

Feasibility Report

2025 Street and Utility Improvement Project

New Prague, Minnesota

NEWPR 179117 | August 19, 2024



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August 19, 2024

RE: 2025 Street and Utility Improvement
Project
Feasibility Report
New Prague, Minnesota
SEH No. NEWPR 179117 4.00

Honorable Mayor and
Members of the City Council
City of New Prague
118 Central Avenue N
New Prague, MN 56071

Dear Mayor and Council Members:

Pursuant to your request, Short Elliott Hendrickson Inc. (SEH®) is submitting this engineer's Feasibility Report for the 2025 Street and Utility Improvement Project. The proposed project would include reconstruction work and improvement to the following streets:

- Lincoln Avenue N from Main Street to Fifth St NE
- Pershing Avenue N from Main Street to Fifth Street NE
- First Street NE from Columbus Avenue N to Pershing Avenue N
- Second Street NE from Columbus Avenue N To Lyndale Avenue N (Sidewalk Only)
- Alleys between Columbus Avenue N to Lincoln Avenue N, between Main Street E and First Street NE

The project includes construction of pavement replacement, complete street reconstruction; sanitary sewer, water main, storm sewer, concrete curb and gutter, aggregate base, bituminous street surfacing, concrete walk, turf restoration, and miscellaneous items required to complete the improvements. This report includes a narrative describing the proposed improvements along with the estimated project costs, estimated project funding, and figures of the proposed work. An Executive Summary is enclosed with this report. Improvements identified within this report were identified within a previous capital improvements plan and have been discussed with City Staff. It is my opinion from an engineering perspective that the proposed improvement project as presented within this report is necessary, cost effective, and feasible.

Sincerely,

SHORT ELLIOT HENDRICKSON INC.

Chris Knutson, PE
City Engineer/Project Manager
(Lic. MN)

jb

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Short Elliott Hendrickson Inc., 11 Civic Center Plaza, Suite 200, Mankato, MN 56001-7710

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Feasibility Report

2025 Street and Utility Improvement Project
New Prague, Minnesota

SEH No. NEWPR 179117

August 19, 2024

I hereby certify that this 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



Chris Knutson, PE

Date: August 19, 2024

License No.: 49534

Reviewed By: Lee Istvanovich

Date: August 19, 2024

Short Elliott Hendrickson Inc.
11 Civic Center Plaza, Suite 200
Mankato, MN 56001-7710
507.388.1989



Executive Summary

Background

The neighborhood generally located between east of Columbus Avenue N, west of Greenway Park, north of Main Street, and south of Fourth Street NE, was first identified in the 2009 Capital Improvements Plan. This area was further studied in 2022 and the improvements were split into 3 different projects with tentative 2023, 2024, and 2025 construction years identified.

On May 6, 2024, the City Council authorized SEH to prepare this Feasibility Report for the 2025 Street and Utility Improvement Project as identified in the previous report. This includes:

- Lincoln Avenue N from Main Street to Fifth St NE
- Pershing Avenue N from Main Street to Fifth Street NE
- First Street NE from Columbus Avenue N to Pershing Avenue N
- Second Street NE from Columbus Avenue N To Lyndale Avenue N (Sidewalk Only)

Changes to the 2022 study were identified after the report and include:

- Lincoln Avenue N from Fourth Street NE to Fifth Street NE
- Pershing Avenue N from Fourth Street NE to Fifth Street NE
- Alleys between Columbus Avenue N and Lincoln Avenue N, north of Main Street E

Project Scope

The Project typically includes full removal and reconstruction of sanitary sewer main and services, water main and services, storm sewer, street pavement and base, concrete sidewalk, and other associated restoration within the project area.

Cost and Funding

Detailed cost estimates are included in Appendix A. The costs estimate below includes budget amounts for construction, contingency (10 percent of construction), and project related costs. The project related costs include engineering, legal, fiscal, testing, and administrative costs.

Estimated Projects Costs		Project Funding	
Improvements	Project Costs	Funding Source	Funding
Street Improvements	\$3,799,000	Storm Water Utility Fund	\$486,000
Storm Water Improvements	\$772,000	Sanitary Sewer Utility Fund	\$536,500
Sanitary Sewer Improvements	\$798,000	Water Utility Fund	\$776,895
Water Main Improvements	\$1,073,000	Assessments	\$1,580,865
Lighting	\$20,000	Municipal State Aid	\$1,755,000
Active Transportation	\$216,000	Active Transportation Grant	\$172,500
		General Levy	\$1,370,240
Total Estimated Project Cost	\$6,678,000	Total Estimated Funding	\$6,678,000

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Feasibility Report

2025 Street and Utility Improvement Project

Prepared for City of New Prague, Minnesota

1 Introduction/Background

In 2022, the neighborhood generally located between Columbus Avenue N and Greenway Park, north of Main Street E, and south of Fourth Street NE was reviewed for improvements to occur in three phases spread amongst the 2023, 2024, and 2025 construction seasons. This was an update to the 2009 Capital Improvements Plan that had reconstruction projects for the City of New Prague. The first phase of these projects was completed this year and the second is nearing substantial completion this fall. This Feasibility Report includes the third and final phase of construction within this neighborhood.

On May 6, 2024, the City Council authorized SEH to prepare this Feasibility Report for the third phase of projects identified as the 2025 Street and Utility Improvement Project. The project area was further expanded by resolution at the July 15, 2024, council meeting. The total area includes:

- Lincoln Avenue N from Main Street to Fifth St NE
- Pershing Avenue N from Main Street to Fifth Street NE
- First Street NE from Columbus Avenue N to Pershing Avenue N
- Second Street NE from Columbus Avenue N To Lyndale Avenue N (Sidewalk Only)

Changes from the 2022 study were identified after a field review in the spring of 2024 and include:

- Lincoln Avenue N from Fourth Street NE to Fifth Street NE
 - Sanitary sewer and water main requires replacement
- Pershing Avenue N from Fourth Street NE to Fifth Street NE
 - Sanitary sewer and water main requires replacement
- Alleys between Columbus Avenue N and Lincoln Avenue N, north of Main Street E
 - Pavement and drainage improvements required.

Improvements to Second Street NE primarily include the construction of sidewalk on the north side of the street to complete a sidewalk network installed with 2022, 2023, and 2024 projects. A mill and overlay of this street was considered, but determined as not necessary and better to be delayed for a future date to be determined.

A neighborhood meeting was held on August 7, 2024, for property owners to familiarize themselves with the proposed improvements. Several meetings have been held with City staff to review field conditions and discuss project improvements. A change made to the Project after the neighborhood meeting includes the construction of sidewalk on the south side of Fifth Street NE

on the south side of the street to complete a connection between existing and proposed sidewalks.

2 Project Recommendations

See Figures 1-6 at the end of the report.

2.1 Sanitary Sewer

The sanitary sewer system within the project area is located on First Street NE, Lincoln Avenue N, and Pershing Avenue N. Most of the sanitary sewer mains and services are vitrified clay pipe and most manholes are of either block or brick construction. The 2001 Street and Utility project along Second Street NE replaced the manhole structures at the intersecting streets within Pershing Avenue N and Lincoln Avenue N along with stubbed new pipe out of the intersection. There is a force main and gravity sewer in the alley between Lincoln Avenue N and Pershing Avenue N that is primarily redundant as the lift station upstream was removed. The 2020 Main Street Project also replaced the sanitary sewer main on Main Street with polyvinyl chloride (PVC) pipe which will be connected to as part of this project on the south ends of Lincoln Avenue N and Pershing Avenue N. The 2010 Street and Utility Project replaced the manhole and sewer main with PVC at the intersection of Fifth Street NE and Pershing Avenue N; a connection can be made at this manhole as part of this project with the structure being left in place. The 2022 Street and Utility Project on Columbus Avenue N left a short section of PVC sanitary sewer main on First Street N that can be connected to as part of this project for the replacement of sewer main on First Street N.

The sanitary sewer on the north side of Lincoln Avenue N and Pershing Avenue N currently flows south toward Main Street E. It then flows west on Main Street E toward trunk sanitary sewer located near Phillips Creek and then north toward the wastewater treatment facility. It is proposed that a portion of each of these two sanitary sewer mains be redirected to the north to sanitary sewer on Fifth Street NE. This redirection was recommended in previous comprehensive planning and will reduce the distance this sewage flows before treatment.

All clay pipes and structures constructed of brick or block are proposed for removal and replacement with this project. New precast sanitary manholes and PVC pipes will be constructed with this project along with new sanitary service pipes also made of PVC installed to the City right-of-way.

Based on experiences with the 2023 and 2024 project, it is expected that most services are aged and constructed from obsolete materials such as clay or Orangeburg. It is outside the scope of the proposed project, but we suggest that property owners consider replacing their sanitary services between their homes and right-of-way as these materials are susceptible to failure. These service lines are also major contributors to clear water in the sanitary sewer system.

2.2 Water Distribution System

The existing water main piping within the project area is generally located alongside the sanitary sewer mains at locations as noted above. These pipes are expected to be either ductile iron or cast iron pipe and have surpassed their useful lives, as with the associated valves and hydrants. Most of these water mains are of similar age to the sanitary sewer mains (70 to 80 years). These

mains have experienced multiple breaks over the past. There is no water main on First Street NE west of Lincoln Avenue N and homes are instead served by long water services to adjacent streets. Most water services are copper, though there are some known lead water services. Lead water service replacement outside of the right-of-way is not proposed as part of this project but is expected to occur soon after as part of a separate project. The lead piping within the right-of-way will be removed.

All water mains within the project area are proposed to be removed and replaced with 8-inch PVC water main with new valves and hydrants. A smaller 6-inch PVC water main may be considered at First Street NE due to the lower number of users. Water services are recommended for replacement within the right of way with new 1-inch polyethylene (PE) pipe and a new shutoff. The water main constructed on previous projects was setup for these improvements including adjustments to the alignment to maintain the required 10-foot separation to storm sewer and sanitary sewer.

2.3 Storm Sewer

Storm sewer within the project area is generally proposed to be replaced in the same location as it is today. Existing pipes are a mixture of PVC, concrete, and clay materials with inlets mostly located at intersections. Initial televising has revealed existing cross-connections that dictate replacement storm piping be installed at a same or similar depth along Lincoln Avenue N. In general, the existing storm sewer drains to one of two trunk storm sewers. One located on Second Street NE and another that drains toward Main Street E. Both of these storm sewer systems ultimately drain toward outlets at Phillips Creek, though at different locations.

Changes to the storm sewer system will primarily include new catch basins, manholes, and pipes to replace the old infrastructure. Additional catch basins will be located around the exterior of curb radii and outside of pedestrian sidewalk ramps. The intersection of Fourth Street NE and Lincoln Avenue N has been noted to be prone to flooding which is thought to be due to a segment of undersized pipe; this project will include appropriately sized pipe. It should be noted that even with a larger pipe this storm sewer segment will still discharge to the existing 36-inch storm sewer main along Second Street NE; a larger pipe will improve drainage at the intersection of Fourth Street NE and Lincoln Avenue N, but there may be limitations when the downstream pipe is surcharging during large storm events.

Some storm sewer rerouting is proposed to provide efficiency. This includes the re-routing storm sewer from the Lincoln Avenue N-First Street NE intersection to flow north on Lincoln Avenue N instead of east on First Street NE. This will reduce the flow length of this watershed by 4 blocks. This redirection will not be implemented until it is confirmed there are not cross connections on First Street NE. The cost is expected to be similar regardless of flow direction.

Storm sewer on Pershing Avenue N will require a design meeting MnDOT State Aid requirement. The design will be reviewed as part of the MnDOT review submittal and includes both spacing of inlets and sizing of pipes. A spread design (water width within roadway at gutter) will be required after the street design is complete and may dictate that additional inlets will be needed.

The alleyway between Columbus Avenue N and Lincoln Avenue N currently has a few area storm inlets and a tile system that accepts roof drainage from adjacent commercial buildings. There is currently no concrete curb and gutter in this area. As part of the resurfacing of the alleyway, it is proposed that additional inlets be installed and tied to the existing tile system in conjunction with the installation of concrete curb and gutter on the south edge of the alley. These

improvements will prolong the expected lifespan of the bituminous surface and help manage any storm runoff into surrounding properties from this large impervious area.

Several sump basins were found during a field review of the project area. It is expected that drain tile will be found though many of the streets. This existing drain tile will be removed and replaced with the street section with new sump pump connections provided for all residential properties.

As with the 2024 project, it is proposed to construct polypropylene storm sewer pipe with the proposed project. This pipe material provides a cost savings to the City over reinforced concrete pipe with similar performance.

2.4 Roadway

Most streets within the project area are proposed for full reconstruction. Borings are currently being obtained but are expected to be similar to the adjacent neighborhoods with 4 to 5 inches of bituminous surfacing and a nominal amount of aggregate below. As the old roadway is removed, it will be replaced with new section including drain tile, fabric, select granular base (sand), aggregate base, concrete curb and gutter, bituminous surfacing, and general restoration. This restoration includes the reconstruction of driveways and turf within the City right-of-way. All driveways are proposed to get a minimum of a 5-foot-wide concrete apron with the remaining driveway restoration, likely between 5 feet and 10 feet, to be replaced with existing materials (aggregate, concrete, or bituminous). Where sidewalk crosses existing non-concrete driveways, the new concrete will extend through the sidewalk. The existing aggregate and bituminous surface on the existing streets can likely be reclaimed for use in the new street section.

Though within the project area, Second Street NE is not proposed for any pavement improvements except for patching at the crossings of Lincoln Avenue N and Pershing Avenue N. A mill and overlay of the street may be required in the next few years.

Proposed street widths are shown in the table below. Street widths intersecting with Main Street were stubbed at these widths to accommodate the proposed narrowing. Street widths proposed for Pershing Avenue N (two 11 foot driving lanes and two 8 foot parking lanes, 38 feet total) is based on State Aid requirements. First Street NE is proposed to be slightly narrower and shifted 2 feet north to accommodate sidewalk on the south side of the street.

Table 1 – Street Widths

Improvements	Proposed Street Width	Existing Street Width
Lincoln Avenue N	34' F-F	40' F-F
Pershing Avenue N	38' F-F	40' F-F
1st Street NE	32' F-F	34.5' F-F
Streets widths as noted are measured at the face of curb to face of curb (F-F)		

2.5 Driveways

All driveways within the project area are proposed for replacement within the right-of-way. With many streets being narrowed, those affected driveways will also be extended toward the narrower street. Every driveway will be reconstructed with a minimum 5 foot wide concrete apron matching the width of their existing driveway, with materials matching the existing condition

behind the apron (gravel, concrete, bituminous). Where sidewalk is constructed through a driveway, the sidewalk will be constructed as concrete driveway pavement to manage the additional weight of vehicles.

2.6 Alleys

Alleys will be relied upon by most residents for access to their homes during construction. Phasing of the project will be provided to maintain access to homes through either alleys or streets whenever possible. It is likely that some additional maintenance to these alleys will be required before, during, and after construction due to this additional traffic. Most residents will have this secondary alley access to their homes except for those on Lincoln Avenue N between First Street NE and Fourth Street NE. Most alleys will be unimproved except for the concrete aprons at access points.

The alleys located east of Columbus Avenue N and north of Main Street E are proposed for reconstruction with the project. These alleys provide access to residential properties, a private parking lot, commercial properties, and a New Prague Utilities storage building. It is proposed to reconstruct the alley pavement section, add concrete gutter along the south edge of the alley, and replace storm sewer that drains toward Lincoln Avenue N. The pavement around the New Prague Utilities building will be replaced more extensively as it is in poor condition. The concrete gutter proposed with the project will improve drainage within the alley.

2.7 Parking

Parking on the streets is not expected to be impacted by the project. Though the streets are generally proposed for narrowing, all properties within the project area have off-street parking on driveways in addition to the parking that will be retained on-street.

