



2025 Street & Utility Improvements

Feasibility Report

City of Houston
May 2024

Submitted by:

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Certification

Feasibility Report

For

2025 Street & Utility Improvements Project

City of Houston, Minnesota

OH1.132714

May 2024

PROFESSIONAL ENGINEER

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.

Signature: 

Typed or Printed Name: Derek Olinger

Date: 05/07/2024 License Number: 54287

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I. PROJECT INTRODUCTION

This Feasibility Report considers various street and utility improvements within County State Aid Highway (CSAH 13), also known as W Spruce Street and S Grant Street, in Houston, Minnesota.

A project location and scope map is illustrated in **Figure 1 of Appendix A** and is also described in the table below.

Table 1 – Project Location & Scope		
Street	From/To	Scope
W Spruce St	~950' W Washington St – ~450' W Washington St	Repaving
W Spruce St	~450' W Washington St – Lincoln St	Street & Util Reconst
W Spruce St	Lincoln St – Grant St	Repaving
S Grant St	W Spruce St – Cedar St (TH 16)	Repaving

In accordance with Minnesota Statutes, Chapter 429, the City Council has authorized the preparation of a Preliminary Engineering Report to define the scope and determine the feasibility of the proposed project. The specific objectives of this Preliminary Engineering Report are to:

1. Evaluate the need for the project.
2. Determine the necessary improvements.
3. Provide information on the estimated costs for the proposed project.
4. Determine the project schedule.
5. Determine the feasibility of the proposed project.

The entirety of the right-of-way (ROW) for the areas described above is Houston County jurisdiction. Although this is a county road, the city is still responsible for portions of surface improvements and storm sewer. In addition to this, the city is responsible for all of its underground utility improvements including sanitary sewer and water systems.

The proposed project will be completed in partnership with Houston County. Additional detail is provided later in this report.

II. EXISTING CONDITIONS

The following sections provide descriptions of existing infrastructure. The project scope includes a reconstruction of all surfaces and underground utilities within Spruce Street, between an ~450 west of Washington Street and Lincoln Street. As such, conditions within this area may be described in more detail than other areas of the project.

Existing conditions maps illustrating surfaces and underground utilities and storm sewer are provided in **Figure 2 of Appendix A**.

A. Street and Surface

Existing streets within the project area are described below.

Table 2 – Project Location & Scope		
Street	From/To	Section ¹ & Width ^{2,3}
W Spruce St	~950' W Washington St – ~200' W Washington St	~24' Rural
W Spruce St	~450' W Washington St – Grant St	44' Urban
S Grant St	W Spruce St – Cedar St (TH 16)	42'-60' Urban

Notes:

1. Rural = no curb & gutter, Urban = includes curb & gutter
2. Rural Widths reported as lane width (additional shoulder width may apply)
3. Urban widths reported as curb face to curb face

The platted right-of-way west of Washington Street varies in width from 75 to 80 feet. East of Washington Street, the right-of-way is 80 feet wide.

Street pavement condition appears to be in generally fair to moderate condition.

B. Sidewalk

Sidewalk characteristics are described in the following tables:

Table 3 – Existing Sidewalk Conditions			
Street	From/To	Sides of Street	Issues
W Spruce St	W of Washington ¹	Neither	N/A
W Spruce St	Washington – Jefferson ¹	Both	Non-Continuous, Poor Cond'n
W Spruce St	Jefferson – Jackson ¹	Both	Poor Cond'n
W Spruce St	Jackson – Lincoln ¹	South Only	Inadequate Width
W Spruce St	Lincoln - Grant	Both	Outside Scope, not reviewed
S Grant St	Spruce - Cedar	Both	Outside Scope, not reviewed

Notes:

1. Located completely or partially within the planned reconstruction area.

Table 4 – Existing Sidewalk Pedestrian Ramp Compliance	
Intersection	Compliant ¹ Ramps (# corners/# total)
Spruce/Washington	0/2
Spruce/Jefferson	0/4
Spruce/Jackson	0/4
Spruce/Lincoln	4/4
Spruce/Grant	0/4
Grant/Maple	0/4
Grant/Cedar	2/2

Notes: (1) American Disabilities Act (ADA) Requirements

As described in the tables above, there are multiple conditional and ADA compliance issues with the existing sidewalk network within the planned reconstruction area.

C. Storm Sewer

With the exception of the portion of Spruce Street/ CSAH 13 west of Washington Street, the entire project is served by an urban drainage system, including curbs, gutters and underground storm sewer. The existing pipe network consists of 10- through 30-inch diameter reinforced concrete pipe. The collection system is believed to be older than its expected service life of 50 years.

Only the storm sewer in the planned reconstruction area (Washington St to Lincoln St) was reviewed in detail. Storm sewer through this area conveys surface water from approximately 37 acres and directs flow to the South within Washington Street. Storm sewer pipe within this area appears to be slightly undersized and the system lacks adequate inlet capacity to capture runoff from the surface. These deficiencies prevent the system from meeting city and county drainage standards.

D. Sanitary Sewer

The existing sanitary sewer within the project area consists of mostly 8-inch vitrified clay pipe (VCP). Some short, localized segments of cast or ductile iron or PVC pipe are also evident. Sanitary manholes are a mixture of precast concrete and brick structures.

Within the proposed reconstruction area (450' west of Washington Street to Lincoln Street), mainline pipe is in relatively poor condition. Televising from 2013 revealed various locations with cracked pipe, evidence of infiltration through joints, root intrusion, light to moderate sags in pipe and several locations of previous pipe repairs. The types and conditions of the sanitary sewer services is unknown at this time; however, services typically exhibit similar or worse conditions than the main.

The bury depth of the sanitary sewer main is particularly shallow at the western-most manholes on West Spruce Street (3 to 5 feet). The existing sanitary pipe grade is also relatively flat which can cause solids buildup and increases the risk of sewer backups and the need for frequent cleaning by City staff.

Based on the condition of the manholes, sewer main, and services, and the presence of high groundwater levels throughout Houston, the sanitary sewer system is highly susceptible to infiltration. This is problematic because it causes increased flows in the sewer system and at the wastewater treatment plant, which increases the risk of sewer backups, increased treatment costs, and the possibility of sewer bypass at the treatment plant.



Exhibit 4 – Root Intrusion Through Pipe Joint. West of Washington Street

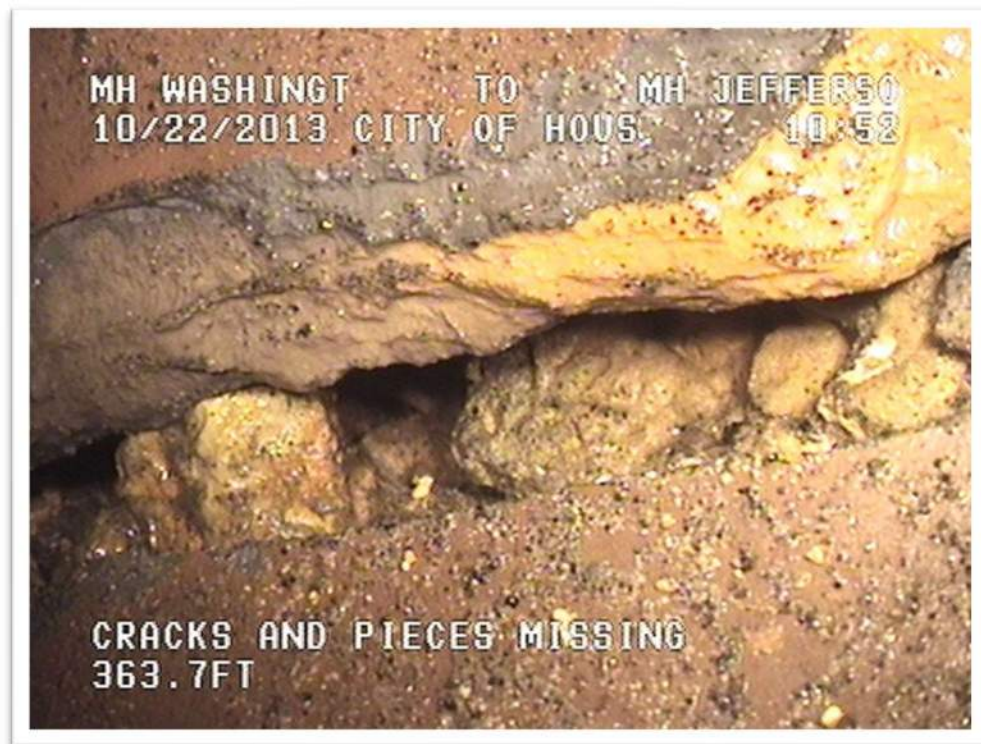


Exhibit 5 – Damaged Clay Pipe Sanitary Sewer Main 10-ft West of Jefferson Street

E. Watermain

The existing water distribution system within the proposed reconstruction area (450' west of Washington Street to Lincoln Street) consists of 4-inch diameter cast iron pipe. Cast iron was typically used for watermain pipe up until the 1970s. Cast iron watermain is commonly

susceptible to excessive corrosion, which can result in more frequent watermain breaks, pinhole leaks, and limited hydraulic conductivity (which limits flow available for fire protection).

The City has also identified (5) residences using lead water service pipes within the reconstruction area. Lead was banned from new construction in 1985 and future requirements may warrant replacement of any remaining lead water services connected to public systems.

No watermains currently exist within Spruce Street west of Washington Street. Properties in this area are fed by private wells or a long service line from Washington Street.

Watermains within Grant St consist of 8-inch diameter ductile iron and were installed in the 1980's. The hydrants at the Spruce St and Maple St intersections currently do not have isolation valves. Other than this, there no other known deficiencies within Grant Street.

