

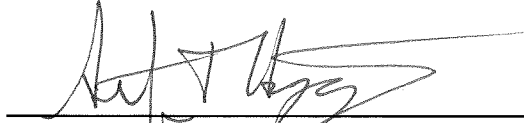
**FEASIBILITY REPORT AND  
COST ESTIMATE  
FOR  
IMPROVEMENT PROJECT NO. 14-07  
PAVEMENT MANAGEMENT PROGRAM  
2014 STREET RECONSTRUCTIONS  
VARIOUS CITY STREETS**

**CITY OF BLAINE, MINNESOTA**

**March 6, 2014**

**spot concrete curb and gutter replacement, asphalt pavement replacement,  
class 5 aggregate base, and related appurtenant construction.**

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.



Stefan T. Higgins, PE  
Assistant City Engineer  
Minn. Reg. No. 41290



**CITY OF BLAINE**  
10801 Town Square Drive NE  
Blaine, Minnesota 55449  
(763) 784-6700

Prepared By: Stefan Higgins, PE  
Assistant City Engineer

# FEASIBILITY REPORT

## 14-07 - TABLE OF CONTENTS

EXECUTIVE SUMMARY .....	FR-1
1. PROJECT HISTORY .....	FR-2
2. PROJECT AREA CHARACTERISTICS .....	FR-2
3. PROPOSED IMPROVEMENTS .....	FR-3
A. Sanitary Sewer.....	FR-3
B. Water Main.....	FR-3
C. Street Construction .....	FR-3
D. Storm Drainage.....	FR-3
4. IMPACT OF PROPOSED IMPROVEMENTS.....	FR-3
5. SUMMARY OF ESTIMATED PROJECT COSTS AND FUNDING .....	FR-5
6. ASSESSMENT METHODOLOGY .....	FR-6
7. FINANCE.....	FR-6
A. Finance Director Statement.....	FR-6
8. PROJECTED SCHEDULE .....	FR-7
9. PROJECT FEASIBILITY AND RECOMMENDATION .....	FR-7

### EXHIBITS

1. Project Location
2. D. Erickson 4<sup>th</sup> Addn. Assessment Map
- 2A. D. Erickson 4<sup>th</sup> Addn. Proposed Assessment Roll
3. Jackson Place Area Assessment Map
- 3A. Jackson Place Area Proposed Assessment Roll

# FEASIBILITY REPORT

## PROJECT NO. 14-07

### EXECUTIVE SUMMARY

The proposed project will partially reconstruct various City streets in the D. Erickson 4<sup>th</sup> Addition and the Jackson Place plat areas. Proposed improvements include spot concrete curb and gutter replacement, asphalt surface removal and replacement, aggregate base and appurtenant construction.

The estimated cost of improvements is \$675,000 with \$130,155 proposed to be assessed over a ten-year period. Replacement of existing sanitary sewer structure castings/rings, at an estimated cost of \$24,675, is proposed to be paid for by the City Public Utility Fund. The remaining portion of \$520,170 is proposed to be paid from the City's Pavement Management Program Funds.

The project is necessary, cost-effective, and feasible and will result in a benefit to the properties proposed to be assessed.

## 1. **PROJECT HISTORY**

The Blaine City Council initiated the project and ordered the preparation of a feasibility report on November 7, 2013, with Resolution No. 13-184.

This report is based on field observations, record drawing information and 2011 aerial photography.

## 2. **PROJECT AREA CHARACTERISTICS**

The project area includes the following streets:

### **D. Erickson 4<sup>th</sup> Addition Area**

- 131<sup>st</sup> Avenue from approximately 340 feet west of the Central Ave Service Road to the cul de sac
- 130<sup>th</sup> Lane from Johnson Street to Lincoln Street
- 130<sup>th</sup> Avenue from Johnson Street to Lincoln Street
- 129<sup>th</sup> Lane from Johnson Street to Lincoln Street
- Lincoln Street from 129<sup>th</sup> Lane to 130<sup>th</sup> Lane
- Johnson Street from 129<sup>th</sup> Avenue to 131<sup>st</sup> Avenue

### **Jackson Place Area**

- Jackson Street from 99<sup>th</sup> Avenue to 175 feet south of 101<sup>st</sup> Avenue
- 99<sup>th</sup> Lane from Jackson Street to 99<sup>th</sup> Circle
- 99<sup>th</sup> Circle from 99<sup>th</sup> Lane to 99<sup>th</sup> Lane

The streets in the D. Erickson 4<sup>th</sup> Addition area were constructed in 1988 with a section consisting of 2 inches of bituminous pavement on 4 inches of aggregate base. Previous pavement preservation treatments on these streets consisted of sealcoats, with the latest being done in 1994. The streets have not received an overlay. The pavement has reached the point of failure with significant block and alligator cracking and has failed to a point where an overlay is not feasible.

The streets in the Jackson Place area were constructed in 1990 with a section consisting of 2 inches of bituminous pavement on 4 inches of aggregate base. Previous pavement preservation treatments on these streets consisted of sealcoats, with the latest being done in 1995. The streets have not received an overlay. The pavement has reached the point of failure with significant block and alligator cracking and has failed to a point where an overlay is not feasible.

