


**FEASIBILITY REPORT AND  
COST ESTIMATE  
FOR  
IMPROVEMENT PROJECT NO. 14-01  
PAVEMENT MANAGEMENT PROGRAM  
2014 BITUMINOUS OVERLAY  
VARIOUS CITY STREETS**

**CITY OF BLAINE, MINNESOTA  
March 6, 2014**

**Asphalt pavement overlay, edge milling, 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

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Assistant City Engineer



# FEASIBILITY REPORT

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# FEASIBILITY REPORT

## PROJECT NO. 14-01

### EXECUTIVE SUMMARY

The proposed project is part of the 2014 Pavement Management Program. The project will place a bituminous overlay on various city streets. Proposed improvements include a 1½ inch bituminous overlay, edge milling, spot curb replacement and appurtenant construction.

The estimated cost of improvements is \$412,500.00 with \$152,835.74 proposed to be assessed over a five-year period. The remaining portion of \$259,664.26 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, Resolution No. 13-183.

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

2. **PROJECT AREA CHARACTERISTICS**

The project area includes various streets which have been rated and identified as needing an overlay before further deterioration can occur which would then require them to be reconstructed at a greater cost to both the city and the abutting property owners. The streets vary in age from 20 to 43 years old and have not yet had an overlay. The streets have concrete curb and gutter. The following streets are included in the proposed project:

**STREETS:**

**Mankato Street** from 109<sup>th</sup> Ave to 107<sup>th</sup> Ln  
**108<sup>th</sup> Lane** from Mankato St to Radisson Rd  
**107<sup>th</sup> Lane** from Mankato St to Radisson Rd  
**Nassau Street** from 107<sup>th</sup> Ln to 105<sup>th</sup> Ave  
**106<sup>th</sup> Lane** from Radisson Rd to cul de sac  
**Flanders Court** from 109<sup>th</sup> Ave to cul de sac  
**Fillmore Street** from 99<sup>th</sup> Ave to approximately 627 feet north  
**113<sup>th</sup> Avenue** from Ulysses St to Jefferson St  
**113<sup>th</sup> Circle** from 113<sup>th</sup> Ave to cul de sac

See Exhibit No. 1 for the project location map.

3. **PROPOSED STREET IMPROVEMENTS**

The proposed improvements will include a bituminous overlay to existing city streets as outlined in the Project Area Characteristics section and shown in the attached exhibits. The improvements are necessary, cost-effective, and feasible. Each improvement is further described as follows:

A. **Street Construction**

The streets will receive a six foot tapered edge mill along the outer edges of the street to allow the new pavement to match into the existing curb line. Then a 1-½ inch thick bituminous overlay will be paved over the existing bituminous street surface to provide a new, smooth street surface.

In addition, there are two areas where curb and gutter work is needed. The first is a concrete cross gutter on 113<sup>th</sup> Avenue at Tyler street which has failed to a point where it would compromise the longevity of the new pavement if the cross gutter were left as is. This section of cross gutter

will be removed and replaced. The second is in the Radisson Industrial Park plat area (Mankato Street, 108<sup>th</sup> Lane, 107<sup>th</sup> Lane, Nassau Street) where there are two driveways which have a catch basin located in the driveway at the edge of the road and do not have concrete cross gutters. As a result, there is poor drainage across them and this has caused the bituminous pavement to repeatedly fail. Concrete cross gutters will be installed in these two driveways to facilitate drainage to the catch basins and aid in preventing future pavement failures.

The project will also include the adjustment of existing manhole castings and gate valve boxes located within the street typical section to accommodate the bituminous overlays.

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 will occur. Efforts to minimize these impacts include the restriction of work hours and dust control measures included in the project. Any disruptions that occur to existing yards and driveways will be restored.

## 5. **SUMMARY OF ESTIMATED PROJECT COSTS AND FUNDING**

**Project:** 14-01

**Description:** Bituminous Overlay – Various City Streets

<b>Cost Item</b>	<b>Percent</b>	<b>Amount</b>
<b>Construction Costs</b>		
Street Construction		\$ 330,000
<b>Total Construction Costs</b>		<b>\$ 330,000</b>
<b>Administrative Costs</b>		
Engineering	10%	\$ 33,000
Assessment	1%	3,300
Legal	1%	3,300
Administration	3%	9,900
Capitalized Interest	8%	26,400
Bonding	2%	6,600
<b>Total Administrative Costs</b>		<b>\$ 82,500</b>
<b>TOTAL ESTIMATED PROJECT COSTS</b>		<b>\$ 412,500</b>

**Temporary Funding Source**

City Internal Funds

**Permanent Funding Source**

Assessments and Pavement  
Management Program (PMP) Funds

(ENR Construction Index for November 2013 is 10870.40)

### **Funding**

Total Paid from Pavement Management Program Funds **\$259,664.26**

Total Generation from Assessments **\$152,835.74**

## 6. ASSESSMENT METHODOLOGY

The Special Assessment Policy identifies that bituminous overlay projects will be assessed, depending on property classification, a flat rate of \$500 per unit or \$10 per front foot in 2010 construction costs, indexed yearly for inflation. The ENR Construction Index for November 2013 is 10870.40 (a 7.74% increase from November of 2010). Therefore the rate for overlay projects done in 2014 will be \$539.00 per residential lot unit for parcels zoned residential and \$10.77 per front foot for parcels zoned commercial/industrial and multi-family residential.

It is proposed that the 2014 Bituminous Overlay Project be assessed over 5 years using a flat rate of \$539.00 per residential lot unit or \$10.77 per front foot for parcels zoned commercial/industrial and multi-family residential. This method is consistent with the City of Blaine Special Assessment Policy.

See Exhibit Nos. 2 through 5 for the parcels proposed to be assessed, Exhibit Nos. 2A-5A for the respective proposed assessment rolls and Exhibit 6 for a assessment summary.


## 7. FINANCE

The proposed project will be temporarily financed by the City. Permanent funding will be provided by Pavement Management Program 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 14-01 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 City's securing of Pavement Management Program 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 \$152,835.74 will be assessed.

  
\_\_\_\_\_  
Joseph Huss, Finance Director

8. **PROJECTED SCHEDULE**

March 6, 2014	Receive Feasibility Report Order Public Hearing
March 19, 2014	Public 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
October 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.

