

# 2025 Street and Utility Improvements Project

Feasibility Report

City of Le Sueur  
June 10, 2024

**Submitted by:**

Bolton & Menk, Inc.  
1960 Premier Drive  
Mankato, MN 56001  
P: 507-625-4171  
F: 507-625-4177

BMI Project No. 0M1.132454



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# Certification

Feasibility Report

For

2025 Street & Utility Improvements Project

City of Le Sueur, MN  
State Aid Project No. 040-594-001  
BMI Project No. 0M1.132454

June 10, 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: Cory L Bienfang  
Typed or Printed Name: Cory Bienfang  
Date: June 10, 2024 License Number: 51292

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## I. Introduction

This report has been prepared at the request of the City of Le Sueur for street and utility improvements to North Fourth Street from Bridge Street (CSAH 22) to Dakota Street (CSAH 35) and Cathcart Street from Commerce Street (CSAH 22) to North Fourth Street. The report provides an initial analysis of the feasibility, cost-effectiveness and necessity of the proposed improvements. The proposed improvements include the installation of new sanitary sewer, watermain, storm sewer, street lighting, underground electric, curb and gutter, street pavement, and additional pedestrian facilities.

The objectives of the proposed improvements are to improve drainage, address poor pavement condition, add/improve pedestrian/bike facilities, modify the limits of the water supply zones to improve water quality, relocate sanitary sewer to be within the roadway, replace sewer and water services and replace electrical utility and street lighting as required. Estimated costs for the improvements and figures illustrating the proposed improvements are included in the appendix.

Previously North Fourth Street from Fifth Street to Dakota Street was called CSAH 37 and was a part of the Le Sueur County road system. In early 2024, Le Sueur County formally transferred ownership of CSAH 37 which also included Bridge Street from Fourth Street to Fifth Street and Fifth Street from Bridge Street to Fourth Street to the City of Le Sueur. At the time of the ownership transfer, it was known that North Fourth Street was in need of improvements and the City's 10-year Capital Improvement Plan has identified North Fourth Street and Cathcart Street as the City's highest priority roadways for improvements.

## II. North Fourth Street – Bridge Street (CSAH 22) to Dakota Street (CSAH 35)

### A. Existing Conditions

North Fourth Street from Bridge Street (CSAH 22) to Dakota Street (CSAH 35) is a minor collector running north/south in an urban portion of the City of Le Sueur. The road provides access to many residential properties as well as a church, a school, and a few industrial properties north of Cathcart Street. Average Annual Daily Traffic (AADT) for this road segment averages about 1,550 vehicles per day south of Cathcart Street and 465 vehicles per day north of Cathcart Street. The speed limit for this road segment is 30 mph.

The right-of-way width along North Fourth Street is 60' south of Cathcart Street and 80' north of Cathcart Street. The existing road section from Bridge Street to Peck Street is a 36-40' wide bituminous roadway with curb and gutter on both sides. From Peck Street to Dakota Street the road is 32' wide. The pavement exhibits transverse and longitudinal cracking, block cracking, and potholing. Many patches are visible throughout the roadway as part of previous efforts to maintain a drivable surface. Mature trees exist throughout both sides of the corridor.

In 2019 new 5' wide sidewalk was constructed along the east and west side of Fourth Street from Bridge Street to Oak Street and along the east side of Fourth Street from Fifth Street to the school entrance at St. Anne's School. The only other sidewalk exists along the west side of Fourth Street from Market Street to Peck Street. There is also an 8' wide bituminous trail that connects to the trail along Kingsway Drive that currently ends south of St. Anne's School. The trail along Kingsway Drive continues along the north side of Dakota Street.

Existing 8" diameter vitrified clay pipe (VCP) sanitary sewer exists along North Fourth Street. Older VCP sanitary sewers typically exhibit longitudinal cracking, roots, sags, open joints,

and protruding taps, all of which has been confirmed by recent televising. Sanitary service pipes of varying sizes and materials collect sewage from properties throughout the corridor.

Currently this segment of North Fourth Street contains 5 different sanitary sewer systems. The first system services the block from Bridge Street to Swan Street and flows down Bridge Street. The second system spans from Swan Street to Fifth Street and flows down Oak Street. The third system services Fifth Street to Morningside Drive and flows down Fifth Street. The biggest system services Fourth Street from Morningside Drive to Market Street where it flows down Market Street. A Fifth system services from 300 feet south of Peck Street to Peck Street where it flows out of the project area through greenspace along a continuation of Peck Street.

There are two separate water supply systems located along North Fourth Street. The first is a part of the middle pressure zone system and consists of a 6" diameter cast iron pipe (CIP) watermain that runs Bridge Street to Fifth Street. At 5<sup>th</sup> Street there is gate valve that remains in the off position separating the middle pressure zone system from the low-pressure zone system. The low-pressure zone system consists of a 4" diameter CIP watermain that runs from Fifth Street to Cathcart Street and a 6" CIP watermain that runs from Cathcart Street to Dakota Street. There is also an existing valve on Morningside Drive that remains in the off position to separate the low zone from the middle zone. The segment of watermain from Morningside Drive to Fifth Street is currently a dead ended watermain where water quality is a concern. There are water services to the properties throughout the corridor that vary in size.

Currently storm sewer exists at the intersections of Fourth and Bridge Street, Fourth & Morningside Drive, and Fourth & Elm Street. The storm sewer at these intersections varies in size from 12" to 18" reinforced concrete pipe (RCP). At all the aforementioned intersections, the storm sewer flows out of the project area. There is also a 10" pipe coming from the property at the southeast corner of Fourth Street and Peck Street that is a remanent of when this property was owned and operated by the Green Giant. The pipe continues west out of the project area into the greenspace that is a continuation of Peck Street. Poor drainage can be observed in the existing curb lines throughout the project area.

The current lighting system and electrical supply system is owned and operated by the City of Le Sueur. Lights exist at each of the intersections along this segment of North Fourth Street as well as some mid-block lighting north of Market Street. From Bridge Street to Grove Street there is an overhead power supply that exists within the backyards on both sides of the corridor. From Grove Street to Cathcart, the overhead system currently runs through the front yards on the west side and the back yards on the east side. From Cathcart Street to Market Street, the overhead system currently runs through the back yards on both sides of the roadway. North of Market Street, the power supply is either underground, or outside of the project area.

## B. Proposed Improvements

Proposed Improvements can be seen in **Figures 3-7 of Appendix A.**

### 1. Street Improvements

North Fourth Street is proposed to be reconstructed to a 10-ton bituminous pavement section with curb and gutter. The proposed width of the roadway from Bridge Street to Cathcart Street is 36-feet from face-to-face of curb with two 12-foot driving lanes, one 8-foot parking lane and a 4-foot shoulder. Through public involvement, a determination will be made as to what side of the road should have the parking lane.

It is possible that it may change from one block to another block. From Cathcart Street to Dakota Street the roadway is proposed to be 36-feet from face-to-face of curb with two 12-foot driving lanes, two 6-foot shoulders. No on-street parking will be permitted north of Cathcart Street.

The horizontal alignment of North Fourth Street is planned to remain similar to the existing south of Cathcart Street. North of Cathcart Street, the roadway centerline is proposed to shift to the west to accommodate the space required to construct a trail along the east side. Curb cuts and concrete aprons will be constructed for all existing driveways and alleys. All signage along the project corridor is to be replaced.

The existing sidewalk is proposed to be left in place to the greatest extent possible south of Morningside Drive. Additionally, a 5-foot-wide sidewalk is proposed to be constructed along the west side of North Fourth Street from Oak Street to Peck Street and on the east side of North Fourth Street from Oak Street to Fifth Street. From Morningside Drive to 150' north of Market Street an 8-foot concrete trail is proposed to be constructed. A trail connection will be made to the existing bituminous trail south of St. Anne's School and brought to North Fourth Street. From 150' north of Market Street to Dakota Street, the trail will become a bituminous trail. Constructing the sidewalk and the trail will improve the connection of the City's trail and sidewalk systems.

## 2. Intersection Improvements

The following intersections are proposed to be evaluated for alignment improvements:

- Fourth Street & Fifth Street - The alignment of Fifth Street as it tees into Fourth Street will be modified to improve the safety of the intersection for pedestrians and vehicles by making it more perpendicular.
- Fourth Street & Boright Street – The alignment of Boright Street as it tees into Fourth Street will be modified to improve the safety of the intersection for pedestrians and vehicles by making it more perpendicular.
- Fourth Street & Cathcart Street – The project will look to make Cathcart Street more perpendicular to Fourth Street where it tees into Fourth Street. There will also be an emphasis placed on reducing the crossing width or pavement areas of the intersection to make it more pedestrian friendly and more clearly define the drivable area within the roadway. **Appendix A, Figure 8** shows the alignment of North Fourth Street with a couple different radii. It was noted that the existing radii of North Fourth Street at Cathcart Street do not meet design standards. **Figure 9 of Appendix A** shows truck turning movements with the proposed configuration. The recommended configuration of North Fourth Street and Cathcart Street has radii similar to the existing curve radii. Making substantial changes to the curve radii has too great of an impact to property owners adjacent to the intersection to justify modifying the alignment significantly. The recommended configuration does improve the angle at which Cathcart tees into Fourth Street and reduces the paved area, allowing for shorter pedestrian crossings while still accommodating truck movements through the intersection.

## 3. Sanitary Sewer Improvements

Proposed improvements consist of replacing the existing VCP sanitary sewer with new

8" polyvinyl chloride (PVC) pipe throughout North Fourth Street. All existing manholes will be replaced with new precast concrete manholes. Further analysis will be conducted during final design to determine if any of the sewer mains south of Market Street should be rerouted to a different system and what the impacts would be to the downstream pipe. A connection will be made to the sanitary sewer in Dakota Street to collect the sewage north of Market Street. This eliminates the need for the sanitary sewer that flows through the greenspace area west of Peck Street and will allow the City to make this a private line.

All sanitary sewer services will be replaced with 6" PVC up to the ROW. Additionally, provisions will be included in the contract to provide homeowners with the option to replace their sewer service from the ROW up to their home at the homeowner's expense using the City's contractor. These items will include provisions for plumber hours and basement floor replacement.

#### 4. Watermain Improvements

Based on the watermain material type, break history, and pipe size; the existing CIP watermain is proposed to be replaced with new ductile iron pipe (DIP). The middle zone water system is proposed to be replaced with 10" DIP watermain and go from Bridge Street to Morningside Drive. This will allow for looping of the watermain from Fifth Street to Morningside Drive.

The low zone watermain is proposed to be replaced with 10" DIP watermain from Morningside to Grove Street and 12" DIP watermain from Grove Street to Cathcart Street. Upsizing the watermain from Grove Street to Cathcart Street will allow for future abandonment of the existing 12" watermain on Third Street north of Grove Street where it runs in a backyards outside of a roadway. From Cathcart Street to Dakota Street, an 8" DIP watermain is proposed. Further evaluation will be completed during final design to determine if the low zone and middle zone systems should be separated with a normal gate valve as in the existing case or if a pressure reducing valve should be installed between the pressure zones.

All water services and curb stops, will be removed and replaced with new copper services from the watermain to the ROW. To provide water service to affected residents throughout the duration of the new watermain construction, a temporary system will be installed and connected to each house/business.

Recent practices include all water service lines being inspected for compliance with current Minnesota Department of Health (MDH) standards at the time of construction. If a service is made of lead or other materials not accepted by the MDH beyond the ROW, it will be the property owner's responsibility to replace the line. Similar to the sewer services, provisions will be included in the contract to provide property owners with an option to replace their service.

#### 5. Storm Sewer Improvements

New storm sewer pipe, catch basins, and manholes are proposed to be extended throughout North Fourth Street to meet State-Aid design standards. New pipe will be either RCP or polypropylene pipe (PP) in accordance with City standards and will vary in size from 12" to 18". New structures will be installed at intersections to improve drainage and to provide connections for future storm sewer extension.

The new storm sewer throughout this segment of North Fourth Street will consist of 5 different systems as detailed below:

- Oak Street to Bridge Street where the water will flow north to south and out of the project area at Bridge Street.
- Fifth Street to St. Anne’s School where the water will flow to Morningside Drive and exit the project area at Morningside Drive.
- The intersection of Elm Street will flow out of the project area at Elm Street.
- Boright Street to Market Street will flow down Cathcart Street.
- A connection will be made to the storm sewer at Vine Street and Dakota Street to collect water from Peck Street to Dakota Street. This storm system will connect to the 10” line coming from the property at the southeast corner of Fourth and Peck Street. Connecting to this line will allow for abandonment of the pipe running in the greenspace.

6. Street Lighting and Electrical Improvements

A new lighting system will be constructed to provide continuous lighting throughout the corridor. The new street lighting is proposed to be consistent with the City’s standard light. Additionally, buried electric lines are proposed to be installed along both sides of North Fourth Street from Grove Street to Cathcart Street to replace the overhead lines that run in the front yard along the west side of Fourth Street and in the backyards on the east side. This project will install the conduit for the electrical conversion to underground. The electrical wire, equipment, and service conversions will be completed as a part of a separate project.

### III. Cathcart Street – Commerce Street (CSAH 22) to Fourth Street

A. Existing Conditions

Cathcart Street is a local road running west/east up the hill in an urban portion of the City of Le Sueur. The road provides access to residential properties near Fourth Street and transitions to commercial properties at Commerce Street. The existing road section from Commerce Street to Fourth Street is a 34’ wide bituminous roadway with curb and gutter on both sides. The pavement exhibits transverse and longitudinal cracking, block cracking, and potholing. Many patches are visible throughout the roadway as part of previous efforts to maintain a drivable surface. Pedestrian facilities do not currently exist along the corridor. Multiple retaining walls exist on the south side of Cathcart Street running perpendicular to the curb line.

Existing 8” diameter VCP sanitary sewer exists along Cathcart Street from North Second Street to the gravel alley that is a continuation of Vine Street. Older VCP sanitary sewers typically exhibit longitudinal cracking, roots, sags, open joints, and protruding taps, all of which has been confirmed by recent televising. Sanitary service pipes of varying sizes and materials collect sewage from properties throughout the corridor.