The proposed project is located in the Coon Creek Watershed District. No portion of the project will impact wetlands as identified on the City's wetland inventory map.

See Exhibit No. 1 for the project location.

### 3. **PROPOSED IMPROVEMENTS**

The proposed improvements will include partial reconstruction of the existing urban street section to a 3-1/2 inch bituminous pavement over 4 inches of aggregate base section, spot replacement of failed curb and gutter, and replacement of sanitary sewer castings and rings. The improvements are necessary, cost-effective, and feasible. Each improvement is further described as follows:

#### A. **Sanitary Sewer**

Public Works and Engineering staffs have reviewed the existing sanitary sewer on the project streets and concur that there are no issues with the existing mains. The project will include the removal of the existing manhole castings/rings and installation of new castings/rings on all sanitary manholes.

#### B. **Water Main**

Public Works and Engineering staffs have also reviewed the water main installation dates and water main break data along the project streets and concur that there are no issues with the existing main. Therefore, the scope of the project will not include any replacement of existing water main along the corridor. The project will include adjusting existing gate valve boxes located within the street typical sections.

#### C. **Street Construction**

The proposed project will partially reconstruct the existing road by removing the existing failed pavement surface and aggregate base and installing a new aggregate base and pavement surface in accordance with city standards. The street typical section will be reconstructed with a section composed of 3-1/2 inches bituminous on 4 inches of gravel base over a compacted subgrade. Partial reconstruction of the existing curb is proposed where necessary due to curb failure.

#### D. **Storm Drainage**

Storm water runoff from the streets will be captured and controlled with the existing catch basins and storm sewer pipe system. Public Works has inspected and/or completed rehabilitation on all catch basins so no additional storm sewer work is anticipated with this project.

### 4. **IMPACT OF PROPOSED IMPROVEMENTS**

The proposed street improvements will not create any new maintenance issues for the Public Works staff. The City will work with affected property owners and the Contractor to resolve any situation that may arise during construction. Short term traffic delays, construction dust and noise, and erosion will occur. Efforts to minimize these impacts include the restriction of work hours and dust and

erosion control measures included in the project. Any disruptions that occur to existing yards, sprinkler systems, and driveways will be restored.

**SUMMARY OF ESTIMATED PROJECT COSTS AND FUNDING**

**Project:** 14-07  
**Description:** 2014 Street Reconstructions

<b>Cost Item</b>	<b>Percent</b>	<b>Amount</b>
<b>Construction Costs</b>		
Street Construction		\$ 500,000
<b>Total Construction Costs</b>		<u>\$ 500,000</u>
<b>Administrative Costs</b>		
Engineering	18%	\$ 90,000
Assessment	1%	5,000
Legal	2%	10,000
Administration	4%	20,000
Capitalized Interest	8%	40,000
Bonding	2%	10,000
<b>Total Administrative Costs</b>		<u>\$ 175,000</u>
<b>TOTAL ESTIMATED PROJECT COSTS</b>		<u><b>\$ 675,000</b></u>

**Temporary Funding Source**

City Internal Funds

**Permanent Funding Source**

Assessments, Pavement Management Program Funds (PMP Funds), and Public Utility Funds,

(ENR Construction Index for November 2013 is 10870.40)

**Funding**

Total Paid from Public Utility Funds	\$ 24,675
Total Generation from Assessments	\$ 130,155
Total Paid from PMP Funds	\$ 520,170

**6. ASSESSMENT METHODOLOGY**

It is proposed that the project be assessed over 10 years in accordance with the City's Assessment Policy. It is proposed to assess this project using the unit method for residential properties. The assessments are based on 25% of the entire cost of the improved street section per the city assessment policy.

See Exhibit Nos. 2 & 3 for the parcels proposed to be assessed and Exhibit Nos. 2A & 3A for the proposed assessment rolls.

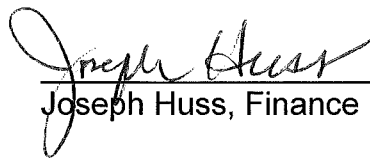
**7. FINANCE**

The proposed project will be temporarily financed by the City. Permanent funding will be provided by the Pavement Management Program Funds, public utility funds, and the costs assessed to the benefiting parcels in accordance with current City Assessment Policy and Minnesota Statutes Chapter 429, Special Assessment Laws.

**A. Finance Director Statement**

With reference to this Feasibility Report for Improvement Project 14-07 as prepared by the City of Blaine Engineering Department dated March 6, 2014, I find the following:

1. The project will be temporarily funded through existing City internal funds whereupon permanent financing will be obtained through the Pavement Management Program Funds, Public Utility Funds, and assessments.
2. Sufficient moneys are currently available from the City's internal funds to temporarily fund the special assessment portion of the project. It is estimated that \$130,155 will be assessed.
3. Sufficient moneys are currently available from the City's Public Utility Funds to pay for proposed utility improvements for street reconstruction at an estimated cost of \$24,675.