F. Other Utilities

Other non-municipal owned utilities are present in the right-of-way. These include natural gas, electric, and telecommunication.

III. PROPOSED IMPROVEMENTS

The following sections contain short descriptions of the proposed surface and utility improvements. The proposed improvements are illustrated on **Figures 3 of Appendix A**.

A. Street and Surface

Within the proposed reconstruction area of Spruce Street (450' west of Washington Street to Lincoln Street), all bituminous pavement and curb & gutter will be removed and replaced in their entirety. Some minor grade and elevation changes will be required for adequate drainage. Other than this, street surfaces will be replaced in the same general location, layout and width as is currently. Full replacement of these surfaces through the reconstruction area is a result of the extensive disturbance required to excavate and replace underground utilities, which will be discussed in the following sections of this report. The proposed typical sections for W Spruce St are illustrated on **Figure 4 of Appendix A**.

Within the reconstruction area, all driveway aprons will be replaced to the extent necessary to accommodate the new street, sidewalk, and/or utility replacements. In most cases, the replacement will be between the back of curb and the property line. A shorter length of driveway will be replaced whenever possible.

Any turf disturbed during construction will be replaced.

All trees located within the street right of way will need to be removed to facilitate underground utility reconstruction. Within the reconstruction area, boulevard trees are planned for replacement and the design team will coordinate with the City's Tree Board to ensure that the appropriate species and layouts are implemented with the project.

Outside of the reconstruction area described above, the county will be removing and repaving the road with new asphalt pavement. No substantial base or subgrade repairs or replacements are planned with this work. With the exception of some potential minor repairs, all curb and gutter will remain in place.

B. Sidewalk

In order to address the ADA compliance issues noted earlier, the sidewalks within the areas

noted below will be replaced with continuous 5-foot wide concrete sidewalk.

Table 5 – Proposed Sidewalk		
Street	From/To	Sides of Street
W Spruce St	Washington – Jefferson	Both
W Spruce St	Jefferson – Jackson	Both
W Spruce St	Jackson – Lincoln	South Only

Any private outwalks from homes which are impacted by construction will also be replaced in kind. All pedestrian sidewalk ramps throughout the project (including areas outside the reconstruction area) will also be replaced with new ADA compliant surfaces. General pedestrian safety and welfare is the driving force behind the proposed improvements, especially given that Spruce Street is a pedestrian route leading to the High School. In addition to this, a heavy portion of the sidewalks through the reconstruction area will be impacted by utility service excavations.

C. Storm Sewer

As stated earlier, storm sewer within the reconstruction area is slightly undersized. In addition to this, the existing pipe will be heavily impacted by the proposed underground water and service line replacements.

For these reasons, the storm sewer collection system will be replaced within the reconstruction area. The storm sewer system will be designed to meet state aid drainage requirements (as a result of the county’s funding), which will limit the amount of ponding (also referred to as gutter spread) during a 3-year design storm event.

The proposed improvements will include the replacement and partial upsizing of storm sewer pipe and installation of new inlet and manhole structures.

D. Sanitary Sewer

The existing sanitary sewer collection west of Lincoln Street will be replaced with new and water-tight, 8-inch diameter PVC mains and reinforced concrete manhole structures. Private service lines adjacent to this area will also be replaced with new 6-inch diameter PVC service pipe between the main and right-of-way line. Manholes will be spaced at a maximum of 400-foot intervals to facilitate maintenance and cleaning.

The sanitary sewer is relatively shallow throughout the project area. Sewer mains and services shallower than 5-feet deep will be insulated to protect against damaging freezing conditions.

E. Watermain

The proposed project includes the replacement of all watermain between Washington St and Lincoln St new 8-inch PVC watermain. A watermain extension will also be constructed west of Washington Street to serve properties currently on private wells. Hydrants with dedicated gate valves will be installed at appropriate intervals and main line valves will be installed to properly isolate the system for flushing, repair, and maintenance.

New, 1-inch water service pipe will be constructed to the right-of-way for each home, and new curb stops will be installed. At a minimum, new water services for properties which are currently connected to a well will be stubbed up to the property line for later connection by the property owner.

Lead service lines will be replaced in their entirety to meet new requirements of the Minnesota Department of Health and Environmental Protection Agency. This will require the contractor to perform work on private property. The new service line will be replaced up to the meter inside each applicable home. When basement walls are impacted by the new service installation, basic repair or replacement of the structure or floor will be performed; however, removal and replacement of finishes such as paint, wallpaper, drywall, carpet or flooring other than concrete or other related finishes will be the responsibility of the homeowner.

Two additional hydrants and associated gate valves will be replaced along Grant Street.

F. Other Utilities

The design of the proposed improvements will be coordinated with the owners of other utilities such as natural gas, electric, and communications. A design coordination meeting will be held with all private utility companies to identify those utilities that are in conflict with the proposed improvements. Private utility companies will be requested to submit proposed designs and construction schedules for any relocation. The construction schedule for the proposed improvements will be coordinated with the utility relocation schedule to avoid unnecessary delays.

G. Right-of-Way and Easements

In general, improvements will be designed to limit construction to the public right of way or public easements. In some cases, such as lead service line replacement beyond the right-of-way, construction access agreements or temporary construction easements will be required to allow the contractor to work on private property.

IV. APPROVALS AND PERMITS

Permits are required from various agencies for the construction of the project. They include the following:

- Minnesota Pollution Control Agency (MPCA) General Construction Storm Water Permit
- Minnesota Department of Health (MDH) Plan Review for watermain construction
- Houston County Utility Permit (for all city utilities within ROW)

Sanitary sewer and water improvements for this project will be partially funded by the Mn Public Facilities Authority (PFA). In order for funding to be approved, final plans must be certified by the Mn Department of Health (MDH) and the Mn Pollution Control Agency (MPCA).

V. PROJECT COST ESTIMATE AND FINANCING

A. Cost Estimates

The estimated project costs for the base project area are summarized in the following table.

Table 6 – Preliminary Cost Summary					
Project Component	Total Project Cost	County Share		City Share	
Sanitary Main Reconstruction	\$336,225.12	0%	\$0.00	100%	\$336,225.12
Sanitary Sewer Services	\$64,473.48	0%	\$0.00	100%	\$64,473.48
Watermain Extension	\$65,721.00	0%	\$0.00	100%	\$65,721.00
Watermain Reconstruction	\$500,104.24	0%	\$0.00	100%	\$500,104.24
Water Services	\$74,294.56	0%	\$0.00	100%	\$74,294.56
Lead Service Replacement ¹	\$13,750.00	0%	\$0.00	100%	\$13,750.00
Misc. City Improvements ²	\$49,340.00	0%	\$0.00	100%	\$49,340.00
Storm Sewer ⁴	\$422,129.60	58%	\$239,151.17	42%	\$182,978.43
City Sidewalk	\$124,675.44	0%	\$0.00	100%	\$124,675.44
Curb & Gutter ⁴	\$133,183.64	58%	\$77,246.51	42%	\$55,937.13
Street Repaving ³	\$367,020.32	100%	\$367,020.32	0%	\$0.00
Street Reconstruction	\$446,467.21	100%	\$446,467.21	0%	\$0.00
Project Total	\$2,597,384.61		\$1,129,885.21		\$1,467,499.40

Notes:

1. Lead Service costs are in addition to water service replacement from the main to the right-of-way.
2. Improvements which are not eligible for county participation (i.e. drain tile, boulevard trees). See estimate for detail.
3. Also includes pedestrian sidewalk ramps.
4. Cost split based on standard state aid formula for storm sewer cost participation.

A detailed cost estimate is included in **Appendix B**. These cost estimates are based on public construction cost information from other recent projects which are similar in scope. Since the cost estimates are dependent on the cost of labor, materials, competitive bidding process, weather conditions, and other factors affecting the cost of construction, all cost estimates are opinions for general information and no warranty or guarantee as to the accuracy of construction cost is made. Therefore, financing for this project should be based upon actual competitive bid prices with reasonable contingencies.

The cost shares shown above are based on past cooperative agreement projects that Houston County has completed for similar projects in other cities. Final cost shares are subject to change over the course of design, but are typically locked in after the project is bid. Since the construction contract will be held by the County, the city will be reimbursing the County for its share of construction costs with each monthly pay estimate or immediately after construction.

B. Funding

Funding for the City's share of construction costs is planned to come from various sources, as listed below:

- Sale of a local bond
- PFA clean water and drinking water revolving fund loan and potential grant
- PFA lead service line replacement funds (potential grant)
- Cash from the City's Capital Projects Fund

As described earlier, the county’s share of costs will be funded directly by the county and will not be routed through the city. Any city bonds or other loans will be repaid through city enterprise funds, ad valorem funds, and special assessments. Additional detail on assessments is provided in the following sections.

C. Special Assessments

As stated above, a portion of the city’s funding for this project will be sourced from special assessments to abutting or otherwise benefitting properties.

A summary of preliminary assessment calculations is included in **Appendix B**. A detailed preliminary assessment roll has been prepared and is available at city hall for inspection. Special assessments have been calculated in general accordance with the city’s assessment policy and other common modifications from past projects.

For the purposes of this report, we have assumed that the city will be basing assessments from its own share of total project costs (as opposed to total costs, which include the county’s costs). Only components with city costs are shown.

Table 7 – Assessment Summary	
Project Component	% Assessable^{1,2}
Sanitary Main Reconstruction	0%
Sanitary Sewer Services	100%
Watermain Extension	100%
Watermain Reconstruction	0%
Water Services	100%
Lead Service Replacement ³	0%
Misc. City Improvements ⁴	0%
Storm Sewer	0%
City Sidewalk	50%
Curb & Gutter	50%

Notes:

1. The remainder of costs which are not assessable would be paid by the city
2. Percentage of city costs on the project. County Costs are not included in assessment calculations.
3. Service lines are 100% assessable; however, lead service work is anticipated to be 100% covered by grant. For this reason, the costs are not figured into assessments at this time.
4. Includes drain tile, sump connections and boulevard trees; all of which have not been assessed in the past

Calculation methods for assessments are provided below.

