



**BOLTON  
& MENK**

Real People. Real Solutions.



Feasibility Report for

Improvement Project No. 19-16  
Pavement Management Program

## 2021 Polk Street Area Street Reconstructions

Bolton & Menk, Inc. Project No. N12.119598

September 14, 2020

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.

By:

Michael Nill, P.E.

License No. 26914

**Submitted by:**

Bolton & Menk, Inc.  
2035 County Road D East  
Maplewood, MN 55109  
P: 651-704-9970  
F: 651-704-9971

# Table of Contents

I.	EXECUTIVE SUMMARY .....	1
II.	PROJECT HISTORY .....	1
III.	PROJECT AREA CHARACTERISTICS .....	1
A.	JACKSON ST, VAN BUREN ST, TYLER ST & POLK ST (SOUTH OF 91 <sup>ST</sup> AVE) .....	1
B.	90 <sup>TH</sup> LANE .....	2
C.	POLK STREET (NORTH OF 91 <sup>ST</sup> AVE) .....	2
IV.	PROPOSED IMPROVEMENTS .....	3
A.	SANITARY SEWER .....	3
B.	WATER MAIN .....	3
C.	STREET CONSTRUCTION.....	3
D.	STORM DRAINAGE .....	4
V.	IMPACT OF PROPOSED IMPROVEMENTS .....	4
VI.	SUMMARY OF ESTIMATED PROJECTS COSTS.....	5
VII.	ASSESSMENT METHODOLOGY .....	5
VIII.	FINANCING .....	6
IX.	SCHEDULE .....	7
X.	PROJECT FEASIBILITY AND RECOMMENDATION .....	7

## Appendix

### Appendix A – Figures & Exhibits

- Figure 1: Location Map
- Figure 2: Assessable Properties
- Exhibits 2A, 2B: Jackson St, Van Buren St, Tyler St & Polk St (South of 91st Ave) - Proposed Assessment Rolls
- Exhibit 3A, 3B, 3C: 90<sup>th</sup> Lane - Proposed Assessment Rolls
- Exhibit 4: Polk Street (North of 91<sup>st</sup> Ave) - Proposed Assessment Roll

## I. EXECUTIVE SUMMARY

This proposed project would reconstruct the following streets with new pavement and concrete curb and gutter:

- Polk Street, from 89<sup>th</sup> Avenue to 91<sup>st</sup> Avenue
- Tyler Street, from 89<sup>th</sup> Avenue to 91<sup>st</sup> Avenue
- Van Buren Street, from 89<sup>th</sup> Avenue to 91<sup>st</sup> Avenue
- Jackson Street, from 89<sup>th</sup> Avenue to 91<sup>st</sup> Avenue
- 90<sup>th</sup> Lane, from 91<sup>st</sup> Avenue to 91<sup>st</sup> Avenue

Polk Street, from 91<sup>st</sup> Avenue NE to Clover Leaf Parkway NE, is a newer street section with existing concrete curb and gutter. The curb is in good condition. Therefore, this segment of Polk Street would consist of a 2.5-inch mill/overly and spot curb and gutter replacement.

Additional proposed improvements include repair/replacement of concrete sidewalk along Polk Street, storm drainage improvements, traffic control signage, and appurtenant construction.

The total estimated project cost of the proposed improvements is **\$3,207,735**, of which **\$728,618** is proposed to be assessed over a fifteen-year period. In addition, replacement of existing sanitary sewer castings and rings at an estimated cost of **\$55,485** and replacement of 7 hydrants and adding 4 new gate valves at an estimated cost of **\$141,480** is proposed to be paid for by City Public Utility Funds. The remaining portion of **\$2,282,152** is proposed to be paid from the City's Pavement Management Program Fund and City Municipal State Aid Funds.

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

## II. PROJECT HISTORY

The Blaine City Council initiated the project and ordered the preparation of a feasibility report on October 7, 2019, with Resolution No. 19-168.

This report is based on field observations, record drawing information, 2017 aerial photography, and a 2019 topographic survey.