---

Joseph Huss, Finance Director



**8. PROJECTED SCHEDULE**

March 6, 2014	Receive Feasibility Report Order Public Hearing
March 18, 2014	Public Information Meeting to discuss project and proposed assessments
April 3, 2014	Hold Public Hearing Order Improvements and Order Preparation of Plans and Specifications
April 3, 2014	Approve Plans and Specifications Order Advertisement for Bids
May 5, 2014	Open Bids
May 15, 2014	Award Contract
June-Sept 2014	Construct Improvements
Oct 2014	Assess Project
2015	First assessment payment due with real estate taxes

**9. PROJECT FEASIBILITY AND RECOMMENDATION**

The project as proposed is technically and financially feasible, cost effective, and will result in a benefit to the properties proposed to be assessed. It is recommended that the Council accept this report, hold the public hearing, and order the improvements.

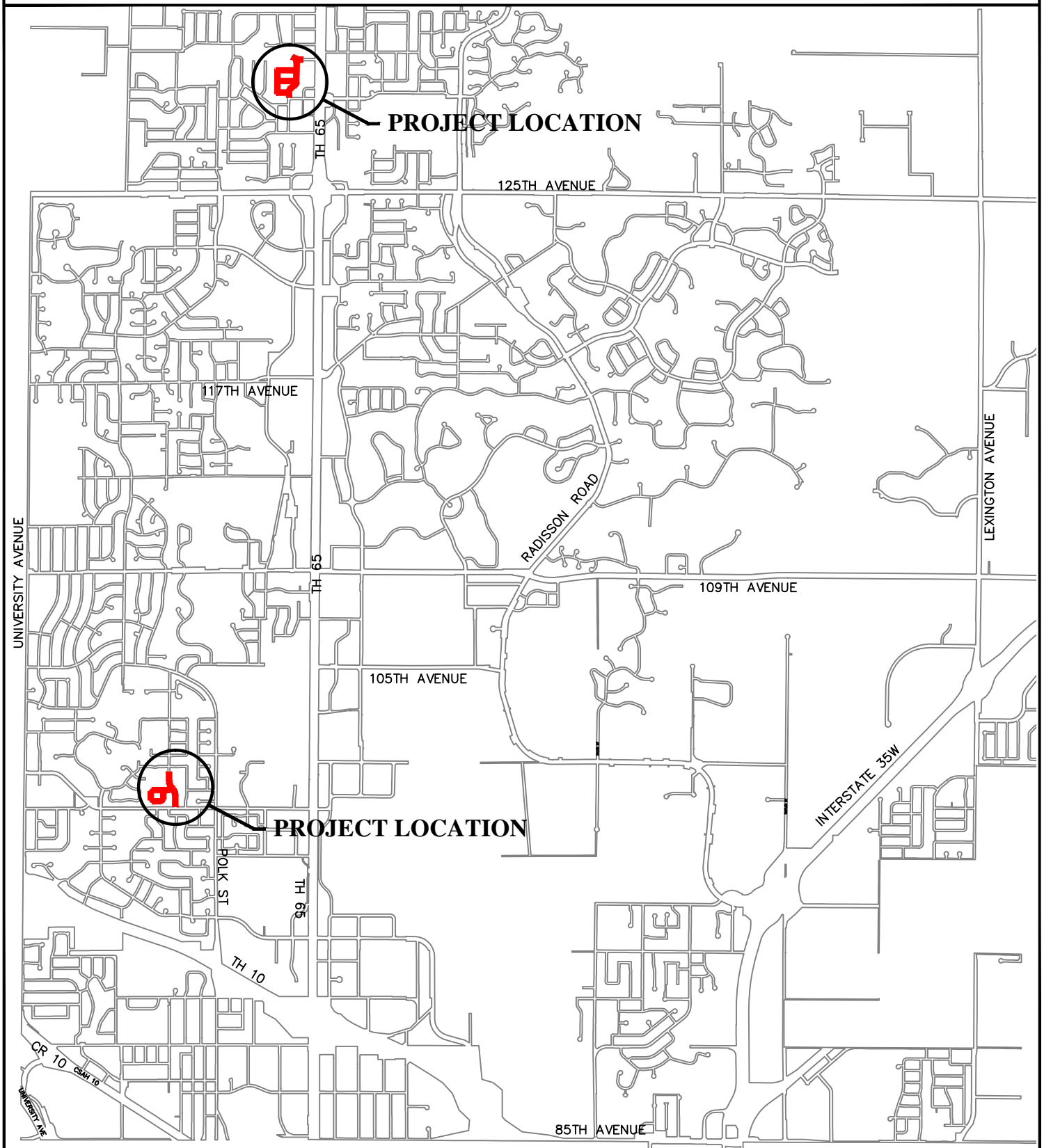


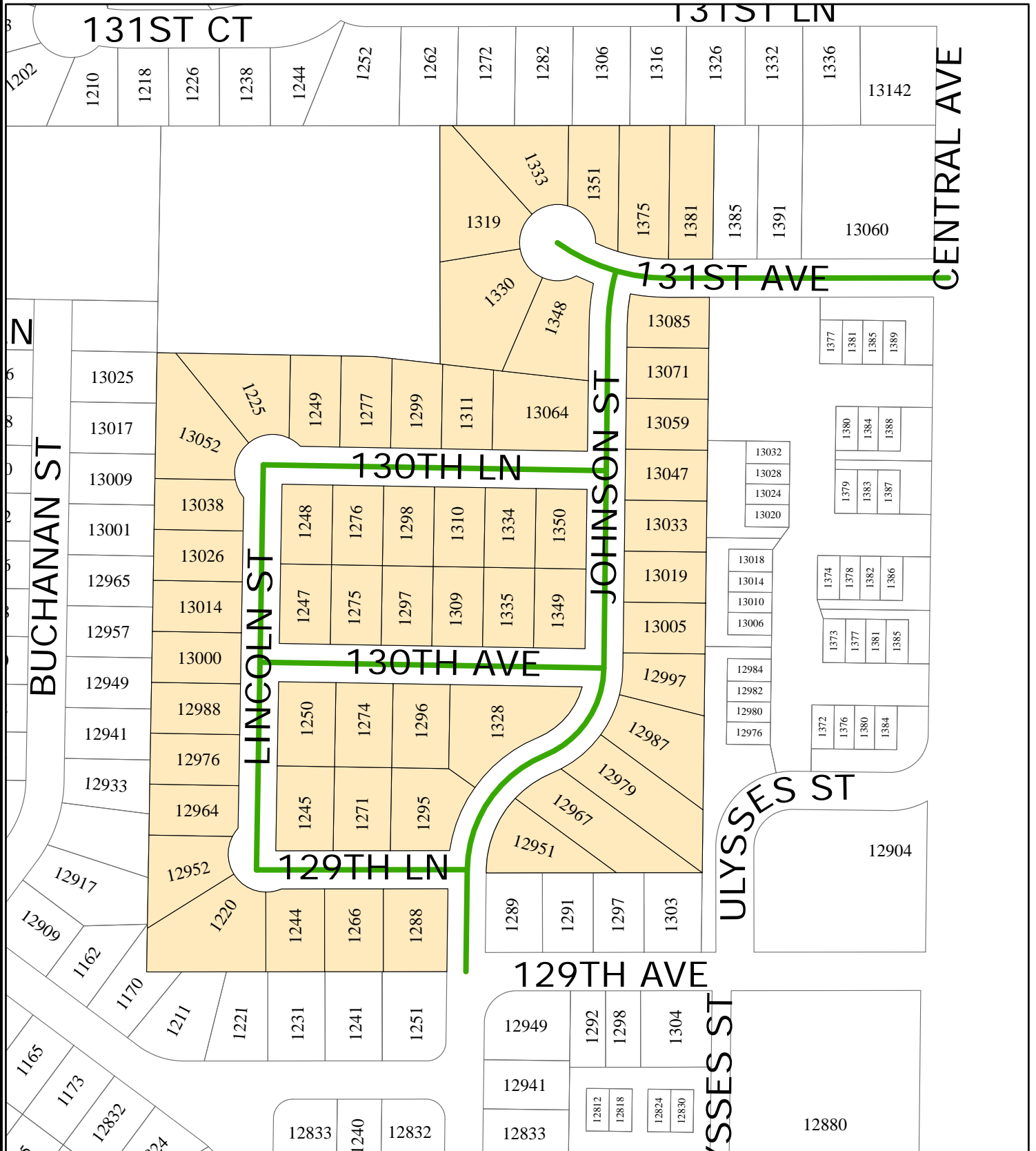
# CITY OF BLAINE

LOCATION MAP

EXHIBIT 1

## 2014 PAVEMENT MANAGEMENT PROGRAM STREET RECONSTRUCTIONS





 ASSESSABLE PARCELS



## Project 14-07



PROJECT 14-07  
2014 STREET RECONSTRUCTIONS  
CITY OF BLAINE  
EXHIBIT NO. 2A - D. ERICKSON 4th ADDN. AREA  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS	\$299,000.00					
ADMINISTRATIVE COSTS	\$104,650.00					
TOTAL COST	\$403,650.00					
	x25%	TOTAL FRONT FOOTAGE		ASSESSMENT RATE		
<b>ASSESSABLE COST</b>	<b>\$100,912.50 /</b>	<b>6573.8 LF</b>	<b>=</b>	<b>\$15.35</b>		
ASSESSMENT RATE	ASSESSABLE FOOTAGE	AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	
<b>\$15.35</b>	<b>X 4784.70</b>	<b>= \$73,448.54</b>	<b>/</b>	<b>57</b>	<b>=</b>	<b>\$1,288.57</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