Cathcart serves as the primary feed from the lower water system water tower to the remainder of the system. The existing watermain is 8” diameter CIP watermain that runs along Cathcart. It connects to a 10” diameter watermain at Commerce Street and a 12” diameter watermain at Third Street/Vine Street. There are water services to the properties throughout the corridor that vary in size.

Currently storm sewer exists from Commerce Street to the alley between Second Street and Vine Street. The storm sewer ranges in size from 12”-18” RCP. The storm sewer ultimately



drains west across Commerce Street where it is eventually routed to an outfall.

The current lighting system and electrical supply system is owned and operated by the City of Le Sueur. Lights exist at the intersection with Second Street and at the intersection with Fourth Street. The City also maintains a large transmission line along the south side of Cathcart Street and has a series of electric vault manholes along the south side of Cathcart Street.

## B. Proposed Improvements

Proposed Improvements can be seen in **Figures 3-7 of Appendix A.**

### 1. Street Improvements

Cathcart Street is proposed to be reconstructed as a bituminous roadway with curb and gutter. The proposed width of the roadway is 30-feet from face-to-face of curb with two 11-foot driving lanes, and an 8-foot parking lane on the north side. Curb cuts and concrete aprons will be constructed for all existing driveways and alleys. All signage along the project corridor is to be replaced.

The horizontal alignment of the roadway is proposed to shift about 4 feet to the north to accommodate a sidewalk on the south side of the roadway. A 5-foot-wide sidewalk is proposed to be constructed along the south side of Cathcart Street from Fourth Street to Commerce Street. The sidewalk is planned to be constructed 2 feet north of the electric transmission lines. Narrowing the roadway width will make room for the proposed sidewalk while maintaining the north curb line.

The existing retaining walls will need to be reconstructed where the new sidewalk comes through. The intent will be to remove what is necessary for the new sidewalk and tie it back in. Further evaluation will be done during final design to determine if these walls will need to be extended parallel with the sidewalks.

### 2. Sanitary Sewer Improvements

Proposed improvements consist of replacing the existing VCP sanitary sewer with new 8" PVC pipe from Commerce Street to Vine Street. All existing manholes will be replaced with new precast concrete manholes.

All sanitary sewer services will be replaced with 6" PVC up to the ROW. Additionally, provisions will be included in the contract to provide homeowners with the option to replace their sewer service from the ROW up to their home at the homeowner's expense using the City's contractor. These items will include provisions for plumber hours and basement floor replacement.

### 3. Watermain Improvements

Based on the watermain material type, break history, and pipe size; the existing CIP watermain is proposed to be replaced with new 10" DIP. The 10" pipe size will provide an adequately sized connection for the watermain on Commerce Street. New hydrants and gate valves will be installed to increase the operability of the watermain system.

All water services and curb stops, will be removed and replaced with new copper services from the watermain to the ROW. To provide water service to affected residents throughout the duration of the new watermain construction, a temporary system will be installed and connected to each house/business.

Recent practices include all water service lines being inspected for compliance with

current Minnesota Department of Health (MDH) standards at the time of construction. If a service is made of lead or other materials not accepted by the MDH beyond the ROW, it will be the property owner's responsibility to replace the line. Similar to the sewer services, provisions will be included in the contract to provide property owners with an option to replace their service.

4. Storm Sewer Improvements

New storm sewer pipe, catch basins, and manholes are proposed to be extended along Cathcart Street from Commerce Street to Fourth Street. New pipe will be either RCP or polypropylene pipe (PP) in accordance with City standards and will vary in size from 12" to 18". Running the storm sewer system all the way up Cathcart will provide a connection for the portions of Fourth Street that are currently deficient in storm sewer.

5. Street Lighting and Electrical Improvements

A new lighting system will be constructed to provide continuous lighting throughout the roadway. The new street lighting is proposed to be consistent with the City standard light. The transmission lines and electric manholes will be protected in place.

## IV. Alternatives Considered

A. Do Nothing

1. The city could make no improvements to the existing street and utilities. The City's operation and maintenance costs will continue to increase as the infrastructure continues to deteriorate. Since this will not meet the city's goal to improve deficient infrastructure, this alternative was discarded.

B. Trenchless Utility Replacement

1. Trenchless utility construction was considered. Trenchless construction typically involves cured in place pipe (CIPP) lining or pipe bursting of the existing mains. Trenchless construction requires less disruption to the surface, potentially saving on surface restoration costs. However, trenchless construction is not feasible in all cases as it does not allow the opportunity to correct sagging pipes, flat slopes, and extreme structural failures. Manholes, hydrants, valves, pipe junctions, service connections, and connections to the existing mains would all require open trench construction at those locations. Since the street surfaces are also in need of replacement, the additional cost due to trenchless construction methods would not be offset by reduced surface restoration costs. Accordingly, this alternative was discarded as a viable solution for the entire project area.

C. Open Trench Utility Replacement

1. Under this alternative, the utilities would be replaced using conventional open trench construction methods. This is the most cost-effective technique in a project of this nature, for the reasons outlined in the previous two alternatives. This alternative was selected and is the basis for the estimated costs.

## V. Easements and Permits

Most of the proposed improvements will be constructed within the existing ROW along North Fourth Street and Cathcart Street. Some easements may be required where the

intersection improvements are being made along Fourth Street. Electrical easements will be required where new electrical pipes are being installed on both sides of Fourth Street from Grove Street to Cathcart Street.

Additional permits and approvals will be required from the following:

- MPCA – General Storm Water Permit for Construction Activities under the National Pollutant Elimination System (NPDES) program
- MDH Watermain Plan Review Approval for reconstruction of watermain.
- Le Sueur County Utility Installation within Right-of-Way

## VI. Preliminary Engineer’s Estimate

### A. Preliminary Engineer’s Estimate

**Appendix B** contains the estimated costs for individual items and portions of the project. Actual project costs will be determined through the public bidding process. Individual prices for work items are estimated based on similar projects previously completed and are subject to market adjustments. A 10% contingency factor has been included to account for items of work not included in the estimate and for variances in unit prices. See **Table 1** for a summary of the total costs including overhead (soft) costs such as engineering, administration and legal.

Table 1 – Preliminary Engineer’s Estimate Cost Summary							
Location	Cost	Roadway Cost*	Storm Sewer Cost	Sanitary Cost (1)	Water Cost (2)	Street Lighting Cost	Total
N 4th Street	Construction	\$3,252,965.00	\$646,700.00	\$905,125.00	\$1,510,625.00	\$297,444.00	\$6,612,859.00
	Overhead (17%)	\$553,000.00	\$109,900.00	\$153,900.00	\$256,800.00	\$50,600.00	\$1,124,200.00
	Subtotal	\$3,805,965.00	\$756,600.00	\$1,059,025.00	\$1,767,425.00	\$348,044.00	\$7,737,059.00
Cathcart Street	Construction	\$306,067.00	\$155,726.67	\$87,066.67	\$236,421.67	\$23,512.00	\$808,794.00
	Overhead (17%)	\$52,000.00	\$26,500.00	\$14,800.00	\$40,200.00	\$4,000.00	\$137,500.00
	Subtotal	\$358,067.00	\$182,226.67	\$101,866.67	\$276,621.67	\$27,512.00	\$946,294.00
Totals	Construction	\$3,559,032.00	\$802,426.67	\$992,191.67	\$1,747,046.67	\$320,956.00	\$7,421,653.00
	Overhead (17%)	\$605,000.00	\$136,400.00	\$168,700.00	\$297,000.00	\$54,600.00	\$1,261,700.00
	<b>Total</b>	<b>\$4,164,032.00</b>	<b>\$938,826.67</b>	<b>\$1,160,891.67</b>	<b>\$2,044,046.67</b>	<b>\$375,556.00</b>	<b>\$8,683,353.00</b>

\*Cost does not include right-of-way or easement needs.

(1) Cost eligible for potential funding from Clean Water Revolving Fund (CWRF)

(2) Cost eligible for potential funding from Drinking Water Revolving Fund (DWRF)

## B. Financing

100% of the costs for this project will be paid for by the City of Le Sueur. The project will be funded through utility enterprise funds, ad valorem (general tax obligation) funds, through special assessments per the City's Special Assessment Policy for abutting properties, General Obligation Bonds, and a Local Road Improvement Program (LRIP) grant. The City also plans to apply for funding through the Minnesota Public Facilities Authority (PFA) Clean Water Revolving Fund (CWRF) and Drinking Water Revolving Fund (DWRF). The City has utilized these funding sources successfully on previous projects.

The estimated costs and financing do not go into detail about costs associated with the overhead electric conversion to buried electric as those costs will be funded separately.

## VII. Assessments

Special assessments will be used to finance a portion of the project. The amount proposed to be assessed to the benefitting properties will be determined by council by following the City's Special Assessment Policy. A benefit analysis is being completed by a third party to determine project benefit. The City's Special Assessment Policy is found in **Appendix D**. All properties proposed to be assessed are labeled with property owner, physical address, and parcel identification number on the figures in **Appendix A**. An assessment roll table can be found in **Appendix C**.

## VIII. Project Schedule

Table 2 - Project Schedule	
Task	Date
Present Preliminary Engineering Report to City Council*	6/10/2024
City Council to Call for Improvement Hearing*	
Mail Neighborhood Info Meeting (Open House #1) Notice	6/14/2024
Mail Project Questionnaire to Residents	7/8/2024
Hold Neighborhood Info Meeting	7/25/2024
Mail Notice of Hearing to Affected Property Owners	7/29/2024
Publish Notice of Hearing in Henderson Independent	7/26/2024 & 8/2/2024
Hold Improvement Hearing*	8/12/2024
City Council to Order Improvement and Authorize Preparation of Plans & Specifications*	
Hold Public Neighborhood Info Meeting (Open House #2)	11/7/2024
City Council Approve Plans & Specifications and Authorizes Advertise for Bids*	12/9/2024
Submittal to MnDOT District State Aid	12/20/2024
Advertise for Bids in Henderson Independent and QuestCDN	2/7/2025, 2/14/2025, & 2/21/2025
Open Bids	3/6/2025
Award Bid Contingent on County*	3/10/2025
Award Bid (County Board Meeting)	3/18/2025
Preconstruction Meeting	4/1/2025
Hold Neighborhood Info Construction Meeting (Open House #3)	4/22/2025
Begin Construction	5/5/2025
Substantial Completion	10/17/2025
City Council to Declare Costs to be Assessed and Order Preparation of Proposed Assessment Roll*	8/25/2025
City Council to Call for Assessment Hearing*	
Advertise and Mail Notices for Assessment Hearing	9/4/2025
Hold Assessment Hearing*	9/22/2025
City Council to Approve Final Assessment Roll*	
Final Completion	6/26/2026

\*City Council Meeting

## IX. Public Involvement

The City of Le Sueur seeks the active participation of all interested and/or affected members of the public in all phases of the project. It is the City's goal to ensure that differing values and concerns from the public are identified and considered.

Public open houses, city council meetings, public hearings, individual contacts, project newsletters, and a project website will be used throughout the project to ensure that opportunities for participation are made available to all interested and/or affected members of the public. Additionally, a project questionnaire sheet will be created and sent to all abutting property owners to gain specific feedback along the project corridor. A sample questionnaire sheet is included in **Appendix E**.

## X. Recommendations

Based on the findings presented in this report, the proposed improvements are necessary, cost effective and feasible and can be best accomplished by letting competitive bids for the work. The proposed project will provide necessary street and utility improvements.

Bolton & Menk, Inc. recommends that if these improvements are deemed financially feasible, the City Council pass a resolution to receive this report and call for a public hearing on the improvements. It is also recommended that the Council authorize the preparation of plans and specifications for the proposed improvements.

Assessments will be certified following construction and the required formal assessment hearing process.

## Appendix A: Figures





**LEGEND**

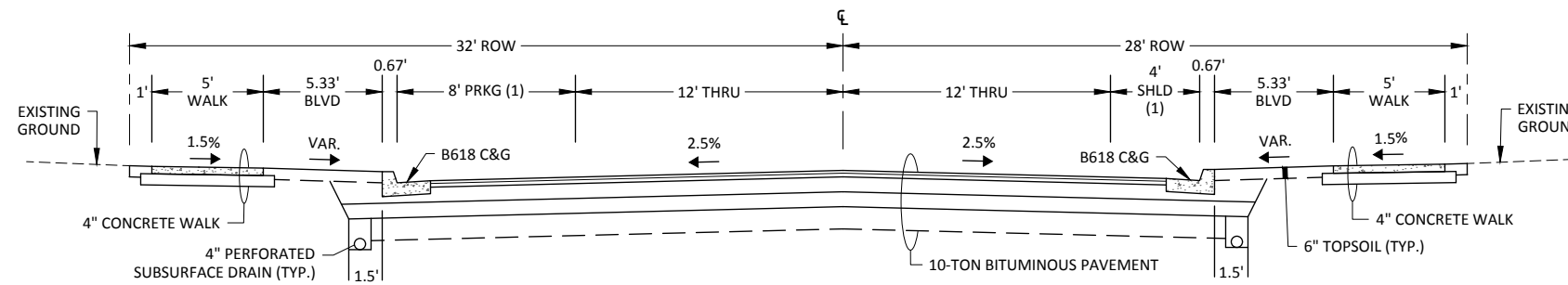
PROJECT AREA

0 200 400  
HORZ. SCALE FEET

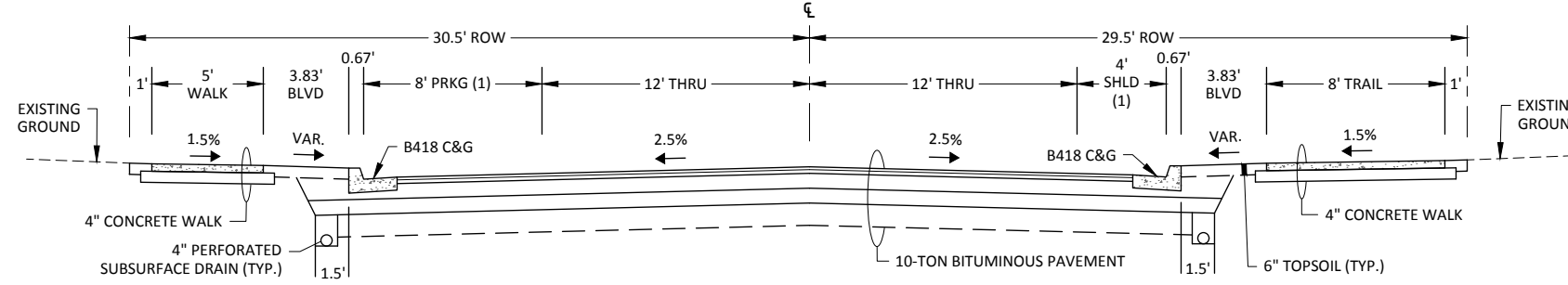
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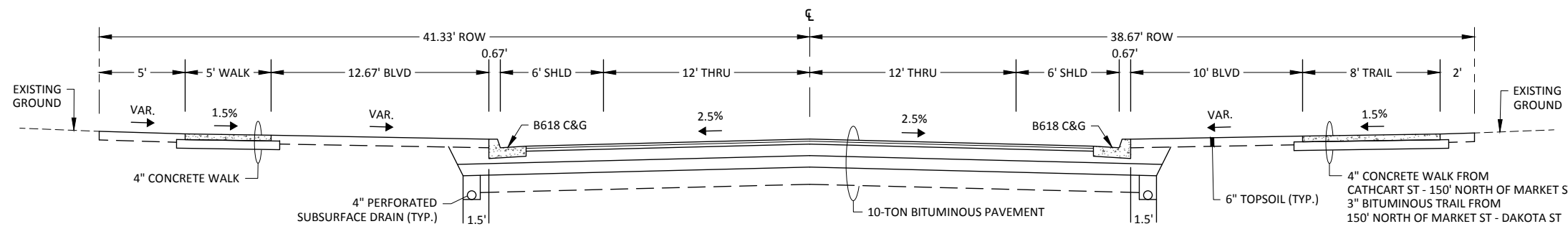
NOTES:  
(1) SIDE WITH PARKING TO BE DETERMINED DURING FINAL DESIGN.