## III. PROJECT AREA CHARACTERISTICS

### A. JACKSON ST, VAN BUREN ST, TYLER ST & POLK ST (SOUTH OF 91<sup>ST</sup> AVE)

These streets were constructed in the mid 1960s with a section consisting of approximately 2 inches of bituminous pavement on 4 inches of aggregate base. They were constructed without curb or gutter or ditches and all drain from south to north, with minimal storm sewer at the north end of each street. The pavement has reached the point of failure with significant block, transverse, and longitudinal cracking and has failed to a point where an overlay is not feasible. In addition, segments of the sidewalk along Polk Street have settled or cracked and need to be replaced. The only storm sewer is at the north end of Van Buren Street, Tyler Street and Polk Street. This storm sewer was installed in 2016 as part of the 91<sup>st</sup> Avenue Reconstruction project (City Project No. 15-20) and is in good condition.

**B. 90<sup>TH</sup> LANE**

This street was constructed in 1982 with a section consisting of 2 inches of bituminous pavement on 4 inches of aggregate base and surmountable concrete curb and gutter. The street is 31 feet wide, from back of curb to back of curb. The pavement has reached the point of failure with significant block, transverse, and longitudinal cracking and has failed to a point where an overlay is not feasible. In addition, a significant portion of the curb and gutter has reached the point of needing replacement. The storm sewer is in relatively good condition.

**C. POLK STREET (NORTH OF 91<sup>ST</sup> AVE)**

This segment of Polk Street is newer. It was reconstructed in 1998. Per the Geotechnical Exploration and Engineering Review prepared by Northern Technologies, Inc., dated August 6, 2020, the existing street section consists of 5.5 to 7 inches of bituminous pavement on approximately 4 inches of aggregate base, including B618 concrete curb and gutter and a 5-foot wide concrete sidewalk along the east side. The pavement is in relatively good condition with minor cracking and rutting. The concrete curb and gutter, sidewalk and storm sewer are also in good condition.

The proposed project is located in the Coon Creek Watershed District. Drainage areas along Jackson Street, Van Buren Street, Tyler Street, and the western half of the Polk Street corridor, south of 91<sup>st</sup> Avenue, directs surface flows to the north, where onsite runoff is captured within existing catch basins along 91<sup>st</sup> Avenue before being routed north through existing storm sewer and discharging into the existing County Ditch 17.

The remaining drainage within the Polk Street corridor that is south of Highway 10, drains into existing catch basins before being discharged into an existing stormwater basin located at the northeast quadrant of the Polk Street NE and 91<sup>st</sup> Avenue Intersection. The basin is a multi-celled feature which ultimately discharges into County Ditch 17. Drainage within the Polk Street corridor that is north of Highway 10 is captured within existing catch basins and routed back into County Ditch 17.

Drainage along 90<sup>th</sup> Lane is captured within existing catch basins located along 90<sup>th</sup> Lane as well as 91<sup>st</sup> Avenue, before being routed through storm sewer west along 91<sup>st</sup> Avenue, crossing Jefferson Street, and ultimately being discharged into County Ditch 17.

The majority of the Polk Street and Tyler Street right-of-way are within a defined emergency response area, therefore onsite infiltration, if required, would be prohibited in those areas. A wetland has been identified north of Highway 10, along Polk St NE. However, proposed improvements would not impact the adjacent wetland.

The location of the proposed projects within the City of Blaine is shown on attached Figure 1 in Appendix A.

## IV. PROPOSED IMPROVEMENTS

The proposed improvements would include full reconstruction of the streets with new B418 concrete curb and gutter, with the exception of Polk Street, north of 91<sup>st</sup> Avenue, which would be a mill/overlay. There would also be modifications and repairs to existing storm sewer and replacement of all sanitary sewer castings and rings. The improvements are necessary, cost-effective, and feasible. It is not anticipated that additional right-of-way would be needed for the project. Each improvement is further described as follows:

### A. SANITARY SEWER

Public Works and Engineering staff have reviewed the existing sanitary sewer along the project corridor and concur that there are no issues with the existing mains. All sanitary sewer lines on the project are PVC or VCP, with the VCP being lined in 2010. The project would 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 staff have reviewed the water main installation dates and water main break data along the project corridor and concur that the existing cast iron water main installed in the early 1960s has no issues indicating the need for replacement or repair. The project would include adjusting existing gate valve boxes located within the street typical sections, as well as replacing the top section of each existing valve box, as necessary. In addition, all existing hydrants would be removed and replaced with new hydrants and mid-block gate valves would be added as appropriate. A new hydrant would be added on Polk Street at 90<sup>th</sup> Avenue, to improve coverage in the area.

