4,965.80
1602721230003	FEDOR LINDA & DENNIS	8265 HYDE CT S	1	\$4,965.80	\$4,965.80
1602721230004	LAIN WESTED & AMANDA	8271 HYDE CT S	1	\$4,965.80	\$4,965.80
1602721230005	HIBER JOHN E	8279 HYDE CT S	1	\$4,965.80	\$4,965.80
1602721230006	IH2 PROPERTY ILLINOIS LP	8285 HYDE CT S	1	\$4,965.80	\$4,965.80
1602721230007	BADACZEWSKI TIMOTHY & MARISSA MOELLER	8293 HYDE CT S	1	\$4,965.80	\$4,965.80
1602721230008	ELWELL LINDSAY E	8299 HYDE CT S	1	\$4,965.80	\$4,965.80
1602721230009	STOLL JASON & MARSHA K	8307 HYDE CT S	1	\$4,965.80	\$4,965.80
1602721230011	MARSHALL MEGAN E & PETER D KELLER	8321 HYDE CT S	1	\$4,965.80	\$4,965.80
1602721230012	ERIE DEAN M & JONI K	8327 HYDE CT S	1	\$4,965.80	\$4,965.80
1602721230013	NELSON GORDON R & JUDITH L TRS	8335 HYDE CT S	1	\$4,965.80	\$4,965.80
1602721230014	AMUNDSON RYAN D & ERIN C	8341 HYDE CT S	1	\$4,965.80	\$4,965.80
1602721230015	FRIEL JEREMIAH & ANGELA MCCARRON	8349 HYDE CT S	1	\$4,965.80	\$4,965.80
1602721230016	EMMS KEVIN	8351 HYDE CT S	1	\$4,965.80	\$4,965.80
1602721230030	KONOBECK ERVIN C & MARY L	8101 83RD ST S	1	\$4,965.80	\$4,965.80
1602721230017	XIONG KANGBAO	8104 83RD ST S	1	\$4,965.80	\$4,965.80

1602721230031	MOUA TOU & CHIA	8117 83RD ST S	1	\$4,965.80	\$4,965.80
1602721230018	WOJCIECHOWSKI JEFFREY R & JESSICA	8122 83RD ST S	1	\$4,965.80	\$4,965.80
1602721230032	MAASKE JAMES A & ALETA A	8133 83RD ST S	1	\$4,965.80	\$4,965.80
1602721230019	KENNEDY KATORIA	8140 83RD ST S	1	\$4,965.80	\$4,965.80
1602721230033	GREGORY TODD & ERIN	8151 83RD ST S	1	\$4,965.80	\$4,965.80
1602721230020	FRAZIER EVAN & TERRA	8158 83RD ST S	1	\$4,965.80	\$4,965.80
1602721230034	STANGE HORST & SALIE A	8169 83RD ST S	1	\$4,965.80	\$4,965.80
1602721230021	LONG KEITH A & REBECCA A	8176 83RD ST S	1	\$4,965.80	\$4,965.80
1602721230035	LASKA COREY M & JESSICA	8185 83RD ST S	1	\$4,965.80	\$4,965.80
1602721230022	SADOWSKI MARK & CHRISTINE	8196 83RD ST S	1	\$4,965.80	\$4,965.80
1602721230036	DIAZ VICTORIA L	8201 83RD ST S	1	\$4,965.80	\$4,965.80
1602721230023	GREEN TESS & JOSHUA D	8210 83RD ST S	1	\$4,965.80	\$4,965.80
1602721230037	PRIGGE DONNA	8215 83RD ST S	1	\$4,965.80	\$4,965.80
1602721230024	TINUCCI RICHARD W & DORIS J	8222 83RD ST S	1	\$4,965.80	\$4,965.80
1602721230038	PEHRSON KIM V	8223 83RD ST S	1	\$4,965.80	\$4,965.80
1602721230025	FISCHER KARL C	8240 83RD ST S	1	\$4,965.80	\$4,965.80
1602721230039	VANG PAO C & PANG YANG	8241 83RD ST S	1	\$4,965.80	\$4,965.80
1602721240062	PRETASKY STEVEN M	8259 83RD ST S	1	\$4,965.80	\$4,965.80
1602721240053	SICARD KEVIN G & CAROL J	8275 83RD ST S	1	\$4,965.80	\$4,965.80
1602721240049	HISLE ROBERT T & ANGELA L ANDERSON	8421 83RD ST S	1	\$4,965.80	\$4,965.80
1602721240048	BOWMAN NICHOLAS	8435 83RD ST S	1	\$4,965.80	\$4,965.80
1602721240047	KAYFES MICHAEL J & JACQUELINE	8447 83RD ST S	1	\$4,965.80	\$4,965.80