Access to the private parking lot located on the alley near Columbus Avenue N may be temporarily affected by construction activities. The parking lot located at Second Street NE at Columbus Avenue N will be temporarily affected by the sidewalk and driveway construction and will likely lose some parking area that is located within the City right-of-way.

2.8 Sidewalks

The project is proposed to have a sidewalk on at least one side of each street as a typical installation. The chosen side of the street is based on available right of way, conflicts with trees, existing boulevard and driveway grades, and continuity with existing and future sidewalk systems around the project area. A field review was completed by City staff and SEH engineers to determine the appropriate location for proposed sidewalks. Most sidewalks will have a boulevard, though it may be necessary to construct the sidewalk directly behind the curb on portions of First Street NE, Second Street NE, and Lincoln Avenue N due to the proximity of adjacent buildings or steep grades. This will be determined during final design.

In addition to the reconstructed streets, it is also proposed to construct sidewalk on Second Street NE between Columbus Avenue N and Lyndale Avenue N. The purpose of the sidewalk only improvements is to complete sidewalk gaps that would otherwise remain in-place until a more comprehensive improvement was completed. This sidewalk replacement will also require partial reconstruction of driveways to ensure that slope requirements are met as the road and curb elevation will be fixed to their existing condition.

2.9 Active Transportation Improvements

The City of New Prague was successful in their application to the Active Transportation grant program as administered by MnDOT. To reduce project costs affiliated with bidding and construction contracts, it is proposed to complete this improvement as part of the 2025 Street and Utility Improvement Project. This improvement includes the construction of sidewalk on the east side of 12th Avenue N between Tikalsky Street E and 9th Street NE along with a spur connection to the park pavilion at Settler's Park. This sidewalk will connect multiple other sidewalk systems within this neighborhood.

2.10 Private Utilities

Utility poles within the project area, owned by New Prague Utilities, are expected to be removed ahead of the project and the above ground utilities (power, telephone, cable) buried. As with other street and utility projects within the City it is expected that dual gas mains will be installed by CenterPoint Energy as well. Gas main relocates are expected to be the primary utility relocate that could affect the construction schedule. The gas utility has been contacted for potential full or partial relocation in Fall 2024 to minimize schedule interruptions.

Private utility meetings will be held with utilities to determine the full impact of the project and the required relocations or adjustments to the project that may be required. As this project is the second of three phases of street and utility reconstruction projects in this area, private utilities have been provided notice of the potential project.

2.11 Streetlights

As most streetlights are located on power poles that are proposed for removal by New Prague Utilities, it is likely that new lighting fixtures and poles will be required. Coordination with the Utility will be necessary during design and construction of the proposed projects. A material cost for these streetlights is included in the project cost estimates. Work would be completed by New Prague Utilities.

2.12 Trees

Tree impact will vary throughout the area as sidewalk will be the determining factor for required removals. As the streets will typically be narrower than their current condition, it is expected that trees on the non-sidewalk side of the street will only require removal if they are impacted by sanitary sewer or water service connections. Trees on the sidewalk side of the street are more likely to require removal as they would interfere with installation of the new sidewalk. Replacement of trees is not currently proposed with the project. Tree removal is expected to be completed by City forces.

2.13 Rights-of-Way/Easements

The project improvements are proposed to be completed within the existing right-of-way. Temporary right-of-way or right-of-entry agreements may allow better grading of boulevards and flatter driveways, especially where there is sidewalk proposed. Two areas have been identified for potential temporary easements:

- Second Street NE has narrow right-of-way on the north side where sidewalk is proposed. This may push the sidewalk to directly behind the curb through much of this street. The street pavement widens west of Lincoln Avenue N and accounts for the narrower right-of-

way when compared to other parts of Second Street NE to the east on this project and previous projects.

- The alley improvements are proposed to be within the right-of-way. The existing alley pavement is not fully within the right-of-way and it is expected that easements, temporary or permanent, may be needed to complete the improvements and restoration.

3 Required Permits and Approvals

The following permits are anticipated to be needed:

- Minnesota Department of Health (MDH) (Water Main Improvements)
- Minnesota Pollution Control Agency (MPCA) (NPDES General Stormwater Permit)
- MnDOT Right of Way Permit (Traffic Control Signing on Highway)

The projects will also require review and approval by MnDOT for use of State Aid funds for both Municipal State Aid (Pershing Avenue N) and Active Transportation (sidewalk on 12th Avenue SE).

4 Cost Estimates and Project Financing

The costs quoted herein are estimates only. The actual cost of the work would be determined through the public bidding process and a reconciliation of all project related costs. Detailed cost estimates are included in Appendix A. The cost estimates include budget amounts for construction cost, project related costs (20% of construction), and contingency costs (10% of construction).

Construction costs as shown within this report are based on the average bid received on the 2024 Street Project plus inflation. For reference, the average bid was approximately 15% higher than the lowest bid on this project. Combined with the 10% contingency, the project costs below are expected to be conservative.

The Estimated Construction Costs are shown in the tables below.

Table 2 – Estimated Project Costs

Improvements	Construction Costs	Project Costs
Street Improvements - Participating	\$1,130,000	\$1,469,000
Street Improvements - Non-Participating	\$1,791,000	\$2,330,000
Storm Water Improvements - Participating	\$220,000	\$286,000
Storm Water Improvements - Non-Participating	\$373,000	\$486,000
Sanitary Sewer Improvements	\$613,000	\$798,000
Water Main Improvements	\$825,000	\$1,073,000
Sidewalk – Active Transportation	\$173,000	\$216,000
Street Lighting	\$15,000	\$20,000
Total Estimated Construction Cost	\$5,140,000	\$6,678,000
Notes: Project Costs include 20% Project Related Costs and 10% Contingency Costs		

Table 3 – Overall Estimated Project Funding

Funding Source	Funding	Percent of Project
Storm Water Utility Fund	\$486,000	7.3%
Sanitary Sewer Utility Fund	\$536,500	8.0%
Water Utility Fund	\$776,895	11.6%
Assessments	\$1,580,865	23.7%
Municipal State Aid	\$1,755,000	26.4%
Active Transportation Grant	\$172,500	2.5%
General Levy	\$1,370,240	20.5%
Total Estimated Construction Cost	\$6,678,000	100.0%

As part of the project, the City will be required to assess 20% of the bonded cost. As noted above, assessments are estimated at 23.7% of the overall project costs. Note that the Water Utility Funding includes approximately \$80,000 of costs related to parking lot reconstruction completed with the alley improvements.

An advance of Municipal State Aid Funds may be required to proceed with the project as shown on the current schedule. This advance request would need to be made this fall to State Aid.

5 Proposed Assessments

Assessments for the project to benefitting properties will be based on the City of New Prague's Assessment Policy for Street and Utility Improvements. Benefitting properties are assessed based on the improvements provided with the project and the type of property. For the proposed reconstruction area of the project, most properties are single family residential homes. Townhomes on the project are to be assessed for 1/2 of a residential unit with no corner credits provided, based on where the property has egress. Commercial/Industrial properties are assessed per foot of frontage.

Alley improvements have historically only been assessed to commercial/industrial properties only and not to residential. It is proposed to continue this policy on this project.

Table 4 – Proposed Assessment Units

Assessment Item	Unit
Residential Water Service	1 each (per installed)
Sanitary Sewer Service	1 each (per installed)
Residential Reconstructed Street	Per unit
Commercial/Industrial Reconstructed Street	Assessed per foot of frontage
Residential Reconstructed Alley	Not Assessed
Commercial/Industrial Alley	Assessed per foot of frontage

5.1 Assessment Rates

The proposed rates are shown below. Assessment rates were increased in the 2022 project from previous project and that rate has been held for the 2023 and 2024 projects. A 5% increase from

the previous rate is assumed for the 2025 project based on the unknown final pricing for the project. Bids received on the past two projects have been favorable and not required increases proposed in their respective feasibility studies. Council may choose to lower the final assessment rate for the project after bids are opened.

Table 5 – Proposed Assessment Rates

Funding Source	2022-2024 Rates	Proposed 2025 Rates	Proposed Total Units	Proposed Total Assessment
Residential Water Service	\$3,350 each	\$3,515 each	107	\$376,105.00
Sanitary Sewer Service	\$2,490 each	\$2,615 each	107	\$261,500.00
Residential Reconstructed Street	\$9,190 per unit	\$9,650 per unit	92	\$887,800
Commercial/Industrial Reconstructed Street	\$159.30 per foot	\$167.27 per foot	183.3 feet	\$30,660.59
Residential Alley	N/A	\$0 each	N/A	\$0
Commercial/Industrial Alley	N/A	\$31 per foot	800	\$24,800.00

Notes:

1. Commercial reconstructed street rate determined by dividing the residential rate by 75, then multiplying by 1.3. ($\$9,650 / 75 \times 1.3 = \167.27 per foot).
2. Commercial alley assessment rate determined by dividing the most recent alley assessment rate with inflationary increase (\$2,300) by 75, then rounding up ($\$2,300 / 75 = \30.67 per foot rounded to \$31.00 per foot.)
3. No commercial water services have been identified on the 2025 project.
4. Residential properties are determined to be 1 unit (typical). Corner properties are determined to be 1/2 unit per side. Assessments are based only on sides to be improved with the project.
5. Residential townhome properties are determined to be 0.5 unit (typical).
6. Commercial corner properties include a 37.5 foot corner credit. This credit is not applied to allies.
7. No Alley improvements were completed in the 2022-24 projects.

6 Proposed Schedule

The proposed schedule is as follows.

Table 6 – Proposed Schedule

Task	Date
Council Orders Preparation of a Feasibility Study*	May 6, 2024*
Conduct Neighborhood Meeting	August 7, 2024*
Present Feasibility Report; Council Calls for Hearing on Improvement*	August 19, 2024*
Publish Notice of Hearing on Improvement	August 22 and August 29 (Submit to paper and mail to property owners Tuesday, August 20, 2024)

Task	Date
Public Hearing; Council Authorizes Preparation of Plans and Specifications*	September 3, 2024*
Final Design/Construction & Bidding Documents	September 2024–January 2025
MnDOT State Aid Submittal #1 (Active Transportation)	Mid-December 2024
MnDOT State Aid Submittal #2 (Final Bidding)	January 6, 2025
Present Final Plans and Specifications; Council Authorizes Advertisement for Bids*	January 13, 2025*
Advertise for Bids	Advertise on QuestCDN January 30–February 21, 2025 Paper: Thursday, January 30, 2025. (Submit to paper January 27, 2025)
Bid Opening	Friday, February 21, 2025
Council Receives Bids and Considers Award of Bid*	March 3, 2025*
Construction	April–October 2025
Council Declares Cost to be Assessed, Orders Preparation of Assessment Roll, and Calls for Hearing on Proposed Assessments*	September 16, 2025*
Publish Notice of Hearing on Proposed Assessments	October 2, 2025 (Submit to paper and mail to property owners Monday, September 29, 2025)
Council Holds Assessment Hearing and Adopts Assessments *	October 20, 2025*
Assessments Due	November 19, 2025 (30 days from Resolution Adopting Assessments)
Assessments Levied to County	December 1, 2025

*Milestones where City Council Actions/Resolutions are required.

7 Summary and Recommendations

From the results of the feasibility study and preliminary investigations, it can be concluded that:

1. The project is feasible as it relates to general engineering principles, practices, and construction procedures as it has been presented in this report.
2. The project is necessary to maintain the City's infrastructure.
3. The project is cost-effective when all related costs are considered - public and private.

We recommend the following:

1. Accept this feasibility report and order a public hearing to be held as soon as possible.
2. After holding the public hearing, the City Council should consider ordering the improvement and authorizing the preparation of plans and specifications.

3. The cost of the improvements will be recovered through assessments to the benefitted properties and through various City contributions.
4. The City of New Prague City Council should consider and approve the proposed assessment rates as presented in this report.

8 Standard of Care

The conclusions and recommendations contained in this report were arrived at in accordance with generally accepted professional engineering practice at this time and location. Other than this, no warranty is implied or intended.