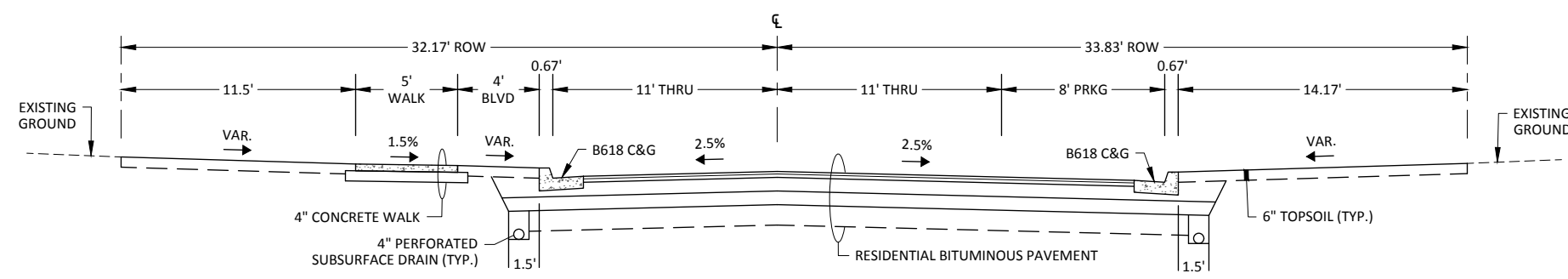
TYPICAL SECTION - N. 4TH STREET  
BRIDGE STREET - MORNINGSIDE DRIVE



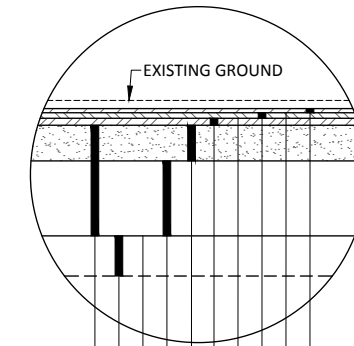
TYPICAL SECTION - N. 4TH STREET  
MORNINGSIDE DRIVE - CATHCART STREET



TYPICAL SECTION - N. 4TH STREET  
CATHCART STREET - DAKOTA STREET

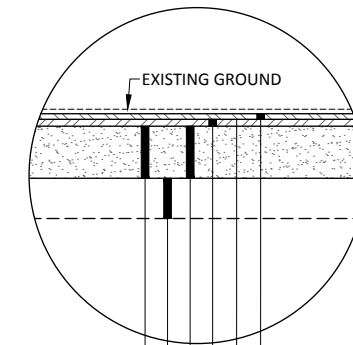


TYPICAL SECTION - CATHCART STREET  
N. 4TH STREET - COMMERCE STREET



- 1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (2360)
- BITUMINOUS TACK COAT (2357) (INCIDENTAL)
- 1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (2360)
- BITUMINOUS TACK COAT (2357) (INCIDENTAL)
- 2.0" TYPE SP 12.5 NON-WEARING COURSE MIXTURE (SPNWB330C) (2360)
- 8" AGGREGATE BASE, CLASS 5 (2211)
- 12" SELECT GRANULAR EMBANKMENT (2106)
- GEOTEXTILE FABRIC TYPE 5 (2108)
- 6" SUBGRADE PREPARATION (2112) (INCIDENTAL)
- COMMON EXCAVATION ZONE 20"± (2106)
- PLAN VOLUME (P) QUANTITY

10-TON BITUMINOUS PAVEMENT  
NOT TO SCALE

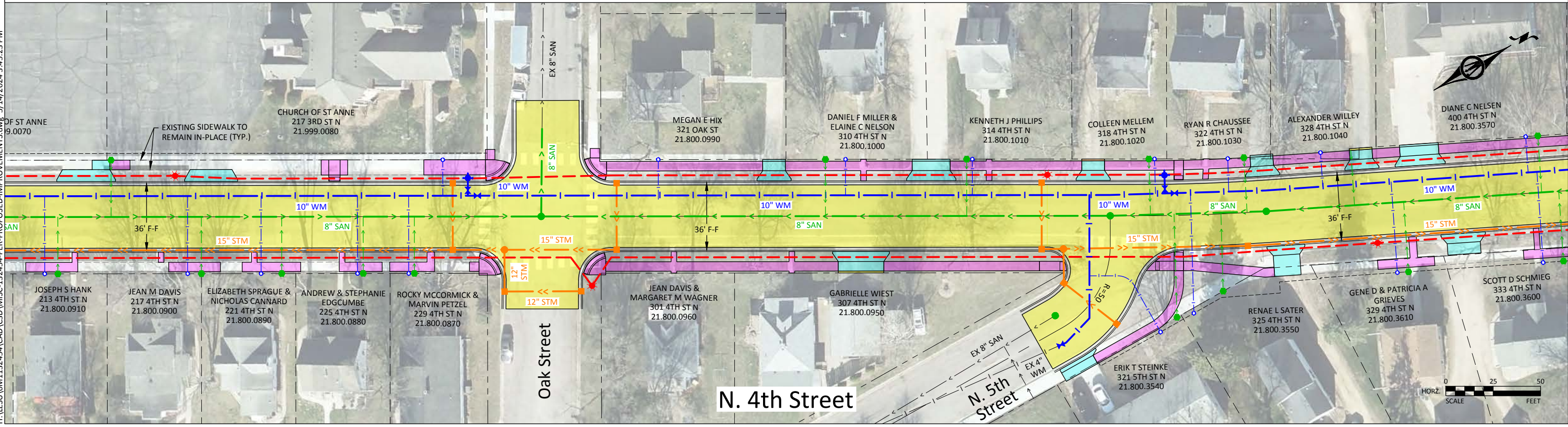
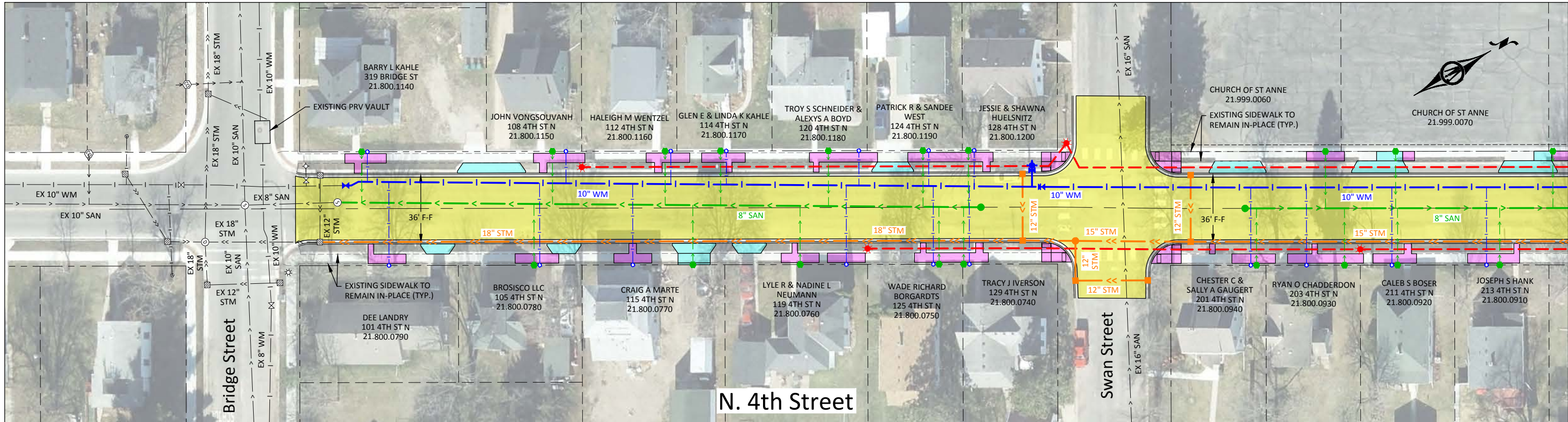


- 1.5" TYPE SP 9.5 WEARING COURSE MIXTURE (SPWEA340C) (2360)
- BITUMINOUS TACK COAT (2357) (INCIDENTAL)
- 2.5" TYPE SP 12.5 NON-WEARING COURSE MIXTURE (SPNWB330C) (2360)
- 12" AGGREGATE BASE, CLASS 5 (2211)
- 6" SUBGRADE PREPARATION (2112) (INCIDENTAL)
- COMMON EXCAVATION ZONE 20"± (2106)
- PLAN VOLUME (P) QUANTITY

RESIDENTIAL BITUMINOUS PAVEMENT  
NOT TO SCALE

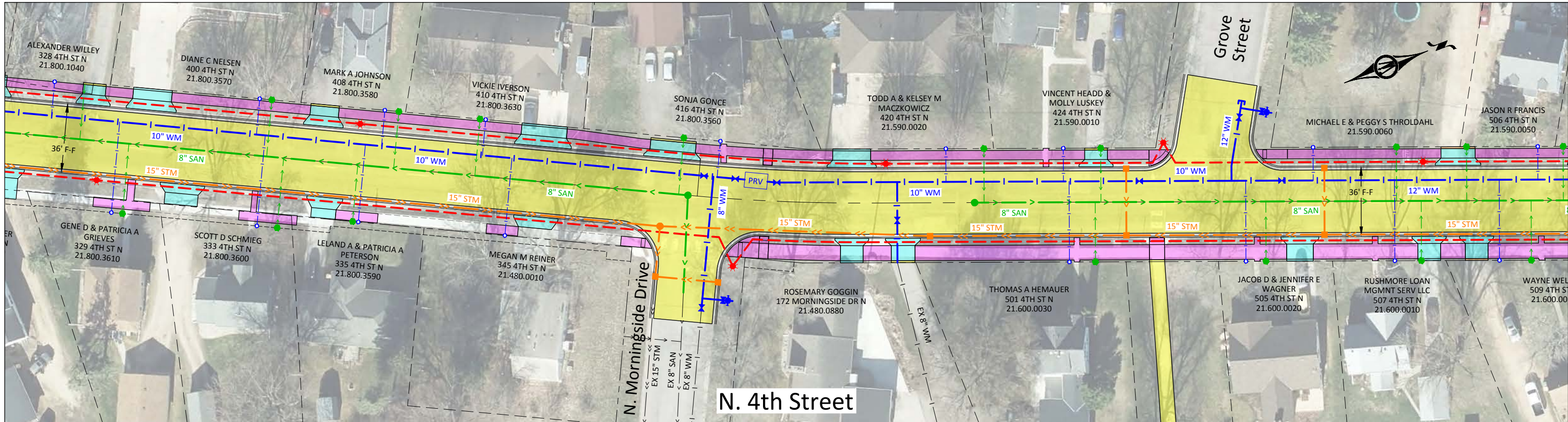
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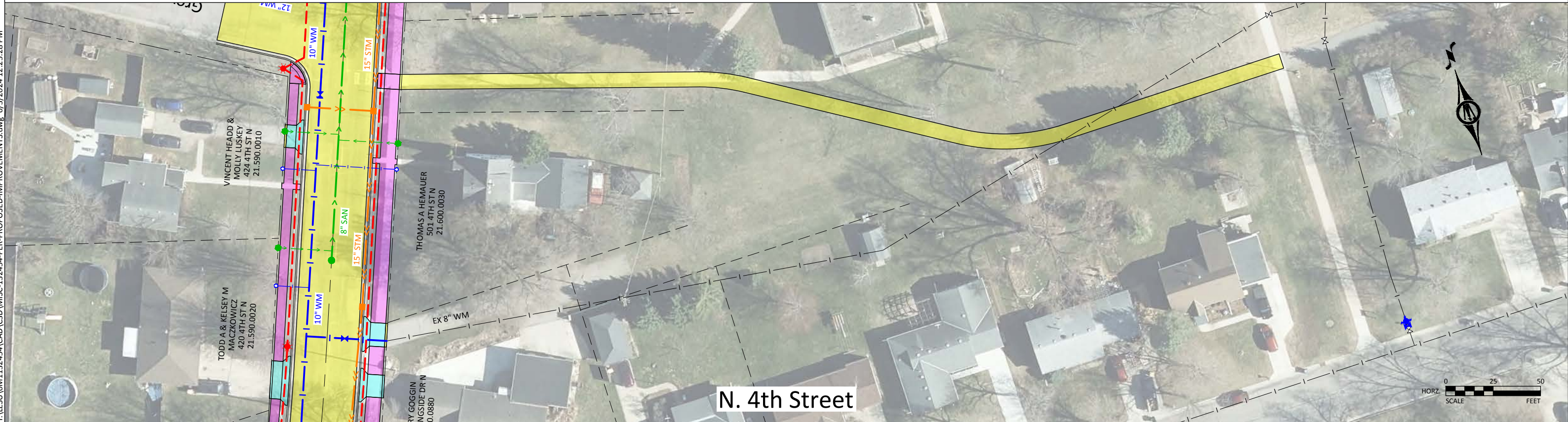