53123240053	12951 JOHNSON ST NE	PETERSON AMANDA	1	\$1,288.57	\$1,288.57
53123240024	12964 LINCOLN ST NE	PASS CARL D & ELIZABETH R J	1	\$1,288.57	\$1,288.57
53123240025	12952 LINCOLN ST NE	EARLEY SHANNON	1	\$1,288.57	\$1,288.57
53123240009	1330 131ST AVE NE	LUCAS RANDY S & SHERRY A	1	\$1,288.57	\$1,288.57
53123240027	1244 129TH LN NE	WATLAND JEAN	1	\$1,288.57	\$1,288.57
53123240028	1266 129TH LN NE	SHINGLER EDWARD A	1	\$1,288.57	\$1,288.57
53123240029	1288 129TH LN NE	SMITH DAVID T & SARA E	1	\$1,288.57	\$1,288.57
53123240066	1220 129TH LN NE	SCHMIDT BENJAMIN	1	\$1,288.57	\$1,288.57
53123240054	12967 JOHNSON ST NE	STROZYK JAMES	1	\$1,288.57	\$1,288.57
53123240042	1295 129TH LN NE	DELA CRUZ ANGELITO	1	\$1,288.57	\$1,288.57
53123240043	1271 129TH LN NE	DREHER BARBARA	1	\$1,288.57	\$1,288.57
53123240044	1245 129TH LN NE	SANDBERG CARL WM JR	1	\$1,288.57	\$1,288.57
53123240055	12979 JOHNSON ST NE	CHENEY MATTHEW & AMY	1	\$1,288.57	\$1,288.57
53123240023	12976 LINCOLN ST NE	HENDERSON ANGIE	1	\$1,288.57	\$1,288.57
53123240056	12987 JOHNSON ST NE	CLARK JASON J & TAMI A	1	\$1,288.57	\$1,288.57
53123240048	1328 130TH AVE NE	ELLIS ADAM	1	\$1,288.57	\$1,288.57
53123240047	1296 130TH AVE NE	SUPPLY COMPANY DBA ALPHA II	1	\$1,288.57	\$1,288.57
53123240046	1274 130TH AVE NE	LEWICKI KRISTEN	1	\$1,288.57	\$1,288.57
53123240022	12988 LINCOLN ST NE	BREZINSKY WM J JR & LYNN M	1	\$1,288.57	\$1,288.57
53123240045	1250 130TH AVE NE	RUSSO CHRISTOPHER	1	\$1,288.57	\$1,288.57

PROJECT 14-07  
2014 STREET RECONSTRUCTIONS  
CITY OF BLAINE  
EXHIBIT NO. 2A - D. ERICKSON 4th ADDN. AREA  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS		\$299,000.00				
ADMINISTRATIVE COSTS		\$104,650.00				
TOTAL COST		\$403,650.00				
		x25%	TOTAL FRONT FOOTAGE	ASSESSMENT RATE		