jb

Figures

Figure 1 – Project Location

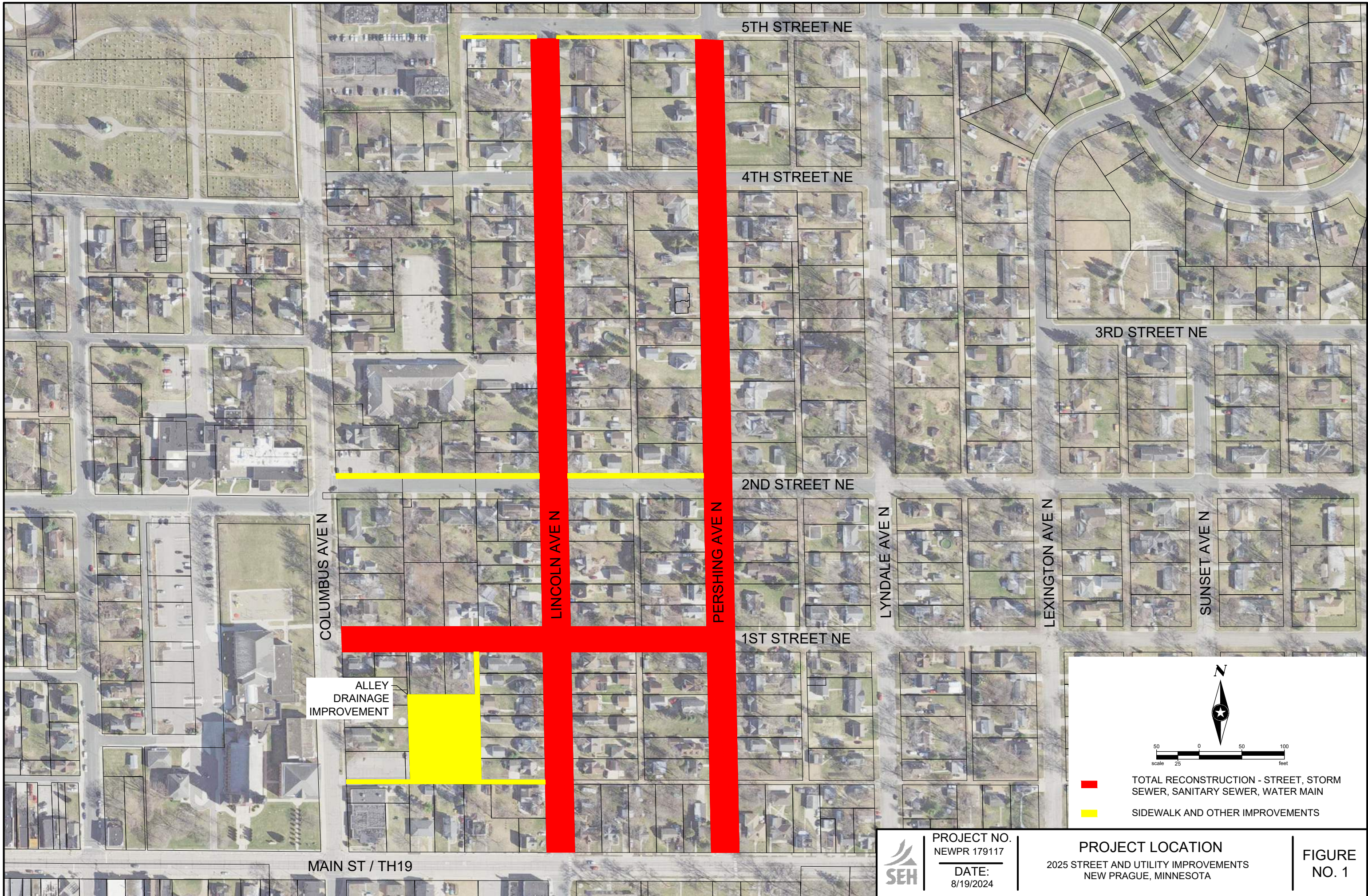
Figure 2 – Typical Sections

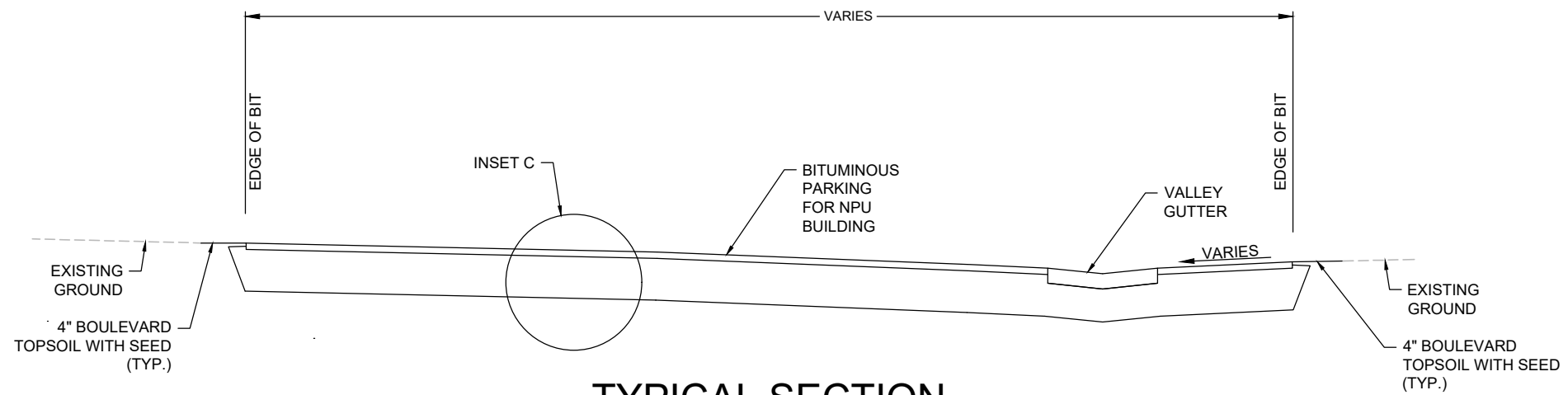
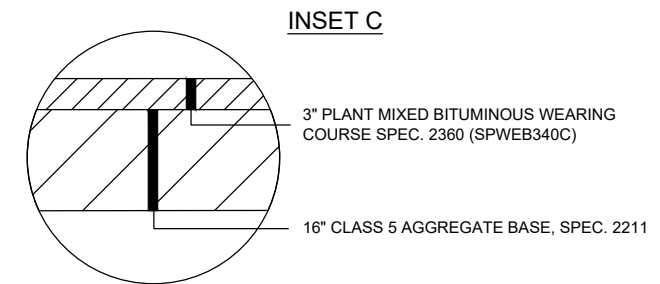
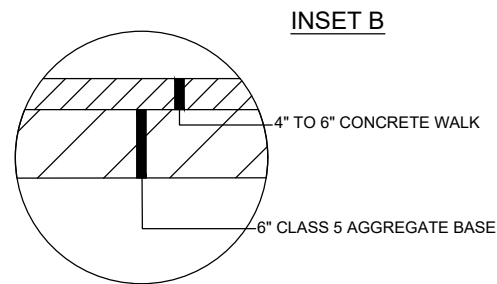
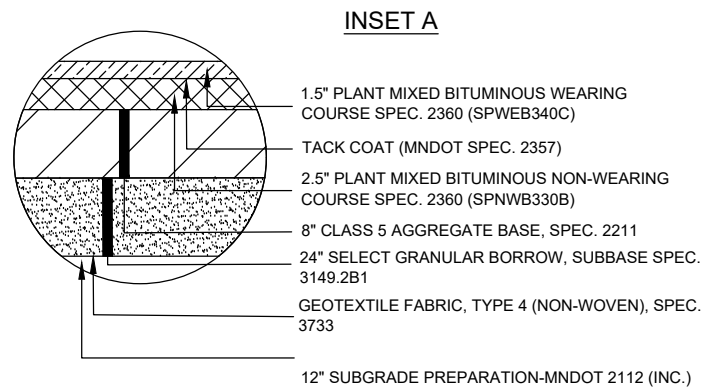
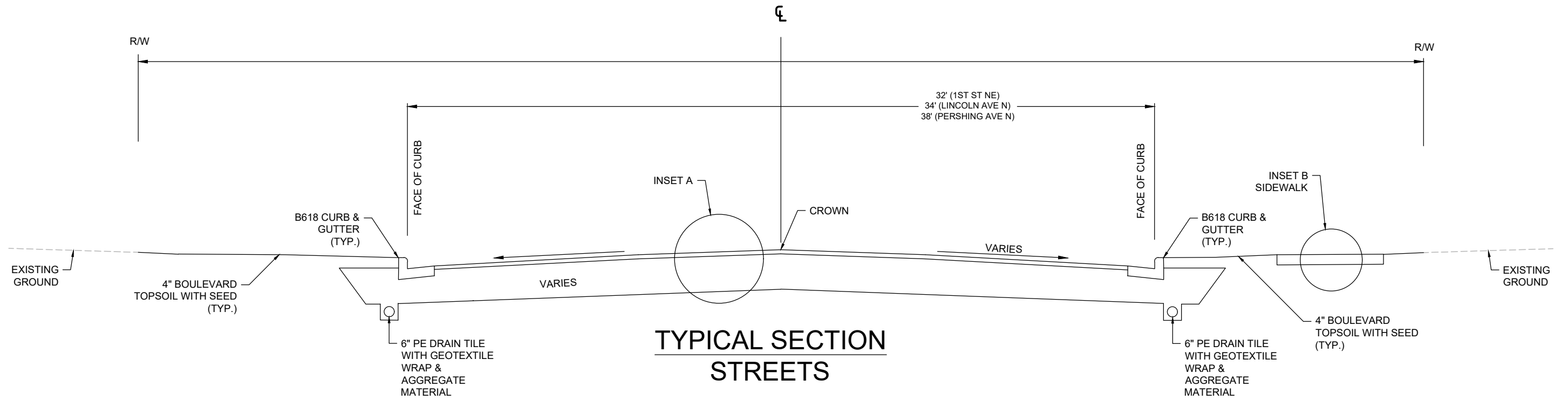
Figure 3 – Project Area Map - Main Street to Second Street NE

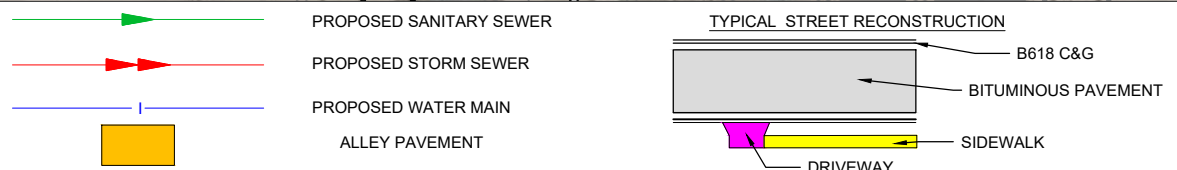
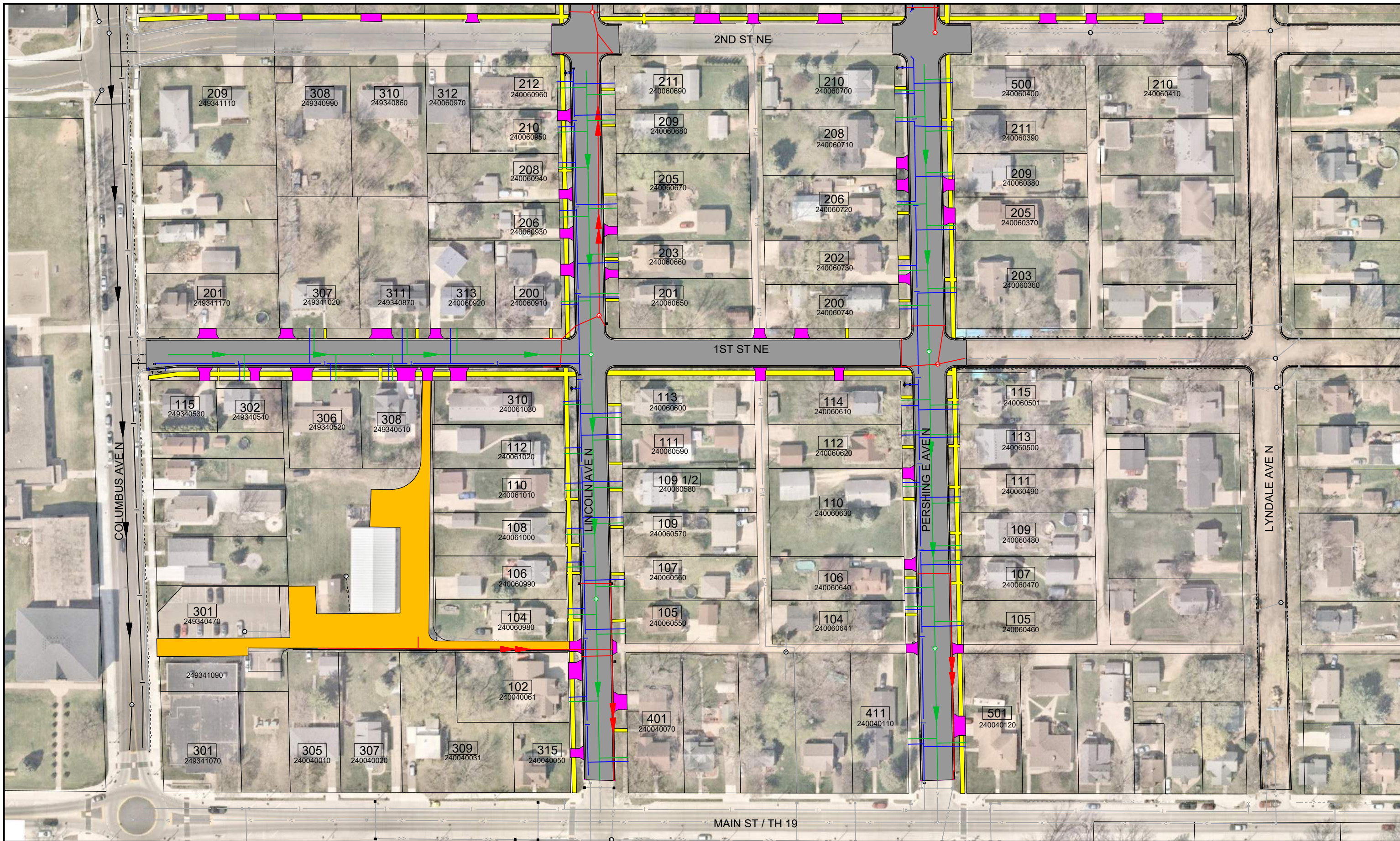
Figure 4 – Project Area Map - Second Street NE to Fourth Street NE