Table 8 – Assessment Calculation Method	
Project Component	Distribution of Assessments
Street (Reconstruction)	Adjusted Front Footage Method
Street (Repaving)	Adjusted Front Footage Method
Curb & Gutter, Sidewalk	Adjusted Front Footage Method
Watermain (Extension)	Unit Method ¹
Sanitary and Water Services	Unit Method ¹

Notes: (1) 1 Unit = 1 Connection

Front Footage or “Frontage” is a common method of calculating assessments in many cities. In its most basic sense, the frontage is the width of a property directly adjacent to the improvements. In

most cases this is just the width of a lot. The city’s assessment policy allows for multiple frontage adjustments, which are listed below. Refer to the assessment roll or city assessment policy for more detail.

Table 9 – Frontage Adjustments	
Adjustment Type	Brief description of Adjustment
Odd Shaped Lots	Area of lot (sf) x 75’ ÷ 10,500 sf
Irregularly Shaped Lots	Width of Lot at 25’ setback line
Standard Lots	Width of Lot at Front Lot Line
Corner Lots	Only Assess the Longer Side (add’l detail in policy)
Flag Lots	Use 75’ Width
Double Frontage Lots	Only Assess One Side, when not subdividable

The assessment policy clearly defines the process for assessing corner lots. A corner lot is assessed based on the long side of the lot with the cost of the short side being borne by City revenue sources. Where the short side of a corner lot is improved first, the property shall be assessed for the length of the short side and a credit will be applied for the short side when the street adjacent to the long side is reconstructed. Where the long side of a corner lot is improved first, the property shall be assessed for the length of the long side.

Table 10 – Preliminary Assessment Rates	
Project Component	Estimated Assessment Rate
Sanitary Sewer	\$3,792.56 per unit
Watermain Extension	\$9,388.71 per unit
Water System	\$4,127.48 per unit
City Sidewalk	\$39.96 per ft
Curb & Gutter	\$14.15 per ft

Based on these assessment rates, typical assessments for example lots are provided in the table below. Please note that this information is intended for comparison only. Most properties are unique and will vary from the examples provided below.

Table 11 – Typical Total Assessments	
Property Description	Estimated Total Assessment
Typical Reconst. Lot (70’ wide, sewer and water)	\$11,708
Typical Reconst. Lot (140’ wide, sewer and water)	\$15,496
Standard Lot (100’ wide, sewer and water – for comparison w/ past projects)	\$13,331
Standard Lot (100’ wide, sewer and water w/ water extension)	\$22,720

Table 12 – Historical Assessment Rates		
Past City Project	Total Assessment for a 100-ft Lot	Total Assessment for a 100-ft Lot (Adjusted for 4% Inflation)
2020 Street & Utility	\$13,535	\$16,470

Detailed preliminary assessment rolls have been prepared and are available for inspection by all. We recommend that the city council review the assessment roll in detail and provide any input which may require assessment modifications prior to moving forward. Assessment proceedings

(hearings, notices, etc.) for the project would follow the requirements of Mn statutes chapter 429. It is also recommended that City Staff seek input from the City Attorney and the City’s financial advisors related to the project financing and special assessment process.

VI. PROPOSED SCHEDULE

A tentative project schedule is provided below and is based on 2025 construction.

Table 13 – Project Schedule	
Resolution Ordering Preparation of the Feasibility Report	3/11/2024
Prepare Feasibility Report	3/11/2024 – 5/10/2024
Resolution Receiving Report and Calling for Hearing on Improvement	5/13/2024
Published Notice of Hearing on Improvement (2x in newspaper, last at least 3 days prior)	5/30/2024
	6/6/2024
Mailed Notice of Hearing on Improvement (10 days prior)	5/30/2024
Neighborhood Informational Meeting	Week of 5/29/2024
Hold Public Improvement Hearing #1	6/10/2024
Resolution Ordering Improvement and Preparation of Plans and Specifications	6/10/2024
Prepare Plans and Specifications	June 2024 – August 2024
Neighborhood Informational Meeting #2	August 2024
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids	Late 2024
Advertise & Open Bids (By County)	Early 2025
Prepare Assessment Roll	
Resolution Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment	
Resolution for Hearing on Proposed Assessment	
Publish Notice of Hearing on Proposed Assessment (1x, two weeks prior)	Spring 2025
Mailed Notice of Hearing on Proposed Assessment (two weeks prior)	
Neighborhood Informational Meeting #3 (prior to public hearing)	
Hold Public Assessment Hearing	
Resolution Adopting Assessment	
Cooperative Agreement w/ Houston County	Early Summer 2025
Begin Construction	
Substantial Completion of Construction	
Final Completion of Construction	Fall 2025
	Early Summer 2026

Changes to this schedule will likely occur. We will keep the city posted on any major modifications from the schedule above.

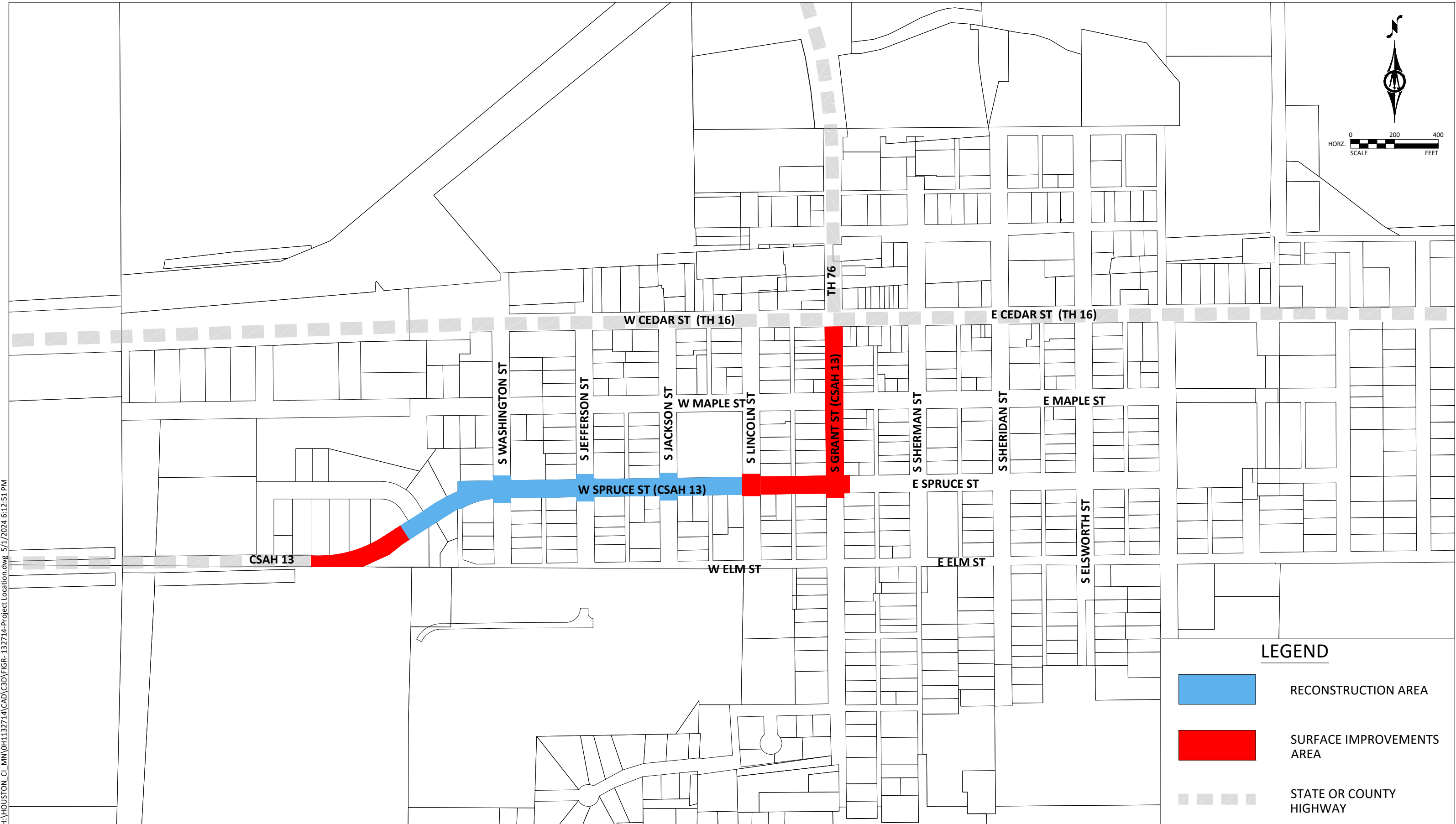
VII. CONCLUSION AND RECOMMENDATIONS

The existing utilities and storm sewer within the reconstruction project area are deteriorated and/or undersized for their intended use and replacement is warranted. Said replacement will also require replacement of various paved and turf surfaces. Without replacement, the infrastructure will continue to deteriorate, reducing performance until it ultimately fails.