### C. STREET CONSTRUCTION

- **JACKSON ST, VAN BUREN ST, TYLER ST & POLK ST (SOUTH OF 91<sup>ST</sup> AVE):**

The proposed project would fully reconstruct these streets to the City's standard typical section for residential streets, which consists of 3.5 inches of bituminous pavement over 6 inches of class 5 gravel base and B418 concrete curb and gutter. Polk Street has been designated by the City as a State Aid route and, therefore, would be designed and reconstructed to meet current State Aid standards. The current street width is approximately 30.5 feet wide. It is proposed to reconstruct these streets to the city standard width of 29 feet from back of curb to back of curb. The only exception would be Polk Street, south of 91<sup>st</sup>, which would be constructed to a width of 34 feet, face of curb to face of curb, to accommodate an 8-foot wide parking lane on the east side.

In addition, all of the existing concrete pedestrian ramps along Polk Street would be removed and replaced to meet current ADA standards.

- **90<sup>TH</sup> LANE:**

Because 90<sup>th</sup> Lane was originally constructed with only 2 inches of pavement and 4 inches of gravel, reclamation of the existing pavement and gravel to a depth of 9.5 inches is not practical. Therefore, the proposed project would fully reconstruct 90<sup>th</sup> Lane to the City's standard typical section for residential streets, as described above. The current width of 31 feet, from back of curb to back of curb, would remain to accommodate the existing storm sewer catch basins. Due to the high amount of damaged curb, it is proposed to remove 100% of the existing surmountable curb and replace it with new B418 concrete curb and gutter.

- **POLK STREET (NORTH OF 91<sup>ST</sup> AVE):**

Bituminous cores were taken at five locations along this segment of Polk Street. Based on the condition of the existing cores, the proposed project would consist of a 2.5-inch mill/overlay of the existing bituminous pavement. Approximately 10% - 20% of the existing B618 concrete curb and gutter is in poor condition and would need to be removed and replaced. The concrete sidewalk is in relatively good condition. It is proposed to remove and replace only the damaged (i.e. cracked, settled, heaved, etc.) sidewalk panels.

#### **D. STORM DRAINAGE**

Storm water runoff from 90<sup>th</sup> Lane is currently captured and controlled with catch basins and a storm sewer pipe system that ultimately discharges into an existing ditch west of the intersection of 91<sup>st</sup> Avenue and Jefferson Street. Jackson Street, Van Buren Street, Tyler Street and Polk Street (south of 91<sup>st</sup> Ave) all drain from south to north to existing storm sewer within 91<sup>st</sup> Avenue.

It is proposed to extend storm sewer south along Van Buren Street, Tyler Street, and Polk Street from the existing catch basins at 91<sup>st</sup> Avenue to improve the drainage characteristics of the area. Storm sewer does not exist near Jackson Street, so no improvements are proposed. Sump catch basin structures would be installed where appropriate to aid in the removal of sediments.

Coon Creek Watershed District (CCWD) will conduct a plan review of the project.

## **V. IMPACT OF PROPOSED IMPROVEMENTS**

The proposed street improvements would not create any new maintenance issues for the Public Works staff other than the annual cleaning of any sump manholes. The City would 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 would 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 would be restored.

## VI. SUMMARY OF ESTIMATED PROJECTS COSTS

A breakdown of the estimated construction and administrative costs for each area is shown in the following table. All costs are based on anticipated unit prices for the 2021 construction season and include a 10% contingency to account for any elements of construction that are unknown at this time.

Estimated Project Costs					
Item		Jackson, Van Buren, Tyler, & Polk St	90th Lane	Polk St (North of 91st)	TOTALS
<b>Construction Costs</b>					
Streets		\$1,635,300	\$313,700	\$281,200	\$2,230,200
Water Main		\$102,400	\$1,700	\$700	\$104,800
Sanitary Sewer		\$27,700	\$10,400	\$3,000	\$41,100
<b>Total Estimated Construction Costs</b>		<b>\$1,765,400</b>	<b>\$325,800</b>	<b>\$284,900</b>	<b>\$2,376,100</b>
<b>Administrative Costs</b>					
Engineering	18%	\$317,772	\$58,644	\$51,282	\$427,698
Assessment	1%	\$17,654	\$3,258	\$2,849	\$23,761
Legal	2%	\$35,308	\$6,516	\$5,698	\$47,522
Administration	4%	\$70,616	\$13,032	\$11,396	\$95,044
Capitalized Interest	8%	\$141,232	\$26,064	\$22,792	\$190,088
Bonding	2%	\$35,308	\$6,516	\$5,698	\$47,522
<b>Total Estimated Administrative Costs</b>		<b>\$617,890</b>	<b>\$114,030</b>	<b>\$99,715</b>	<b>\$831,635</b>
<b>Total Estimated Project Costs</b>		<b>\$2,383,290</b>	<b>\$439,830</b>	<b>\$384,615</b>	<b>\$3,207,735</b>