Figure 5 – Project Area Map - Fourth Street NE to Fifth Street NE

Figure 6 – 12th Avenue SE Sidewalk









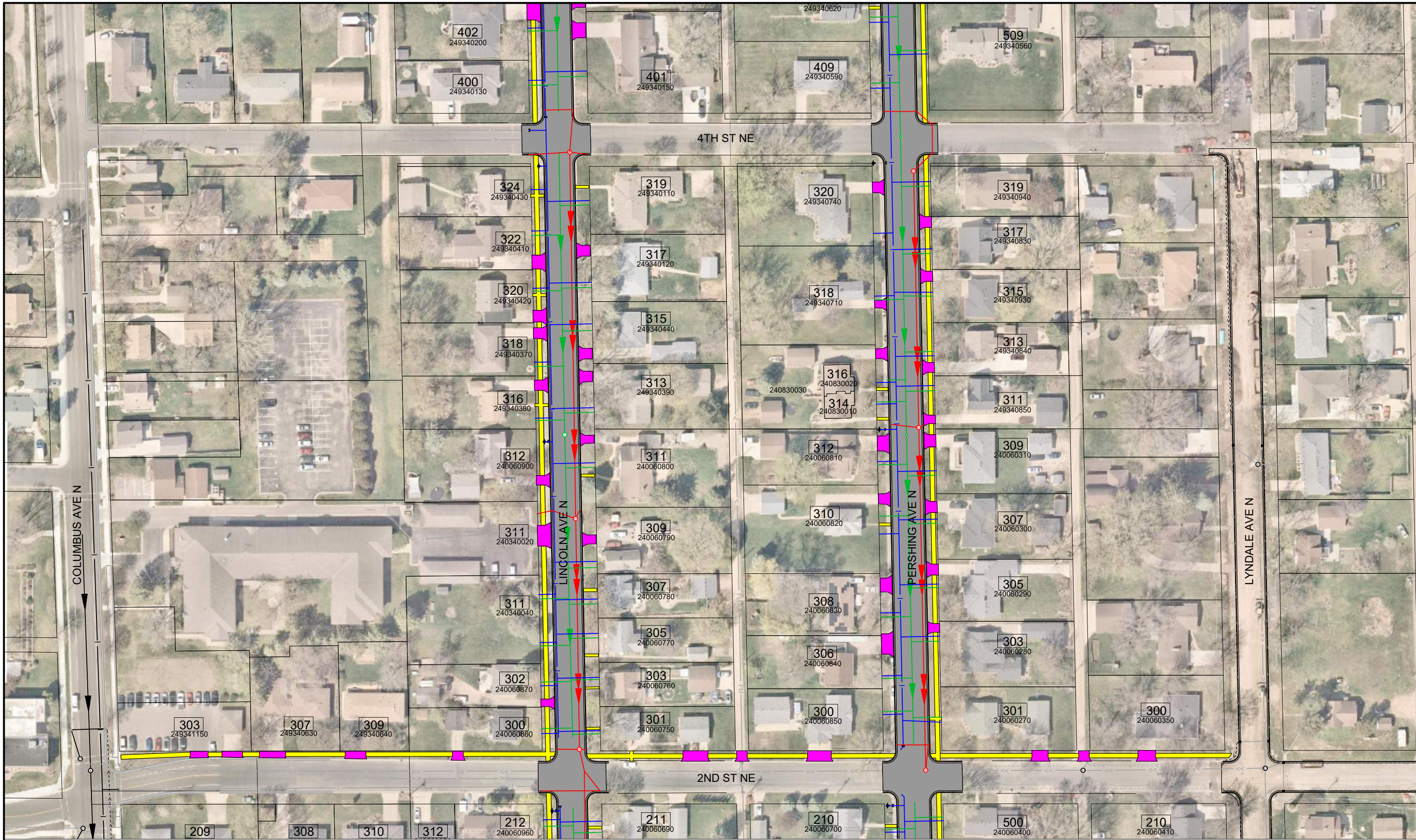
PROJECT NO.
NEWPR 179117

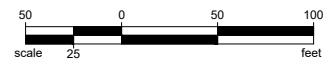

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8/19/2024


PROJECT AREA MAP


2025 STREET AND UTILITY IMPROVEMENTS
NEW PRAGUE, MINNESOTA


FIGURE
NO. 3






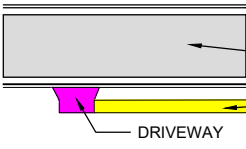

PROPOSED SANITARY SEWER



PROPOSED STORM SEWER


PROPOSED WATER MAIN


ALLEY PAVEMENT

TYPICAL STREET RECONSTRUCTION



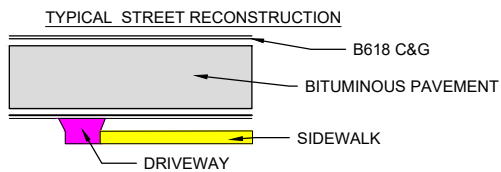
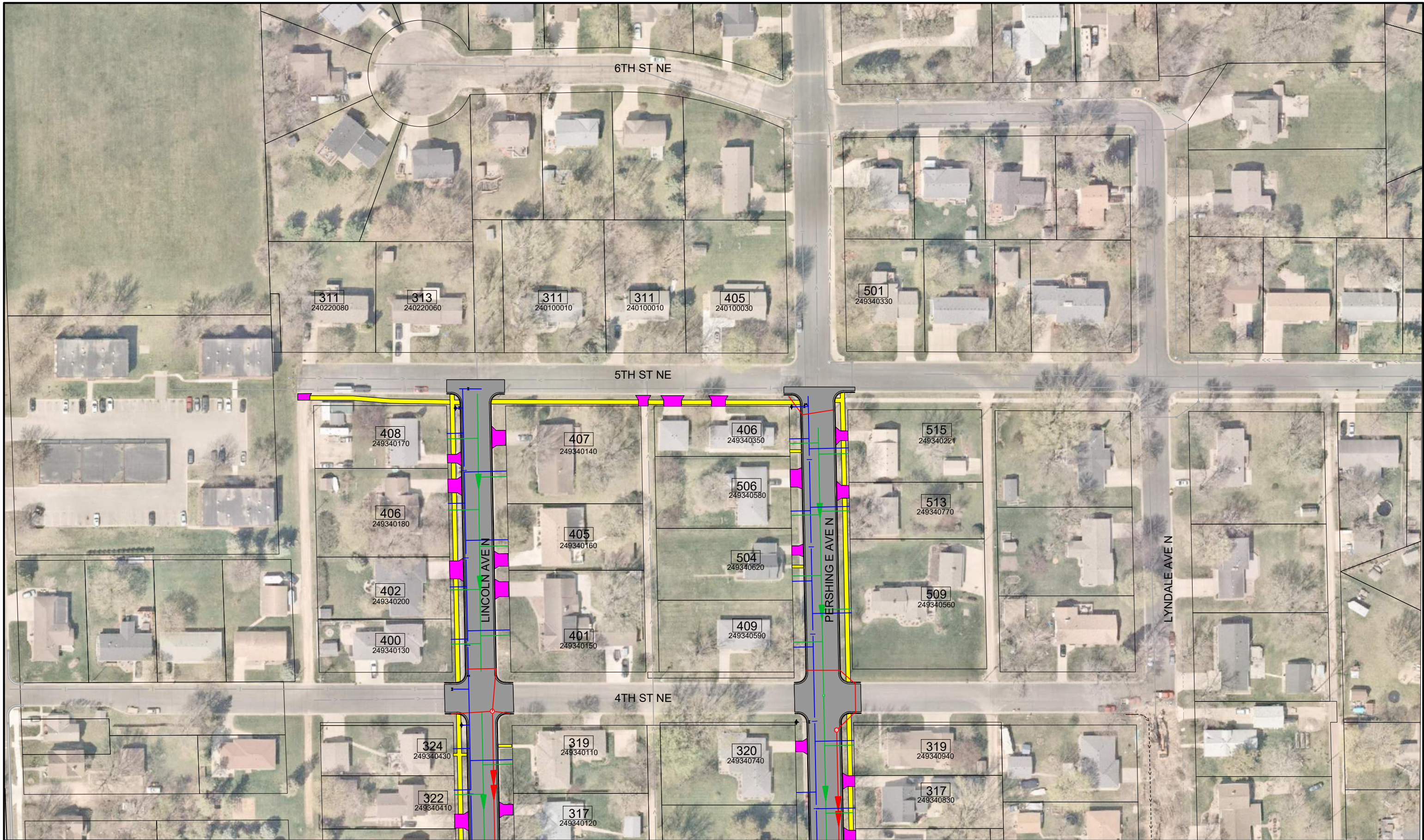
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PROJECT AREA MAP

2025 STREET AND UTILITY IMPROVEMENTS
NEW PRAGUE, MINNESOTA

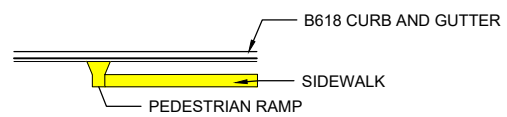
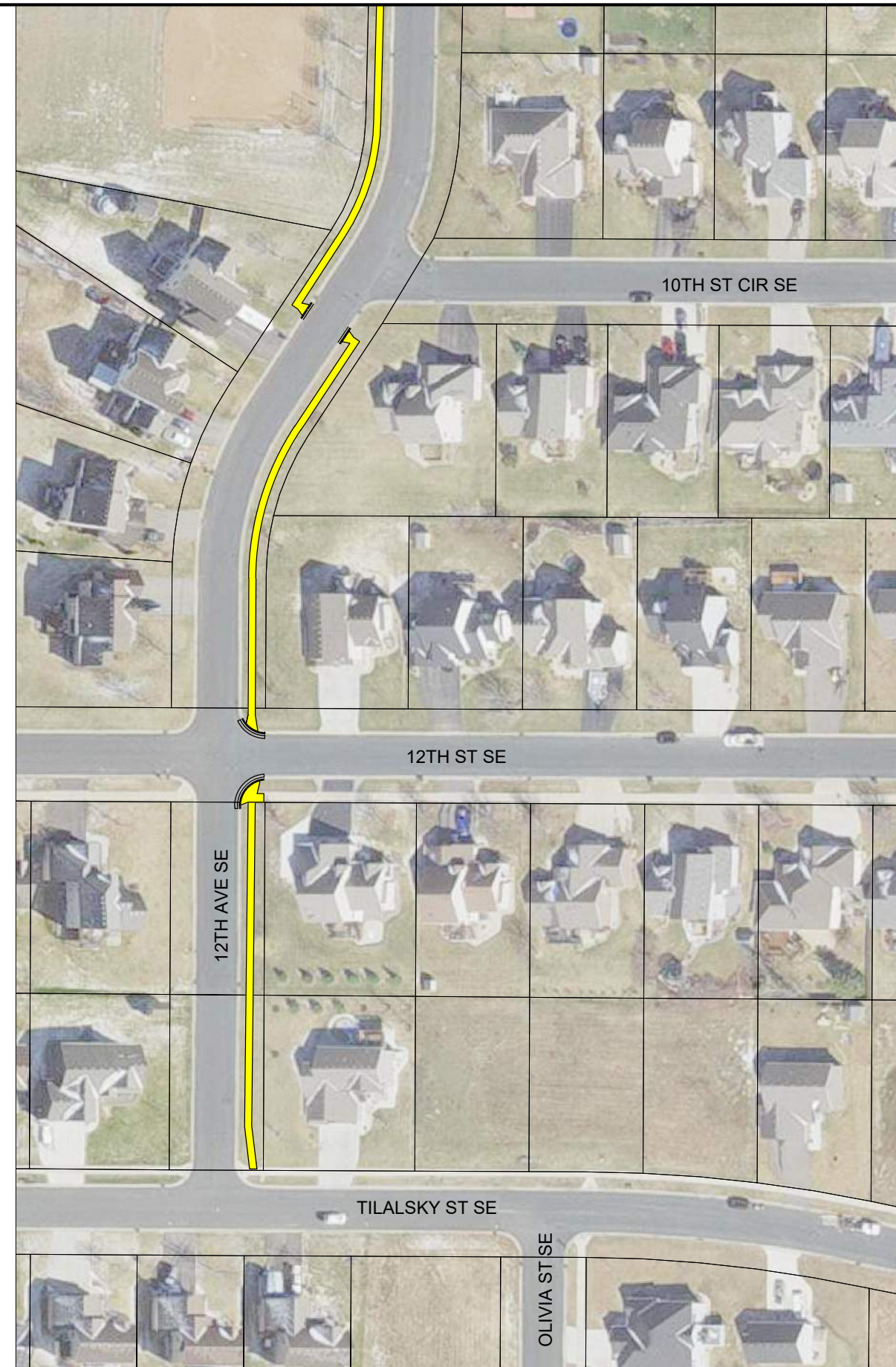
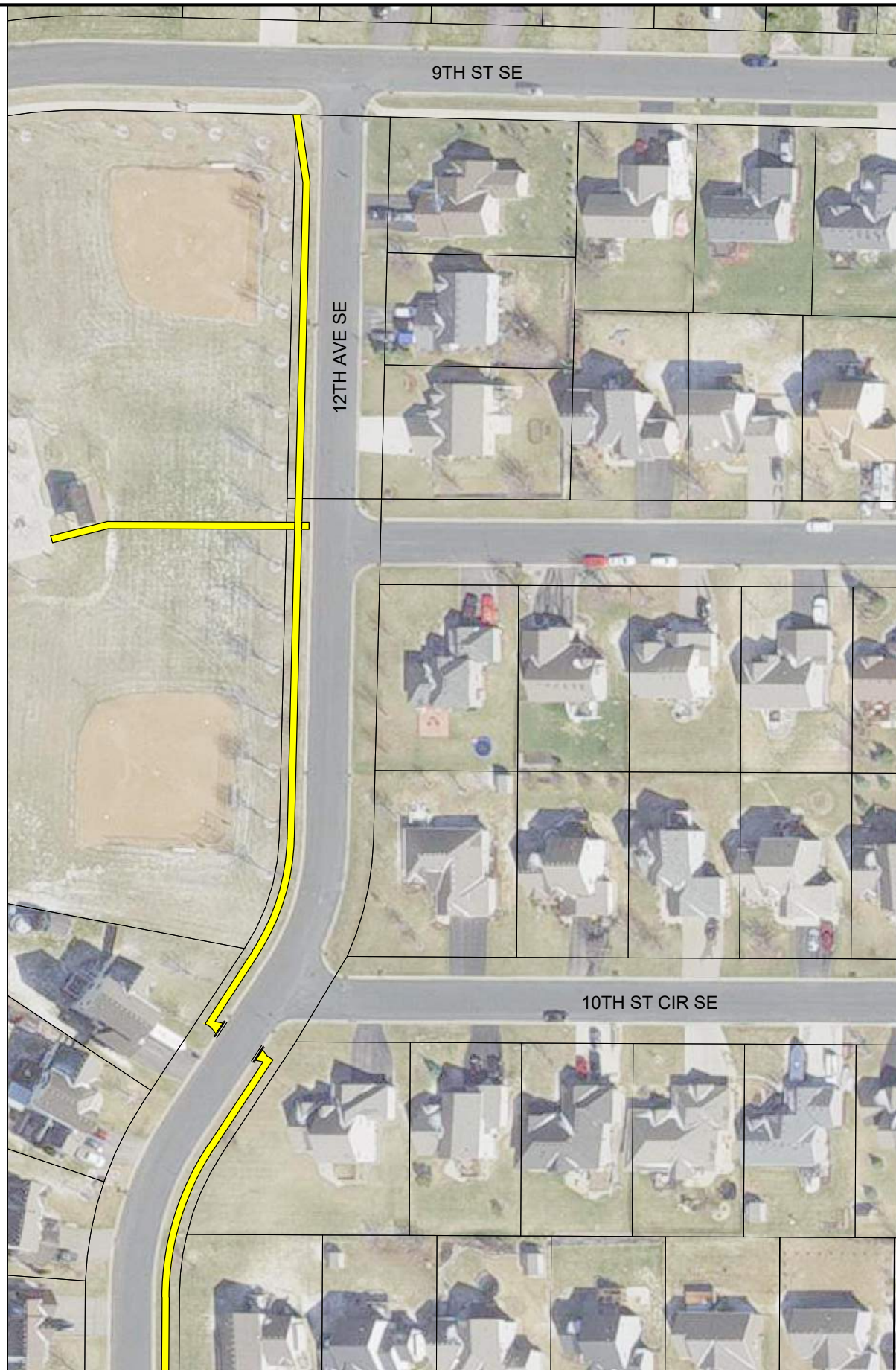
FIGURE
NO. 4



PROJECT NO.
NEWPR 179117
DATE:
8/19/2024

PROJECT AREA MAP
2025 STREET AND UTILITY IMPROVEMENTS
NEW PRAGUE, MINNESOTA

FIGURE
NO. 5



	PROJECT NO.	12TH AVENUE SE SIDEWALK 2025 STREET AND UTILITY IMPROVEMENTS NEW PRAGUE, MINNESOTA	FIGURE NO. 6
	NEWPR 179117		
	DATE:		
	8/19/2024		