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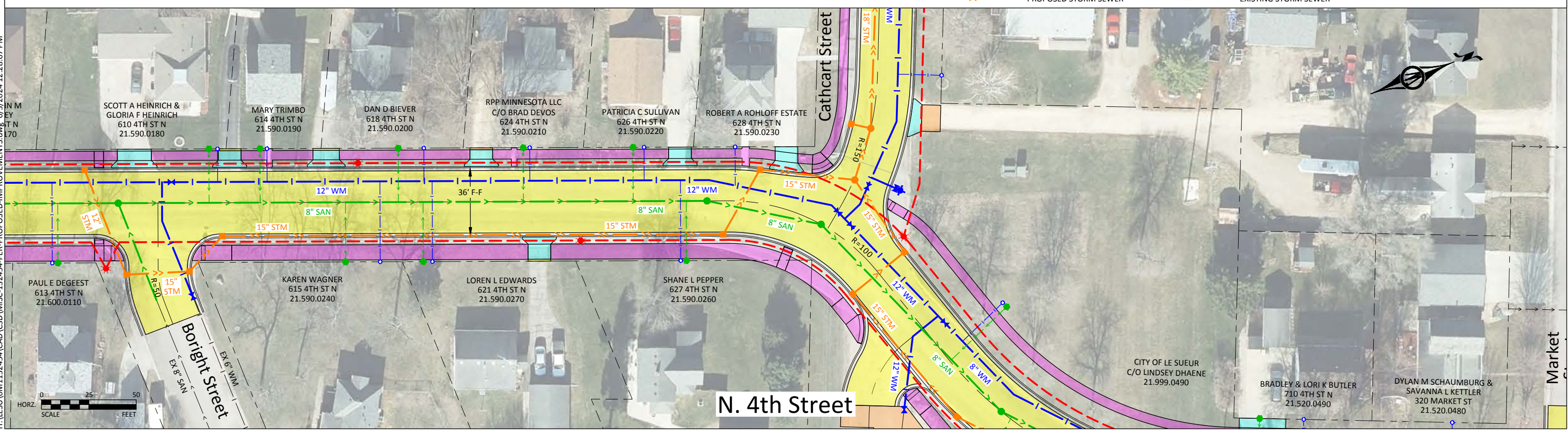
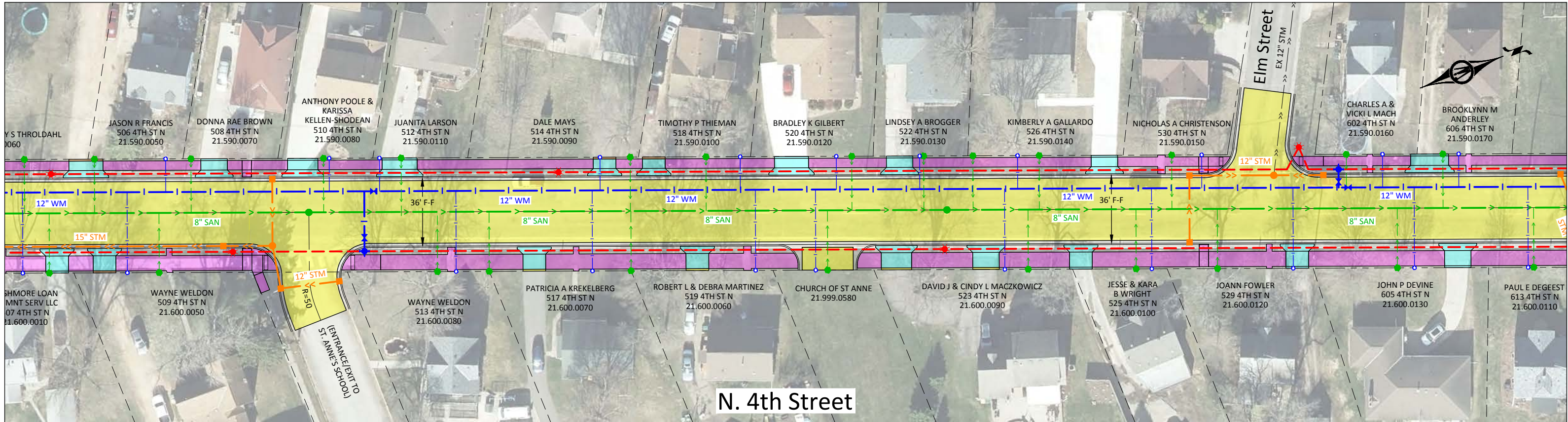


LEGEND	
	PROPOSED BITUMINOUS PAVEMENT
	PROPOSED CONCRETE SIDEWALK PAVEMENT
	PROPOSED CONCRETE DRIVEWAY PAVEMENT
	PROPOSED AGGREGATE SURFACING
	PROPOSED CURB AND GUTTER
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	PROPOSED LIGHTING CONDUIT
	PROPOSED LIGHT POLE

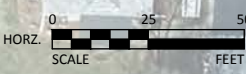


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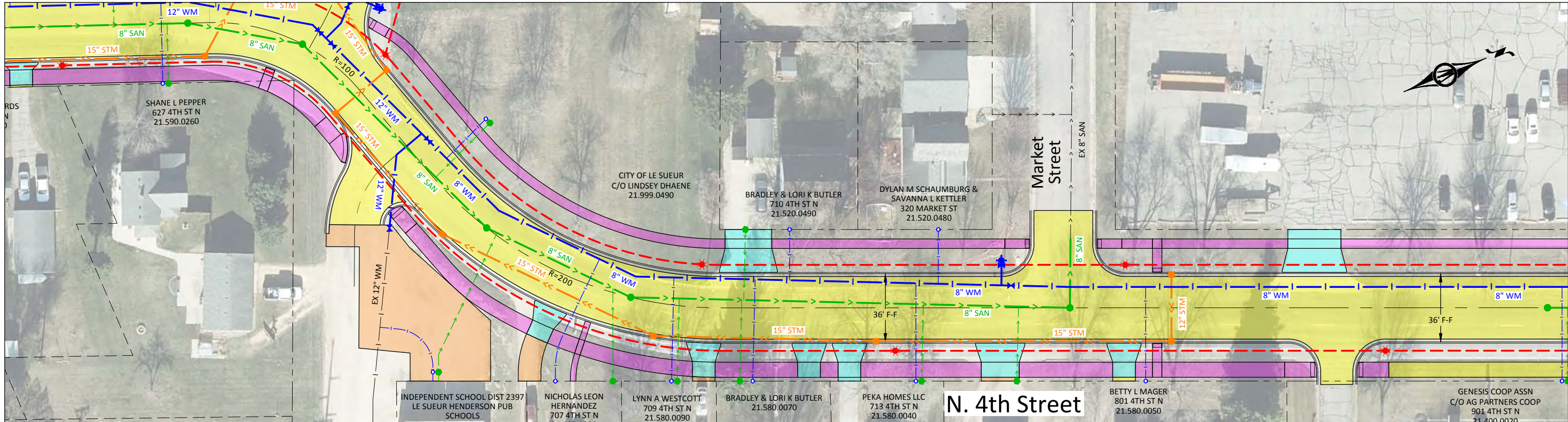




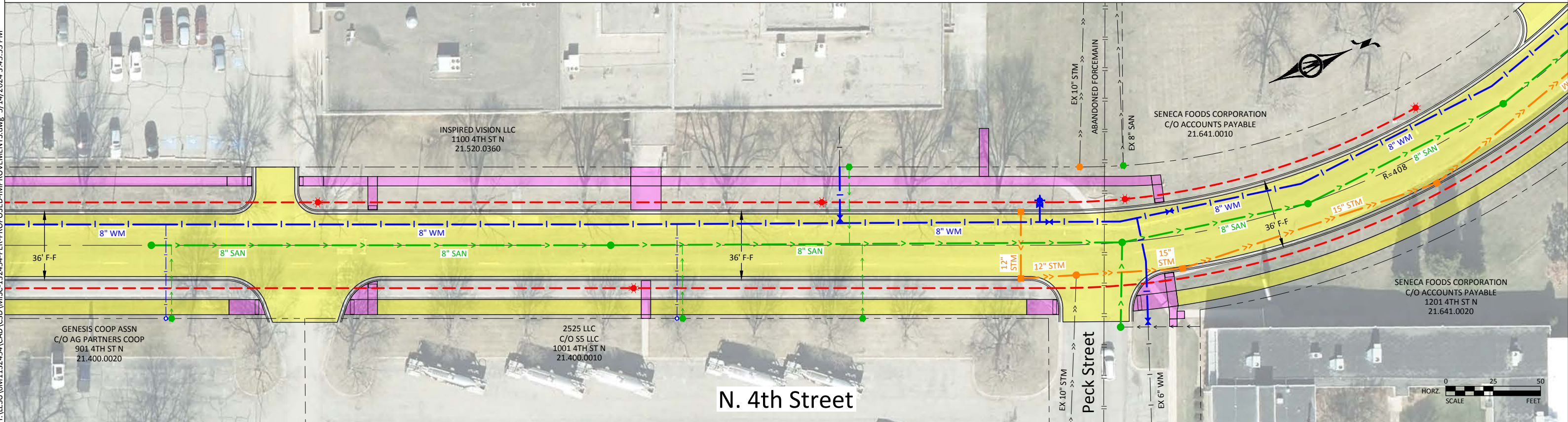
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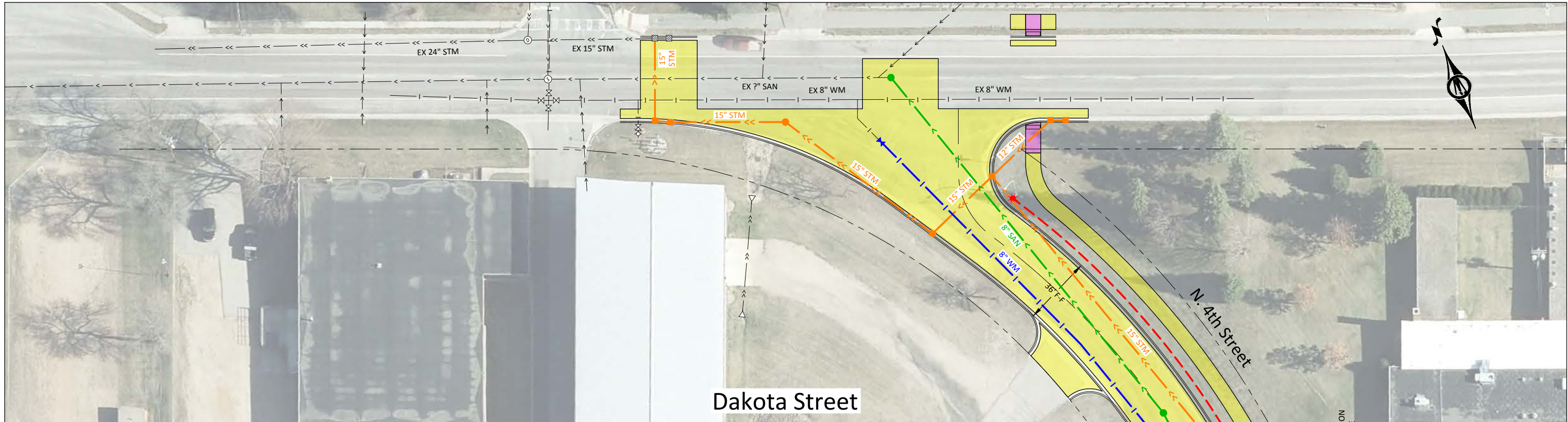


LEGEND	
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	PROPOSED CONCRETE SIDEWALK PAVEMENT
	PROPOSED CONCRETE DRIVEWAY PAVEMENT
	PROPOSED AGGREGATE SURFACING
	PROPOSED CURB AND GUTTER
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	PROPOSED LIGHTING CONDUIT
	PROPOSED LIGHT POLE

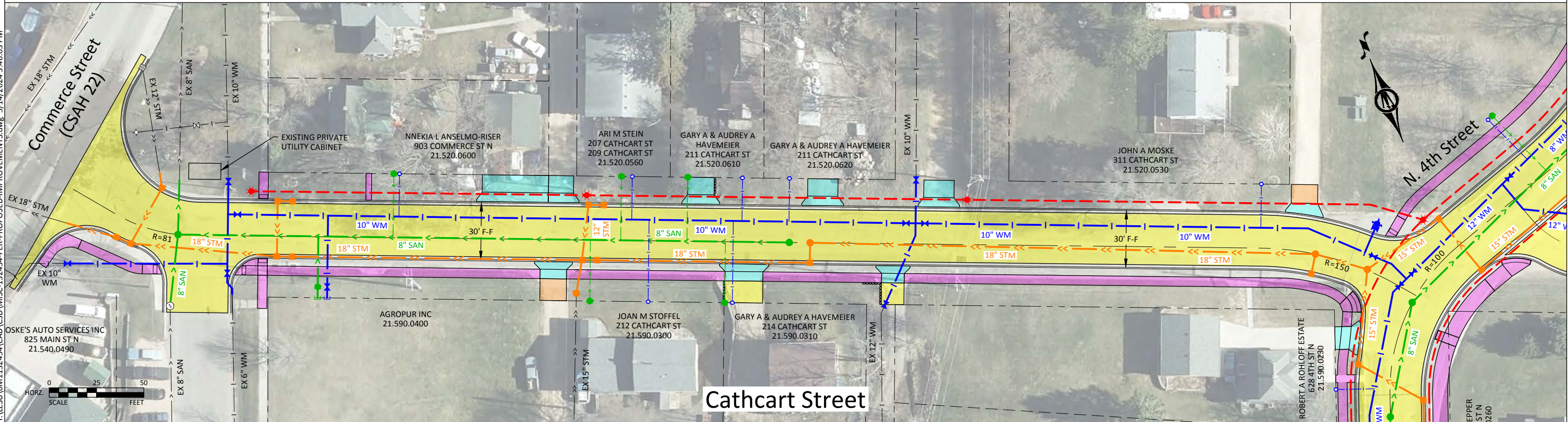


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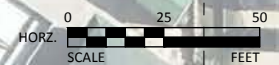