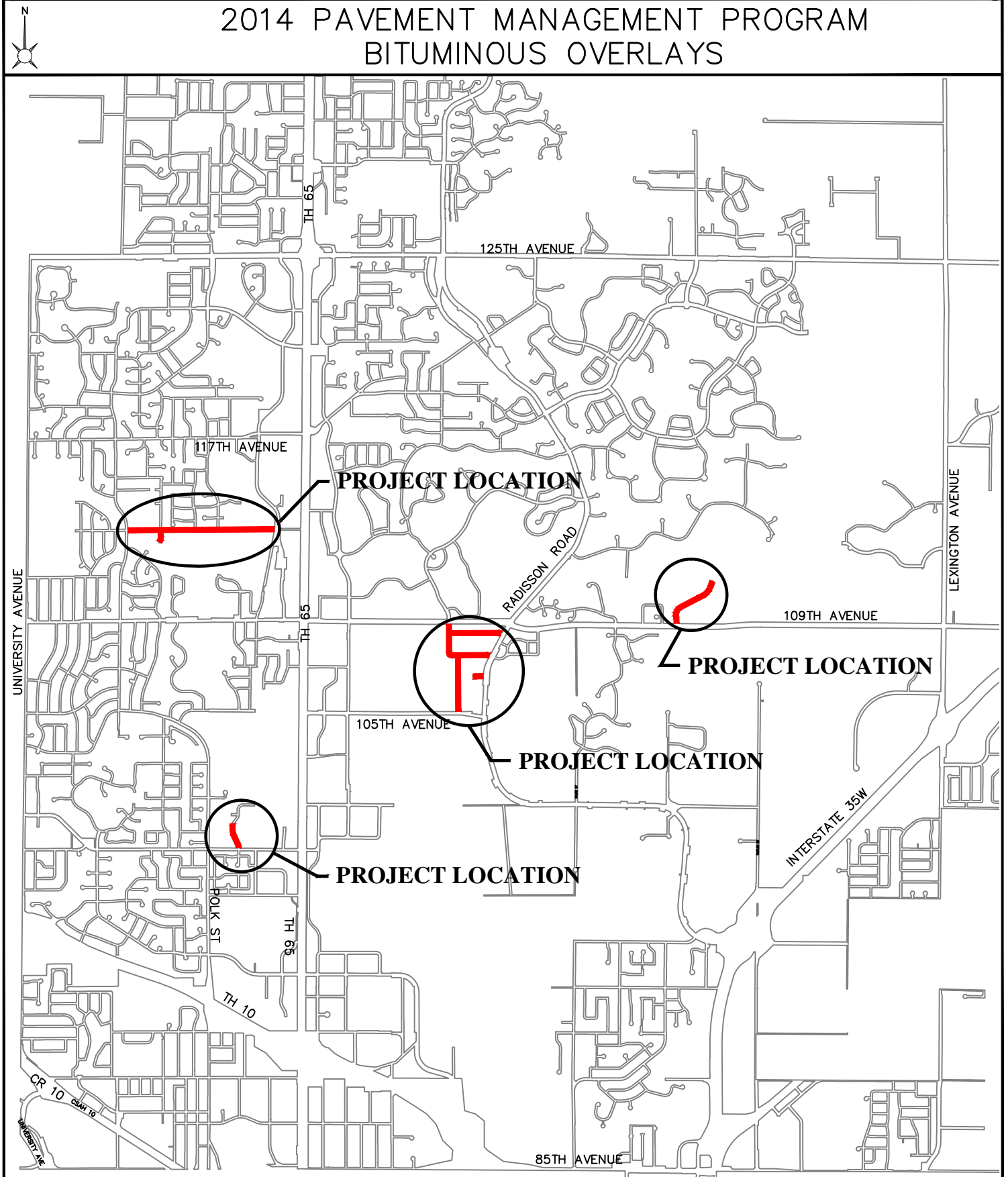


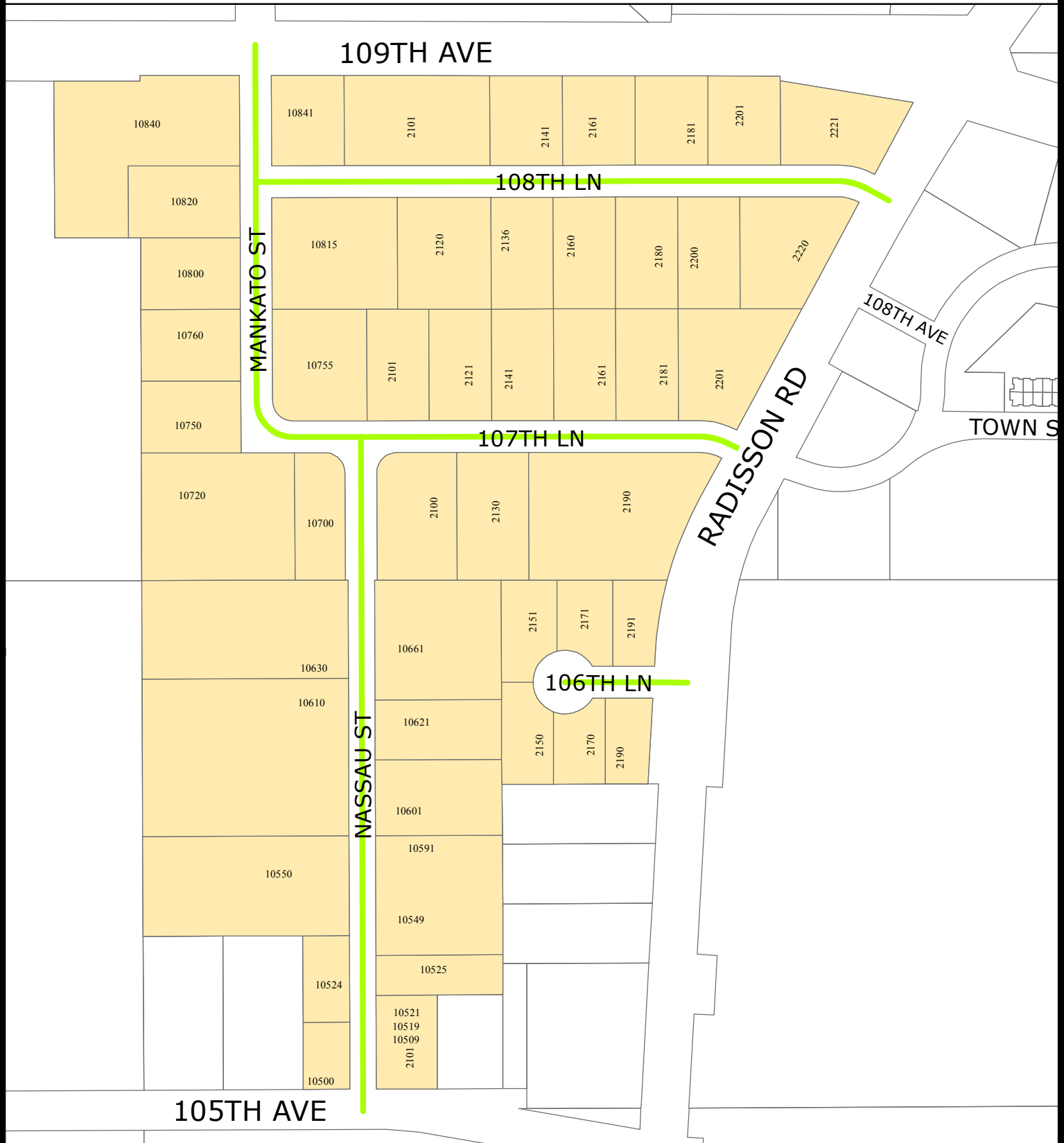


# CITY OF BLAINE

## EXHIBIT 1 - LOCATION MAP

### 2014 PAVEMENT MANAGEMENT PROGRAM BITUMINOUS OVERLAYS





 **ASSESSABLE PARCELS**

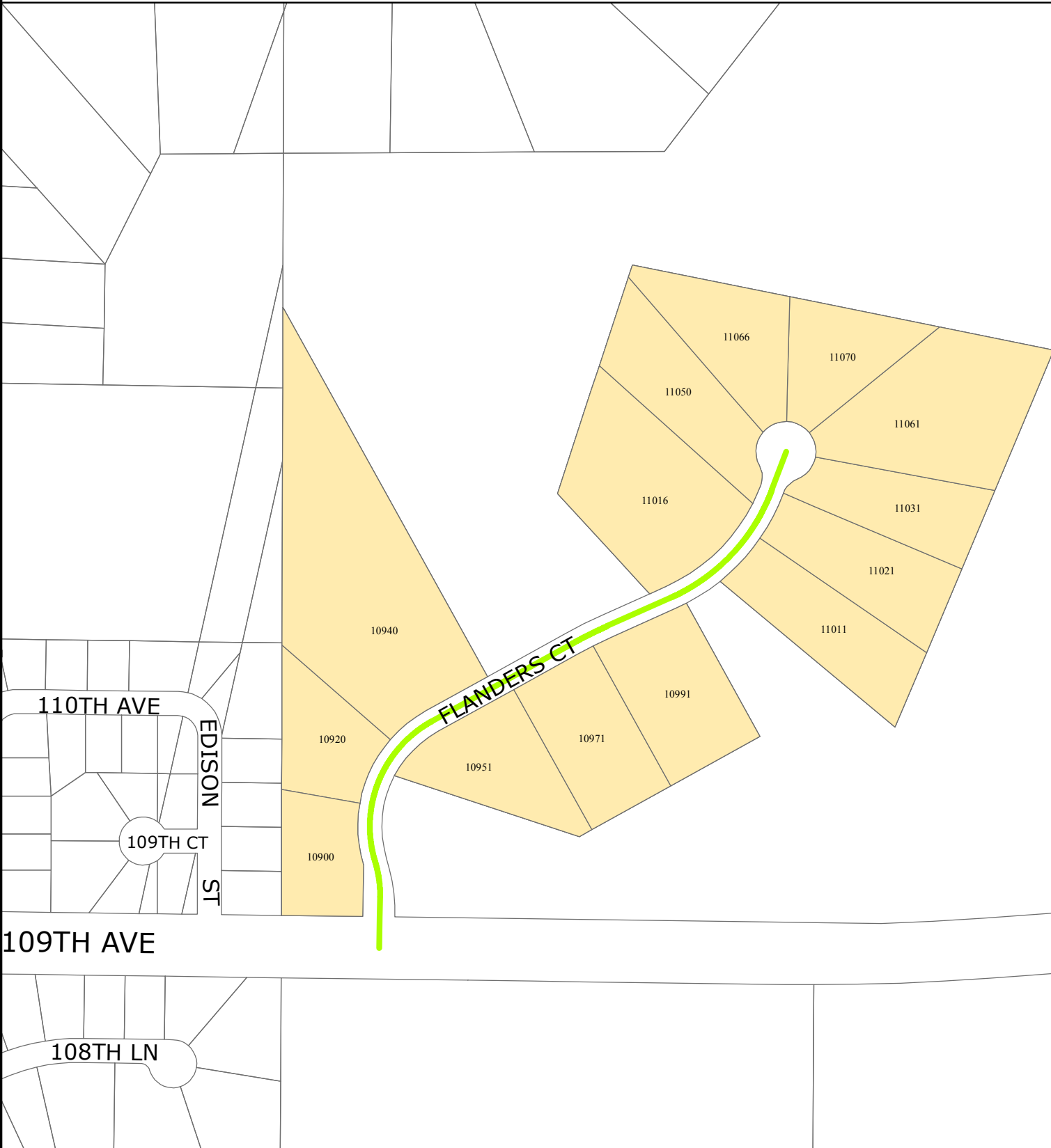


## 2014 OVERLAY PROGRAM Project 14-01



PROJECT 14-01  
2014 BITUMINOUS OVERLAY  
CITY OF BLAINE  
EXHIBIT NO. 2A  
PROPOSED ASSESSMENT ROLL

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	TOTAL FRONT FOOTAGE	CORNER LOT CREDIT	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER ASSESSABLE FRONT FOOT	PROPOSED ASSESSMENT
213123210031	10720 MANKATO ST NE	MMN II LLC	134.0 LF	0.0 LF	134.0 LF	\$10.77	\$1,443.18
213123210029	10700 NASSAU ST NE	NELSON SCOTT P & CHRISTINE A	446.0 LF	150.0 LF	296.0 LF	\$10.77	\$3,187.92
213123210001	2100 107TH LN NE	TRIPLE S ENTERPRISES LLC	520.0 LF	150.0 LF	370.0 LF	\$10.77	\$3,984.90
213123210002	2130 107TH LN NE	CHALLMAN CATHERINE	180.0 LF	0.0 LF	180.0 LF	\$10.77	\$1,938.60
213123210033	2190 107TH LN NE	DIESEL CAST WELDING INC	485.6 LF	150.0 LF	335.6 LF	\$10.77	\$3,614.41
213123240009	10500 NASSAU ST NE	LEIN MARY	168.0 LF	150.0 LF	18.0 LF	\$10.77	\$193.86
213123240014	10509 NASSAU ST NE	DOBSON BLAINE, LLC	235.0 LF	150.0 LF	85.0 LF	\$10.77	\$915.45
213123240006	10525 NASSAU ST NE	GUZIK LLC	100.0 LF	0.0 LF	100.0 LF	\$10.77	\$1,077.00
213123240010	10524 NASSAU ST NE	WEPPLIO GEORGE A	217.0 LF	0.0 LF	217.0 LF	\$10.77	\$2,337.09
213123240012	10550 NASSAU ST NE	NASSAU STREET NORTHEAST PROPERTIES LLC	249.9 LF	0.0 LF	249.9 LF	\$10.77	\$2,691.42
213123240005	10549 NASSAU ST NE	NASSAU PROPERTIES LLC	300.0 LF	0.0 LF	300.0 LF	\$10.77	\$3,231.00
213123240030	10601 NASSAU ST NE	LEE TRUSTEE BARBARA & LEE TRUSTEE DONALD	190.3 LF	0.0 LF	190.3 LF	\$10.77	\$2,049.53