Appendix A

Cost Estimate

2025 Street and Utility Improvement Project				TOTAL		LOCAL		STATE AID	
New Prague, Minnesota									
Feasibility Cost Estimate									
Item No.	Item	Unit	Unit Price	Est. Quantity	Total Price	Est. Quantity	Total Price	Est. Quantity	Total Price
Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe									
2021.501	MOBILIZATION	LUMP SUM	\$ 180,000.00	1.0	\$ 180,000	0.7	\$ 126,000	0.3	\$ 54,000
2104.503	REMOVE CURB & GUTTER	LIN FT	\$ 3.50	9,340.0	\$ 32,690	5,500.0	\$ 19,250	3,840.0	\$ 13,440
2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	\$ 3.50	600.0	\$ 2,100	300.0	\$ 1,050	300.0	\$ 1,050
2104.504	REMOVE BITUMINOUS PAVEMENT (P)	SQ YD	\$ 2.75	20,479.0	\$ 56,317	11,686.0	\$ 32,137	8,793.0	\$ 24,181
2104.504	REMOVE DRIVEWAY OR WALK	SQ YD	\$ 9.00	2,600.0	\$ 23,400	1,600.0	\$ 14,400	1,000.0	\$ 9,000
2106.507	EXCAVATION-COMMON (EV) (P)	CU YD	\$ 21.00	20,043.0	\$ 420,903	11,218.0	\$ 235,578	8,825.0	\$ 185,325
2106.507	EXCAVATION-SUBGRADE (EV)	CU YD	\$ 22.00	1,003.0	\$ 22,066	561.0	\$ 12,342	442.0	\$ 9,724
2106.507	SELECT GRANULAR EMBANKMENT (CV) (P)	CU YD	\$ 26.00	14,889.0	\$ 387,114	8,279.0	\$ 215,254	6,610.0	\$ 171,860
2108.504	GEOTEXTILE FABRIC TYPE 4 (P)	SQ YD	\$ 2.00	22,333.0	\$ 44,666	12,418.0	\$ 24,836	9,915.0	\$ 19,830
2118.509	AGGREGATE SURFACING CLASS 5 (DRIVEWAYS, 100% CRUSHED LIMESTONE)	TON	\$ 33.00	45.0	\$ 1,485	25.0	\$ 825	20.0	\$ 660
2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	\$ 160.00	30.0	\$ 4,800	20.0	\$ 3,200	10.0	\$ 1,600
2130.523	WATER (DUST CONTROL)	M GALLON	\$ 80.00	70.0	\$ 5,600	40.0	\$ 3,200	30.0	\$ 2,400
2211.507	AGGREGATE BASE (CV) CLASS 5 (P)	CU YD	\$ 32.00	4,989.0	\$ 159,648	2,774.0	\$ 88,768	2,215.0	\$ 70,880
2302.502	DRILL & GROUT REINF BAR (EPOXY COATED)	EACH	\$ 16.00	280.0	\$ 4,480	200.0	\$ 3,200	80.0	\$ 1,280
2331.603	SAWED & SEALED JOINT (BITUMINOUS)	LIN FT	\$ 6.00	9,340.0	\$ 56,040	5,500.0	\$ 33,000	3,840.0	\$ 23,040
2331.603	JOINT ADHESIVE (MASTIC)	LIN FT	\$ 1.00	9,340.0	\$ 9,340	5,500.0	\$ 5,500	3,840.0	\$ 3,840
2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	\$ 5.00	1,240.0	\$ 6,200	680.0	\$ 3,400	560.0	\$ 2,800
2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,B) (SPNWB330B)	TON	\$ 93.00	2,660.0	\$ 247,380	1,461.0	\$ 135,873	1,199.0	\$ 111,507
2360.509	TYPE SP 9.5 WEAR COURSE MIX (3,C) (SPWEA340C)	TON	\$ 93.00	1,597.0	\$ 148,521	877.0	\$ 81,561	720.0	\$ 66,960
2502.503	6" PERF HDPE PIPE DRAIN	LIN FT	\$ 12.00	9,340.0	\$ 112,080	5,500.0	\$ 66,000	3,840.0	\$ 46,080
2502.602	6" PVC PIPE DRAIN CLEANOUT	EACH	\$ 470.00	16.0	\$ 7,520	10.0	\$ 4,700	6.0	\$ 2,820
2521.518	4" CONCRETE WALK	SQ FT	\$ 8.00	25,800.0	\$ 206,400	17,600.0	\$ 140,800	8,200.0	\$ 65,600
2521.518	6" CONCRETE WALK	SQ FT	\$ 23.00	2,200.0	\$ 50,600	1,200.0	\$ 27,600	1,000.0	\$ 23,000
2531.503	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	\$ 24.00	9,340.0	\$ 224,160	5,500.0	\$ 132,000	3,840.0	\$ 92,160
2531.504	7" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$ 102.00	1,950.0	\$ 198,900	1,300.0	\$ 132,600	650.0	\$ 66,300
2531.603	CONCRETE SILL	LIN FT	\$ 7.00	600.0	\$ 4,200	500.0	\$ 3,500	100.0	\$ 700
2531.618	TRUNCATED DOMES	SQ FT	\$ 51.00	260.0	\$ 13,260	140.0	\$ 7,140	120.0	\$ 6,120
2563.601	TRAFFIC CONTROL	LUMP SUM	\$ 20,000.00	1.0	\$ 20,000	0.7	\$ 14,000	0.3	\$ 6,000
2573.502	STORM DRAIN INLET PROTECTION	EACH	\$ 160.00	86.0	\$ 13,760	50.0	\$ 8,000	36.0	\$ 5,760
2573.602	TEMPORARY ROCK ENTRANCE	EACH	\$ 1,300.00	8.0	\$ 10,400	5.0	\$ 6,500	3.0	\$ 3,900
2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	\$ 4.50	90.0	\$ 405	50.0	\$ 225	40.0	\$ 180
2574.507	BOULEVARD TOPSOIL BORROW (CV)	CU YD	\$ 30.00	1,200.0	\$ 36,000	800.0	\$ 24,000	400.0	\$ 12,000
2575.504	OVER-SEEDING	SQ YD	\$ 1.00	6,240.0	\$ 6,240	4,000.0	\$ 4,000	2,240.0	\$ 2,240
2575.504	WEED SPRAYING	SQ YD	\$ 0.50	6,240.0	\$ 3,120	4,000.0	\$ 2,000	2,240.0	\$ 1,120
2575.523	WATER (TURF ESTABLISHMENT)	M GALLON	\$ 70.00	400.0	\$ 28,000	250.0	\$ 17,500	150.0	\$ 10,500
2575.604	TURF ESTABLISHMENT (TEMPORARY)	SQ YD	\$ 1.00	6,240.0	\$ 6,240	4,000.0	\$ 4,000	2,240.0	\$ 2,240
2575.604	TURF ESTABLISHMENT (PERMANENT)	SQ YD	\$ 2.25	12,480.0	\$ 28,080	8,000.0	\$ 18,000	4,480.0	\$ 10,080
	Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe Subtotal			-	\$ 2,782,000		\$ 1,652,000		\$ 1,130,000
Storm Sewer				-					
2104.501	REMOVE PIPE SEWER (DRAIN TILE)	LUMP SUM	\$ 10,000.00	1.0	\$ 10,000	0.6	\$ 6,000	0.4	\$ 4,000
2104.502	REMOVE MANHOLE OR CATCH BASIN (STORM)	EACH	\$ 500.00	34.0	\$ 17,000	19.0	\$ 9,500	15.0	\$ 7,500
2104.503	REMOVE OR ABANDON PIPE SEWER (STORM)	LIN FT	\$ 12.00	2,700.0	\$ 32,400	1,800.0	\$ 21,600	900.0	\$ 10,800
2105.609	CRUSHED ROCK (PIPE FOUNDATION) MNDOT	TON	\$ 40.00	80.0	\$ 3,200	50.0	\$ 2,000	30.0	\$ 1,200
2123.510	EXPLORATORY EXCAVATION	HOURL	\$ 650.00	4.0	\$ 2,600	4.0	\$ 2,600	-	\$ -
2502.602	YARD DRAIN (LAWN SUMP CATCH BASIN TOTAL UNIT)	EACH	\$ 350.00	103.0	\$ 36,050	103.0	\$ 36,050	-	\$ -
2503.503	15" POLYPROPYLENE PIPE SEWER	LIN FT	\$ 70.00	2,890.0	\$ 202,300	1,900.0	\$ 133,000	990.0	\$ 69,300
2503.503	18" POLYPROPYLENE PIPE SEWER	LIN FT	\$ 75.00	690.0	\$ 51,750	300.0	\$ 22,500	390.0	\$ 29,250
2503.602	CONSTRUCT BULKHEAD	EACH	\$ 700.00	4.0	\$ 2,800	2.0	\$ 1,400	2.0	\$ 1,400
2503.602	CONNECT TO EXISTING PIPE DRAIN (SUMP PUMP)	EACH	\$ 185.00	75.0	\$ 13,875	75.0	\$ 13,875	-	\$ -

2025 Street and Utility Improvement Project				TOTAL		LOCAL		STATE AID	
New Prague, Minnesota									
Feasibility Cost Estimate									
Item No.	Item	Unit	Unit Price	Est. Quantity	Total Price	Est. Quantity	Total Price	Est. Quantity	Total Price
2503.602	CONNECT TO EXISTING STORM SEWER	EACH	\$ 1,300.00	3.0	\$ 3,900	2.0	\$ 2,600	1.0	\$ 1,300
2503.602	CONNECT TO EXISTING STORM MANHOLE	EACH	\$ 1,700.00	6.0	\$ 10,200	3.0	\$ 5,100	3.0	\$ 5,100
2503.602	CONNECT TO EXISTING PIPE DRAIN (DRAIN TILE)	EACH	\$ 250.00	14.0	\$ 3,500	8.0	\$ 2,000	6.0	\$ 1,500
2506.502	CASTING ASSEMBLY (STORM)	EACH	\$ 1,050.00	43.0	\$ 45,150	25.0	\$ 26,250	18.0	\$ 18,900
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LIN FT	\$ 650.00	150.0	\$ 97,500	78.0	\$ 50,700	72.0	\$ 46,800
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	LIN FT	\$ 925.00	6.0	\$ 5,550	6.0	\$ 5,550	-	\$ -
2506.503	CONSTRUCT DRAINAGE STRUCTURE SPECIAL (TYPE 477)	LIN FT	\$ 565.00	80.0	\$ 45,200	48.0	\$ 27,120	32.0	\$ 18,080
2506.601	RECONSTRUCT DRAINAGE STRUCTURE SPECIAL	LUMP SUM	\$ 9,000.00	1.0	\$ 9,000	0.5	\$ 4,500	0.5	\$ 4,500
	Storm Sewer Subtotal				\$ 593,000		\$ 373,000		\$ 220,000
Sanitary Sewer									
2104.502	REMOVE MANHOLE (SANITARY)	EACH	\$ 620.00	11.0	\$ 6,820	11.0	\$ 6,820		\$ -
2105.609	CRUSHED ROCK (PIPE FOUNDATION) MNDOT	TON	\$ 40.00	60.0	\$ 2,400	60.0	\$ 2,400		\$ -
2123.510	EXPLORATORY EXCAVATION	HOURL	\$ 650.00	4.0	\$ 2,600	4.0	\$ 2,600		\$ -
2503.602	CONNECT TO EXISTING 8" SANITARY SEWER	EACH	\$ 1,500.00	9.0	\$ 13,500	9.0	\$ 13,500		\$ -
2503.602	CONNECT TO EXISTING SANITARY MANHOLE	EACH	\$ 2,000.00	2.0	\$ 4,000	2.0	\$ 4,000		\$ -
2503.602	CONNECT TO EXISTING SANITARY SEWER SERVICE	EACH	\$ 325.00	107.0	\$ 34,775	107.0	\$ 34,775		\$ -
2503.602	CONSTRUCT BULKHEAD (SANITARY MANHOLE)	EACH	\$ 750.00	2.0	\$ 1,500	2.0	\$ 1,500		\$ -
2503.602	8" X 4" PVC WYE	EACH	\$ 350.00	107.0	\$ 37,450	107.0	\$ 37,450		\$ -
2503.602	SEWER INSPECTION (VIDEO INSPECTION	EACH	\$ 250.00	107.0	\$ 26,750	107.0	\$ 26,750		\$ -
2503.603	SEWER INSPECTION (VIDEO INSPECTION MAINLINE POST INSTALLATION)	LIN FT	\$ 2.25	4,150.0	\$ 9,338	4,150.0	\$ 9,338		\$ -
2503.603	4" PVC SANITARY SEWER SERVICE PIPE	LIN FT	\$ 40.00	3,605.0	\$ 144,200	3,605.0	\$ 144,200		\$ -
2503.603	8" SDR-35 PVC SANITARY SEWER (REGARDLESS OF DEPTH)	LIN FT	\$ 65.00	4,150.0	\$ 269,750	4,150.0	\$ 269,750		\$ -
2506.502	CASTING ASSEMBLY	EACH	\$ 1,300.00	11.0	\$ 14,300	11.0	\$ 14,300		\$ -
2506.602	SANITARY CASTING SPECIAL	EACH	\$ 1,500.00	2.0	\$ 3,000	2.0	\$ 3,000		\$ -
2506.603	CONSTRUCT SANITARY MANHOLE DESIGN 4007	LIN FT	\$ 525.00	80.0	\$ 42,000	80.0	\$ 42,000		\$ -
	Sanitary Sewer Subtotal				\$ 613,000		\$ 613,000		\$ -
Water Main									
2104.502	REMOVE GATE VALVE & BOX	EACH	\$ 280.00	6.0	\$ 1,680	6.0	\$ 1,680		\$ -
2104.502	REMOVE HYDRANT	EACH	\$ 560.00	10.0	\$ 5,600	10.0	\$ 5,600		\$ -
2104.503	REMOVE OR ABANDON WATER MAIN	LIN FT	\$ 8.00	3,800.0	\$ 30,400	3,800.0	\$ 30,400		\$ -
2105.609	CRUSHED ROCK (PIPE FOUNDATION) MNDOT	TON	\$ 40.00	20.0	\$ 800	20.0	\$ 800		\$ -
2123.510	EXPLORATORY EXCAVATION	HOURL	\$ 650.00	4.0	\$ 2,600	4.0	\$ 2,600		\$ -
2504.601	TEMPORARY WATER SERVICE	LUMP SUM	\$ 30,000.00	1.0	\$ 30,000	1.0	\$ 30,000		\$ -
2504.602	ADJUST VALVE BOX	EACH	\$ 415.00	2.0	\$ 830	2.0	\$ 830		\$ -
2504.602	CONNECT TO EXISTING WATER MAIN	EACH	\$ 1,900.00	10.0	\$ 19,000	10.0	\$ 19,000		\$ -
2504.602	CONNECT TO EXISTING WATER SERVICE	EACH	\$ 350.00	103.0	\$ 36,050	103.0	\$ 36,050		\$ -
2504.602	HYDRANT SYSTEM	EACH	\$ 6,750.00	10.0	\$ 67,500	10.0	\$ 67,500		\$ -
2504.602	6" GATE VALVE & BOX	EACH	\$ 2,600.00	10.0	\$ 26,000	10.0	\$ 26,000		\$ -
2504.602	8" GATE VALVE & BOX	EACH	\$ 3,500.00	8.0	\$ 28,000	8.0	\$ 28,000		\$ -
2504.602	1" CORPORATION STOP (WITH SADDLE)	EACH	\$ 425.00	107.0	\$ 45,475	107.0	\$ 45,475		\$ -
2504.602	1" CURB STOP & BOX	EACH	\$ 600.00	107.0	\$ 64,200	107.0	\$ 64,200		\$ -
2504.602	HYDRANT RISER (6.0")	EACH	\$ 1,400.00	4.0	\$ 5,600	4.0	\$ 5,600		\$ -
2504.603	1" SERVICE PIPE, TYPE PE PIPE W/TRACER WIRE	LIN FT	\$ 38.00	3,800.0	\$ 144,400	3,800.0	\$ 144,400		\$ -
2504.603	6" C900 PVC WATER MAIN PIPE W/TRACER WIRE	LIN FT	\$ 65.00	200.0	\$ 13,000	200.0	\$ 13,000		\$ -
2504.603	8" C900 PVC WATER MAIN PIPE W/TRACER WIRE	LIN FT	\$ 65.00	4,250.0	\$ 276,250	4,250.0	\$ 276,250		\$ -
2504.608	WATER MAIN FITTINGS	POUND	\$ 15.00	1,800.0	\$ 27,000	1,800.0	\$ 27,000		\$ -
	Water Main Subtotal				\$ 825,000		\$ 825,000		\$ -