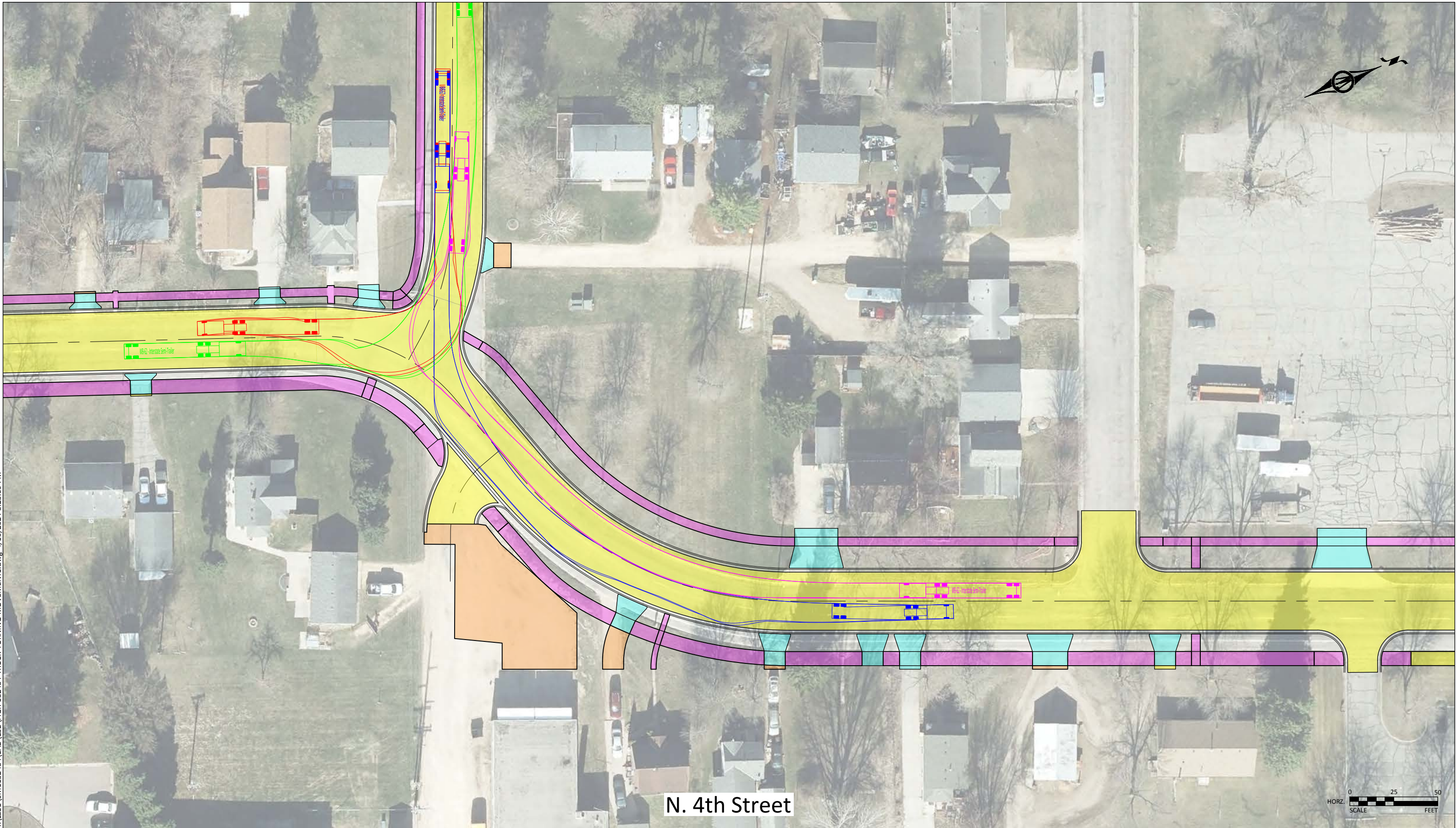
LEGEND	
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	PROPOSED CONCRETE SIDEWALK PAVEMENT
	PROPOSED CONCRETE DRIVEWAY PAVEMENT
	PROPOSED AGGREGATE SURFACING
	PROPOSED CURB AND GUTTER
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN
	PROPOSED STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING STORM SEWER
	PROPOSED LIGHTING CONDUIT
	PROPOSED LIGHT POLE



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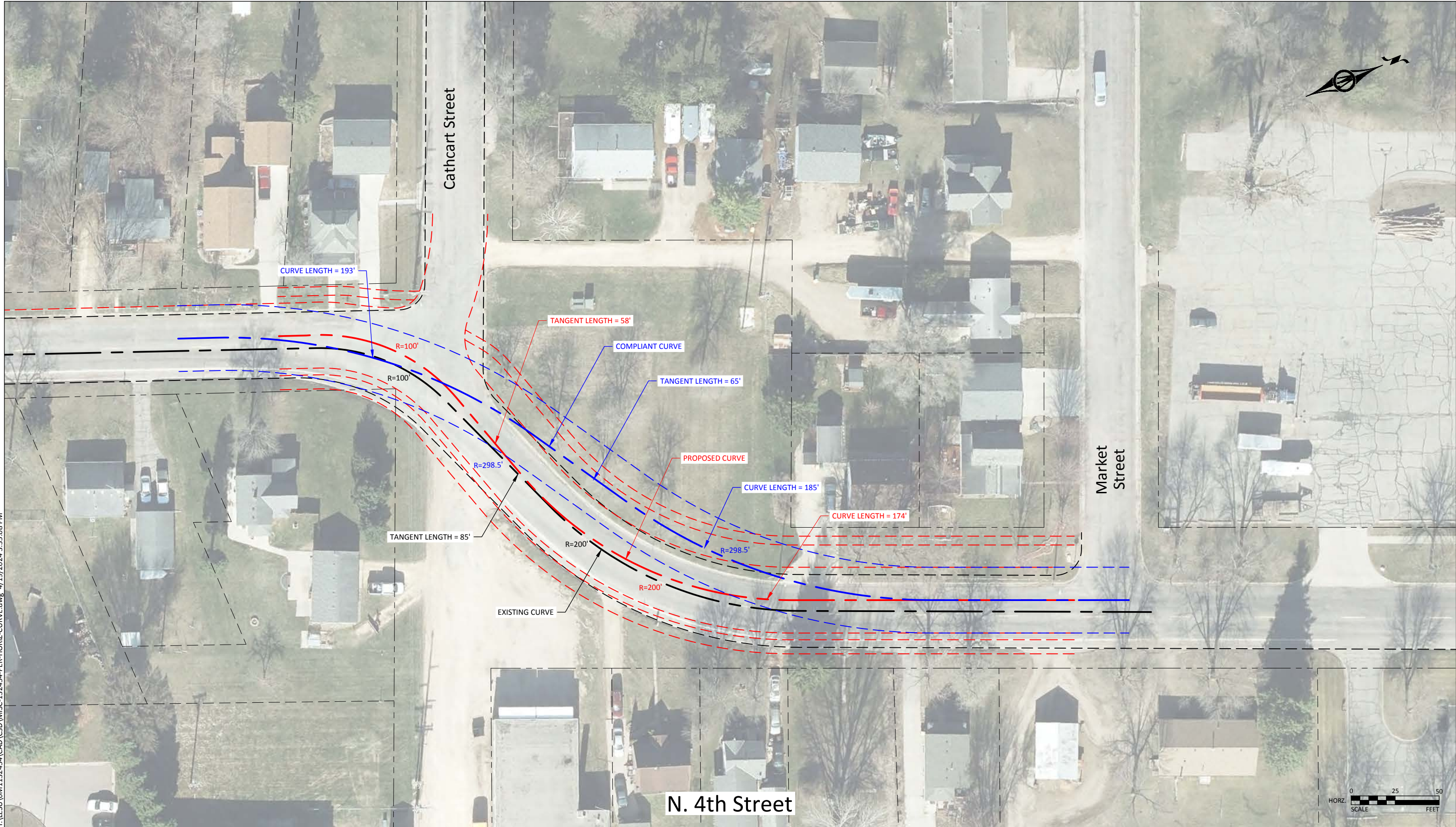






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## Appendix B: Engineer's Preliminary Cost Estimate

**PRELIMINARY ENGINEER'S ESTIMATE  
2025 STREET & UTILITY IMPROVEMENTS**

**CITY OF LE SUEUR, MINNESOTA**

BMI PROJECT NO. 0M1.132454

DATE: 5/14/2024

FILENAME: H:\LESU\0M1132454\2\_Preliminary\A\_Calculations\132454 Preliminary Engineer's Estimate.xlsm]ENG EST

**PRELIMINARY ENGINEER'S ESTIMATE**

LINE NO.	ITEM NO.	ITEM	UNIT	ESTIMATED UNIT PRICE	TOTALS		N 4TH STREET (LRIP ELIGIBLE)				N 4TH STREET (CITY OF LE SUEUR)		CATHCART STREET (CITY OF LE SUEUR)	
					ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ROADWAY		STORM SEWER		NON-PARTICIPATING		NON-PARTICIPATING	
							ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST
1	2021.501	MOBILIZATION	LUMP SUM	\$425,000.00	1	\$425,000.00	0.47	\$199,750.00	0.09	\$38,250.00	0.33	\$140,250.00	0.11	\$46,750.00
2	2101.502	CLEARING	EACH	\$225.00	31	\$6,975.00	23	\$5,175.00					8	\$1,800.00
3	2101.502	GRUBBING	EACH	\$150.00	31	\$4,650.00	23	\$3,450.00					8	\$1,200.00
4	2104.502	REMOVE MANHOLE (SANITARY)	EACH	\$500.00	21	\$10,500.00					18	\$9,000.00	3	\$1,500.00
5	2104.502	REMOVE MANHOLE (WATERMAIN)	EACH	\$500.00	2	\$1,000.00					2	\$1,000.00		
6	2104.502	REMOVE DRAINAGE STRUCTURE	EACH	\$400.00	17	\$6,800.00	7	\$2,800.00					10	\$4,000.00
7	2104.502	REMOVE SIGN	EACH	\$35.00	40	\$1,400.00	38	\$1,330.00					2	\$70.00
8	2104.502	REMOVE LIGHT FOUNDATION	EACH	\$450.00	11	\$4,950.00	10	\$4,500.00					1	\$450.00
9	2104.502	SALVAGE CASTING	EACH	\$200.00	32	\$6,400.00	7	\$1,400.00			20	\$4,000.00	5	\$1,000.00
10	2104.502	SALVAGE VALVE BOX	EACH	\$150.00	31	\$4,650.00					26	\$3,900.00	5	\$750.00
11	2104.502	SALVAGE HYDRANT	EACH	\$500.00	9	\$4,500.00					9	\$4,500.00		
12	2104.502	SALVAGE LIGHTING UNIT	EACH	\$300.00	21	\$6,300.00			19	\$5,700.00			2	\$600.00
13	2104.502	SALVAGE SIGN TYPE C	EACH	\$60.00	2	\$120.00	2	\$120.00						
14	2104.502	SALVAGE MAIL BOX SUPPORT	EACH	\$100.00	69	\$6,900.00	66	\$6,600.00					3	\$300.00
15	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$8.00	1200	\$9,600.00	1160	\$9,280.00					40	\$320.00
16	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00	1410	\$5,640.00	1180	\$4,720.00					230	\$920.00
17	2104.503	REMOVE WATER MAIN	LIN FT	\$6.00	6145	\$36,870.00					5430	\$32,580.00	715	\$4,290.00
18	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	\$10.00	620	\$6,200.00			200	\$2,000.00			420	\$4,200.00
19	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	\$6.00	4240	\$25,440.00					3850	\$23,100.00	390	\$2,340.00
20	2104.503	REMOVE CURB AND GUTTER	LIN FT	\$3.00	11750	\$35,250.00	10300	\$30,900.00					1450	\$4,350.00
21	2104.503	REMOVE RETAINING WALL	LIN FT	\$20.00	40	\$800.00							40	\$800.00
22	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$7.50	1740	\$13,050.00	1505	\$11,287.50					235	\$1,762.50
23	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	\$8.00	70	\$560.00	25	\$200.00					45	\$360.00
24	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$4.00	24440	\$97,760.00	21750	\$87,000.00					2690	\$10,760.00
25	2104.518	REMOVE CONCRETE WALK	SQ FT	\$1.00	13785	\$13,785.00	13785	\$13,785.00						
26	2104.518	REMOVE CONCRETE FLOOR	SQ FT	\$50.00	420	\$21,000.00					400	\$20,000.00	20	\$1,000.00
27	2104.602	SALVAGE SIGN SPECIAL	EACH	\$1,500.00	1	\$1,500.00	1	\$1,500.00						
28	2104.603	ABANDON PIPE SEWER	LIN FT	\$10.00	360	\$3,600.00			140	\$1,400.00	220	\$2,200.00		
29	2106.507	EXCAVATION - COMMON	CU YD	\$16.00	21975	\$351,600.00	20490	\$327,840.00					1485	\$23,760.00
30	2106.507	EXCAVATION - SUBGRADE	CU YD	\$13.00	2435	\$31,655.00	2180	\$28,340.00					255	\$3,315.00
31	2106.507	SELECT GRANULAR EMBANKMENT	CU YD	\$20.00	8400	\$168,000.00	8400	\$168,000.00						
32	2106.507	STABILIZING AGGREGATE	CU YD	\$35.00	2435	\$85,225.00	2180	\$76,300.00					255	\$8,925.00
33	2108.504	GEOTEXTILE FABRIC TYPE 5	SQ YD	\$2.00	26140	\$52,280.00	26140	\$52,280.00						
34	2118.509	AGGREGATE SURFACING CLASS 2	TON	\$40.00	145	\$5,800.00	135	\$5,400.00					10	\$400.00
35	2123.510	COMMON LABORERS	hour	\$110.00	65	\$7,150.00	10	\$1,100.00			50	\$5,500.00	5	\$550.00
36	2123.510	3.0 CU YD SHOVEL	hour	\$250.00	22	\$5,500.00	5	\$1,250.00			15	\$3,750.00	2	\$500.00
37	2123.510	DOZER	hour	\$210.00	22	\$4,620.00	5	\$1,050.00			15	\$3,150.00	2	\$420.00
38	2123.510	10 CU YD TRUCK	hour	\$140.00	22	\$3,080.00	5	\$700.00			15	\$2,100.00	2	\$280.00
39	2123.510	4.0 CU YD FRONT END LOADER	hour	\$200.00	22	\$4,400.00	5	\$1,000.00			15	\$3,000.00	2	\$400.00
40	2123.510	TAMPING ROLLER	hour	\$150.00	22	\$3,300.00	5	\$750.00			15	\$2,250.00	2	\$300.00
41	2123.610	SKID LOADER	hour	\$160.00	32	\$5,120.00	10	\$1,600.00			20	\$3,200.00	2	\$320.00
42	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	hour	\$180.00	110	\$19,800.00	50	\$9,000.00			50	\$9,000.00	10	\$1,800.00
43	2123.610	COMMON LABORERS SPECIAL	hour	\$120.00	128	\$15,360.00					120	\$14,400.00	8	\$960.00
44	2211.507	AGGREGATE BASE (CV) CLASS 5	CU YD	\$35.00	8100	\$283,500.00	6970	\$243,950.00					1130	\$39,550.00
45	2231.604	BITUMINOUS PATCH SPECIAL	SQ YD	\$60.00	300	\$18,000.00					300	\$18,000.00		
46	2301.602	DRILL AND GROUT REINF BAR (EPOXY COATED)	EACH	\$12.00	504	\$6,048.00	472	\$5,664.00					32	\$384.00
47	2301.604	CONCRETE PAVEMENT (SPECIAL)	SQ YD	\$150.00	50	\$7,500.00					45	\$6,750.00	5	\$750.00