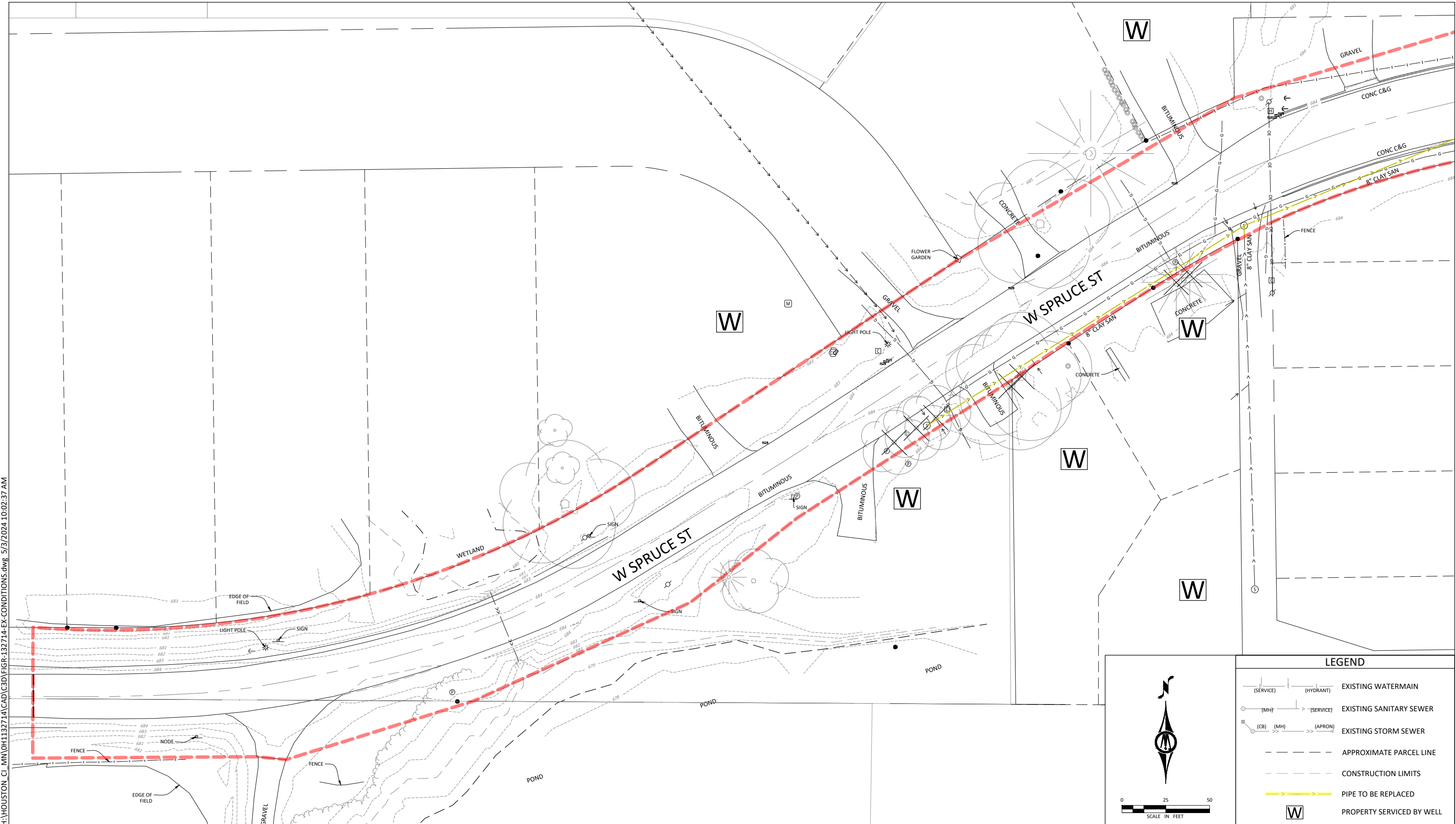
From an engineering standpoint this project is feasible, cost effective, and necessary. Given the location of the project within County right-of-way, the project will be most cost effective if completed through a cooperative agreement with Houston County.

We recommend that the Council accept this report and call for a hearing on the proposed improvements.