2025 Street and Utility Improvement Project				TOTAL		LOCAL		STATE AID	
New Prague, Minnesota									
Feasibility Cost Estimate									
Item No.	Item	Unit	Unit Price	Est. Quantity	Total Price	Est. Quantity	Total Price	Est. Quantity	Total Price
Alley Improvements - Pavement									
2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	\$ 3.50	280.0	\$ 980	280.0	\$ 980		\$ -
2108.504	GEOTEXTILE FABRIC TYPE 4 (P)	SQ YD	\$ 2.00	2,147.1	\$ 4,294	2,147.1	\$ 4,294		\$ -
2211.507	AGGREGATE BASE (CV) CLASS 5 (P)	CU YD	\$ 32.00	715.7	\$ 22,903	715.7	\$ 22,903		\$ -
2104.504	REMOVE BITUMINOUS PAVEMENT (P)	SQ YD	\$ 2.75	2,133.0	\$ 5,866	2,133.0	\$ 5,866		\$ -
2106.507	EXCAVATION-COMMON (EV) (P)	CU YD	\$ 21.00	2,133.0	\$ 44,793	2,133.0	\$ 44,793		\$ -
2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,B)	TON	\$ 93.00	193.2	\$ 17,971	193.2	\$ 17,971		\$ -
2360.509	TYPE SP 9.5 WEAR COURSE MIX (3,C)	TON	\$ 93.00	322.1	\$ 29,952	322.1	\$ 29,952		\$ -
2531.503	CONCRETE CURB & GUTTER	LIN FT	\$ 25.00	470.0	\$ 11,750	470.0	\$ 11,750		\$ -
	Alley Improvements Subtotal				\$ 139,000		\$ 139,000		\$ -
Active Transportation Improvements									
2021.501	MOBILIZATION	LUMP	\$ 20,000.00	1.0	\$ 20,000		\$ -	1.0	\$ 20,000
2104.503	REMOVE CURB AND GUTTER	LIN FT	\$ 10.00	200.0	\$ 2,000		\$ -	200.0	\$ 2,000
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$ 8.00	200.0	\$ 1,600		\$ -	200.0	\$ 1,600
2104.518	REMOVE CONCRETE WALK	SQ FT	\$ 6.00	400.0	\$ 2,400		\$ -	400.0	\$ 2,400
2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$ 10.00	45.0	\$ 450		\$ -	45.0	\$ 450
2106.507	EXCAVATION-COMMON (EV) (P)	CU YD	\$ 25.00	325.0	\$ 8,125		\$ -	325.0	\$ 8,125
2211.507	AGGREGATE BASE (CV) CLASS 5 (P)	CU YD	\$ 50.00	160.0	\$ 8,000		\$ -	160.0	\$ 8,000
2123.610	STREET SWEEPER (WITH PICKUP BROOM)	hour	\$ 170.00	5.0	\$ 850		\$ -	5.0	\$ 850
2360.504	TYPE SP 9.5 WEARING COURSE MIX (STREET	SQ YD	\$ 50.00	45.0	\$ 2,250		\$ -	45.0	\$ 2,250
2521.518	4" CONCRETE WALK	SQ FT	\$ 8.00	10,295.0	\$ 82,360		\$ -	10,295.0	\$ 82,360
2521.518	6" CONCRETE WALK	SQ FT	\$ 20.00	750.0	\$ 15,000		\$ -	750.0	\$ 15,000
2531.503	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	\$ 40.00	200.0	\$ 8,000		\$ -	200.0	\$ 8,000
2531.618	TRUNCATED DOMES	SQ FT	\$ 55.00	120.0	\$ 6,600		\$ -	120.0	\$ 6,600
2563.601	TRAFFIC CONTROL	LUMP	\$ 5,000.00	1.0	\$ 5,000		\$ -	1.0	\$ 5,000
2573.502	STORM DRAIN INLET PROTECTION	EACH	\$ 175.00	10.0	\$ 1,750		\$ -	10.0	\$ 1,750
2574.507	BOULEVARD TOPSOIL BORROW (CV)	CU YD	\$ 40.00	25.0	\$ 1,000		\$ -	25.0	\$ 1,000
2575.504	OVER-SEEDING	SQ YD	\$ 1.00	1,200.0	\$ 1,200		\$ -	1,200.0	\$ 1,200
2575.504	WEED SPRAYING	SQ YD	\$ 0.50	1,200.0	\$ 600		\$ -	1,200.0	\$ 600
2575.523	WATER (TURF RESTORATION)	M	\$ 58.00	40.0	\$ 2,320		\$ -	40.0	\$ 2,320
2575.604	TURF ESTABLISHMENT	SQ YD	\$ 2.50	1,200.0	\$ 3,000		\$ -	1,200.0	\$ 3,000
	Active Transportation Improvements Subtotal				\$ 173,000		\$ -		\$ 173,000
	TOTALS				\$ 5,125,000		\$ 3,602,000		\$ 1,523,000
	Improvement	Const. Cost		10% Contingency		20% Project Related		Project Cost	
	Streets - Participating (Pershing Ave N)	\$ 1,130,000		\$ 113,000		\$ 226,000		\$ 1,469,000	
	Streets - Nonparticipating	\$ 1,791,000		\$ 180,000		\$ 359,000		\$ 2,330,000	
	Storm Sewer - Participating	\$ 220,000		\$ 22,000		\$ 44,000		\$ 286,000	
	Storm Sewer - Non-Participating	\$ 373,000		\$ 38,000		\$ 75,000		\$ 486,000	
	Sanitary Sewer	\$ 613,000		\$ 62,000		\$ 123,000		\$ 798,000	
	Water Main	\$ 825,000		\$ 83,000		\$ 165,000		\$ 1,073,000	
	Sidewalk - Participating (Active Transportation)	\$ 173,000		\$ 18,000		\$ 25,000		\$ 216,000	
	Street Lighting	\$ 15,000		\$ 2,000		\$ 3,000		\$ 20,000	
	Total Estimated Cost	\$ 5,140,000		\$ 518,000		\$ 1,020,000		\$ 6,678,000	

Note: Project Related and Contingency adjusted on Active Transportation improvements to match grant information.

Appendix B

Preliminary Assessments

B-1 – Assessment Policy Map

B-2 – Preliminary Assessment Roll

B-3 – Preliminary Assessment Map

Save: 8/10/2023 11:07 AM cknulson Plot: 9/13/2023 3:10 PM X:\KONNEN\WP\COMMON\Assessment Policy Review\Assessment Exhibits.dwg

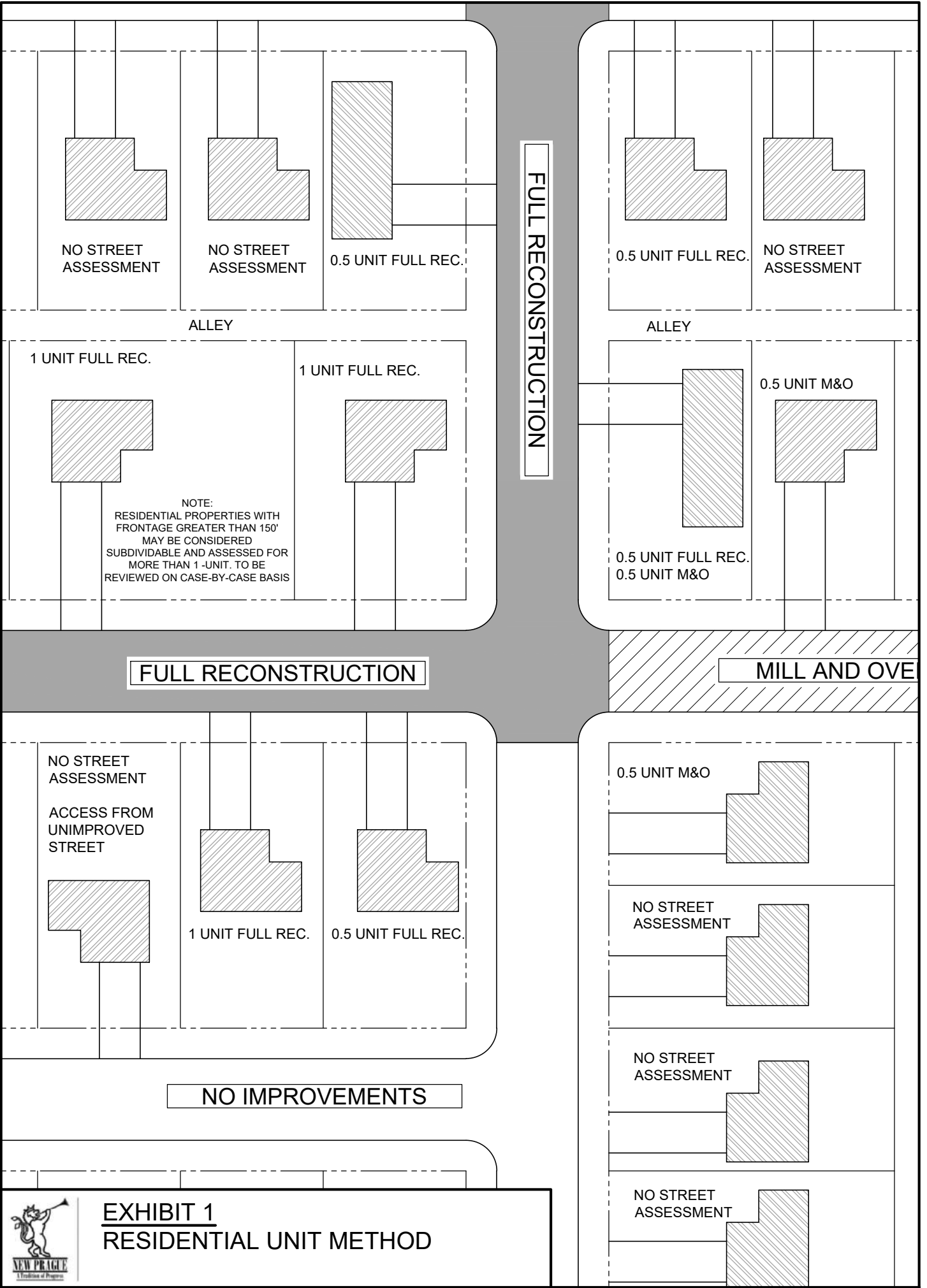


EXHIBIT 1
RESIDENTIAL UNIT METHOD

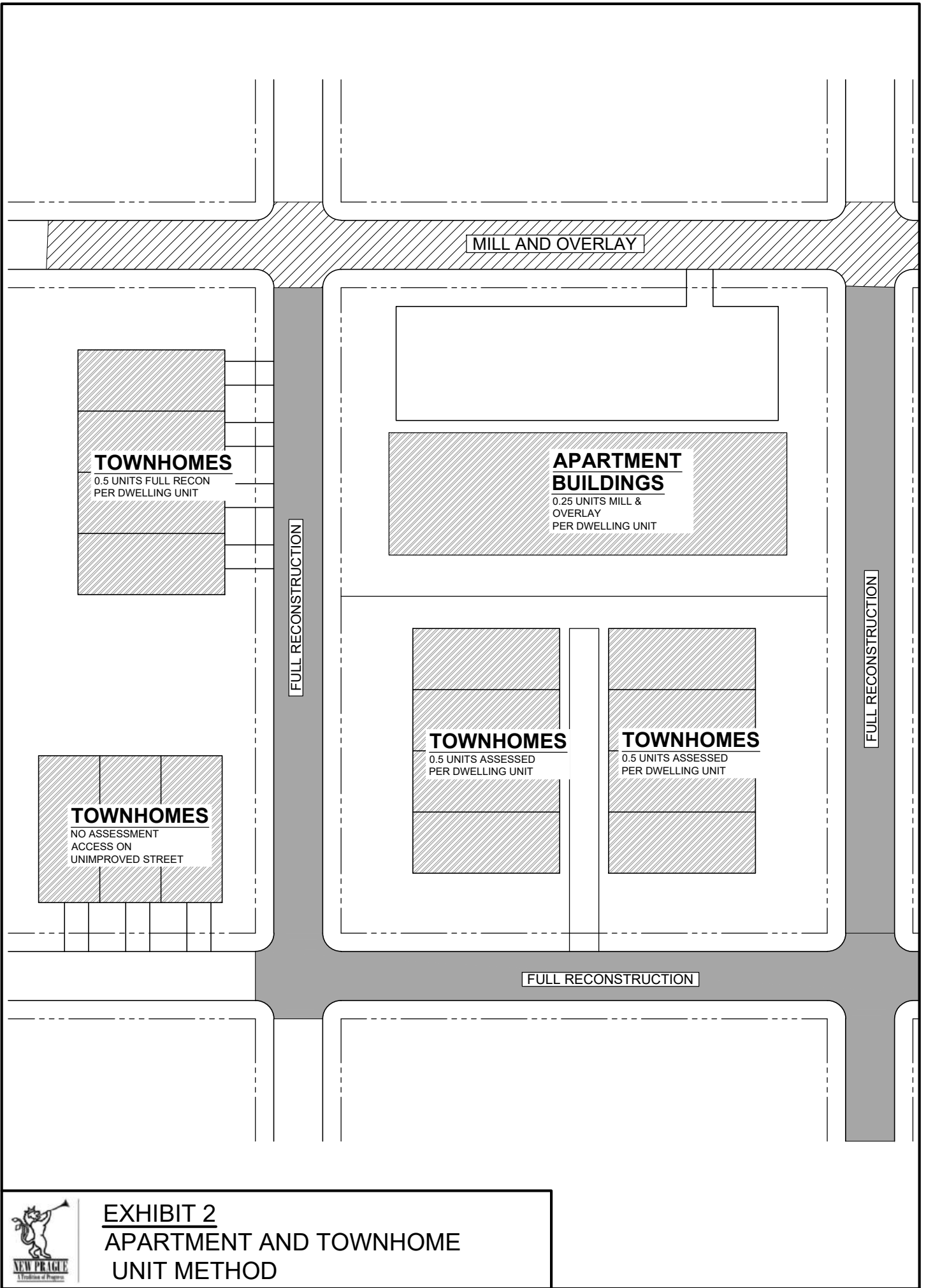


EXHIBIT 2 APARTMENT AND TOWNHOME UNIT METHOD

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Parcel No.	Name	Address	Property Address	Legal	Residential Water Service Unit	Residential Water Service Assess.	Sanitary Sewer Service Unit	Sanitary Sewer Service Assess.	Residential Recon Street Unit	Residential Recon Street Assess.	Commercial Recon Street Unit	Commercial Recon Street Assess.	Alley Improvements Unit	Alley Improvements Assess.	Total Assessment
240040050	Cynthia Rochel	315 Main St E	315 Main St E	WERTISH ADDN Lot 005 Block 001 EX N 80'	0	\$0.00	0	\$0.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$4,825.00
240040061	Michael Perbix	102 Lincoln Ave N	102 Lincoln Ave N	WERTISH ADDN LOT 0004 Block 0001 WERTISH ADDN Lot 005 Block 001 NORTH 80 FEET OF LOT 5 BLOCK 1	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060980	Timothy N Kiefert	104 Lincoln Ave N	104 Lincoln Ave N	PARK ADDN Lot 001 Block 012	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060990	Karen A Hoylo	106 Lincoln Ave N	106 Lincoln Ave N	PARK ADDN Lot 002 Block 012	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240061000	Nicholas Schoenecker	108 Lincoln Ave N	108 Lincoln Ave N	PARK ADDN Lot 003 Block 012	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240061010	Jennifer Simon	110 Lincoln Ave N	110 Lincoln Ave N	PARK ADDN Lot 004 Block 012	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240061020	Kathleen A Vogel	112 Lincoln Ave N	112 Lincoln Ave N	PARK ADDN Lot 005 Block 012	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240061030	Joshua Berg	310 1st St NE	310 1st St NE	PARK ADDN Lot 006 Block 012	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060910	Susan Prochaska	200 Lincoln Ave N	200 Lincoln Ave N	ARK ADDN Lot 1&2 Block 011 E 1/2 OF	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060930	Dirtbomb's LLC	232 Main St E Ste 2	206 Lincoln Ave N	PARK ADDN Lot 003 Block 011 EX N 6'	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060940	Eric E Weyrens	1012 Pottlatch Cir	208 Lincoln Ave N	PARK ADDN Lot 004 Block 011 & N 6' OF LOT 3	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060950	Gregory T & Jymme J Bark	210 Lincoln Ave N	210 Lincoln Ave N	PARK ADDN Lot 005 Block 011 E 100' OF	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060960	Katie C Entrikin	212 Lincoln Ave N	212 Lincoln Ave N	PARK ADDN Lot 006 Block 011 EX W 50'	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240060860	Craig S Sindelar	807 Columbus Ave S	300 Lincoln Ave N	PARK ADDN Lot 001 Block 010	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240060870	Troy H Wollin	302 Lincoln Ave N	302 Lincoln Ave N	PARK ADDN Lot 002 Block 010	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240340040	Mayo Clinic Health System	301 2nd St NE	311 Columbus Ave N	QUEEN'S COURT Lot 004 Block 001	1	\$3,515.00	1	\$2,615.00	0	\$0.00	83.3	\$13,933.59	0	\$0.00	\$20,063.59
240340020	Mayo Clinic Health System	301 2nd St NE	311 Columbus Ave N	QUEEN'S COURT Lot 002 Block 001	2	\$7,030.00	2	\$5,230.00	0	\$0.00	100	\$16,727.00	0	\$0.00	\$28,987.00
240060900	Nathan Keilen	312 Lincoln Ave N	312 Lincoln Ave N	PARK ADDN Lot 6&7 Block 010 EX S 36' OF LOT 6	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340380	Rachel A Wittrock	316 Lincoln Ave N	316 Lincoln Ave N	Section 34 Township 113 Range 023 W 1/2 SE 1/4 COM NE COR 7-10 PARK ADDN, N 60', W 150' S 60', E 150' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340370	Rose M Gill	318 Lincoln Ave N	318 Lincoln Ave N	Section 34 Township 113 Range 023 NW 1/4 SE 1/4 COM 60' N OF NE COR OF 7-10 PARK ADDN, N 60', W 150', S 60', E 150' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340420	Joann Dawson	320 Lincoln Ave N	320 Lincoln Ave N	Section 34 Township 113 Range 023 NW 1/4 SE 1/4 COM 120' N OF NE COR BLK 10 PARK ADDN, W 150', N 60', E 150', S 60' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340410	Karen Kubes	322 Lincoln Ave N	322 Lincoln Ave N	Section 34 Township 113 Range 023 NW 1/4 SE 1/4 COM 180' N OF NE COR BLK 10 PARK ADDN, W 150', N 60', E 150', S 60' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340430	Aaron M Houck	324 Lincoln Ave N	324 Lincoln Ave N	Section 34 Township 113 Range 023 NW 1/4 SE 1/4 COM 240' N OF NE COR BLK 10 PARK ADDN, W 150', N 56.7', E 150', S 56.7' TO POB	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240040070	Bow Midwest LLC	25391 Willow Ct	401 Main St E	WERTISH ADDN Lot 001 Block 002	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240060550	Anthony P Klaras	105 Lincoln Ave N	105 Lincoln Ave N	PARK ADDN Lot 001 Block 007	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060560	Tracy Jones	107 Lincoln Ave N	107 Lincoln Ave N	PARK ADDN Lot 002 Block 007	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060570	Joel Quaintance	109 Lincoln Ave N	109 Lincoln Ave N	PARK ADDN Lot 003 Block 007	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00