**2025 STREET & UTILITY IMPROVEMENTS**

**CITY OF LE SUEUR, MINNESOTA**

BMI PROJECT NO. 0M1.132454

DATE: 5/14/2024

FILENAME: H:\LESU\0M1132454\2\_Preliminary\A\_Calculations\132454 Preliminary Engineer's Estimate.xlsm\ENG EST

**PRELIMINARY ENGINEER'S ESTIMATE**

LINE NO.	ITEM NO.	ITEM	UNIT	ESTIMATED UNIT PRICE	TOTALS		N 4TH STREET (LRIP ELIGIBLE)				N 4TH STREET (CITY OF LE SUEUR)		CATHCART STREET (CITY OF LE SUEUR)	
					ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ROADWAY		STORM SEWER		NON-PARTICIPATING		NON-PARTICIPATING	
							ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST
48	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (3,C)	TON	\$95.00	3920	\$372,400.00	3705	\$351,975.00					215	\$20,425.00
49	2360.509	TYPE SP 12.5 NON WEARING COURSE MIXTURE (3,C)	TON	\$85.00	2815	\$239,275.00	2470	\$209,950.00					345	\$29,325.00
50	2411.607	CONCRETE STEPS	EACH	\$500.00	5	\$2,500.00	5	\$2,500.00						
51	2411.618	MODULAR BLOCK RETAINING WALL	SQ FT	\$55.00	200	\$11,000.00							200	\$11,000.00
52	2451.607	TRENCH STABILIZATION MATERIAL	CU YD	\$60.00	225	\$13,500.00			50	\$3,000.00	100	\$6,000.00	75	\$4,500.00
53	2502.503	4" PERF TP PIPE DRAIN	LIN FT	\$11.00	11750	\$129,250.00	10300	\$113,300.00					1450	\$15,950.00
54	2502.602	4" TP PIPE DRAIN CLEANOUT	EACH	\$300.00	20	\$6,000.00	20	\$6,000.00						
55	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$55.00	995	\$54,725.00			860	\$47,300.00			135	\$7,425.00
56	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$65.00	3230	\$209,950.00			3210	\$208,650.00			20	\$1,300.00
57	2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS III	LIN FT	\$70.00	1070	\$74,900.00			370	\$25,900.00			700	\$49,000.00
58	2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	\$1,500.00	9	\$13,500.00					8	\$12,000.00	1	\$1,500.00
59	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	\$1,500.00	7	\$10,500.00			4	\$6,000.00			3	\$4,500.00
60	2503.602	4" CLEAN-OUT ASSEMBLY	EACH	\$75.00	91	\$68,250.00					86	\$64,500.00	5	\$3,750.00
61	2503.602	6" CLEAN-OUT ASSEMBLY	EACH	\$1,000.00	1	\$1,000.00							1	\$1,000.00
62	2503.602	8"x6" PVC WYE	EACH	\$600.00	91	\$54,600.00					86	\$51,600.00	5	\$3,000.00
63	2503.603	8" PVC PIPE SEWER (SDR 35)	LIN FT	\$55.00	4975	\$273,625.00					4550	\$250,250.00	425	\$23,375.00
64	2503.603	4" PVC SANITARY SERVICE PIPE (SPECIAL)	LIN FT	\$60.00	500	\$30,000.00					500	\$30,000.00		
65	2503.603	6" PVC SANITARY SERVICE PIPE	LIN FT	\$40.00	3095	\$123,800.00					2920	\$116,800.00	175	\$7,000.00
66	2503.603	8" DUCTILE IRON PIPE SEWER	LIN FT	\$80.00	20	\$1,600.00					20	\$1,600.00		
67	2504.601	WATERMAIN PRESSURE REDUCING VALVE STATION	LUMP SUM	\$150,000.00	1	\$150,000.00					1	\$150,000.00		
68	2504.601	TEMPORARY WATER SERVICE	LUMP SUM	\$45,000.00	1	\$45,000.00					0.8	\$36,000.00	0.2	\$9,000.00
69	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	\$1,800.00	15	\$27,000.00					10	\$18,000.00	5	\$9,000.00
70	2504.602	HYDRANT	EACH	\$6,500.00	11	\$71,500.00					10	\$65,000.00	1	\$6,500.00
71	2504.602	INSTALL GATE VALVE & BOX	EACH	\$3,000.00	5	\$15,000.00					5	\$15,000.00		
72	2504.602	ADJUST VALVE BOX	EACH	\$350.00	1	\$350.00	1	\$350.00						
73	2504.602	1" CORPORATION STOP	EACH	\$350.00	91	\$31,850.00					84	\$29,400.00	7	\$2,450.00
74	2504.602	6" GATE VALVE & BOX	EACH	\$2,500.00	13	\$32,500.00					12	\$30,000.00	1	\$2,500.00
75	2504.602	8" GATE VALVE & BOX	EACH	\$3,500.00	10	\$35,000.00					9	\$31,500.00	1	\$3,500.00
76	2504.602	10" GATE VALVE & BOX	EACH	\$4,800.00	16	\$76,800.00					8	\$38,400.00	8	\$38,400.00
77	2504.602	12" GATE VALVE & BOX	EACH	\$6,000.00	9	\$54,000.00					8	\$48,000.00	1	\$6,000.00
78	2504.602	1" CURB STOP & BOX	EACH	\$55.00	91	\$50,050.00					84	\$46,200.00	7	\$3,850.00
79	2504.603	1" TYPE K COPPER PIPE	LIN FT	\$35.00	3050	\$106,750.00					2840	\$99,400.00	210	\$7,350.00
80	2504.603	1" TYPE K COPPER PIPE (SPECIAL)	LIN FT	\$50.00	300	\$15,000.00					300	\$15,000.00		
81	2504.603	6" WATERMAIN DUCTILE IRON CL 52	LIN FT	\$75.00	240	\$18,000.00					210	\$15,750.00	30	\$2,250.00
82	2504.603	8" WATERMAIN DUCTILE IRON CL 52	LIN FT	\$70.00	1860	\$130,200.00					1810	\$126,700.00	50	\$3,500.00
83	2504.603	10" WATERMAIN DUCTILE IRON CL 52	LIN FT	\$90.00	2670	\$240,300.00					1890	\$170,100.00	780	\$70,200.00
84	2504.603	12" WATERMAIN DUCTILE IRON CL 52	LIN FT	\$115.00	1530	\$175,950.00					1480	\$170,200.00	50	\$5,750.00
85	2504.604	4" POLYSTYRENE INSULATION	SQ YD	\$30.00	250	\$7,500.00					230	\$6,900.00	20	\$600.00
86	2504.608	WATERMAIN FITTINGS	POUND	\$13.00	6300	\$81,900.00					5390	\$70,070.00	910	\$11,830.00
87	2506.502	CASTING ASSEMBLY	EACH	\$1,000.00	104	\$104,000.00			63	\$63,000.00	23	\$23,000.00	18	\$18,000.00
88	2506.502	INSTALL CASTING	EACH	\$500.00	3	\$1,500.00			2	\$1,000.00	1	\$500.00		
89	2506.502	ADJUST FRAME AND RING CASTING	EACH	\$775.00	2	\$1,550.00	1	\$775.00					1	\$775.00
90	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 4007	LIN FT	\$500.00	275	\$137,500.00					261	\$130,500.00	14	\$7,000.00
91	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020 (MODIFIED)	LIN FT	\$600.00	290	\$174,000.00			230	\$138,000.00			60	\$36,000.00
92	2506.602	CONNECT INTO EXISTING DRAINAGE STRUCTURE	EACH	\$1,500.00	2	\$3,000.00			2	\$3,000.00				
93	2506.602	CONNECT INTO EXISTING MANHOLE	EACH	\$1,500.00	2	\$3,000.00					1	\$1,500.00	1	\$1,500.00
94	2506.602	CASTING ASSEMBLY SPECIAL 1	EACH	\$150.00	15	\$2,250.00					15	\$2,250.00		
95	2506.602	CASTING ASSEMBLY SPECIAL 2	EACH	\$250.00	20	\$5,000.00	20	\$5,000.00						
96	2506.603	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1	LIN FT	\$500.00	100	\$50,000.00			84	\$42,000.00			16	\$8,000.00
97	2506.603	CONSTRUCT 8" INSIDE DROP	LIN FT	\$500.00	5	\$2,500.00					5	\$2,500.00		

**2025 STREET & UTILITY IMPROVEMENTS**

**CITY OF LE SUEUR, MINNESOTA**

BMI PROJECT NO. 0M1.132454

DATE: 5/14/2024

FILENAME: H:\LESU\0M1132454\2\_Preliminary\A\_Calculations\132454 Preliminary Engineer's Estimate.xlsm\ENG EST