213123240027	10621 NASSAU ST NE	MMN LLC	150.0 LF	0.0 LF	150.0 LF	\$10.77	\$1,615.50
213123240024	2170 106TH LN NE	MR T COMPANY LLC	130.0 LF	0.0 LF	130.0 LF	\$10.77	\$1,400.10
213123240025	2190 106TH LN NE	LATZKE MICHAEL	118.7 LF	0.0 LF	118.7 LF	\$10.77	\$1,278.40
213123240023	2150 106TH LN NE	MN MANAGEMENT PARTNERS LLC	130.0 LF	0.0 LF	130.0 LF	\$10.77	\$1,400.10
213123240011	10610 NASSAU ST NE	SPORTSTOWN USA LLC	394.9 LF	0.0 LF	394.9 LF	\$10.77	\$4,253.07
213123240017	10630 NASSAU ST NE	SPORTSTOWN USA LLC	245.2 LF	0.0 LF	245.2 LF	\$10.77	\$2,640.80
213123240031	10661 NASSAU ST NE	JILL AND BRENT INC	299.6 LF	0.0 LF	299.6 LF	\$10.77	\$3,226.69
213123240022	2151 106TH LN NE	BERRY EURGEL M JR	140.0 LF	0.0 LF	140.0 LF	\$10.77	\$1,507.80
213123240021	2171 106TH LN NE	POLY PROPERTIES LLC	140.0 LF	0.0 LF	140.0 LF	\$10.77	\$1,507.80
213123240020	2191 106TH LN NE	BLAINE ECONOMIC DEVELOPMENT AUTHORITY	103.4 LF	0.0 LF	103.4 LF	\$10.77	\$1,113.62
213123210024	10750 MANKATO ST NE	MYERS CHARLES & ZIKMUND NYLE R	180.0 LF	0.0 LF	180.0 LF	\$10.77	\$1,938.60
213123210025	10760 MANKATO ST NE	LNR ENTERPRISES LLC	180.0 LF	0.0 LF	180.0 LF	\$10.77	\$1,938.60
213123210016	10755 MANKATO ST NE	TECHNICAL MACHINE	516.0 LF	150.0 LF	366.0 LF	\$10.77	\$3,941.82
213123210026	10800 MANKATO ST NE	SILVERTIP PROPERTIES LLC	180.0 LF	0.0 LF	180.0 LF	\$10.77	\$1,938.60
213123210034	10815 MANKATO ST NE	J & K FORD LLC	594.0 LF	150.0 LF	444.0 LF	\$10.77	\$4,781.88
213123210036	10820 MANKATO ST NE	EGGY PROPERTIES	180.0 LF	0.0 LF	180.0 LF	\$10.77	\$1,938.60
213123210017	10841 MANKATO ST NE	DOERR JEROME & SHIRLEY	408.7 LF	150.0 LF	258.7 LF	\$10.77	\$2,786.20
213123220007	10840 MANKATO ST NE	STUTTGEN PROPERTIES LLC	227.0 LF	0.0 LF	227.0 LF	\$10.77	\$2,444.79