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Parcel No.	Name	Address	Property Address	Legal	Residential Water Service Unit	Residential Water Service Assess.	Sanitary Sewer Service Unit	Sanitary Sewer Service Assess.	Residential Recon Street Unit	Residential Recon Street Assess.	Commercial Recon Street Unit	Commercial Recon Street Assess.	Alley Improvements Unit	Alley Improvements Assess.	Total Assessment
240060580	Keri Albee	109 1/2 Lincoln Ave N	109 Lincoln Ave N	PARK ADDN Lot 004 Block 007	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060590	Ryan Geinnotta	111 Lincoln Ave N	111 Lincoln Ave N	PARK ADDN Lot 005 Block 007	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060600	Luann M Walker	113 Lincoln Ave N	113 Lincoln Ave N	PARK ADDN Lot 006 Block 007	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060650	Rachel Renee Perez	201 Lincoln Ave N	201 Lincoln Ave N	PARK ADDN Lot 001 Block 008 & S 7' OF 2	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060660	Ann Dohman	203 Lincoln Ave N	203 Lincoln Ave N	PARK ADDN Lot 002 Block 008 EX S 7'	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060670	Martin J & Joan L May	205 Lincoln Ave N	205 Lincoln Ave N	PARK ADDN Lot 3&4 Block 008	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060680	Jacqueline Marie Clark	209 Lincoln Ave N	209 Lincoln Ave N	PARK ADDN Lot 005 Block 008	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060690	Brittany K Carlson	512 Jaymie Ct	211 Lincoln Ave N	PARK ADDN Lot 006 Block 008	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240060750	Daniel A Holgate	404 Red Poll Ave	301 Lincoln Ave N	PARK ADDN Lot 001 Block 009	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240060760	Jeremiah M Duke	303 Lincoln Ave N	303 Lincoln Ave N	PARK ADDN Lot 002 Block 009	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060770	Mark Reiland	13875 Hwy 13 #100	305 Lincoln Ave N	PARK ADDN Lot 003 Block 009	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060780	Mathew T Turna	307 Lincoln Ave N	307 Lincoln Ave N	PARK ADDN Lot 004 Block 009	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060790	Brianna Johnson	309 Lincoln Ave N	309 Lincoln Ave N	PARK ADDN Lot 005 Block 009 & S 1/2 OF LOT 6	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060800	Brandon Smisek	311 Lincoln Ave N	311 Lincoln Ave N	PARK ADDN Lot 007 Block 009 & N 1/2 OF 6	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340390	Robert M Austin Trust	313 Lincoln Ave N	313 Lincoln Ave N	Section 34 Township 113 Range 023 NW 1/4 SE 1/4 COM NW COR OF 7-9 PARK ADDN, N 74', E 152.5', S 74', W 152.5' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340440	Paul F Ambroz	305 Pershing Ave N	315 Lincoln Ave N	Section 34 Township 113 Range 023 P/O W 1/2 SE 1/4 COM 74' N OF NW COR OF 7-9 PARK ADDN, E 152.5' N 70', W 152.5', S 70' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340120	Emily Harvey	317 Lincoln Ave N	317 Lincoln Ave N	Section 34 Township 113 Range 023 NW 1/4 SE 1/4 COM 144' N OF NW COR OF 7-9 PARK ADDN, E 152.5' N 76', W 152.5', S 76' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340110	William J & Janell A Maxa	319 Lincoln Ave N	319 Lincoln Ave N	Section 34 Township 113 Range 023 NW 1/4 SE 1/4 COM 220' N OF NW COR 7-9 PARK ADDN, E 152.5', N 76.7', W 152.5', S 76.7' TO POB	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240040110	Buildings by Trachte Inc	25701 Willow Ln	411 Main St E	WERTISH ADDN Lot 005 Block 002	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240060641	Craig S Sindelar	807 Columbus Ave S	104 Pershing Ave N	PARK ADDN Lot 012 Block 007	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060640	Debra L O'Donoghue	106 Pershing Ave N	106 Pershing Ave N	PARK ADDN Lot 011 Block 007	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060630	Duane Lopic	110 Pershing Ave N	110 Pershing Ave N	PARK ADDN Lot 009 Block 007 & LOT 10	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060620	Kristi Schulte	112 Pershing Ave N	112 Pershing Ave N	PARK ADDN Lot 008 Block 007	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060610	Eric L Novotny	114 Pershing Ave N	114 Pershing Ave N	PARK ADDN Lot 007 Block 007	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060740	Patricia M Johnson	200 Pershing Ave N	200 Pershing Ave N	PARK ADDN Lot 012 Block 008	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060730	Mark & Linda R Fahrenkamp	202 Pershing Ave N	202 Pershing Ave N	PARK ADDN Lot 011 Block 008	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060720	Jared E Aslakson	206 Pershing Ave N	206 Pershing Ave N	PARK ADDN Lot 010 Block 008 & S 25' OF 9	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060710	Constance L Tupy	208 Pershing Ave N	208 Pershing Ave N	PARK ADDN Lot 008 Block 008 & N 25' OF 9	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060700	Edward & Dalleen J Sticha	210 Pershing Ave N	210 Pershing Ave N	PARK ADDN Lot 007 Block 008	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00

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Parcel No.	Name	Address	Property Address	Legal	Residential Water Service Unit	Residential Water Service Assess.	Sanitary Sewer Service Unit	Sanitary Sewer Service Assess.	Residential Recon Street Unit	Residential Recon Street Assess.	Commercial Recon Street Unit	Commercial Recon Street Assess.	Alley Improvements Unit	Alley Improvements Assess.	Total Assessment
240060850	Jesse G Pierce	300 Pershing Ave N	300 Pershing Ave N	PARK ADDN Lot 014 Block 009 & S 20' OF LOT 13	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240060840	Chad Alan Riemann	306 Pershing Ave N	306 Pershing Ave N	PARK ADDN Block 009 S 30' OF LOT 12 & N 30' OF LOT 13	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060830	Kristofer Horsley	308 Pershing Ave N	308 Pershing Ave N	PARK ADDN Lot 011 Block 009 & N 20' OF LOT 12	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060820	Donald D Smith	310 Pershing Ave N	310 Pershing Ave N	PARK ADDN Lot 009 Block 009 & LOT 10	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060810	Kurtis R Hynes	312 Pershing Ave N	312 Pershing Ave N	PARK ADDN Lot 008 Block 009	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240830010	Blau & McGuire LLP	202 Oak Ave SW	314 Pershing Ave N	CIC 1081 KODY CONDOMINIUM UNIT 314A	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240830020	Blau & McGuire LLP	202 Oak Ave SW	316 Pershing Ave N	CIC 1081 KODY CONDOMINIUM UNIT 314B	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240830030	Theodore L Thomason	306 Ladyslipper Ave NE		CIC 1081 KODY CONDOMINIUM COMMON ELEMENT	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
249340710	David M & Sandra A Gallagher	318 Pershing Ave N	318 Pershing Ave N	Section 34 Township 113 Range 023 NW 1/4 SE 1/4 COM 95' N OF NW COR OR 8-9 PARK ADDN, N 111.7' E 152.5', S 111.7', W 152.5' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340740	Roman A & Sandra Seurer	320 Pershing Ave N	320 Pershing Ave N	Section 34 Township 113 Range 023 NW 1/4 SE 1/4 COM 296.7' N OF NE COR BLK 9 PARK ADDN, W 152.5', S 90', E 152.5', N 90' TO POB	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
249340590	Deborah M Prokes	6226 W 280th St	409 4th St NE	Section 34 Township 113 Range 023 COM. 437.8' N OF NE COR OF BLK 9, PARK ADDN. W 152.5', S 81.1', E 152.5', N 81.1'	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
249340620	Cullen R Smith	504 Pershing Ave N	504 Pershing Ave N	Section 34 Township 113 Range 023 NW 1/4 SE 1/4 COM 437.8' N OF NE COR BLK 9 PARK ADDN, N 81', W 152.5', S 81', E 152.5'	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340580	Kenneth S Parr	506 Pershing Ave N	506 Pershing Ave N	Section 34 Township 113 Range 023 NW 1/4 SE 1/4 COM 518.8' N OF NE COR BLK 9 PARK ADDN, N 81.2', W 152.5', S 81.2', E 152.5'	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340350	Francis & Mary Ann Kucera	1787 Goode Hollow Rd	406 5th St NE	Section 34 Township 113 Range 023 NW 1/4 SE 1/4 COM 656.7' N OF NE COR OF 8-9 PARK ADDN, W 152.5' S 56.7', E 152.5' N	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240040120	Robley A & Charlette B Gilder	501 Main St E	501 Main St E	WERTISH ADDN Lot 001 Block 003	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240060460	Edward E & Laura M Prokes	107 Pershing Ave N	107 Pershing Ave N	PARK ADDN Lot 001 Block 006	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060470	Edward E & Laura M Prokes	107 Pershing Ave N	107 Pershing Ave N	PARK ADDN Lot 002 Block 006	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060480	Michael J & Joy A Streefland	109 Pershing Ave N	109 Pershing Ave N	PARK ADDN Lot 003 Block 006	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060490	David Cameron	111 Pershing Ave N	111 Pershing Ave N	PARK ADDN Lot 004 Block 006	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060500	Megan M Page	113 Pershing Ave N	113 Pershing Ave N	PARK ADDN Lot 005 Block 006	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060501	Gerald and Shirley Bastyr Trust	1451 240th St E	115 Pershing Ave N	PARK ADDN Lot 006 Block 006	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240060360	Joan M Puente	203 Pershing Ave N	203 Pershing Ave N	PARK ADDN Lot 1&2 Block 005	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240060370	Kevin & Donna Yeager	205 Pershing Ave N	205 Pershing Ave N	PARK ADDN Lot 003 Block 005	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060380	Blake Thomas Kes	209 Pershing Ave N	209 Pershing Ave N	PARK ADDN Lot 004 Block 005	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060390	TR Delnik LLC	310 4th St S Ste 5010 95456	211 Pershing Ave N	PARK ADDN Lot 005 Block 005	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00

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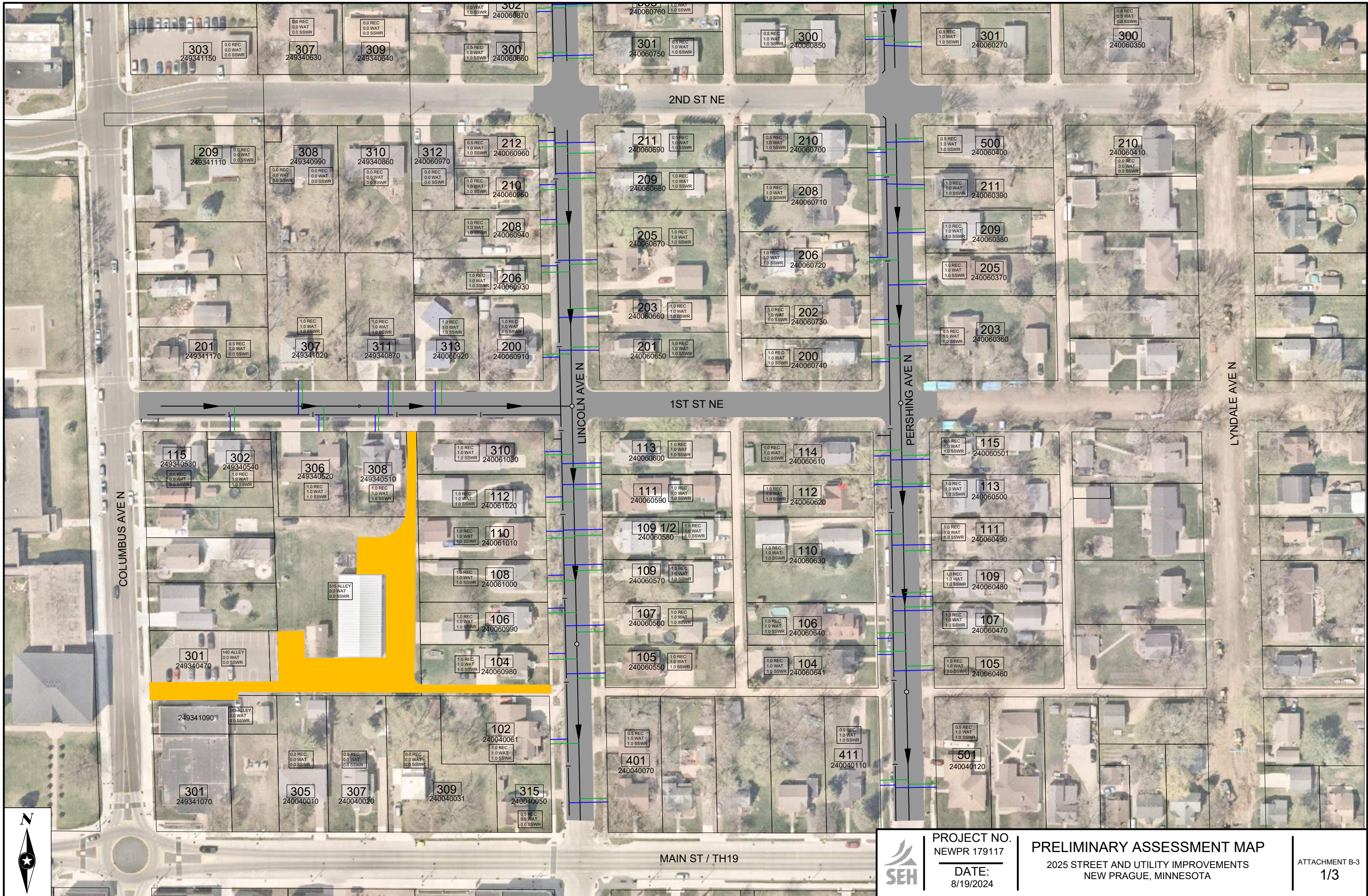
Parcel No.	Name	Address	Property Address	Legal	Residential Water Service Unit	Residential Water Service Assess.	Sanitary Sewer Service Unit	Sanitary Sewer Service Assess.	Residential Recon Street Unit	Residential Recon Street Assess.	Commercial Recon Street Unit	Commercial Recon Street Assess.	Alley Improvements Unit	Alley Improvements Assess.	Total Assessment
240060400	Barbara Jane Carlson Litscher	500 2nd St NE	500 2nd St NE	PARK ADDN Lot 006 Block 005	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240060270	Daniel E Carlson	301 Pershing Ave N	301 Pershing Ave N	PARK ADDN Lot 001 Block 004 & S 22' OF LOT 2	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
240060280	Adam D Litscher	303 Pershing Ave N	303 Pershing Ave N	PARK ADDN Lot 2&3 Block 004 N 28' OF LOT 2 & S 46' OF 3	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060290	Ann Marie Christy	305 Pershing Ave N	305 Pershing Ave N	PARK ADDN Lot 004 Block 004 & N 4' OF LOT 3 & S 16' OF 5	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060300	Jason R Frey	307 Pershing Ave N	307 Pershing Ave N	PARK ADDN Lot 5&6 Block 004 N 34' OF 5 & S 40' OF LOT 6	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060310	David M & Brenda L Bastyr	309 Pershing Ave N	309 Pershing Ave N	PARK ADDN Lot 007 Block 004 & N 10' OF LOT 6	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340850	Stephen P Chromy	311 Pershing Ave N	311 Pershing Ave N	Section 34 Township 113 Range 023 NW 1/4 SE 1/4 COM NW COR BLK 4 PARK ADDN, N 60', E 152.5', S 60', W 152.5' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340840	Terrance L Von Bank	313 Pershing Ave N	313 Pershing Ave N	Section 34 Township 113 Range 023 NW 1/4 SE 1/4 COM 60' N OF NW COR BLK 4 PARK ADDN, E 167.5', N 60', W 167.5', S 60' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340930	Catherine Mary Bastyr	315 Pershing Ave N	315 Pershing Ave N	Section 34 Township 113 Range 023 NW 1/4 SE 1/4 COM 120' N OF NW COR BLK 4 PARK ADDN, N 60', E 152.5', S 60', W 152.5' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340830	Shawn G & Tamara M Anderson	317 Pershing Ave N	317 Pershing Ave N	Section 34 Township 113 Range 023 NW 1/4 SE 1/4 COM 180' N OF NW COR BLK 4 PARK ADDN, N 60', E 167.5', S 60', W 167.5' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340940	Clare E Schumacher	319 Pershing Ave N	319 Pershing Ave N	Section 34 Township 113 Range 023 NW 1/4 SE 1/4 COM 240' N OF NE COR BLK 10 PARK ADDN, W 150', N 56.7', E 150', S 56.7' TO POB	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
249340560	Dustin Filan	509 Pershing Ave N	509 Pershing Ave N	Section 34 Township 113 Range 023 NW 1/4 SE 1/4 COM 360' N OF NW COR BLK 4 PARK ADDN, E 152.5', N 150', W 152.5' S	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
249340770	Lucille R Meger	513 Pershing Ave N	513 Pershing Ave N	Section 34 Township 113 Range 023 NW 1/4 SE 1/4 COM 506.7' N OF NW COR BLK 4 PARK ADDN, E 152.5', N 64', W 152.5', S 64'	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340221	Bryan J Schmitz	515 Pershing Ave N	515 Pershing Ave N	Section 34 Township 113 Range 023 N 1/2 SE 1/4 COM 570.7' N OF NW COR 7-4 PARK ADDN, E 152.5', N 60', W 152.5', S 60' TO	1	\$3,515.00	1	\$2,615.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$10,955.00
249341170	Kenneth Carlson	201 Columbus Ave N	201 Columbus Ave N	Section 34 Township 113 Range 023 S 52.8' OF N 775.3' OF W 183' OF SW 1/4 SE 1/4	0	\$0.00	0	\$0.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$4,825.00
249341020	Kristen Harbour	307 1st St NE	307 1st St NE	Section 34 Township 113 Range 023 SW 1/4 SE 1/4 COM 80' W OF SW COR BLK 11 PARK ADDN, W 91.2', N 150', E 91.2', S 150' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340870	Daniel J Turmes	311 1st St NE	311 1st St NE	Section 34 Township 113 Range 023 SW 1/4 SE 1/4 COM SW COR BLK 11 PARK ADDN, W 80', N 150', E 80 S 150' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
240060920	Catherine M Simek	313 1st St NE	313 1st St NE	ARK ADDN Lot 1&2 Block 011 W 1/2 OF	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00