## VII. ASSESSMENT METHODOLOGY

It is proposed that the project be assessed over 15 years in accordance with the City's Assessment Policy. All streets would be assessed using the linear foot method for the commercial, high density residential, and church properties and the unit method for the single-family residential properties. The only exception would be Polk Street, north of 91<sup>st</sup> Avenue, which would be assessed as a mill/overlay at a standard rate of \$12.68 per front foot over 5 years. The churches and single-family residential properties are responsible for 35% of the street project costs, while the commercial and high-density residential properties are responsible for 50% of the street project costs. The City is responsible for 100% of the sanitary sewer and water main costs.

Single family residential assessments are based on a standard residential street, which is 29 feet wide (back of curb to back of curb) with 3.5 inches of bituminous pavement. Polk Street is the only street that is not standard. The following table shows the assessable street construction costs based on Polk Street as a standard residential equivalent street:

<b>Estimated Construction Costs (Standard Residential Equivalent)</b>		
<b>Item</b>	<b>Jackson, Van Buren, Tyler, &amp; Polk St</b>	<b>Polk St (North of 91st)</b>
Streets	\$1,500,400	\$171,100

See Figure 2 in Appendix A for the parcels proposed to be assessed and Exhibits 2, 3 & 4 for the proposed assessment rolls.

## VIII. FINANCING

Based on the previous Estimated Project Costs table, the total estimated project cost is **\$3,207,735**. The proposed project would be temporarily financed by the City. Permanent funding would be provided by the Pavement Management Program (PMP) Funds, Public Utility Funds, Municipal State Aid Street (MSAS) 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 breakdown of the costs assigned to each funding source to finance the estimated projects costs for each street is shown in the following table:

<b>Financing Summary</b>				
<b>Item</b>				
Temporary Funding Source	City Internal Funds			
Permanent Funding Source	PMP Funds, Public Utility Funds, MSAS Funds, and Assessments			
<b>Financing</b>	<b>Jackson, Van Buren, Tyler, &amp; Polk St</b>	<b>90th Lane</b>	<b>Polk St (North of 91st)</b>	<b>TOTALS</b>
Total Paid from PMP Funds	\$1,345,989	\$320,644	\$365,519	<b>\$2,032,152</b>
Total Paid from Public Utility Funds	\$175,635	\$16,335	\$4,995	<b>\$196,965</b>
Total Paid from MSAS Funds	\$250,000	\$0	\$0	<b>\$250,000</b>
Total Generation from Assessments	\$611,666	\$102,851	\$14,101	<b>\$728,618</b>
<b>Total Financing</b>	<b>\$2,383,290</b>	<b>\$439,830</b>	<b>\$384,615</b>	<b>\$3,207,735</b>



#### A. **FINANCE DIRECTOR STATEMENT**

With reference to this Feasibility Report for Improvement Project 19-16 as prepared by Bolton & Menk, Inc., dated September 14, 2020, I find the following:

1. The project would be temporarily funded through existing City internal funds whereupon permanent financing would be obtained through the City's Municipal State Aid Street Funds, 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 **\$728,618** would 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 **\$196,965**.