<b>ASSESSABLE COST</b>		<b>\$100,912.50</b>	<b>/</b>	<b>6573.8 LF</b>	<b>=</b>	<b>\$15.35</b>
ASSESSMENT RATE	ASSESSABLE FOOTAGE	AMOUNT ASSESSED	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT		
<b>\$15.35</b>	<b>X</b>	<b>4784.70</b>	<b>=</b>	<b>\$73,448.54</b>	<b>/</b>	<b>57 = \$1,288.57</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
53123240057	12997 JOHNSON ST NE	PETERS CAROLYN	1	\$1,288.57	\$1,288.57
53123240021	13000 LINCOLN ST NE	DAGAGA SENA	1	\$1,288.57	\$1,288.57
53123240058	13005 JOHNSON ST NE	GRAUSAM JOHN C & PATRICIA J	1	\$1,288.57	\$1,288.57
53123240020	13014 LINCOLN ST NE	PICHA PAMELA J	1	\$1,288.57	\$1,288.57
53123240030	1349 130TH AVE NE	NEAL JR LAURICE	1	\$1,288.57	\$1,288.57
53123240031	1335 130TH AVE NE	VANARRAGON JANEL	1	\$1,288.57	\$1,288.57
53123240032	1309 130TH AVE NE	GREEN KYLE	1	\$1,288.57	\$1,288.57
53123240033	1297 130TH AVE NE	TILTON DANA	1	\$1,288.57	\$1,288.57
53123240034	1275 130TH AVE NE	ETHEN MARK	1	\$1,288.57	\$1,288.57
53123240035	1247 130TH AVE NE	BUBALO MARK	1	\$1,288.57	\$1,288.57
53123240059	13019 JOHNSON ST NE	ROBINSON CHRISTOPHER	1	\$1,288.57	\$1,288.57
53123240019	13026 LINCOLN ST NE	KUCHENMEISTER GARY & COLLEEN	1	\$1,288.57	\$1,288.57
53123240060	13033 JOHNSON ST NE	CARLSON EMILY	1	\$1,288.57	\$1,288.57
53123240041	1350 130TH LN NE	SCOTT STEVEN	1	\$1,288.57	\$1,288.57
53123240040	1334 130TH LN NE	JOLLYMORE MATTHEW	1	\$1,288.57	\$1,288.57
53123240039	1310 130TH LN NE	TILAHUN TADELE	1	\$1,288.57	\$1,288.57
53123240038	1298 130TH LN NE	BRYERS TRUSTEE DIANE	1	\$1,288.57	\$1,288.57
53123240037	1276 130TH LN NE	SCHWALBA PAUL J & DEBRA A	1	\$1,288.57	\$1,288.57
53123240036	1248 130TH LN NE	LU CRESCENDO LLC	1	\$1,288.57	\$1,288.57
53123240018	13038 LINCOLN ST NE	REYES NENANDRO D & LUCILA S	1	\$1,288.57	\$1,288.57