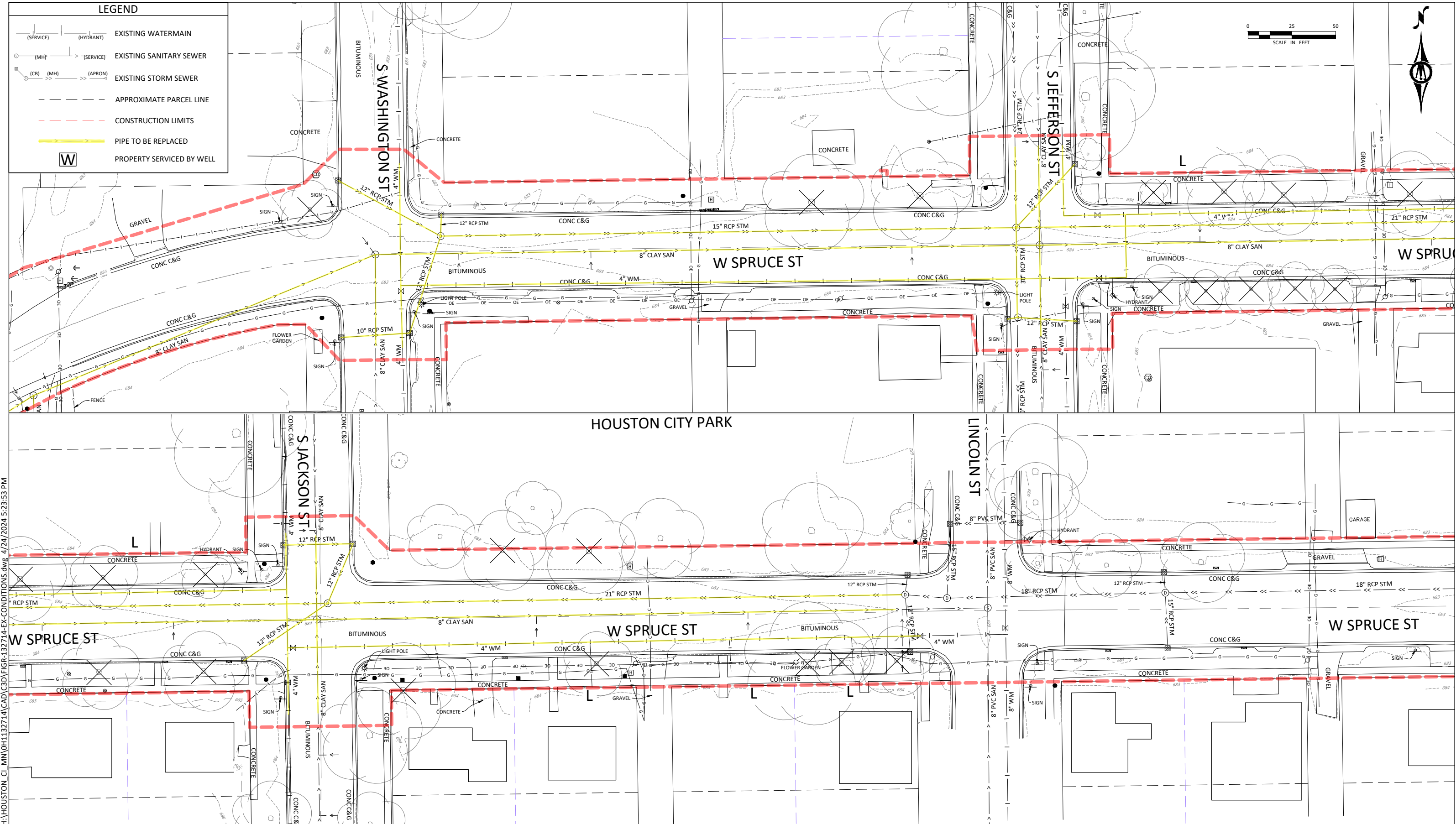
Appendix A: Figures



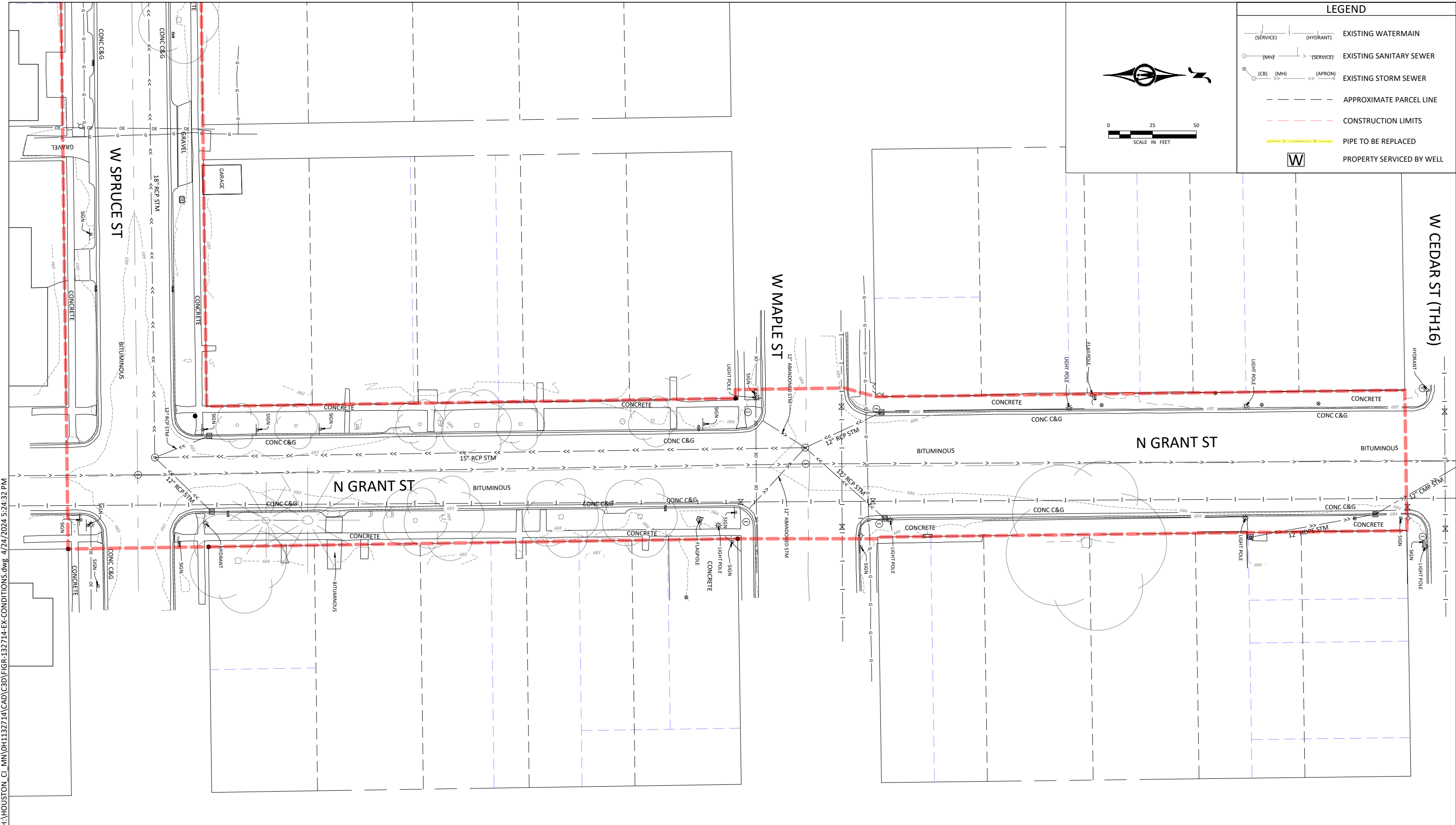
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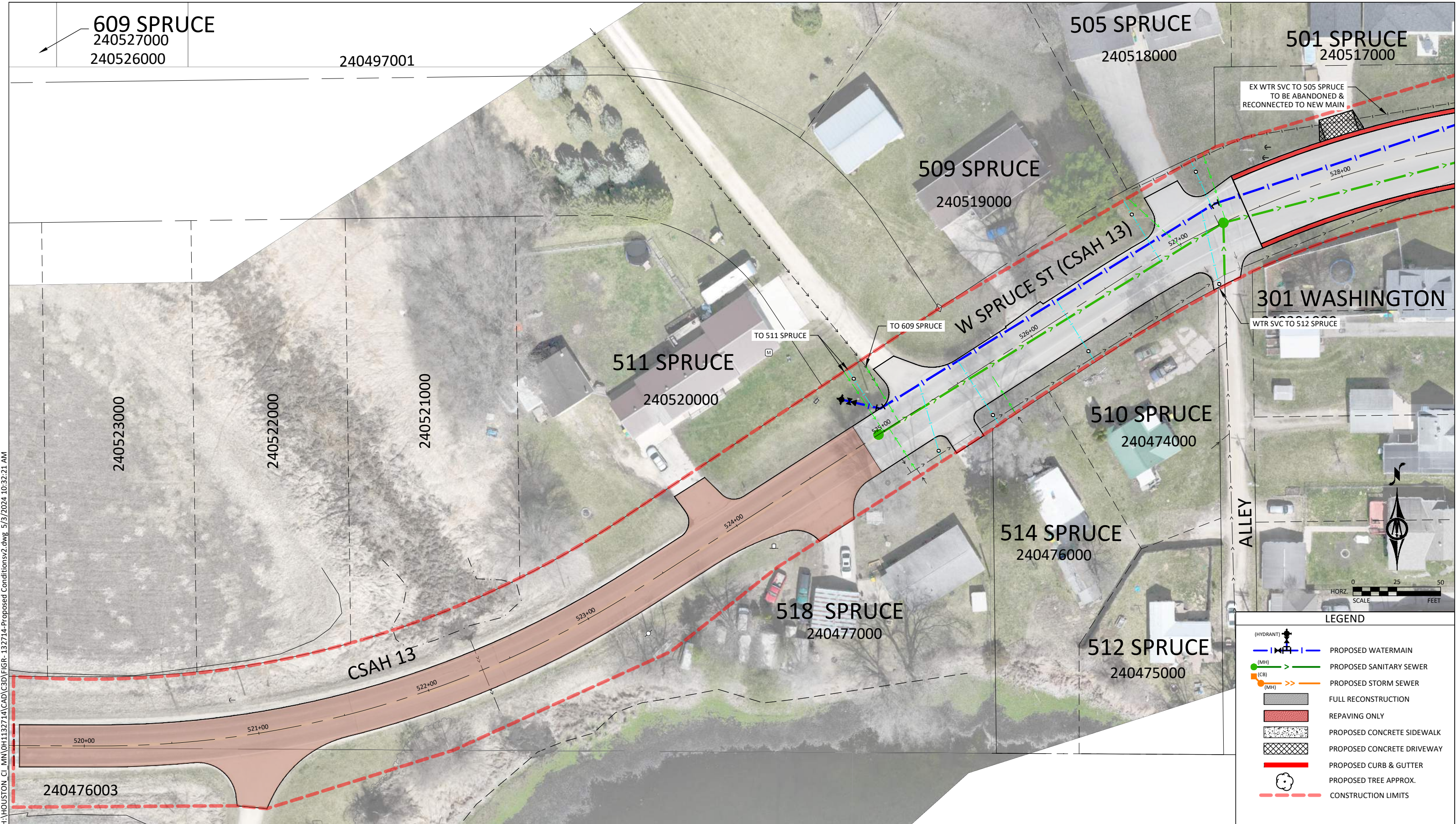
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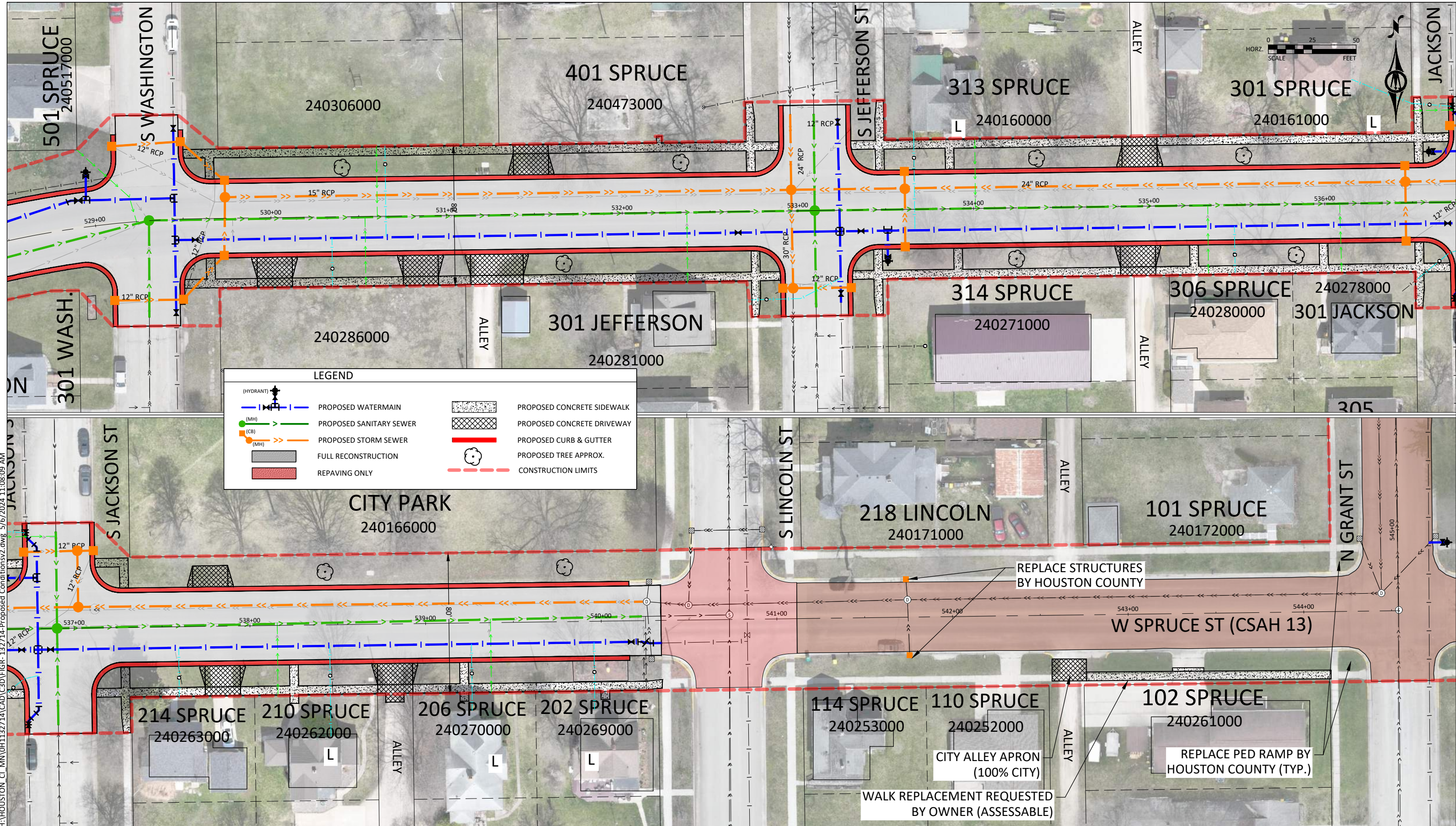