213123210020	2141 108TH LN NE	J M B LEASING INC	182.0 LF	0.0 LF	182.0 LF	\$10.77	\$1,960.14
213123210032	2101 108TH LN NE	DAGER LLC	364.0 LF	0.0 LF	364.0 LF	\$10.77	\$3,920.28
213123210015	2101 107TH LN NE	QWEST CORPORATION	156.0 LF	0.0 LF	156.0 LF	\$10.77	\$1,680.12
213123210014	2121 107TH LN NE	JIM FENEIS INVESTMENTS LLC	156.0 LF	0.0 LF	156.0 LF	\$10.77	\$1,680.12
213123210013	2141 107TH LN NE	KADLEC DONALD A & BARBARA K	156.0 LF	0.0 LF	156.0 LF	\$10.77	\$1,680.12
213123210012	2161 107TH LN NE	AGGRESSIVE LEASING	156.0 LF	0.0 LF	156.0 LF	\$10.77	\$1,680.12
213123210011	2181 107TH LN NE	P & R ENTERPRISES LLC	156.0 LF	0.0 LF	156.0 LF	\$10.77	\$1,680.12
213123120005	2201 107TH LN NE	2201 LANE LLC	149.5 LF	0.0 LF	149.5 LF	\$10.77	\$1,610.12
213123210035	2120 108TH LN NE	L & J PROPERTIES GROUP LLC	234.0 LF	0.0 LF	234.0 LF	\$10.77	\$2,520.18
213123210008	2136 108TH LN NE	NORTH STAR AUTO BODY LLC	156.0 LF	0.0 LF	156.0 LF	\$10.77	\$1,680.12
213123210009	2160 108TH LN NE	CAROL HERMAN LLC	156.0 LF	0.0 LF	156.0 LF	\$10.77	\$1,680.12
213123210010	2180 108TH LN NE	LARSON SCOTT & LINDA	156.0 LF	0.0 LF	156.0 LF	\$10.77	\$1,680.12
213123120003	2200 108TH LN NE	B & L PROPERTIES OF BLAINE LLC	156.0 LF	0.0 LF	156.0 LF	\$10.77	\$1,680.12
213123120004	2220 108TH LN NE	SERVICE GARAGE	301.4 LF	0.0 LF	301.4 LF	\$10.77	\$3,246.08
213123120008	2221 108TH LN NE	POBUDA ENTERPRISES LLC	239.3 LF	150.0 LF	89.3 LF	\$10.77	\$961.76
213123120007	2201 108TH LN NE	CARMICHAEL SEAN	182.0 LF	0.0 LF	182.0 LF	\$10.77	\$1,960.14
213123120006	2181 108TH LN NE	SAJADY FATIMA	182.0 LF	0.0 LF	182.0 LF	\$10.77	\$1,960.14
213123210021	2161 108TH LN NE	KHANH NGUYEN LLC	182.0 LF	0.0 LF	182.0 LF	\$10.77	\$1,960.14
TOTALS:			10963.5	1350	9613.5		\$103,537.40