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Parcel No.	Name	Address	PropertyAddress	Legal	Residential Water Service Unit	Residential Water Service Assess.	Sanitary Sewer Service Unit	Sanitary Sewer Service Assess.	Residential Recon Street Unit	Residential Recon Street Assess.	Commercial Recon Street Unit	Commercial Recon Street Assess.	Alley Improvements Unit	Alley Improvements Assess.	Total Assessment
249340530	Jay R & Dawn M Kroyer	115 Columbus Ave N	115 Columbus Ave N	Section 34 Township 113 Range 023 COM 9' S OF PT 315.1' W OF NE NW COR OF 6-12 PARK ADDN, S 50 E 75', N 50', W 75' TO	0	\$0.00	0	\$0.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$4,825.00
249340540	Taylor Witt	302 1st St NE	302 1st St NE	Section 34 Township 113 Range 023 SW1/4 SE1/4 COM 9' S & 240' W OF NW COR 6-12 PARK ADDN, S 50 E 75', N 50', W 75' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340520	Shawn R Mork	306 1st St NE	306 1st St NE	Section 34 Township 113 Range 023 SW1/4 SE1/4 COM 82' W OF NW COR 6-12 PARK ADDN, W 83', S 100', E 83', N 100' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340510	Campbell Westrum	308 1st St NE	308 1st St NE	Section 34 Township 113 Range 023 SW1/4 SE1/4 COM 12' W OF NW COR 6-12 PARK ADDN, W 70', S 100', E 70', N 100' TO POB	1	\$3,515.00	1	\$2,615.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$15,780.00
249340480	City of New Prague	118 Central Ave N		Section 34 Township 113 Range 023 STRIP BEG 193' N & 33' E OF COR SW1/4 OF SE1/4 E 309.6' N 10', W 309', S 10' & 172.6 E & 203' N E 170', N 300', W 12', S 100', W 153', N 100', W 5', S 200' TO POB	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	515	\$15,965.00	\$15,965.00
249340470	PJT Real Estate Services LLC	8116 Telegraph Rd	301 Main St E	Section 34 Township 113 Range 023 SW1/4 SE1/4 COM 33' E & 203' N OF S1/2 COR, E 139.6', N 66', W 139.6' TO E LINE	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	140	\$4,340.00	\$4,340.00
249341090	PJT Real Estate Services LLC	8116 Telegraph Rd		Section 34 Township 113 Range 023 N 45.2' OF S 192' OF SW1/4 SE 1/4 LYING W OF W LINE OF 1-1 WERTISH ADDN EX W 33'	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	145	\$4,495.00	\$4,495.00
240040010	Matthew Alan Peroutkz	305 Main St E	305 Main St E	WERTISH ADDN Lot 001 Block 001 EX E 6'	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
240040020	Maria M Mata Gonzalez	307 Main St E	307 Main St E	WERTISH ADDN Lot 002 Block 001 & E 6' OF LOT 1	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
240040031	Donald D & Judith Conn	309 Main St E	309 Main St E	WERTISH ADDN Lot 004 Block 001 WERTISH ADDN Lot 003 Block 001	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
249341150	Mayo Clinic Health System	301 2nd St NE	303 Columbus Ave N	Section 34 Township 113 Range 023 COM 375' S OF NW COR SW1/4 SE 1/4, E 183', S 60', W 183' N TO POB	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
249340630	Robert Dingman	307 2nd St NE	307 2nd St NE	Section 34 Township 113 Range 023 SW1/4 SE1/4 COM 163.3' S OF NW COR BLK 10 PARK ADDN, W 78', S 70', SE TO PT 10' N OF	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
249340640	Diane M McClintock	309 2nd St NE	309 2nd St NE	Section 34 Township 113 Range 023 SW1/4 SE1/4 COM SW COR BLK 10, PARK ADDN, N 190', W 78', S 190', E 78' TO POB EX N	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
240060350	Robert L & Patricia J Rynda	300 Lyndale Ave N	300 Lyndale Ave N	PARK ADDN Lot 014 Block 004 & S 35' OF LOT 13	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
249341110	William & Celestine Bauer	209 Columbus Ave N	209 Columbus Ave N	Section 34 Township 113 Range 023 COM 450' S OF NW COR SW1/4 SE 1/4, E 150', S 145', W 150', N 145' TO POB	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
249340970	CenterPoint Energy Resource	PO Box 1475	2nd St NE	Section 34 Township 113 Range 023 COM 152' W OF NW COR OF BLK 11 PARK ADDN., S 20', W 20', N 20', E 20' TO BEG.	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00

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249340990	Megan Bruzek	308 2nd St NE	308 2nd St NE	Section 34 Township 113 Range 023 SW 1/4 SE 1/4 COM 86' W & 150' N OF SW COR BLK 11 PARK ADDN, W 86', N 130', E 20' N	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
249340860	Ruth A Weinandt	310 2nd St NE	310 2nd St NE	Section 34 Township 113 Range 023 SW 1/4 SE 1/4 COM 86' W & 150' N OF SW COR BLK 11 PARK ADDN, E 86', N 150', W 86' S	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
240060970	Charles Boegeman	312 2nd St NE	312 2nd St NE	PARK ADDN Lot 5&6 Block 011 W 50' OF	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
240060410	Brandon M Anderson	210 Lyndale Ave N	210 Lyndale Ave N	PARK ADDN Lot 007 Block 005 & N 10' OF LOT 8	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
249340130	Jason Bentson	400 Lincoln Ave N	400 Lincoln Ave N	Section 34 Township 113 Range 023 W 1/2 SE 1/4 COM 356.70' N OF NE COR OF 7-10 PARK ADDN, W 150', N 60', E 150', S 60'	1	\$3,515.00	1	\$0.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$8,340.00
249340200	Taylor A Lambrecht	402 Lincoln Ave N	402 Lincoln Ave N	Section 34 Township 113 Range 023 W 1/2 SE 1/4 COM 416.7' N OF NE COR 7-10 PARK ADDN, W 150', N 70', E 150', S 70' TO	1	\$3,515.00	1	\$0.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$13,165.00
249340180	Linda A Warnemunde	33690 88th Ave	406 Lincoln Ave N	Section 34 Township 113 Range 023 W 1/2 SE 1/4 COM 486.7' N OF NE COR 7-10 PARK ADDN, W 150', N 100', E 150', S 100' TO	1	\$3,515.00	1	\$0.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$13,165.00
249340170	Nancy Lam	408 Lincoln Ave N	408 Lincoln Ave N	Section 34 Township 113 Range 023 W 1/2 SE 1/4 COM 586.7' N OF NE COR 7-10 PARK ADDN, W 150', N 70', E 150', S 70' TO	1	\$3,515.00	1	\$0.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$8,340.00
249340150	Joseph L Barten	401 Lincoln Ave N	401 Lincoln Ave N	Section 34 Township 113 Range 023 W 1/2 SE 1/4 COM 356.7' N OF NW COR 7-9 PARK ADDN, E 152.5', N 115', W 152.5', S 115'	1	\$3,515.00	1	\$0.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$8,340.00
249340160	Allen Solheid	405 Lincoln Ave N	405 Lincoln Ave N	Section 34 Township 113 Range 023 W 1/2 SE 1/4 COM 471.7' N OF NW COR 7-9 PARK ADDN, E 152.5', N 75', W 152.5', S 75' TO	1	\$3,515.00	1	\$0.00	1	\$9,650.00	0	\$0.00	0	\$0.00	\$13,165.00
249340140	Mary J Smith	407 Lincoln Ave N	407 Lincoln Ave N	Section 34 Township 113 Range 023 W 1/2 SE 1/4 COM 546.7' N OF NW COR 7-9 PARK ADDN, E 152.5', N 110', W 152.5', S 110'	1	\$3,515.00	1	\$0.00	0.5	\$4,825.00	0	\$0.00	0	\$0.00	\$8,340.00
TOTAL					107.0	\$376,105.00	107.0	\$261,500.00	92	\$887,800.00	183.3	\$30,660.59	800.0	\$24,800.00	#####



MAIN ST / TH19

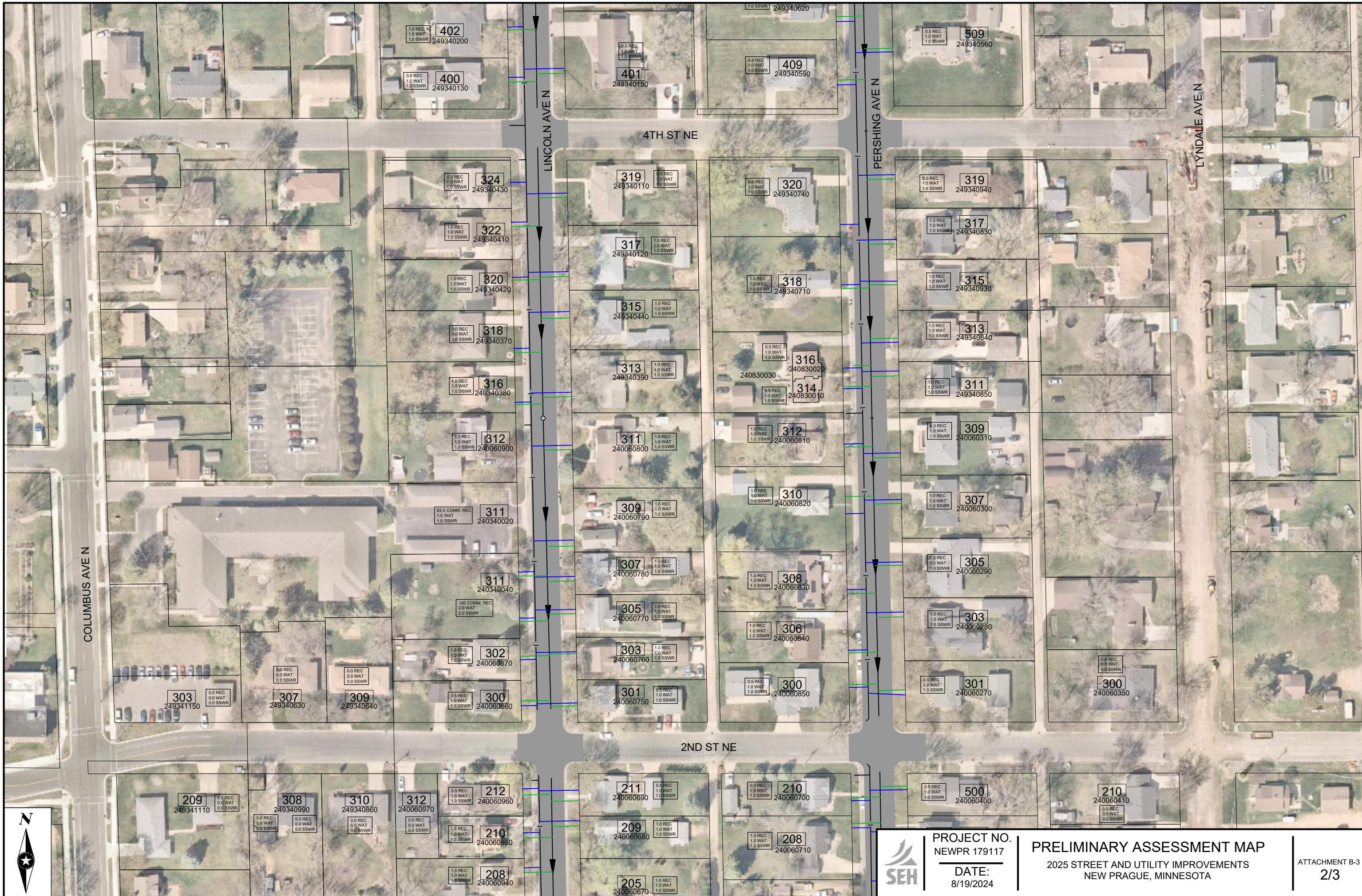


PROJECT NO.
NEWPR 179117

DATE:
8/19/2024

PRELIMINARY ASSESSMENT MAP
2025 STREET AND UTILITY IMPROVEMENTS
NEW PRAGUE, MINNESOTA

ATTACHMENT B-3
1/3



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