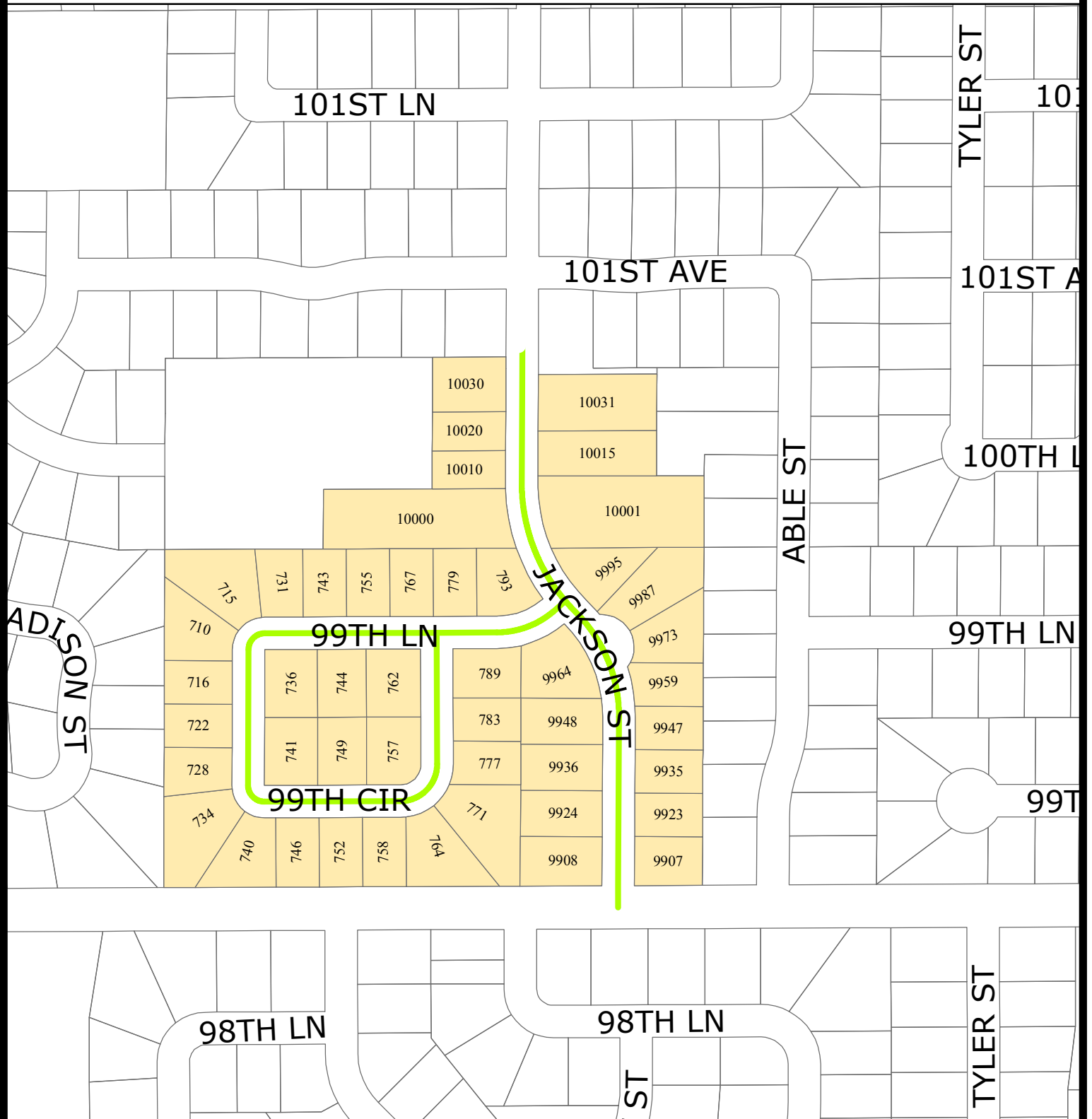
PROJECT 14-07  
2014 STREET RECONSTRUCTIONS  
CITY OF BLAINE  
EXHIBIT NO. 2A - D. ERICKSON 4th ADDN. AREA  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS	\$299,000.00					
ADMINISTRATIVE COSTS	\$104,650.00					
TOTAL COST	\$403,650.00					
	x25%	TOTAL FRONT FOOTAGE		ASSESSMENT RATE		
<b>ASSESSABLE COST</b>	<b>\$100,912.50 /</b>	<b>6573.8 LF</b>	<b>=</b>	<b>\$15.35</b>		
ASSESSMENT RATE	ASSESSABLE FOOTAGE	AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	
<b>\$15.35</b>	<b>X 4784.70</b>	<b>= \$73,448.54</b>	<b>/</b>	<b>57</b>	<b>=</b>	<b>\$1,288.57</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
53123240061	13047 JOHNSON STREET NE	SCHROEDER STEVEN	1	\$1,288.57	\$1,288.57
53123240062	13059 JOHNSON ST NE	PARR WILLIAM C & KRISTIN L	1	\$1,288.57	\$1,288.57
53123240011	13064 JOHNSON ST NE	SOLBERG SHANE D	1	\$1,288.57	\$1,288.57
53123240012	1311 130TH LN NE	RIST MICHELLE	1	\$1,288.57	\$1,288.57
53123240013	1299 130TH LN NE	ELSNER GARY	1	\$1,288.57	\$1,288.57
53123240014	1277 130TH LN NE	MEISER RORY C	1	\$1,288.57	\$1,288.57
53123240015	1249 130TH LN NE	SKERIPSKI JAMES A & LORI J	1	\$1,288.57	\$1,288.57
53123240016	1225 130TH LN NE	FERCH JEAN	1	\$1,288.57	\$1,288.57
53123240017	13052 LINCOLN ST NE	FEDERAL HOME LOAN MORTGAGE CORP	1	\$1,288.57	\$1,288.57
53123240063	13071 JOHNSON ST NE	LAMOSSE LINDA	1	\$1,288.57	\$1,288.57
53123240064	13085 JOHNSON ST NE	HEISINGER GLENN F & SHERYL L	1	\$1,288.57	\$1,288.57
53123240010	1348 131ST AVE NE	MARLOW JANET	1	\$1,288.57	\$1,288.57
53123240008	1319 131ST AVE NE	CHESNESS BRETT N & SHERI L	1	\$1,288.57	\$1,288.57
53123240007	1333 131ST AVE NE	PARKS MARLA	1	\$1,288.57	\$1,288.57
53123240006	1351 131ST AVE NE	NAGLE NICOLE	1	\$1,288.57	\$1,288.57
53123240005	1375 131ST AVE NE	JAMES DAVID L & BARBARA L	1	\$1,288.57	\$1,288.57
53123240158	1381 131ST AVE NE	KVAMME MICHAEL E & DEBRA J	1	\$1,288.57	\$1,288.57