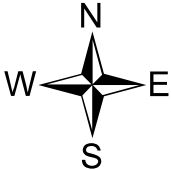


 ASSESSABLE PARCELS



# 2014 OVERLAY PROGRAM

## Project 14-01



PROJECT 14-01  
2014 BITUMINOUS OVERLAY  
CITY OF BLAINE  
EXHIBIT NO. 3A  
PROPOSED ASSESSMENT ROLL

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
153123430008	10951 FLANDERS COURT	TOGHARAMADJIAN AVEDIS	1	\$539.00	\$539.00
153123430007	10971 FLANDERS CT NE	PHAM SINH & LY LA	1	\$539.00	\$539.00
153123430004	10920 FLANDERS CT NE	CARLSON ROBERT W & ELIZABETH A	1	\$539.00	\$539.00
153123430003	10900 FLANDERS CT NE	HOFFNER JOHN E & KELLY R	1	\$539.00	\$539.00
153123430006	10991 FLANDERS CT NE	OLSON KAREN	1	\$539.00	\$539.00
153123440005	11011 FLANDERS CT NE	HADSALL RONALD S & JEANNETTE H	1	\$539.00	\$539.00
153123440004	11021 FLANDERS CT NE	FALKNER DAVID E & KATHLEEN M	1	\$539.00	\$539.00
153123440003	11031 FLANDERS CT NE	FITCH DAVID J & KAREN F	1	\$539.00	\$539.00
153123430009	11016 FLANDERS CT NE	KRALING ALAN R & EMILY M	1	\$539.00	\$539.00
153123440002	11061 FLANDERS CT NE	WENHOLZ JOHN W & JANINE M	1	\$539.00	\$539.00
153123430005	10940 FLANDERS CT NE	BESEMAN JAMIE	1	\$539.00	\$539.00
153123410003	11070 FLANDERS ST NE	LUDWIG MICHAEL P & GROSS D M	1	\$539.00	\$539.00
153123420013	11050 FLANDERS CT NE	MURPHY MICHAEL A & RANDENE J	1	\$539.00	\$539.00
153123420014	11066 FLANDERS CT NE	SEIDE MICHAEL W & TERESA A	1	\$539.00	\$539.00

<b>TOTALS:</b>	<b>14</b>	<b>\$7,546.00</b>
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## 2014 OVERLAY PROGRAM Project 14-01

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



PROJECT 14-01  
2014 BITUMINOUS OVERLAY  
CITY OF BLAINE  
EXHIBIT NO. 4A  
PROPOSED ASSESSMENT ROLL

\* ASSESSMENT RATE CALCULATED AS FOLLOWS:

TOTAL ASSESSABLE FRONTAGE = 1287.5 LF  
X ASSESSMENT RATE PER ASSESSABLE FOOT = \$10.77

TOTAL ASSESSMENT = \$13,866.38  
/ NUMBER OF RESIDENTIAL UNITS = 108

**ASSESSMENT PER RESIDENTIAL UNIT = \$128.3900**

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER HIGH DENSITY RESIDENTIAL UNIT*	PROPOSED ASSESSMENT
293123220044	9901 FILLMORE ST NE	ANDERSON TIFFANY	1	\$128.39	\$128.39
293123220043	9903 FILLMORE ST NE	HELLER JEAN MARIE	1	\$128.39	\$128.39
293123220042	9905 FILLMORE ST NE	JOHNSON DONOVAN	1	\$128.39	\$128.39
293123220041	9907 FILLMORE ST NE	SUTTON DANIELLE	1	\$128.39	\$128.39
293123220040	9909 FILLMORE ST NE	JOHNSON KEN	1	\$128.39	\$128.39
293123220039	9911 FILLMORE ST NE	NOARD RICK J	1	\$128.39	\$128.39
293123220122	9987 FILLMORE ST NE	KEEFE JEANNAN	1	\$128.39	\$128.39
293123220125	9993 FILLMORE ST NE	BERGLUND EUGENE E	1	\$128.39	\$128.39
293123220124	9991 FILLMORE ST NE	METROPOLITAN COUNCIL	1	\$128.39	\$128.39
293123220085	10012 FILLMORE ST NE	OLSON ABBY	1	\$128.39	\$128.39
293123220090	10022 FILLMORE ST NE	EAGON LORRAINE M	1	\$128.39	\$128.39
293123220087	10016 FILLMORE ST NE	RIPPERGER CYNTHIA J	1	\$128.39	\$128.39
293123220086	10014 FILLMORE ST NE	HUTCHENS STEPHANIE	1	\$128.39	\$128.39
293123220066	9972 FILLMORE ST NE	BROSSART CHRISTOPHER	1	\$128.39	\$128.39
293123220063	9966 FILLMORE ST NE	MAU JOSEPH	1	\$128.39	\$128.39
293123220058	9956 FILLMORE ST NE	COMP TONY	1	\$128.39	\$128.39
293123220055	9950 FILLMORE ST NE	PINK DANIEL	1	\$128.39	\$128.39
293123220065	9970 FILLMORE ST NE	BRUSTAD KARI B	1	\$128.39	\$128.39
293123220064	9968 FILLMORE ST NE	SANDERS CHERYL	1	\$128.39	\$128.39
293123220057	9954 FILLMORE ST NE	JOHNSON MARK W & AMANDA J	1	\$128.39	\$128.39
293123220056	9952 FILLMORE ST NE	LUCAS DANIEL	1	\$128.39	\$128.39
293123220031	9932 FILLMORE ST NE	PETERSON AMY J	1	\$128.39	\$128.39
293123220032	9930 FILLMORE ST NE	HORN SUSAN L	1	\$128.39	\$128.39
293123220033	9928 FILLMORE ST NE	PETERSON BRIAN J & LINDA J	1	\$128.39	\$128.39
293123220034	9926 FILLMORE ST NE	BRUDESETH PATRICIA	1	\$128.39	\$128.39
293123220017	9912 FILLMORE ST NE	CHURCH OF ST WILLIAM	1	\$128.39	\$128.39
293123220016	9910 FILLMORE ST NE	GROEN GARY	1	\$128.39	\$128.39
293123220015	9908 FILLMORE ST NE	HICKS MARY	1	\$128.39	\$128.39
293123220014	9906 FILLMORE ST NE	ANDRYCHOWICZ NOELLE J	1	\$128.39	\$128.39
293123220013	9904 FILLMORE ST NE	SANDBERG TIMOTHY J	1	\$128.39	\$128.39