**PRELIMINARY ENGINEER'S ESTIMATE**

LINE NO.	ITEM NO.	ITEM	UNIT	ESTIMATED UNIT PRICE	TOTALS		N 4TH STREET (LRIP ELIGIBLE)				N 4TH STREET (CITY OF LE SUEUR)		CATHCART STREET (CITY OF LE SUEUR)	
					ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ROADWAY		STORM SEWER		NON-PARTICIPATING		NON-PARTICIPATING	
							ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST
98	2521.518	4" CONCRETE WALK	SQ.FT	\$7.00	36030	\$252,210.00	33100	\$231,700.00					2930	\$20,510.00
99	2521.518	6" CONCRETE WALK	SQ.FT	\$13.00	5500	\$71,500.00	5120	\$66,560.00					380	\$4,940.00
100	2521.518	3" BITUMINOUS WALK	SQ.FT	\$3.50	10475	\$36,662.50	10475	\$36,662.50						
101	2531.503	CONCRETE CURB AND GUTTER DESIGN B418	LIN FT	\$17.00	3440	\$58,480.00	3440	\$58,480.00						
102	2531.503	CONCRETE CURB AND GUTTER DESIGN B618	LIN FT	\$19.00	8310	\$157,890.00	6860	\$130,340.00					1450	\$27,550.00
103	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ.YD	\$95.00	1495	\$142,025.00	1330	\$126,350.00					165	\$15,675.00
104	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ.YD	\$105.00	245	\$25,725.00	175	\$18,375.00					70	\$7,350.00
105	2531.603	CONCRETE CURB DESIGN V	LIN FT	\$50.00	90	\$4,500.00	90	\$4,500.00						
106	2531.604	8" CONCRETE VALLEY GUTTER	SQ.YD	\$100.00	70	\$7,000.00	70	\$7,000.00						
107	2531.618	TRUNCATED DOMES	SQ.FT	\$60.00	788	\$47,280.00	752	\$45,120.00					36	\$2,160.00
108	2540.602	INSTALL MAIL BOX SUPPORT	EACH	\$125.00	69	\$8,625.00	66	\$8,250.00					3	\$375.00
109	2545.502	LIGHTING UNIT TYPE SPECIAL 1	EACH	\$3,400.00	34	\$115,600.00	31	\$105,400.00					3	\$10,200.00
110	2545.502	LIGHT FOUNDATION DESIGN E	EACH	\$1,200.00	34	\$40,800.00	31	\$37,200.00					3	\$3,600.00
111	2545.502	SERVICE CABINET - TYPE L2	EACH	\$12,000.00	1	\$12,000.00	1	\$12,000.00						
112	2545.502	EQUIPMENT PAD B	EACH	\$1,000.00	1	\$1,000.00	1	\$1,000.00						
113	2545.502	HANDHOLE	EACH	\$500.00	11	\$5,500.00	11	\$5,500.00						
114	2545.503	1.5" NON-METALLIC CONDUIT	LIN FT	\$4.00	9874	\$39,496.00	9236	\$36,944.00					638	\$2,552.00
115	2545.503	UNDERGROUND WIRE 1/C 6 AWG	LIN FT	\$2.00	38680	\$77,360.00	36200	\$72,400.00					2480	\$4,960.00
116	2563.601	TRAFFIC CONTROL SUPERVISOR	LUMP SUM	\$7,500.00	1	\$7,500.00	1	\$7,500.00						
117	2563.601	TRAFFIC CONTROL	LUMP SUM	\$30,000.00	1	\$30,000.00	0.47	\$14,100.00	0.09	\$2,700.00	0.33	\$9,900.00	0.11	\$3,300.00
118	2563.618	CONSTRUCTION SIGN (SPECIAL)	SQ.FT	\$25.00	150	\$3,750.00	150	\$3,750.00						
119	2564.502	INSTALL SIGN TYPE C	EACH	\$450.00	2	\$900.00	2	\$900.00						
120	2564.518	SIGN PANELS TYPE C	SQ.FT	\$50.00	324	\$16,200.00	312	\$15,600.00					12	\$600.00
121	2564.518	SIGN PANELS TYPE SPECIAL	SQ.FT	\$60.00	88	\$5,280.00	80	\$4,800.00					8	\$480.00
122	2564.602	INSTALL SIGN SPECIAL	EACH	\$2,000.00	1	\$2,000.00	1	\$2,000.00						
123	2571.502	DECIDUOUS TREE 3" CAL B&B	EACH	\$750.00	31	\$23,250.00	23	\$17,250.00					8	\$6,000.00
124	2572.503	CLEAN ROOT CUTTING	LIN FT	\$8.00	200	\$1,600.00	200	\$1,600.00						
125	2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	\$3,000.00	1	\$3,000.00	1	\$3,000.00						
126	2573.501	EROSION CONTROL SUPERVISOR	LUMP SUM	\$7,500.00	1	\$7,500.00	1	\$7,500.00						
127	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$200.00	86	\$17,200.00	61	\$12,200.00					25	\$5,000.00
128	2573.503	SILT FENCE, TYPE MS	LIN FT	\$2.00	500	\$1,000.00	500	\$1,000.00						
129	2573.503	SEDIMENT CONTROL LOG TYPE COMPOST	LIN FT	\$3.00	1000	\$3,000.00	1000	\$3,000.00						
130	2573.602	ROCK DITCH CHECK	EACH	\$200.00	8	\$1,600.00							8	\$1,600.00
131	2574.507	COMMON TOPSOIL BORROW	CU YD	\$30.00	1225	\$36,750.00	1125	\$33,750.00					100	\$3,000.00
132	2574.508	FERTILIZER TYPE 3	POUND	\$1.50	1300	\$1,950.00	1200	\$1,800.00					100	\$150.00
133	2575.504	ROLLED EROSION PREVENTION CATEGORY 20	SQ.YD	\$3.00	14630	\$43,890.00	13460	\$40,380.00					1170	\$3,510.00
134	2575.505	SEEDING	ACRE	\$500.00	6.1	\$3,050.00	5.6	\$2,800.00					0.5	\$250.00
135	2575.505	MOWING	ACRE	\$175.00	6.1	\$1,067.50	5.6	\$980.00					0.5	\$87.50
136	2575.505	WEED SPRAYING	ACRE	\$700.00	3.1	\$2,170.00	2.8	\$1,960.00					0.3	\$210.00
137	2575.506	WEED SPRAY MIXTURE	GALLON	\$90.00	1.6	\$144.00	1.4	\$126.00					0.2	\$18.00
138	2575.508	SEED MIXTURE 22-111	POUND	\$5.00	115	\$575.00	100	\$500.00					15	\$75.00
139	2575.508	SEED MIXTURE 25-131	POUND	\$5.00	1050	\$5,250.00	950	\$4,750.00					100	\$500.00
140	2575.508	HYDRAULIC MULCH MATRIX	POUND	\$2.00	7750	\$15,500.00	7000	\$14,000.00					750	\$1,500.00
141	2582.503	24" SOLID LINE PREFORM THERMO GROUND IN	LIN FT	\$22.00	140	\$3,080.00	140	\$3,080.00						
142	2582.518	CROSSWALK PREFORM THERMOPLASTIC GROUND IN	SQ.FT	\$15.00	1842	\$27,630.00	1842	\$27,630.00						

**2025 STREET & UTILITY IMPROVEMENTS**

**CITY OF LE SUEUR, MINNESOTA**

BMI PROJECT NO. 0M1.132454

DATE: 5/14/2024

FILENAME: H:\LESU\0M1132454\2\_Preliminary\A\_Calculations\132454 Preliminary Engineer's Estimate.xlsm]ENG EST

<b>PRELIMINARY ENGINEER'S ESTIMATE</b>														
LINE NO.	ITEM NO.	ITEM	UNIT	ESTIMATED UNIT PRICE	TOTALS		N 4TH STREET (LRIP ELIGIBLE)				N 4TH STREET (CITY OF LE SUEUR)		CATHCART STREET (CITY OF LE SUEUR)	
					ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ROADWAY		STORM SEWER		NON-PARTICIPATING		NON-PARTICIPATING	
							ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST	ESTIMATED QUANTITY	ESTIMATED CONSTRUCTION COST
				<b>SUBTOTAL</b>		<b>\$6,746,953.00</b>		<b>\$3,227,609.00</b>		<b>\$587,900.00</b>		<b>\$2,196,150.00</b>		<b>\$735,294.00</b>
				<b>10% CONTINGENCY</b>		<b>\$674,700.00</b>		<b>\$322,800.00</b>		<b>\$58,800.00</b>		<b>\$219,600.00</b>		<b>\$73,500.00</b>
				<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$7,421,653.00</b>		<b>\$3,550,409.00</b>		<b>\$646,700.00</b>		<b>\$2,415,750.00</b>		<b>\$808,794.00</b>
				<b>ENGINEERING, LEGAL, &amp; ADMINISTRATION</b>		<b>\$1,261,700.00</b>		<b>\$603,600.00</b>		<b>\$109,900.00</b>		<b>\$410,700.00</b>		<b>\$137,500.00</b>
				<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>\$8,683,353.00</b>		<b>\$4,154,009.00</b>		<b>\$756,600.00</b>		<b>\$2,826,450.00</b>		<b>\$946,294.00</b>

# Appendix C: Special Assessment Roll

2025 Street & Utility Improvements							
OWNER	PID	PHYSICAL ADDRESS	MAILING ADDRESS	MAILING CITY	MAILING STATE	MAILING ZIP	TYPE OF LOT
JOAN M STOFFEL	21.590.0300	212 CATHCART ST	212 CATHCART ST	LE SUEUR	MN	56058	Single Family Residential
GARY A & AUDREY A HAVEMEIER	21.520.0610	211 CATHCART ST	211 CATHCART ST	LE SUEUR	MN	56058	Single Family Residential
ARI M STEIN	21.520.0560	207 CATHCART ST	207 CATHCART ST	LE SUEUR	MN	56058	Single Family Residential
NNEKIA L ANSELMO-RISER	21.520.0600	903 COMMERCE ST N	903 COMMERCE ST N	LE SUEUR	MN	56058	Single Family Residential
AGROPUR INC	21.590.0400		PO BOX 69	LE SUEUR	MN	56058	Business
MOSKE'S AUTO SERVICES INC	21.540.0490	825 MAIN ST N	311 CATHCART ST	LE SUEUR	MN	56058	Business
PATRICK R & SANDEE WEST	21.800.1190	124 4TH ST N	124 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
THOMAS A HEMAUER	21.600.0040		501 N 4TH ST	LE SUEUR	MN	56058	Single Family Residential
RUSHMORE LOAN MGMNT SERV LLC	21.600.0010	507 4TH ST N	15480 LAGUNA CANYON RD STE 100	IRVINE	CA	92618	Single Family Residential
JASON R FRANCIS	21.590.0050	506 4TH ST N	506 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
ANTHONY POOLE	21.590.0080	510 4TH ST N	510 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
NICHOLAS LEON HERNANDEZ	21.580.0080	707 4TH ST N	707 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
SENECA FOODS CORPORATION	21.641.0020	1201 4TH ST N	600 5TH ST SE	MONTGOMERY	MN	56069	Business
SENECA FOODS CORPORATION	21.641.0010		600 5TH ST SE	MONTGOMERY	MN	56069	Business
GENESIS COOP ASSN	21.400.0020	901 4TH ST N	PO BOX 218	GOODHUE	MN	55027	Business
DEE LANDRY	21.800.0790	101 4TH ST N	1309 HOLLIS ST	BREMERTON	WA	98310	Previously Assessed in 2020 for CSAH 22 Project
BROSISCO LLC	21.800.0780	105 4TH ST N	261 ELMWOOD AVE S	LE SUEUR	MN	56058	Single Family Residential
BARRY L KAHLE	21.800.1140	319 BRIDGE ST	34761 336TH ST	LE SUEUR	MN	56058	Previously Assessed in 2020 for CSAH 22 Project
CRAIG A MARTE	21.800.0770	115 4TH ST N	501 HICKORY AVE NE	MONTGOMERY	MN	56069	Single Family Residential
JOHN VONGSOUVANH	21.800.1150	108 4TH ST N	108 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
LYLE R & NADINE L NEUMANN	21.800.0760	119 4TH ST N	119 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
HALEIGH M WENTZEL	21.800.1160	112 4TH ST N	112 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
WADE RICHARD BORGARDTS	21.800.0750	125 4TH ST N	125 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
TRACY J IVERSON	21.800.0740	129 4TH ST N	129 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
CHESTER C & SALLY A GAUGERT	21.800.0940	201 4TH ST N	201 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
JESSIE & SHAWNA HUELSNITZ	21.800.1200	128 4TH ST N	128 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
ST ANNE CHURCH	21.999.0060		217 3RD ST N	LE SUEUR	MN	56058	Church
GLEN E & LINDA K KAHLE	21.800.1170	114 4TH ST N	114 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
TROY S SCHNEIDER	21.800.1180	120 4TH ST N	120 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
RYAN O CHADDERDON	21.800.0930	203 4TH ST N	375 PARK AVE N	LE CENTER	MN	56057	Single Family Residential
CALEB S BOSER	21.800.0920	211 4TH ST N	211 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
ST ANNE CHURCH	21.999.0070		217 3RD ST N	LE SUEUR	MN	56058	Church
JEAN DAVIS	21.800.0960	301 4TH ST N	34448 322ND ST	LE SUEUR	MN	56058	Single Family Residential
KENNETH J PHILLIPS	21.800.1010	314 4TH ST N	314 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
GENE D & PATRICIA A GRIEVES	21.800.3610	329 4TH ST N	329 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
MARK A JOHNSON	21.800.3580	408 4TH ST N	408 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
TODD A & KELSEY M MACZKOWICZ	21.590.0020	420 4TH ST N	420 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
THOMAS A HEMAUER	21.600.0030	501 4TH ST N	501 N 4TH ST	LE SUEUR	MN	56058	Single Family Residential
JACOB D & JENNIFER E WAGNER	21.600.0020	505 4TH ST N	505 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
VINCENT HEADD	21.590.0010	424 4TH ST N	424 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
MICHAEL E & PEGGY S THROLDALH	21.590.0060		605 SWAN ST	LE SUEUR	MN	56058	Single Family Residential
WAYNE WELDON	21.600.0050	509 4TH ST N	513 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
WAYNE WELDON	21.600.0080	513 4TH ST N	513 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
PATRICIA A KREKELBERG	21.600.0070	517 4TH ST N	517 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
ROBERT L & DEBRA MARTINEZ	21.600.0060	519 4TH ST N	519 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
JUANITA LARSON	21.590.0110	512 4TH ST N	PO BOX 210	LE SUEUR	MN	56058	Single Family Residential
ST ANNE CHURCH	21.999.1020	511 4TH ST N	217 3RD ST N	LE SUEUR	MN	56058	School
DALE MAYS	21.590.0090	514 4TH ST N	311 2ND ST S	LE SUEUR	MN	56058	Single Family Residential