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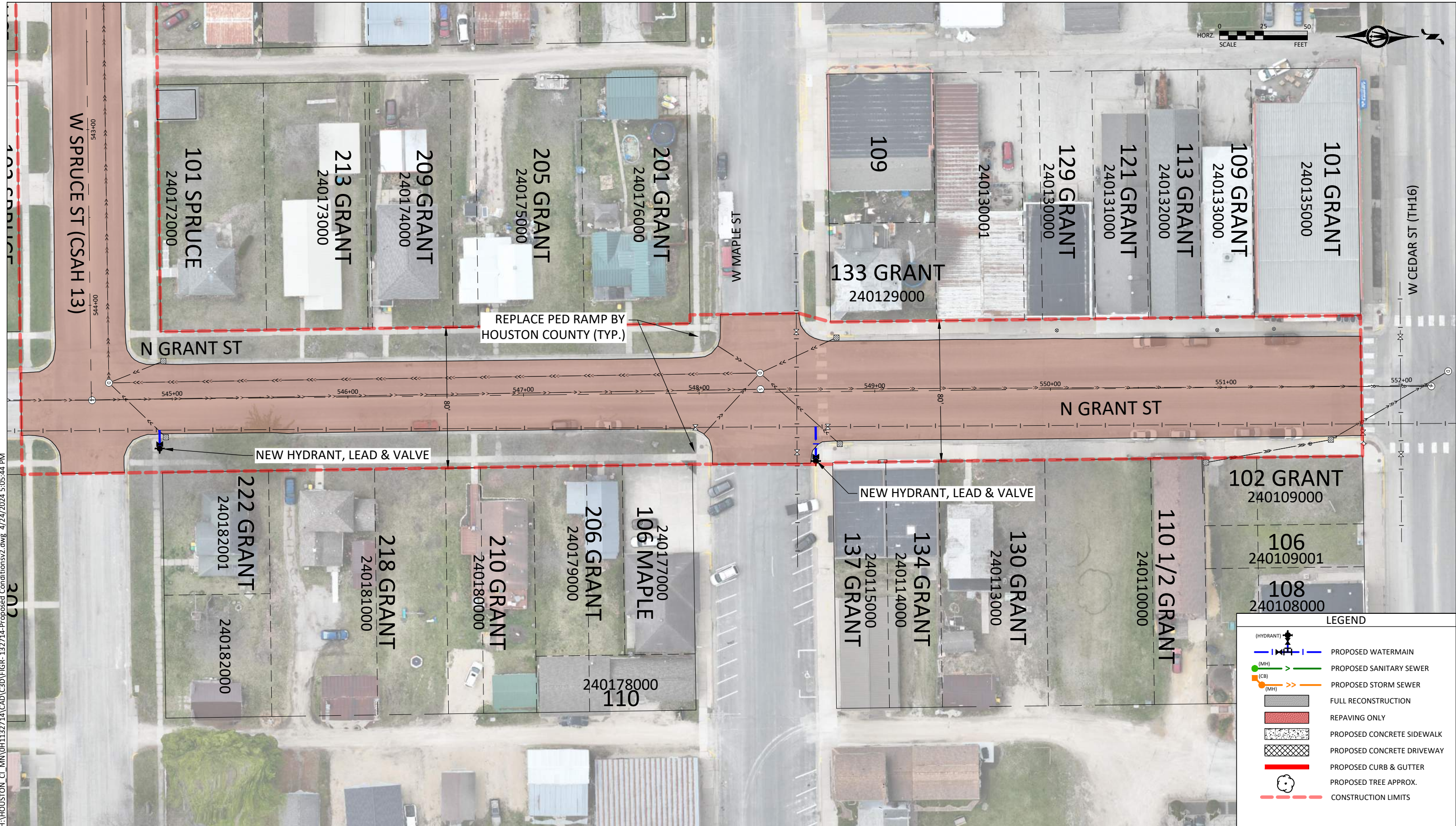


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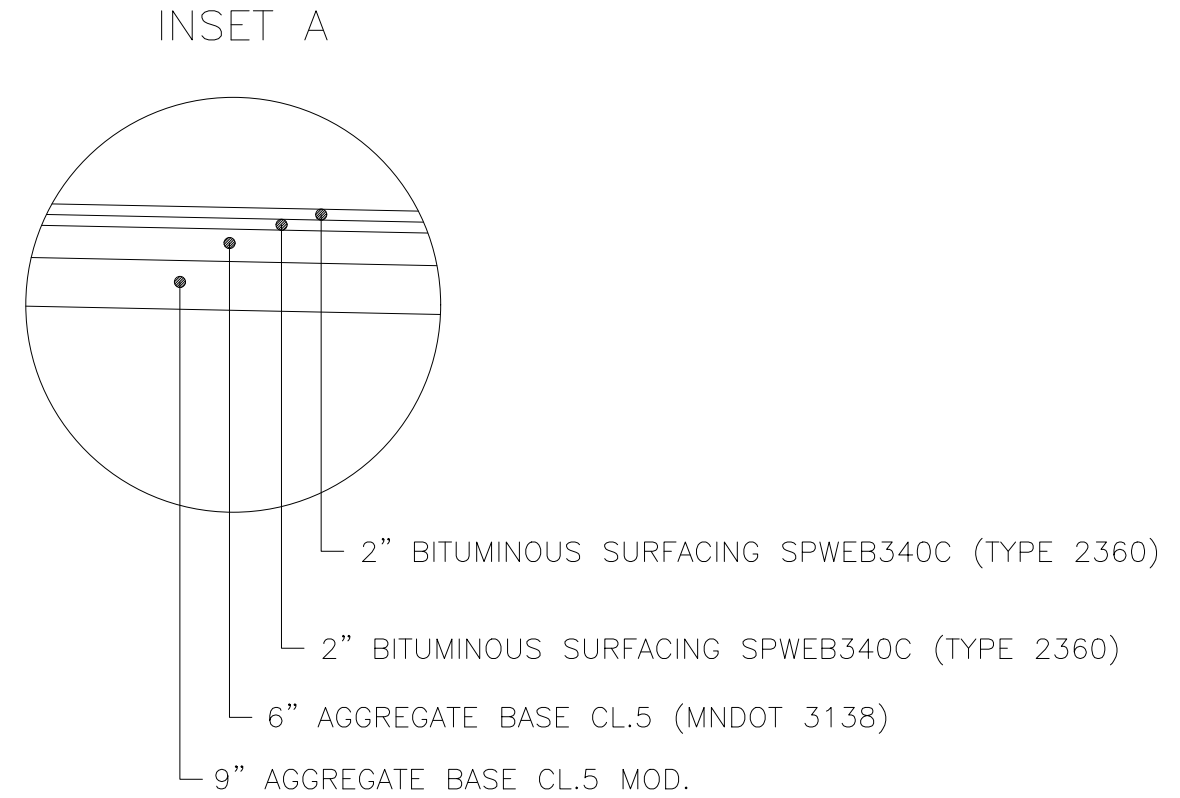
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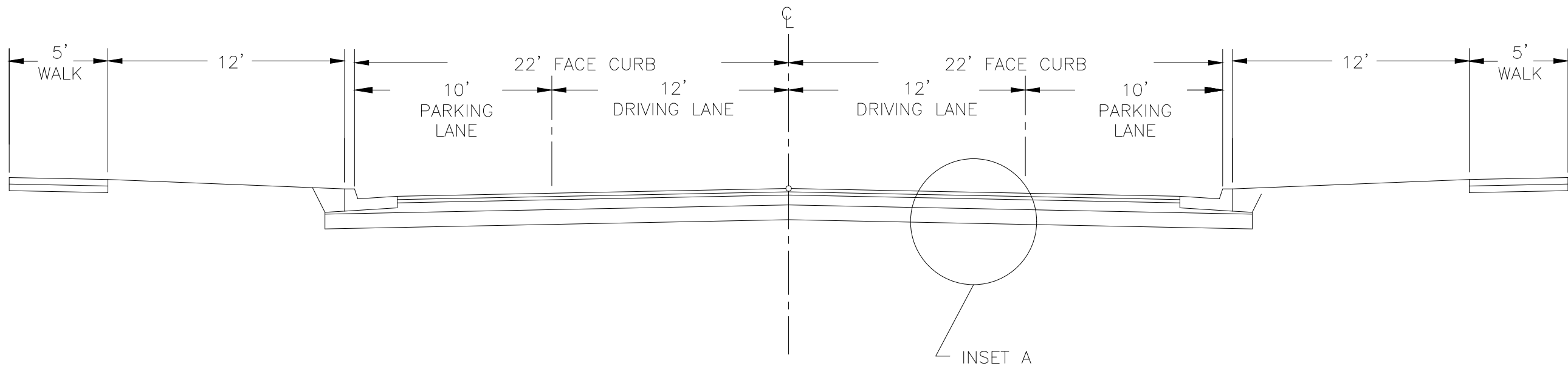
NOTES

- 1) FROM WASHINGTON ST TO JACKSON ST, SIDEWALK WILL BE CONSTRUCTED ON BOTH SIDES OF THE STREET. FROM JACKSON ST TO LINCOLN ST, SIDEWALK WILL BE CONSTRUCTED ON THE SOUTH SIDE ONLY.