PROJECT 14-01  
2014 BITUMINOUS OVERLAY  
CITY OF BLAINE  
EXHIBIT NO. 4A  
PROPOSED ASSESSMENT ROLL

\* ASSESSMENT RATE CALCULATED AS FOLLOWS:

TOTAL ASSESSABLE FRONTAGE = 1287.5 LF  
X ASSESSMENT RATE PER ASSESSABLE FOOT = \$10.77

TOTAL ASSESSMENT = \$13,866.38  
/ NUMBER OF RESIDENTIAL UNITS = 108

ASSESSMENT PER RESIDENTIAL UNIT = \$128.3900

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER HIGH DENSITY RESIDENTIAL UNIT*	PROPOSED ASSESSMENT
293123220012	9902 FILLMORE ST NE	KELLOGG MARY	1	\$128.39	\$128.39
293123220045	9913 FILLMORE ST NE	BALZARINI JESSICA	1	\$128.39	\$128.39
293123220050	9923 FILLMORE ST NE	ANDERSEN LYLE	1	\$128.39	\$128.39
293123220047	9917 FILLMORE ST NE	BURROW PHILIP	1	\$128.39	\$128.39
293123220046	9915 FILLMORE ST NE	CONLON COURTNEY	1	\$128.39	\$128.39
293123220049	9921 FILLMORE ST NE	WILLIAMS PAUL M	1	\$128.39	\$128.39
293123220048	9919 FILLMORE ST NE	STILLINGS PAULA J	1	\$128.39	\$128.39
293123220038	9940 FILLMORE ST NE	BEHRENDT SCOTT A	1	\$128.39	\$128.39
293123220035	9934 FILLMORE ST NE	KIVISTO ROBERT J	1	\$128.39	\$128.39
293123220037	9938 FILLMORE ST NE	WEBBLES BRADLEY	1	\$128.39	\$128.39
293123220036	9936 FILLMORE ST NE	GLYNN DANIEL S	1	\$128.39	\$128.39
293123220018	9924 FILLMORE ST NE	FRISK STEVAN FRANKLIN	1	\$128.39	\$128.39
293123220023	9914 FILLMORE ST NE	MCKEE MARCIA E	1	\$128.39	\$128.39
293123220020	9920 FILLMORE ST NE	FLATER STACIA L	1	\$128.39	\$128.39
293123220019	9922 FILLMORE ST NE	WELCH BARBARA G	1	\$128.39	\$128.39
293123220022	9916 FILLMORE ST NE	OLDENBURG SANDRA	1	\$128.39	\$128.39
293123220021	9918 FILLMORE ST NE	POLACEK JENNIFER R	1	\$128.39	\$128.39
293123220096	9925 FILLMORE ST NE	PAYMENT ROBERT	1	\$128.39	\$128.39
293123220095	9927 FILLMORE ST NE	MUNSON HEATHER M	1	\$128.39	\$128.39
293123220094	9929 FILLMORE ST NE	PETERS LIESE	1	\$128.39	\$128.39
293123220093	9931 FILLMORE ST NE	CHENOWETH JAMIE A	1	\$128.39	\$128.39
293123220092	9933 FILLMORE ST NE	FEDERAL HOME LOAN MORTGAGE CORPORATION	1	\$128.39	\$128.39
293123220091	9935 FILLMORE ST NE	TOLLEFSON RYAN J	1	\$128.39	\$128.39
293123220059	9964 FILLMORE ST NE	KRAUTER PAUL	1	\$128.39	\$128.39
293123220060	9962 FILLMORE ST NE	PAQUETTE JOSEPH	1	\$128.39	\$128.39
293123220061	9960 FILLMORE ST NE	MAXWELL CAROL	1	\$128.39	\$128.39
293123220062	9958 FILLMORE ST NE	HARRINGTON MAJESTA	1	\$128.39	\$128.39
293123220051	9948 FILLMORE ST NE	MORTENSON MARY E	1	\$128.39	\$128.39
293123220052	9946 FILLMORE ST NE	GAMBREL TRUSTEE DIANE & GAMBREL TRUSTEE ROBERT	1	\$128.39	\$128.39
293123220053	9944 FILLMORE ST NE	SWANSON BRIAN S	1	\$128.39	\$128.39



PROJECT 14-01  
2014 BITUMINOUS OVERLAY  
CITY OF BLAINE  
EXHIBIT NO. 4A  
PROPOSED ASSESSMENT ROLL

\* ASSESSMENT RATE CALCULATED AS FOLLOWS:

TOTAL ASSESSABLE FRONTAGE = 1287.5 LF  
X ASSESSMENT RATE PER ASSESSABLE FOOT = \$10.77

TOTAL ASSESSMENT = \$13,866.38  
/ NUMBER OF RESIDENTIAL UNITS = 108

**ASSESSMENT PER RESIDENTIAL UNIT = \$128.3900**

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER HIGH DENSITY RESIDENTIAL UNIT*	PROPOSED ASSESSMENT
293123220054	9942 FILLMORE ST NE	LEMM NANCY	1	\$128.39	\$128.39
293123220097	9937 FILLMORE ST NE	PENNER JOHN & JOANNE	1	\$128.39	\$128.39
293123220102	9947 FILLMORE ST NE	DALROS MARLYS K	1	\$128.39	\$128.39
293123220099	9941 FILLMORE ST NE	OWUSU-ACHEAMPONG KWABENA	1	\$128.39	\$128.39
293123220098	9939 FILLMORE ST NE	SHELLUM PATRICK & CYNTHIA A	1	\$128.39	\$128.39
293123220101	9945 FILLMORE ST NE	RODDA CHARLENE A	1	\$128.39	\$128.39
293123220100	9943 FILLMORE ST NE	ADAMS CHARLES W	1	\$128.39	\$128.39
293123220108	9949 FILLMORE ST NE	PIERSON SALLY K	1	\$128.39	\$128.39
293123220107	9951 FILLMORE ST NE	DRISCOLL WENDY	1	\$128.39	\$128.39
293123220106	9953 FILLMORE ST NE	THOMPSON MARK D	1	\$128.39	\$128.39
293123220105	9955 FILLMORE ST NE	RUSSELL JAMIE	1	\$128.39	\$128.39
293123220104	9957 FILLMORE ST NE	ANDRIA II CHARLES & ANDRIA SHANNON	1	\$128.39	\$128.39
293123220103	9959 FILLMORE ST NE	JOHNSON TROY	1	\$128.39	\$128.39
293123220072	9974 FILLMORE ST NE	BACKSTROM BRENT A	1	\$128.39	\$128.39
293123220071	9976 FILLMORE ST NE	THE SECRETARY OF HOUSING & URBAN DEVELOP	1	\$128.39	\$128.39
293123220070	9978 FILLMORE ST NE	ST COMPANY LLC	1	\$128.39	\$128.39
293123220069	9980 FILLMORE ST NE	ERICKSON STEPHANIE	1	\$128.39	\$128.39
293123220068	9982 FILLMORE ST NE	KIRK THOMAS R	1	\$128.39	\$128.39
293123220067	9984 FILLMORE ST NE	CHEUNG SIU	1	\$128.39	\$128.39
293123220109	9961 FILLMORE ST NE	KIEFNER DAVID	1	\$128.39	\$128.39
293123220114	9971 FILLMORE ST NE	SAWYER MEG	1	\$128.39	\$128.39
293123220111	9965 FILLMORE ST NE	AXEN VICKIE LYNN	1	\$128.39	\$128.39
293123220110	9963 FILLMORE ST NE	CHLEBECK ZACHARY	1	\$128.39	\$128.39
293123220113	9969 FILLMORE ST NE	BLOWERS MICHELLE RHEA	1	\$128.39	\$128.39
293123220112	9967 FILLMORE ST NE	BRATTEN PAULA ANN	1	\$128.39	\$128.39
293123220073	9986 FILLMORE ST NE	BURWELL BARBARA	1	\$128.39	\$128.39
293123220078	9996 FILLMORE ST NE	YOUNG DAVID J & JEANNE M	1	\$128.39	\$128.39
293123220075	9990 FILLMORE ST NE	PANEK DENNIS J	1	\$128.39	\$128.39
293123220074	9988 FILLMORE ST NE	ANDRADE PROPERTY MANAGEMENT LLC	1	\$128.39	\$128.39
293123220077	9994 FILLMORE ST NE	LILIEMARK JANET D	1	\$128.39	\$128.39

PROJECT 14-01  
2014 BITUMINOUS OVERLAY  
CITY OF BLAINE  
EXHIBIT NO. 4A  
PROPOSED ASSESSMENT ROLL

\* ASSESSMENT RATE CALCULATED AS FOLLOWS:

TOTAL ASSESSABLE FRONTAGE = 1287.5 LF  
X ASSESSMENT RATE PER ASSESSABLE FOOT = \$10.77

TOTAL ASSESSMENT = \$13,866.38  
/ NUMBER OF RESIDENTIAL UNITS = 108

**ASSESSMENT PER RESIDENTIAL UNIT = \$128.3900**

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER HIGH DENSITY RESIDENTIAL UNIT*	PROPOSED ASSESSMENT
293123220076	9992 FILLMORE ST NE	MULDER SHIRLEY J	1	\$128.39	\$128.39
293123220120	9973 FILLMORE ST NE	TKPK GROUP LLC	1	\$128.39	\$128.39
293123220119	9975 FILLMORE ST NE	TKPK GROUP LLC	1	\$128.39	\$128.39
293123220118	9977 FILLMORE ST NE	AURIEL CARYN	1	\$128.39	\$128.39
293123220117	9979 FILLMORE ST NE	MURAWSKI TODD	1	\$128.39	\$128.39
293123220116	9981 FILLMORE ST NE	WRBANICH CAROLINE A	1	\$128.39	\$128.39
293123220115	9983 FILLMORE ST NE	KALLIO EDWARD	1	\$128.39	\$128.39
293123220084	10000 FILLMORE ST NE	PRATT GERALD A	1	\$128.39	\$128.39
293123220083	10002 FILLMORE ST NE	OLSON CATHERINE M	1	\$128.39	\$128.39
293123220082	10004 FILLMORE ST NE	HAFFTEN EILEEN	1	\$128.39	\$128.39
293123220081	10006 FILLMORE ST NE	MERKLE TOMAS	1	\$128.39	\$128.39
293123220080	10008 FILLMORE ST NE	LACH JEREMY	1	\$128.39	\$128.39
293123220079	10010 FILLMORE ST NE	ANDRADE PROPERTY MANAGEMENT LLC	1	\$128.39	\$128.39
293123220121	9985 FILLMORE ST NE	RAJJ INVESTMENTS LLC	1	\$128.39	\$128.39
293123220126	9995 FILLMORE ST NE	ALMEN SHAWN	1	\$128.39	\$128.39
293123220123	9989 FILLMORE ST NE	BENSON JULIE	1	\$128.39	\$128.39
293123220089	10020 FILLMORE ST NE	SORENSEN MARK S	1	\$128.39	\$128.39
293123220088	10018 FILLMORE ST NE	ROEBER SHIRLEY	1	\$128.39	\$128.39