TOTALS: 57 \$73,448.49

# EXHIBIT 3



 **ASSESSABLE PARCELS**



## Project 14-07

City of Blaine Engineering Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6172



PROJECT 14-07  
2014 STREET RECONSTRUCTIONS  
CITY OF BLAINE  
EXHIBIT NO. 3A - JACKSON PLACE AREA  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS	\$201,000.00					
ADMINISTRATIVE COSTS	<u>\$70,350.00</u>					
TOTAL COST	\$271,350.00					
	<u>x25%</u>		TOTAL FRONT FOOTAGE	ASSESSMENT RATE		
<b>ASSESSABLE COST</b>	<b>\$67,837.50 /</b>		<b>4778.1 LF</b>	<b>=</b>	<b>\$14.20</b>	
ASSESSMENT RATE	ASSESSABLE FOOTAGE	AMOUNT ASSESSED	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT		
<b>\$14.20</b>	<b>X 3994.10</b>	<b>= \$56,706.59</b>	<b>/ 47</b>	<b>=</b>	<b>\$1,206.52</b>	

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
303123120003	10000 JACKSON ST NE	DC INVESTMENTS MINNESOTA LLC	1	\$1,206.52	\$1,206.52
303123120044	10010 JACKSON ST NE	RUDNITSKI CARL	1	\$1,206.52	\$1,206.52
303123120032	764 99TH CIR NE	ACKER BARBARA J	1	\$1,206.52	\$1,206.52
303123110075	9924 JACKSON ST NE	AKINS FRANK	1	\$1,206.52	\$1,206.52
303123120027	734 99TH CIR NE	LUND ROBERT	1	\$1,206.52	\$1,206.52
303123120033	771 99TH CIR	EVANS JAMES A & MICHELLE M	1	\$1,206.52	\$1,206.52
303123120026	728 99TH CIR NE	GROWETTE JOEY ALLEN	1	\$1,206.52	\$1,206.52
303123110074	9936 JACKSON ST NE	NYBERG DANIEL W & PATTERSON L	1	\$1,206.52	\$1,206.52
303123120034	777 99TH CIR NE	MAGADANZ GERALD A	1	\$1,206.52	\$1,206.52
303123110076	9908 JACKSON ST NE	ERICKSON DENNIS E & DEBRA	1	\$1,206.52	\$1,206.52
303123120029	746 99TH CIR NE	DAHL LADONNA R	1	\$1,206.52	\$1,206.52
303123120030	752 99TH CIR NE	SWANSON LISA L	1	\$1,206.52	\$1,206.52
303123120031	758 99TH CIR NE	SHEA DANIEL J & BRENNAN CARLEEN K	1	\$1,206.52	\$1,206.52
303123120028	740 99TH CIR NE	CAMPBELL CARMEN	1	\$1,206.52	\$1,206.52
303123120042	741 99TH CIR NE	BROOKS DENNIS R & JULIE A	1	\$1,206.52	\$1,206.52
303123120041	749 99TH CIR NE	FELKER ARTHUR	1	\$1,206.52	\$1,206.52
303123120040	757 99TH CIR NE	SOLORZANO HEATHER	1	\$1,206.52	\$1,206.52
303123120025	722 99TH CIR NE	ABDILLAH HASSAN Y & MOHAMED F	1	\$1,206.52	\$1,206.52
303123110073	9948 JACKSON ST NE	HOUGHTALING DAVID J & MARY KAY	1	\$1,206.52	\$1,206.52
303123120035	783 99TH CIR NE	TRUONG JESSICA T	1	\$1,206.52	\$1,206.52