TYPICAL URBAN SECTION

SPRUCE STREET



Appendix B: Preliminary Cost Estimates &
Assessment Calculation
Summary

Appendix B

PRELIMINARY ASSESSMENT ROLL

2025 STREET & UTILITY IMPROVEMENTS
 CITY OF HOUSTON, MN
 BMI PROJECT NO.: 0H1.132714
 Updated: 5/6/2024



PROPERTY LIST

PROPERTY OWNER	PARCEL I.D.	PROPERTY ADDRESS	CORNER LOT	SIDE	METHOD OF ASSESSMENT	ACTUAL FRONTAGE (FT)	NON-ASSESSABLE FRONTAGE (11)	ACTUAL AREA (SQ FT)	ADJUSTED/ASSESSABLE FRONTAGE
GREEN ACRES PROPERTIES LLC	24.0523.000	NONE	NO		RECTANGULAR VARIATION (1)	85.26			84
GREEN ACRES PROPERTIES LLC	24.0522.000	NONE	NO		RECTANGULAR VARIATION (1)	89.43			88
GREEN ACRES PROPERTIES LLC	24.0521.000	NONE	NO		DOUBLE FRONTAGE LOTS (13)	103.54			0
TERRY B & ANNETTE JERGENSON	24.0527.000, 24.0526.000, 24.0497.001	609 SPRUCE ST W	NO		FLAG LOT (12)	510.92			75
WALLACE, SCOTT & DARLA	24.0496.003	NONE	NO		IRREGULARLY SHAPED (2)	248.00			248
PALMQUIST, CHERYL	24.0477.000	518 SPRUCE ST W	NO		IRREGULARLY SHAPED (2)	357.84		26086	291
GREEN ACRES PROPERTIES LLC	24.0476.000	514 SPRUCE ST W	NO		IRREGULARLY SHAPED (2)	38.49			53
MARLEY T BENEDUM	24.0475.000	512 SPRUCE ST W	NO		N/A	N/A			0
CARRIER, JASON	24.0520.000	511 SPRUCE ST W	NO		ODD SHAPED (4)	204.52		23172	165
GREEN ACRES PROPERTIES LLC	24.0474.000	510 SPRUCE ST W	NO		IRREGULARLY SHAPED (2)	113.46			99
FELDMEIERS, GERALD & LORI	24.0519.000	509 SPRUCE ST W	NO		ODD SHAPED (4)	126.95		21379	152
LEDEBUHR, ERIN M	24.0518.000	505 SPRUCE ST W	NO		ODD SHAPED (4)	205.61		22729	162
KUSTER, SAMUEL & DOROTHY	24.0517.000	501 W SPRUCE ST	YES	LONG	STANDARD (3)	150.00			150
MEYER, REGINIA A	24.0291.000	301 WASHINGTON ST S	YES	LONG	ODD SHAPED (4)	145.70		14871	106
SUNSHINE INVESTMENTS, INC.	24.0286.000	NONE	YES	LONG	STANDARD (3)	140.00			140
JOHNSON, DIANE	24.0306.000	NONE	YES	SHORT	STANDARD (3)	160.00			160
GREEN ACRES PROPERTIES LLC	24.0473.000	401 SPRUCE ST W	YES	LONG	STANDARD (3)	140.00			140
BARRETT, BRET & DANA R	24.0281.000	301 JEFFERSON ST S	YES	LONG	STANDARD (3)	140.00			140
SCHULTZ, MARLENE	24.0271.000	314 SPRUCE ST W	YES	LONG	STANDARD (3)	140.00			140
TRUST, CHRISTOPHER BOTCHER S/ND	24.0160.000	313 SPRUCE ST W	YES	LONG	STANDARD (3)	140.00			140
YOUNG, STEVEN A & LUCILLE D	24.0280.000	306 SPRUCE ST W	NO		STANDARD (3)	70.00			70
BARTZ, RICHARD K & TAMMY J	24.0161.000	301 SPRUCE ST W	YES	LONG	STANDARD (3)	140.00			140
FORSYTH RENTALS LLC	24.0278.000	301 JACKSON ST S	YES	LONG	STANDARD (3)	70.00			70
CITY OF HOUSTON	24.0166.000	NONE	YES	LONG	STANDARD (3)	300.00			300
OMODT, PERRY	24.0263.000	214 SPRUCE ST W	YES	LONG	STANDARD (3)	70.00			70
OLSON, MARK A & JESSICA A	24.0262.000	210 SPRUCE ST W	NO		STANDARD (3)	70.00			70
DAHL, DAWSON JAMES	24.0270.000	206 SPRUCE ST W	NO		STANDARD (3)	70.00			70
MUNSON, TERRY & JUDITH	24.0269.000	202 SPRUCE ST W	YES	SHORT	STANDARD (3)	70.00	70		0
CITY OF HOUSTON	N/A	N/A	N/A	N/A	N/A	N/A			70
FEDIE, ANTON P	24.0171.000	218 LINCOLN ST S	YES	LONG	STANDARD (3)	140.00	60		80
CITY OF HOUSTON	N/A	N/A	N/A	N/A	N/A	N/A			60
JOHNSON, LORI A	24.0253.000	114 SPRUCE ST W	YES	SHORT	STANDARD (3)	70.00	70		0
CITY OF HOUSTON	N/A	N/A	N/A	N/A	N/A	N/A			70
PETERSON, DUANE A FAMILY TRUST	24.0252.000	110 SPRUCE ST W	NO		STANDARD (3)	70.00			70
PETERSON, DUANE A & MARY WALKER	24.0261.000	102 SPRUCE ST W	YES	LONG	STANDARD (3)	140.00			140
CHIGLO PROPERTIES INC	24.0172.000	101 SPRUCE ST W	YES	LONG	STANDARD (3)	200.00	60		140

Appendix B

PRELIMINARY ASSESSMENT ROLL

2025 STREET & UTILITY IMPROVEMENTS
 CITY OF HOUSTON, MN
 BMI PROJECT NO.: 0H1.132714
 Updated: 5/6/2024



PROPERTY LIST

PROPERTY OWNER	PARCEL I.D.	PROPERTY ADDRESS	CORNER LOT	SIDE	METHOD OF ASSESSMENT	ACTUAL FRONTAGE (FT)	NON-ASSESSABLE FRONTAGE (11)	ACTUAL AREA (SQ FT)	ADJUSTED/ASSESSABLE FRONTAGE
CITY OF HOUSTON	N/A	N/A	N/A	N/A	N/A	N/A			60
GREEN ACRES PROPERTIES LLC	24.0182.001	222 GRANT ST S	YES	SHORT	STANDARD (3)	60.00			60
MOGA,DIANE	24.0181.000	218 GRANT ST S	NO		STANDARD (3)	100.00			100
BUTLER,BONNIE L	24.0173.000	213 GRANT ST S	NO		STANDARD (3)	57.50			58
MILLER,JORDAN	24.0180.000	210 GRANT ST S	NO		STANDARD (3)	50.00			50
WERNER,BRIAN S	24.0174.000	209 GRANT ST S	NO		STANDARD (3)	48.50			49
COX RENTALS LLC	24.0179.000	206 GRANT ST S	NO		STANDARD (3)	50.00			50
MARTIN,SHAWN L & SHELBY L	24.0175.000	205 GRANT ST S	NO		STANDARD (3)	74.00			74
PETERSON,JEFFERY A	24.0176.000	201 GRANT ST S	YES	SHORT	STANDARD (3)	60.00			60
FORSYTH RENTALS LLC	24.0177.000	106 MAPLE ST E	YES	SHORT	STANDARD (3)	40.00			40
GRAF,LAWRENCE E & ELAINE T	24.0115.000	137 GRANT ST S	YES	SHORT	STANDARD (3)	30.00			30
GRAF,LAWRENCE E & ELAINE T	24.0114.000	134 GRANT ST S	NO		STANDARD (3)	30.00			30
NORQUIST,MICHAEL LEE-J	24.0129.000	133 GRANT ST S	YES	LONG	STANDARD (3)	60.00			60
ASK,CARL H JR & BONITA S	24.0113.000	130 GRANT ST S	NO		STANDARD (3)	60.00			60
BUEGE,BRADLEY P & ROSEMARIE	24.0130.001	NONE	NO		STANDARD (3)	50.00			50
LYVE LLC	24.0130.000	129 GRANT ST S	NO		STANDARD (3)	40.00			40
ARNET SHELDON POST #423	24.0131.000	121 GRANT ST S	NO		STANDARD (3)	30.00			30
ERICKSON,MARILYN	24.0132.000	113 GRANT ST S	NO		STANDARD (3)	30.00			30
MARKEGARD,MICHAEL L & ANN C	24.0110.000	110 1/2 GRANT ST S	NO		STANDARD (3)	90.00			90
RISCHETTE,CHRISTINE K	24.0133.000	109 GRANT ST S	NO		STANDARD (3)	30.00			30
GREEN ACRES PROPERTIES LLC	24.0109.000	102 GRANT ST S	YES	LONG	STANDARD (3)	90.00			90
COX BUSINESS PROPERTIES LLC	24.0135.000	101 GRANT ST S	YES	SHORT	STANDARD (3)	60.00			60
TOTALS				0	0				5154