**TOTALS:**

**108**

**\$13,866.12**

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

PROJECT 14-01  
2014 BITUMINOUS OVERLAY  
CITY OF BLAINE  
EXHIBIT NO. 5A  
PROPOSED ASSESSMENT ROLL

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
183123130001	741 113TH AVE NE	MILLER LAUREL	1	\$539.00	\$539.00
173123230006	1131 113TH AVE NE	FITZSIMONDS TRUSTEE DONALD & LORETTA	1	\$539.00	\$539.00
173123230005	UNADDRESSED	FITZSIMONDS TRUSTEE DONALD & LORETTA	1	\$539.00	\$539.00
183123420021	754 113TH CIR NE	ANDERSON RONALD W	1	\$539.00	\$539.00
183123420015	766 113TH CIR NE	GOEDEN GARY	1	\$539.00	\$539.00
183123420019	758 113TH CIR NE	KUZNIA BARBARA	1	\$539.00	\$539.00
183123420017	762 113TH CIR NE	ADKINS FREDERICK	1	\$539.00	\$539.00
183123420016	764 113TH CIR NE	MISKOWIEC ROBERT A & LINDA	1	\$539.00	\$539.00
183123420020	756 113TH CIR NE	LAZARUS TRUSTEE EDITH & MITCHEL	1	\$539.00	\$539.00
183123130003	721 113TH AVE NE	BECK ELIZABETH	1	\$539.00	\$539.00
183123420018	760 113TH CIR NE	THIEDE TRUSTEE JOAN	1	\$539.00	\$539.00
183123420022	752 113TH CIR NE	STANISLOWSKI LEROY J & V T	1	\$539.00	\$539.00
183123420014	768 113TH CIR NE	MEGARRY FRANCES K	1	\$539.00	\$539.00
183123420023	750 113TH AVE NE	SMITH JOANN J	1	\$539.00	\$539.00
183123420013	770 113TH CIR NE	SLAMA TRENTEN H	1	\$539.00	\$539.00
183123130032	759 113TH AVE NE	PAKONEN PAULA	1	\$539.00	\$539.00
173123240013	UNADDRESSED	ACCENT ENTERPRISES INC	1	\$539.00	\$539.00
173123230028	1101 113TH AVE NE	KERSTEN JOSHUA	1	\$539.00	\$539.00
173123230026	1067 113TH AVE NE	PARKOS JEFFREY B & DONNA K	1	\$539.00	\$539.00
173123230048	1057 113TH AVE NE	SOTANSKI JAMES D	1	\$539.00	\$539.00
183123410008	808 113TH AVE NE	DOKTER DOUGLAS D & ROMKJE A	1	\$539.00	\$539.00
183123410009	830 113TH AVE NE	GESSELL PATRICK J & JANICE M	1	\$539.00	\$539.00
183123140051	841 113TH AVE NE	ENGH DANIEL J & NATALIE N	1	\$539.00	\$539.00
183123410005	860 113TH AVE NE	WAGNER MARION J	1	\$539.00	\$539.00
183123410006	880 113TH AVE NE	CAOQUETTE THOMAS LEONARD	1	\$539.00	\$539.00
173123310008	1220 113TH AVE NE	HOYBOOK DOUGLAS & LINNEA I	1	\$539.00	\$539.00
173123320002	1170 113TH AVE NE	GOTWALD MIKE	1	\$539.00	\$539.00
183123410003	910 113TH AVE NE	CAOQUETTE THOMAS L	1	\$539.00	\$539.00
173123320001	1160 113TH AVE NE	HOLLISTER DIANA	1	\$539.00	\$539.00
173123320004	1130 113TH AVE NE	HOLLISTER MARILYN L	1	\$539.00	\$539.00
183123410004	930 113TH AVE NE	ANDERSON GRACE ELIZABETH	1	\$539.00	\$539.00
173123320003	1100 113TH AVE NE	SCHULTZ TRUSTEE DONALD	1	\$539.00	\$539.00
173123320006	1080 113TH AVE NE	ZIMMERMAN GLEN D & SUZANNE M	1	\$539.00	\$539.00
183123410002	950 113TH AVE NE	SCHRUNK GRACE E	1	\$539.00	\$539.00
173123320005	1040 113TH AVE NE	ZIMMERMAN KEITH W & MARY L	1	\$539.00	\$539.00
183123410001	980 113TH AVE NE	LENT DAVID C & BARBARA K	1	\$539.00	\$539.00
173123320007	1000 113TH AVE NE	GESINO MONTI C & SHIRLEY A	1	\$539.00	\$539.00

PROJECT 14-01  
2014 BITUMINOUS OVERLAY  
CITY OF BLAINE  
EXHIBIT NO. 5A  
PROPOSED ASSESSMENT ROLL

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
183123140102	941 113TH AVE NE	QUEEGLAY YAU	1	\$539.00	\$539.00
183123140101	961 113TH AVE NE	VARVARYUK LINA	1	\$539.00	\$539.00
183123140105	979 113TH AVE NE	OLSON ABIGAIL	1	\$539.00	\$539.00
173123240010	1251 113TH AVE NE	MILLER ROBERT J & CYNTHIA S	1	\$539.00	\$539.00
173123240012	1247 113TH AVE NE	MANZKE RICK A & BARBARA J	1	\$539.00	\$539.00

**TOTALS:** 42 \$22,638.00

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER ASSESSABLE FRONT FOOT	PROPOSED ASSESSMENT
183123130057	11331 JEFFERSON ST NE	ANOKA HENNEPIN ISD #11	487.3 LF	\$10.77	\$5,248.22

**TOTALS:** 487.3 \$5,248.22

ENR INDEX NOVEMBER 2012 = 10796.97

PROJECT 14-01  
 2014 BITUMINOUS OVERLAY  
 CITY OF BLAINE  
**EXHIBIT NO. 6**  
**PROPOSED ASSESSMENT ROLL - SUMMARY**

ASSESSMENT MAP AREA	RESIDENTIAL		COMMERCIAL - INDUSTRIAL - HIGH DENSITY RESIDENTIAL		TOTAL OF PROPOSED ASSESSMENTS
	TOTAL ASSESSABLE UNITS	PROPOSED ASSESSMENTS (\$539.00/UNIT)	TOTAL ASSESSABLE FRONTAGE	PROPOSED ASSESEMENTS (\$10.77/LF)	
EXHIBIT 2			10963.5	\$103,537.40	\$103,537.40
EXHIBIT 3	14	\$7,546.00			\$7,546.00
EXHIBIT 4			1287.5	\$13,866.12	\$13,866.12
EXHIBIT 5	42	\$22,638.00	487.3	\$5,248.22	\$27,886.22

**TOTAL ASSESSED:      \$152,835.74**