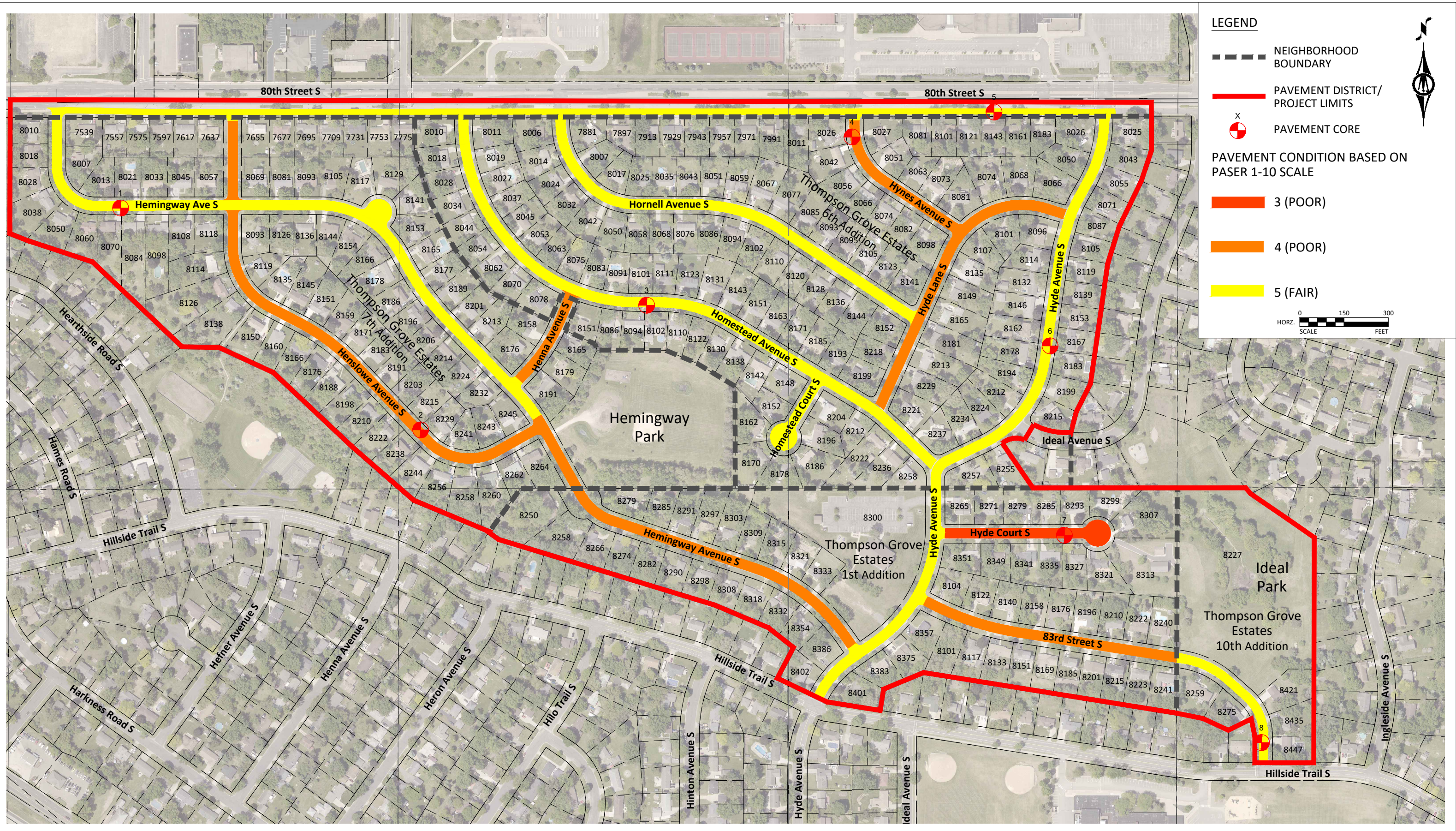


Figures

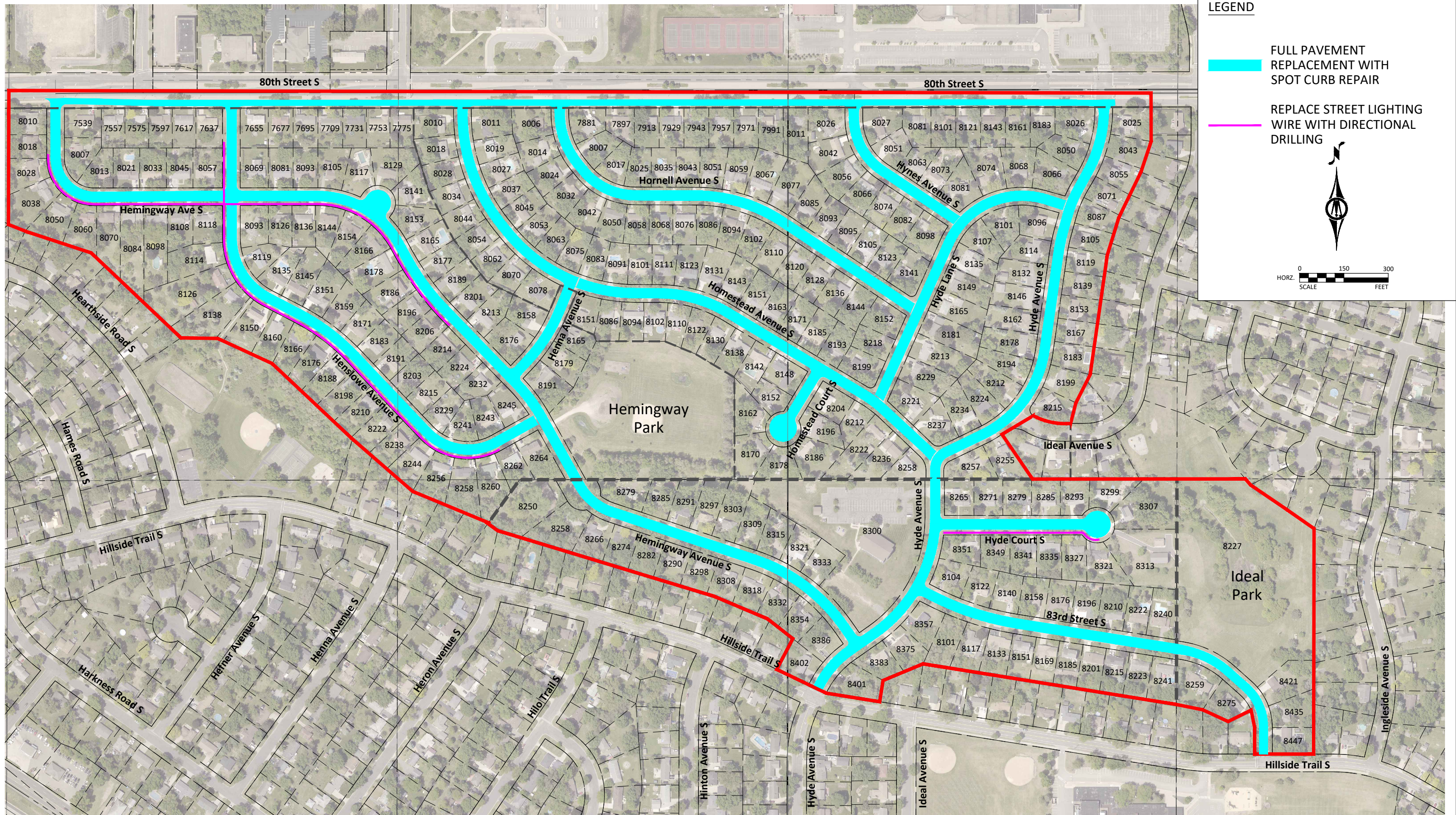




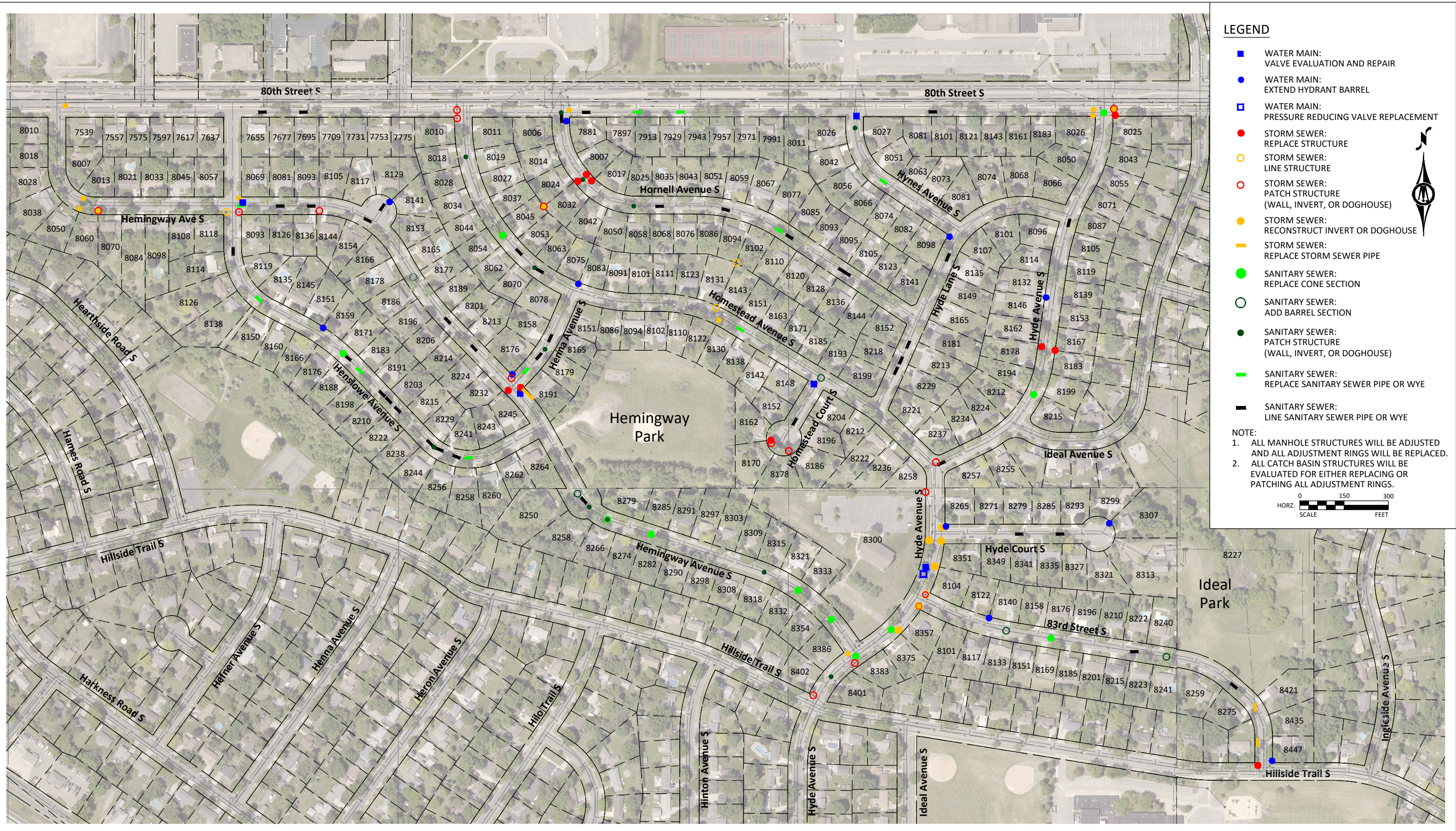
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H:\COTT\0N1128111\CAD\C3D\FIGR-03_Pavement Condition.dwg 12/14/2022 2:47:48 PM



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LEGEND

- WATER MAIN: VALVE EVALUATION AND REPAIR
- WATER MAIN: EXTEND HYDRANT BARREL
- ▣ WATER MAIN: PRESSURE REDUCING VALVE REPLACEMENT
- STORM SEWER: REPLACE STRUCTURE
- STORM SEWER: LINE STRUCTURE
- STORM SEWER: PATCH STRUCTURE (WALL, INVERT, OR DOGHOUSE)
- STORM SEWER: RECONSTRUCT INVERT OR DOGHOUSE
- STORM SEWER: REPLACE STORM SEWER PIPE
- SANITARY SEWER: REPLACE CONE SECTION
- SANITARY SEWER: ADD BARREL SECTION
- SANITARY SEWER: PATCH STRUCTURE (WALL, INVERT, OR DOGHOUSE)
- SANITARY SEWER: REPLACE SANITARY SEWER PIPE OR WYE
- SANITARY SEWER: LINE SANITARY SEWER PIPE OR WYE

NOTE:

1. ALL MANHOLE STRUCTURES WILL BE ADJUSTED AND ALL ADJUSTMENT RINGS WILL BE REPLACED.
2. ALL CATCH BASIN STRUCTURES WILL BE EVALUATED FOR EITHER REPLACING OR PATCHING ALL ADJUSTMENT RINGS.

HORZ. SCALE: 0 150 300 FEET

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