PRELIMINARY ASSESSMENT ROLL

2025 STREET & UTILITY IMPROVEMENTS
 CITY OF HOUSTON, MN
 BMI PROJECT NO.: 0H1.132714
 Updated: 5/6/2024



ASSESSMENT CALCULATIONS

PROPERTY OWNER	PARCEL I.D.	PROPERTY ADDRESS	STREET (RECONST)		STREET (REPAVING)		SIDEWALK		CURB & GUTTER		SANITARY SEWER SERVICE		WATER SERVICE		WATERMAIN EXTENSION		ADJUSTMENTS	TOTAL ASSESSMENT	NOTES
			ASSESSABLE FRONTAGE	(PROP OWNER)	ASSESSABLE FRONTAGE	(PROP OWNER)	ASSESSABLE FRONTAGE	COST (PROP OWNER)	ASSESSABLE FRONTAGE	COST (PROP OWNER)	ASSESSABLE PARCEL	COST (PROP OWNER)	ASSESSABLE PARCEL	COST (PROP OWNER)	ASSESSABLE PARCEL	COST (PROP OWNER)			
			PER FOOT = \$0.00		PER FOOT = \$0.00		PER FOOT = \$39.96		PER FOOT = \$14.15		PER LOT = \$3,792.56		STD PER LOT = \$4,127.48		PER LOT = \$9,388.71				
CITY OF HOUSTON	N/A	N/A			60	\$0.00		\$0.00		\$0.00				\$0.00		\$0.00		\$0.00	
GREEN ACRES PROPERTIES LLC	24.0182.001	222 GRANT ST S		\$0.00	60	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
MOGA,DIANE	24.0181.000	218 GRANT ST S		\$0.00	100	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
BUTLER,BONNIE L	24.0173.000	213 GRANT ST S		\$0.00	58	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
MILLER,JORDAN	24.0180.000	210 GRANT ST S		\$0.00	50	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
WERNER,BRIAN S	24.0174.000	209 GRANT ST S		\$0.00	49	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
COX RENTALS LLC	24.0179.000	206 GRANT ST S		\$0.00	50	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
MARTIN,SHAWN L & SHELBY L	24.0175.000	205 GRANT ST S		\$0.00	74	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
PETERSON,JEFFERY A	24.0176.000	201 GRANT ST S		\$0.00	60	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
FORSYTH RENTALS LLC	24.0177.000	106 MAPLE ST E		\$0.00	40	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
GRAF,LAWRENCE E & ELAINE T	24.0115.000	137 GRANT ST S		\$0.00	30	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
GRAF,LAWRENCE E & ELAINE T	24.0114.000	134 GRANT ST S		\$0.00	30	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
NORQUIST,MICHAEL LEE-J	24.0129.000	133 GRANT ST S		\$0.00	60	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
ASK,CARL H JR & BONITA S	24.0113.000	130 GRANT ST S		\$0.00	60	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
BUEGE,BRADLEY P & ROSEMARIE	24.0130.001	NONE		\$0.00	50	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
LYVE LLC	24.0130.000	129 GRANT ST S		\$0.00	40	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
ARNET SHELDON POST #423	24.0131.000	121 GRANT ST S		\$0.00	30	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
ERICKSON,MARILYN	24.0132.000	113 GRANT ST S		\$0.00	30	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
MARKEGARD,MICHAEL L & ANN C	24.0110.000	110 1/2 GRANT ST S		\$0.00	90	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
RISCHETTE,CHRISTINE K	24.0133.000	109 GRANT ST S		\$0.00	30	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
GREEN ACRES PROPERTIES LLC	24.0109.000	102 GRANT ST S		\$0.00	90	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
COX BUSINESS PROPERTIES LLC	24.0135.000	101 GRANT ST S		\$0.00	60	\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
TOTALS			2517	\$0.00	2637	\$0.00	1560	\$62,337.72	1976	\$27,968.56	17	\$64,473.48	18	\$74,294.56	7	\$65,721.00		\$294,795.32	

PRELIMINARY ASSESSMENT ROLL

2025 STREET & UTILITY IMPROVEMENTS
 CITY OF HOUSTON, MN
 BMI PROJECT NO.: 0H1.132714
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ASSESSMENT CALCULATIONS

PROPERTY OWNER	PARCEL I.D.	PROPERTY ADDRESS	STREET (RECONST)		STREET (REPAVING)		SIDEWALK		CURB & GUTTER		SANITARY SEWER SERVICE		WATER SERVICE		WATERMAIN EXTENSION		ADJUSTMENTS	TOTAL ASSESSMENT	NOTES
			ASSESSABLE FRONTAGE	(PROP OWNER)	ASSESSABLE FRONTAGE	(PROP OWNER)	ASSESSABLE FRONTAGE	COST (PROP OWNER)	ASSESSABLE FRONTAGE	COST (PROP OWNER)	ASSESSABLE PARCEL	COST (PROP OWNER)	ASSESSABLE PARCEL	COST (PROP OWNER)	ASSESSABLE PARCEL	COST (PROP OWNER)			
			PER FOOT = \$0.00		PER FOOT = \$0.00			PER FOOT = \$39.96		PER FOOT = \$14.15		PER LOT = \$3,792.56		STD PER LOT = \$4,127.48		PER LOT = \$9,388.71			

NOTES:

- (1) AVERAGE OF THE "FRONT" AND "BACK" SIDES OF LOT
- (2) WIDTH OF LOT AT THE 25-FOOT BUILDING SETBACK LINE
- (3) WIDTH AT THE FRONT LOT LINE
- (4) AREA OF LOT x 75 + 10,500
- (5) CORNER LOT THAT WAS PREVIOUSLY ASSESSED ON THE LONG SIDE
- (6) CONSIDERED "SURFACE IMPROVEMENTS" FOR THE PURPOSE OF ASSESSMENT CALCULATIONS
- (7) WORK IN RECONSTRUCTION AREAS ONLY, OTHER WORK INCLUDED IN REPAVING COSTS
- (8) NO ADJUSTMENT MADE FOR MAXIMUM STREET WIDTH OR CHANGES IN STREET WIDTH THROUGHOUT PROJECT
- (9) FOR PURPOSES OF ASSESSMENTS, MINOR SEGMENTS OF "NEW" WALK IS BEING TREATED AS REPLACEMENT WALK
- (10) FOR PURPOSES OF ASSESSMENTS, COSTS ARE TREATED AS "STORM SEWER"
- (11) LENGTH REPORTED ONLY TO MAX CREDITED THIS ASSESSMENT ROLL
- (12) FLAG LOTS ASSIGNED A FRONTAGE OF 75'
- (13) DOUBLE FRONTAGE LOTS LACKING AREA FOR SUBDIVISION. NO FRONTAGE (HWY 13 IS REAR ACCESS)

AVERAGE ASSESSMENTS

FRONTAGE	SURFACES	SANITARY	WATER	TOTAL	NOTES
100	\$5,411.42	\$3,792.56	\$4,127.48	\$13,331.45	100 FT LOT, SEWER & WATER
140	\$7,575.99	\$3,792.56	\$4,127.48	\$15,496.02	140 FT LOT, SEWER & WATER
70	\$3,787.99	\$3,792.56	\$4,127.48	\$11,708.03	70 FT LOT, SEWER & WATER
100	\$5,411.42	\$3,792.56	\$13,516.19	\$22,720.17	100 FT LOT, SEWER & WATER (W/ WTR EXTENSION)

Misc. Calculations

100% Storm Sewer Ratio of actual life to design life (>50 yrs + 50 yrs, not to exceed 100%)

CITY BOND AND ASSESSMENT SUMMARIES

\$1,467,499.40		ESTIMATED CITY BOND
\$294,795.32	20%	ASSESSMENT TOTAL
\$286,761.09	20%	ASSESSMENT TOTAL (LESS CITY-OWNED PARCELS)
\$180,612.57		CITY COST (LESS UTILITY COSTS)
\$294,795.32	163%	ASSESSMENT TOTAL
\$286,761.09	159%	ASSESSMENT TOTAL (LESS CITY-OWNED PARCELS)

ASSESSMENT SUMMARY

ITEM	TOTAL PROJECT COST	TOTAL CITY COST(\$)	CITY COST ASSESSED (%)	CITY COST ASSESSED (\$)	TOTAL COUNTY COST(\$)	COUNTY COST ASSESSED (%)	COUNTY COST ASSESSED (\$)	ASSESSABLE COST	NON ASSESSABLE COST	ASSESSABLE LOTS OR TOTAL	COST PER UNIT	UNIT
SANITARY MAIN RECONSTRUCTION	\$336,225.12	\$336,225.12	0%	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$336,225.12	17	\$3,792.56	PER LOT
SANITARY SEWER SERVICES	\$64,473.48	\$64,473.48	100%	\$64,473.48	\$0.00	0%	\$0.00	\$64,473.48	\$0.00	7	\$9,388.71	PER LOT
WATERMAIN EXTENSION	\$65,721.00	\$65,721.00	100%	\$65,721.00	\$0.00	0%	\$0.00	\$65,721.00	\$0.00	18	\$4,127.48	PER LOT
WATERMAIN RECONSTRUCTION	\$500,104.24	\$500,104.24	0%	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$500,104.24	N/A	\$0.00	PER LOT
WATER SERVICES	\$74,294.56	\$74,294.56	100%	\$74,294.56	\$0.00	0%	\$0.00	\$74,294.56	\$0.00	5	\$0.00	PER LOT
WATER SERVICES (ADD'L LSL)	\$13,750.00	\$13,750.00	0%	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$13,750.00	5	\$0.00	PER LOT
MISC CITY IMPROVEMENTS	\$49,340.00	\$49,340.00	0%	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$49,340.00	N/A	\$0.00	PER LOT
STORM SEWER	\$422,129.60	\$182,978.43	0%	\$0.00	\$239,151.17	0%	\$0.00	\$0.00	\$422,129.60	1560	\$39.96	PER FOOT
CITY SIDEWALK (6,7,9)	\$124,675.44	\$124,675.44	50%	\$62,337.72	\$0.00	0%	\$0.00	\$62,337.72	\$62,337.72	1976	\$14.15	PER FOOT
CURB & GUTTER (6,7)	\$133,183.64	\$55,937.13	50%	\$27,968.56	\$77,246.51	0%	\$0.00	\$27,968.56	\$105,215.08	2637	\$0.00	PER FOOT
STREET (REPAVING) (6,8)	\$367,020.32	\$0.00	50%	\$0.00	\$367,020.32	0%	\$0.00	\$0.00	\$367,020.32	2517	\$0.00	PER FOOT
STREET (RECONSTRUCTION) (6,8)	\$446,467.21	\$0.00	50%	\$0.00	\$446,467.21	0%	\$0.00	\$0.00	\$446,467.21	-	-	PER FOOT
PROJECT TOTALS	\$2,597,384.61	\$1,467,499.40		\$294,795.32	\$1,129,885.21		\$0.00	\$294,795.32	\$2,302,589.29	-	-	