PROJECT 14-07  
2014 STREET RECONSTRUCTIONS  
CITY OF BLAINE  
EXHIBIT NO. 3A - JACKSON PLACE AREA  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS		\$201,000.00				
ADMINISTRATIVE COSTS		<u>\$70,350.00</u>				
TOTAL COST		\$271,350.00				
		<u>x25%</u>	TOTAL FRONT FOOTAGE	ASSESSMENT RATE		
<b>ASSESSABLE COST</b>		<b>\$67,837.50 /</b>	<b>4778.1 LF</b>	<b>=</b>	<b>\$14.20</b>	
ASSESSMENT RATE	ASSESSABLE FOOTAGE	AMOUNT ASSESSED	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT		
<b>\$14.20</b>	<b>X</b>	<b>3994.10</b>	<b>=</b>	<b>\$56,706.59</b>	<b>/</b>	<b>47 = \$1,206.52</b>

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
303123120024	716 99TH CIR NE	HICKEY SHARON	1	\$1,206.52	\$1,206.52
303123120037	736 99TH LN NE	WADE TROY A & LYNN M	1	\$1,206.52	\$1,206.52
303123120038	744 99TH LN NE	WALLISCH JR JAMES & WALLISCH KATIE	1	\$1,206.52	\$1,206.52
303123120039	762 99TH LN NE	NELSON TIMOTHY C & PATRICIA K	1	\$1,206.52	\$1,206.52
303123120036	789 99TH CIR NE	WILLIAMSON LEONA A	1	\$1,206.52	\$1,206.52
303123110072	9964 JACKSON ST NE	YOUNG DAVID A & PATRICIA A	1	\$1,206.52	\$1,206.52
303123120023	710 99TH CIR NE	GLOOD JOSHUA	1	\$1,206.52	\$1,206.52
303123120022	715 99TH LN NE	ROBERT C & KIM I BEAVER	1	\$1,206.52	\$1,206.52
303123120021	731 99TH LN NE	DEASON PAUL H & GARRIS CHERYL	1	\$1,206.52	\$1,206.52
303123120020	743 99TH LN NE	DANGELO MICHAEL C & LISA A	1	\$1,206.52	\$1,206.52
303123120019	755 99TH LN NE	PETERSON DAVID M & NANCY J	1	\$1,206.52	\$1,206.52
303123120018	767 99TH LN NE	HARSTAD GLEN	1	\$1,206.52	\$1,206.52
303123120017	779 99TH LN NE	VINGE DEREK	1	\$1,206.52	\$1,206.52
303123120016	793 99TH LN NE	BAKOS MATTHEW	1	\$1,206.52	\$1,206.52
303123120043	10020 JACKSON ST NE	DZANDZARA TRUSTEE NICK & ROCHELEAU TRUSTEE JILL	1	\$1,206.52	\$1,206.52
303123120116	10030 JACKSON ST NE	BERGMAN ANTHONY	1	\$1,206.52	\$1,206.52
303123110084	9907 JACKSON ST NE	HEROFF BENJAMIN	1	\$1,206.52	\$1,206.52
303123110079	9973 JACKSON ST NE	MISSAGHI FARHAD & DIANE S	1	\$1,206.52	\$1,206.52
303123110086	10031 JACKSON ST NE	MCCUE SHAWNA & BELAIR THOMAS	1	\$1,206.52	\$1,206.52
303123110083	9923 JACKSON ST NE	WINKELMAN KELLY	1	\$1,206.52	\$1,206.52

PROJECT 14-07  
2014 STREET RECONSTRUCTIONS  
CITY OF BLAINE  
EXHIBIT NO. 3A - JACKSON PLACE AREA  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS		\$201,000.00				
ADMINISTRATIVE COSTS		<u>\$70,350.00</u>				
TOTAL COST		\$271,350.00				
		<u>x25%</u>	TOTAL FRONT FOOTAGE	ASSESSMENT RATE		
ASSESSABLE COST		\$67,837.50 /	4778.1 LF	=	\$14.20	
ASSESSMENT RATE	ASSESSABLE FOOTAGE		AMOUNT ASSESSED	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	
\$14.20	X	3994.10	=	\$56,706.59	/	47 = \$1,206.52

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
303123110082	9935 JACKSON ST NE	KRILE KEVIN	1	\$1,206.52	\$1,206.52
303123110081	9947 JACKSON ST NE	LEVESSEUR MICHAEL J & TAMARA L	1	\$1,206.52	\$1,206.52
303123110080	9959 JACKSON ST NE	JOHNSON PATRICK G & EVELYNN S	1	\$1,206.52	\$1,206.52
303123110078	9987 JACKSON ST NE	DAVIS BRADLEY A	1	\$1,206.52	\$1,206.52
303123110077	9995 JACKSON ST NE	CHICK ERIC A & MBENG B	1	\$1,206.52	\$1,206.52
303123110088	10001 JACKSON ST NE	BECKMAN DONALD V & MARION R	1	\$1,206.52	\$1,206.52
303123110085	10015 JACKSON ST NE	WILSON DAVID W & BIEDRON HEIDI	1	\$1,206.52	\$1,206.52

TOTALS: 47 \$56,706.44