2025 Street & Utility Improvements							
OWNER	PID	PHYSICAL ADDRESS	MAILING ADDRESS	MAILING CITY	MAILING STATE	MAILING ZIP	TYPE OF LOT
TIMOTHY P THIEMAN	21.590.0100	518 4TH ST N	518 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
DAVID J & CINDY L MACZKOWICZ	21.600.0090	523 4TH ST N	523 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
ST ANNE CHURCH	21.999.0580		217 3RD ST N	LE SUEUR	MN	56058	School
BRADLEY K GILBERT	21.590.0120	520 4TH ST N	520 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
JESSE & KARA B WRIGHT	21.600.0100	525 4TH ST N	525 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
LINDSEY A BROGGER	21.590.0130	522 4TH ST N	522 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
JOANN FOWLER	21.600.0120	529 4TH ST N	529 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
KIMBERLY A GALLARDO	21.590.0140	526 4TH ST N	526 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
JOHN P DEVINE	21.600.0130	605 4TH ST N	605 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
NICHOLAS A CHRISTENSON	21.590.0150	530 4TH ST N	530 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
PAUL E DEGEEST	21.600.0110	613 4TH ST N	613 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
CHARLES A & VICKI L MACH	21.590.0160	602 4TH ST N	20004 360TH STREET	MONTGOMERY	MN	56069	Single Family Residential
BROOKLYNN M ANDERLEY	21.590.0170	606 4TH ST N	606 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
KAREN WAGNER	21.590.0240	615 4TH ST N	615 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
SCOTT A HEINRICH	21.590.0180	610 4TH ST N	610 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
LOREN L EDWARDS	21.590.0270	621 4TH ST N	621 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
MARY TRIMBO	21.590.0190	614 4TH ST N	614 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
DAN D BIEVER	21.590.0200	618 4TH ST N	618 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
SHANE L PEPPER	21.590.0260	627 4TH ST N	32 WICKERSHAM CT	MANKATO	MN	56001	Single Family Residential
RPP MINNESOTA LLC	21.590.0210	624 4TH ST N	PO BOX 535	SAINT PETER	MN	56082	Single Family Residential
SCHOOL DIST 2397	21.999.0590		115 1/2 N 5TH ST STE 200	LE SUEUR	MN	56058	School
PATRICIA C SULLIVAN	21.590.0220	626 4TH ST N	626 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
ROBERT A ROHLOFF	21.590.0230	628 4TH ST N	628 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
LYNN A WESTCOTT	21.580.0090	709 4TH ST N	709 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
GARY A & AUDREY A HAVEMEIER	21.590.0310	214 CATHCART ST	211 CATHCART ST	LE SUEUR	MN	56058	Single Family Residential
BRADLEY & LORI K BUTLER	21.580.0070		710 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
CITY OF LE SUEUR	21.999.0490		203 2ND ST S	LE SUEUR	MN	56058	Public
PEKA HOMES LLC	21.580.0040	713 4TH ST N	103 ELM AVE SW	MONTGOMERY	MN	56069	Single Family Residential
BRADLEY & LORI K BUTLER	21.520.0490	710 4TH ST N	710 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
JOHN A MOSKE	21.520.0530	311 CATHCART ST	311 CATHCART ST	LE SUEUR	MN	56058	Single Family Residential
GARY A & AUDREY A HAVEMEIER	21.520.0620	211 CATHCART ST	211 CATHCART ST	LE SUEUR	MN	56058	Single Family Residential
DYLAN M SCHAUMBURG	21.520.0480	320 MARKET ST	320 MARKET ST	LE SUEUR	MN	56058	Single Family Residential
BETTY L MAGER	21.580.0050	801 4TH ST N	801 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
2525 LLC	21.400.0010	1001 4TH ST N	7901 XERXES AVE S STE 307	BLOOMINGTON	MN	55431	Business
INSPIRED VISION LLC	21.520.0360	1100 4TH ST N	1100 4TH ST N	LE SUEUR	MN	56058	Business
DONNA RAE BROWN	21.590.0070	508 4TH ST N	508 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
JOSEPH S HANK	21.800.0910	213 4TH ST N	213 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
JEAN M DAVIS	21.800.0900	217 4TH ST N	34448 322ND ST	LE SUEUR	MN	56058	Single Family Residential
ELIZABETH SPRAGUE	21.800.0890	221 4TH ST N	221 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
ANDREW & STEPHANIE EDGCUMBE	21.800.0880	225 4TH ST N	225 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
ROCKY MCCORMICK	21.800.0870	229 4TH ST N	229 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
ST ANNE CHURCH	21.999.0080	217 3RD ST N	217 3RD ST N	LE SUEUR	MN	56058	Church
MEGAN E HIX	21.800.0990	321 OAK ST	321 OAK ST	LE SUEUR	MN	56058	Single Family Residential
GABRIELLE WIEST	21.800.0950	307 4TH ST N	307 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
ERIK T STEINKE	21.800.3540	321 5TH ST N	321 5TH ST N	LE SUEUR	MN	56058	Single Family Residential
DANIEL F MILLER	21.800.1000	310 4TH ST N	310 N 4TH ST	LE SUEUR	MN	56058	Single Family Residential
RENAE L SATER	21.800.3550	325 4TH ST N	325 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
COLLEEN MELLEEM	21.800.1020	318 4TH ST N	318 4TH ST N	LE SUEUR	MN	56058	Single Family Residential



2025 Street & Utility Improvements							
OWNER	PID	PHYSICAL ADDRESS	MAILING ADDRESS	MAILING CITY	MAILING STATE	MAILING ZIP	TYPE OF LOT
RYAN R CHAUSSEE	21.800.1030	322 4TH ST N	322 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
SCOTT D SCHMIEG	21.800.3600	333 4TH ST N	333 N 4TH ST	LE SUEUR	MN	56058	Single Family Residential
ALEXANDER WILLEY	21.800.1040	328 4TH ST N	328 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
LELAND A & PATRICIA A PETERSON	21.800.3590	335 4TH ST N	335 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
DIANE C NELSEN	21.800.3570	400 4TH ST N	400 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
MEGAN M REINER	21.480.0010	345 4TH ST N	345 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
VICKIE IVERSON	21.800.3630	410 4TH ST N	410 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
SONJA GONCE	21.800.3560	416 4TH ST N	416 4TH ST N	LE SUEUR	MN	56058	Single Family Residential
ROSEMARY GOGGIN	21.480.0880	172 MORNINGSIDE DR N	172 MORNINGSIDE DR N	LE SUEUR	MN	56058	Single Family Residential
JOAN M STOFFEL	21.590.0300	212 CATHCART ST	212 CATHCART ST	LE SUEUR	MN	56058	Single Family Residential
GARY A & AUDREY A HAVEMEIER	21.520.0610	211 CATHCART ST	211 CATHCART ST	LE SUEUR	MN	56058	Single Family Residential
JOAN M STOFFEL	21.590.0300	212 CATHCART ST	212 CATHCART ST	LE SUEUR	MN	56058	Single Family Residential
GARY A & AUDREY A HAVEMEIER	21.520.0610	211 CATHCART ST	211 CATHCART ST	LE SUEUR	MN	56058	Single Family Residential

## Appendix D: Special Assessment Policy

**City of Le Sueur, Minnesota**  
**Special Assessment Policy**

**Purpose**

The primary purpose of the City of Le Sueur’s special assessment policy is to outline the areas of sidewalk and trail repair, road surface repairs, infrastructure repairs, or new infrastructure construction, and how the City may choose to levy special assessments based on the benefit to properties affected by the improvements.

**Definitions**

The following phrases have special meanings as used in this policy:

- A. **Sidewalk** refers to any walkway in public right-of-way or easement that is designated for public use.
- B. **Trail** refers to any pedestrian pathway that is located either on public owned land or is located within the city right-of-way or easement.
- C. **Road surface repairs** means areas within the public right-of-way or easement including the road surface, curb, gutter, and boulevard.
- D. **Infrastructure repairs** means areas within the public right-of-way or easement that contain infrastructure related to any city services. These include water, wastewater, stormwater, electric, or street lighting.
- E. **New infrastructure** means any new infrastructure related to the road surface, curb, gutter, water, wastewater, stormwater, electric, or street lighting.
- F. **Benefit Appraisal** refers to a report professionally prepared by a Certified General Real Property Appraiser or other applicable certification, that compares the benefit received by properties affected by the public improvement. The benefit received to the property is that of only the land value as guided by Minnesota Statutes Chapter 429.
- G. **Minnesota Statutes Chapter 429** refers to the State of Minnesota’s guidelines that allow for municipal organizations to levy special assessments.

**1. Sidewalk and Trail Special Assessments**

The City of Le Sueur does not levy special assessments for any sidewalk or trail repair, or any new construction of sidewalks and trails. The City of Le Sueur shall fund these improvements through the general levy or other means such as grants, as City Council feels appropriate.

**2. Roadway Improvement and Repair Special Assessments**

All road surface improvement projects that replace any portion of the road surface shall utilize a benefit appraisal to determine the benefit to any properties. Said appraisal will be used to determine the assessment levied against said property. Projects included in this section of the assessment policy include, but are not limited to, mill and overlays, reclamation projects, and full surface rehabilitation projects. Projects exempt from this assessment policy include, but are not limited to, seal coating, crack sealing, spot curb repair, or any other normal road surface maintenance. Special assessments shall be levied using guidance from Minnesota Statute Chapter 429 which allows City Council control over the final levied assessments.

**3. New Roadway and Utility Construction Special Assessments**

All new roadway and utility construction projects that create new public infrastructure shall utilize a benefit appraisal to determine the benefit to any properties. Said appraisal will be used to determine the assessment levied against said property. Special assessments shall be levied using guidance from Minnesota Statute Chapter 429 which allows City Council control over the final levied assessments.

**4. Deferred Assessments**

Assessments may be deferred due to hardship or for those residential properties that may be sub-dividable into no more than one additional buildable residential lot, consistent with the following parameters:

**A. Deferments Due to Hardship.**

**Senior Citizens/Disabled Persons**

Application of Deferrals. Senior Citizens/Disabled Persons special assessment hardship deferral applies to qualifying special assessments against all properties classified as “homestead” pursuant to M.S. Chapter 273.

Age/Disability Criteria. In determining whether or not an owner’s property is eligible for deferral of special assessment installment payments, the following criteria are established; (1) the property is classified as homestead property, and either (a) One or more of the owners of such property is 65 years of age or older, or; (b) One or more of the owners of such property meet the definition of a “disabled person” as defined by Section 223 of the Social Security Act. All persons seeking a deferral under either the age or disability criteria must apply for such deferment by filling out an application for such deferment.

Interest on Deferred Assessments. Interest shall accrue on any assessment deferred pursuant to this Ordinance at a rate equal to the rate charged on other assessments for the particular public improvement project the assessment is financing. Payment of such interest shall be deferred until the termination of the deferment.

Termination of Deferment. The option to defer the payment of special assessments pursuant to this Ordinance shall terminate and all installment amounts previously deferred, plus applicable interest that accrued during the deferral period, shall become due upon the occurrence of any of the following events; (1) Request of property owner; (2) Death of the property owner 65 years of age or older, providing the surviving owner is otherwise not eligible for the deferral; (3) Sale, transfer or subdivision of the property or any part thereof; or (4) The property for any reason loses its homestead status. Any remaining principal not yet due upon termination of deferment shall become an active assessment against the property for the remainder of the original assessment term.

#### **B. Deferments for Residential Lots that may be Subdivided.**

The City Council may defer a portion of the special assessments for properties containing a residence where the lot may be split into no more than one additional buildable lot. The amount deferred shall be only that portion of the benefit that is attributable to the lot that may be split off of the main parcel. Such deferral may last until the earlier of: 1) 30 years from the date of assessment or 2) until the lot split occurs which creates the second buildable lot. If the lot split occurs before the end of such 30 year period, the deferred assessment shall become an active assessment, due in equal installments over the lesser of: 1) the same number of years as the original assessment, or 2) a time period not exceeding 30 years from

the date of the original assessment. If the lot split occurs before the end of the 30 year period, interest shall be added to the assessment calculated from the date of the original assessment to the date the assessment becomes active at the interest rate contained in the original assessment resolution. Thereafter, interest shall accrue each year on the unpaid principal balance at the same interest rate contained in the original assessment resolution.

**ADOPTED BY LE SUEUR CITY COUNCIL: NOVEMBER 14, 2022**

**APPLICATION FOR DEFERMENT OF SPECIAL ASSESSMENTS  
CITY OF LE SUEUR, LE SUEUR COUNTY, MINNESOTA**

TO: Clerk, City of Le Sueur

I, \_\_\_\_\_ the undersigned declare:

That I reside at \_\_\_\_\_.

That my spouse is (name) \_\_\_\_\_.

(Check all that apply):

\_\_\_\_\_ That I am 65 years or older and that my date of birth is \_\_\_\_\_.

\_\_\_\_\_ That the property I am seeking deferral of assessments for is classified as homestead property for property tax purposes.

\_\_\_\_\_ That I am retired by reason of permanent and total disability as determined by the Social Security Administration (Please attach documentation from the Social Security Administration).

That applicant seeks to defer the special assessments levied upon the following described property, which is owned by and is the homestead of the applicant:

Property Address	
Phone Number	
Legal Description	
Parcel Identification Number	

Applicant hereby requests that the following special assessment of \$\_\_\_\_\_ for Project \_\_\_\_\_ which is levied against the above described property be deferred. I hereby acknowledge that any of the following reasons shall result in the total amount of the deferred special assessment, including interest, to be certified currently upon the property tax rolls of Le Sueur County to be collected over the appropriate time period.

1. Death of the owner, if the spouse is not eligible for benefits.
2. Sale, transfer or subdivision of the property or any part thereof.
3. Loss of homestead status.
4. Determination of no hardship.

I understand that upon termination of the deferral, all deferred payments plus accrued interest will be due and payable with the next year's property taxes and any remaining principal and interest that is not yet due shall become an active assessment against the property for the remainder of the original assessment term.

I hereby declare that I have read the above and that the information in this application is, to the best of my knowledge, true and correct.

Applicant Signature: \_\_\_\_\_

Dated: \_\_\_\_\_, 2022

# Appendix E: Example Questionnaire Sheet





# 2025 STREET & UTILITY IMPROVEMENTS PROJECT QUESTIONNAIRE

LE SEUER, MN

The City values input from residents and business owners along the project corridor as you have firsthand knowledge of how the streets and utilities function. Your comments/concerns will assist us during the final design phase of our project. We encourage you to take a few minutes to fill out the following questionnaire:

Please mail to: Cory Bienfang                      or                      Place in Comment Box at upcoming  
                         Bolton & Menk    Open House  
                         1960 Premier Drive  
                         Mankato, MN 56001

**1. Have you observed street ponding after a significant rain?**

No, I have not observed street ponding after a significant rain.

Yes, I have observed street ponding after a significant rain.

If you have observed street ponding after a significant rain, please provide a location.

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**2. Have you had any problems with stormwater drainage within your property?**

No, I have not had any problems with stormwater drainage within my property.

Yes, I have had problems with stormwater drainage within my property.

If you have had problems with stormwater drainage within your property, please explain

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**3. Have you experienced any problems with your sanitary sewer service?**

N/A, we are not connected to City sanitary sewer.

No, we have not experienced any problems with our sanitary sewer service.

Yes, we have experienced problems with our sanitary sewer service.

If you have had problems with your sanitary sewer service, please explain

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Continued on back....



# 2025 STREET & UTILITY IMPROVEMENTS PROJECT QUESTIONNAIRE

LE SEUER, MN

#### 4. Have you experienced any problems with your water service?

\_\_\_ N/A, we are not connected to City watermain.

\_\_\_ We **DO** / **DO NOT** / **UNSURE** have a lead water service (please circle one).

\_\_\_ Has your water service ever froze **YES** / **NO** (please circle one).

\_\_\_ No, we have not experienced any problems with our water service.

\_\_\_ Yes, we have experienced problems with our water service.

If you have had problems with your water service, please explain

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#### 5. Are you aware of any encroachments along your property within the City Right-of-Way that include but are not limited to (irrigation, landscaping, retaining walls, permanent mailboxes, underground dog fences, etc.)

\_\_\_ No, we are not aware of any encroachments along our property within the City Right-of-Way.

\_\_\_ Yes, we are aware of encroachments along our property within the City Right-of-Way.

If you are aware of any encroachments along your property, please explain

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#### 6. Please note any additional thoughts or concerns you have about this project

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The following information is optional and will remain confidential but is needed in the event we have a question on any of your responses:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

Take this questionnaire online at [INSERT WEBSITE LINK FOR THIS PROJECT](#)