---

Joseph Huss, Finance Director

#### IX. **SCHEDULE**

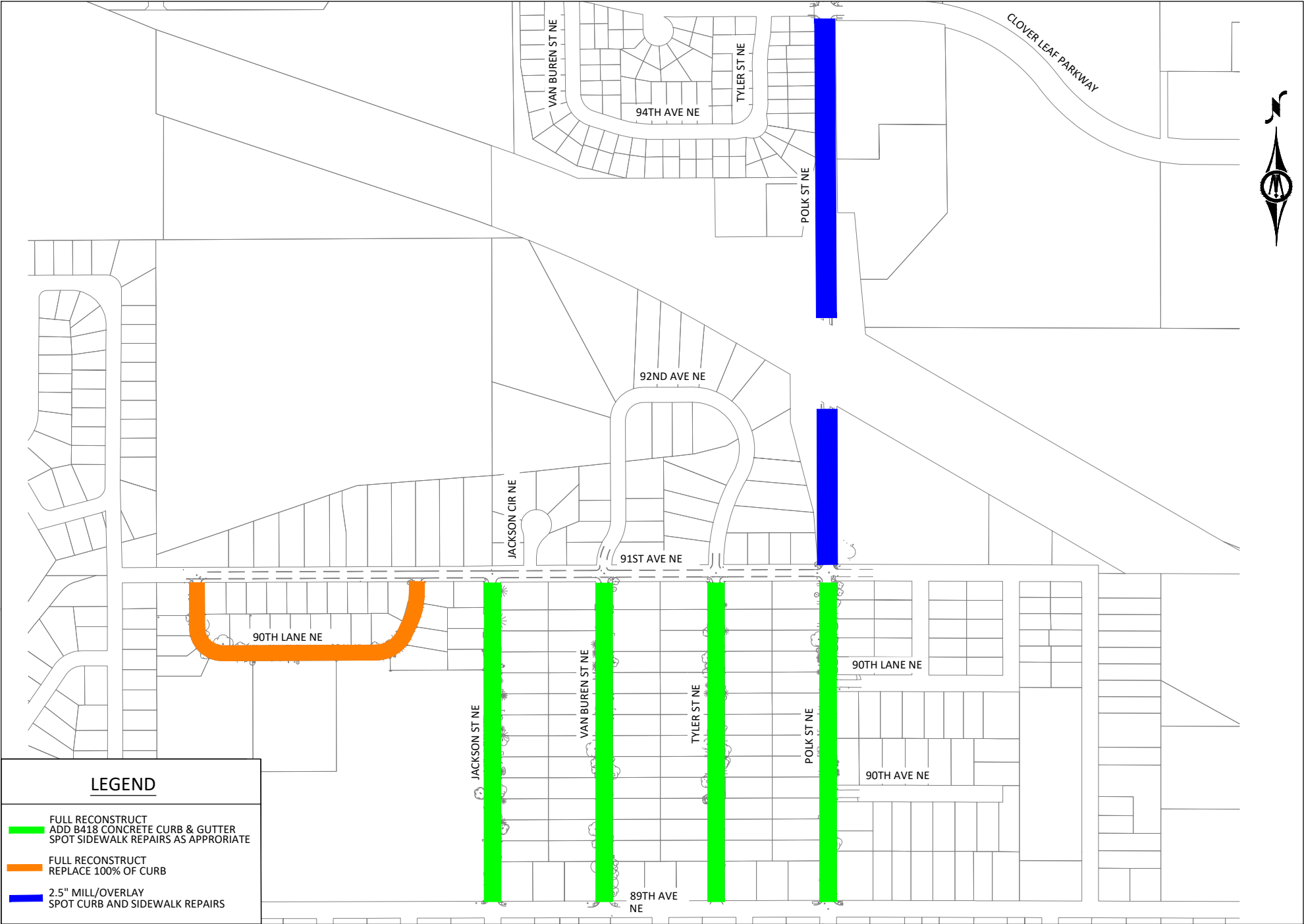
The following schedule allows for construction to be completed during the 2021 construction season:

<b>Proposed Project Schedule</b>	
September 21, 2020	Receive feasibility report, order public hearing
September 28, 2020	Information packet discussing project and proposed assessments mailed to residents
October 19, 2020	Hold public hearing, order improvements, order preparation of plans & specifications
January 2021	Approve plans & specifications, order advertisement for bids
February 2021	Open bids
March 2021	Award contract
May - Sept 2021	Construct improvements
October 2021	Hold assessment hearing
2022	First assessment payment due with real estate taxes

#### X. **PROJECT FEASIBILITY AND RECOMMENDATION**

The project as proposed is technically and financially feasible, cost effective, and would 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.

## Appendix A: Figures & Exhibits



H:\BLA\N12119598\CAD\FIGR-119598-LOCATION MAP.dwg 8/17/2020 3:19:52 PM

# 2021 Polk Street Area Street Reconstructions, Proj. #19-16

Blaine, MN

## Figure #2 - Assessable Properties

September 2020



PROJECT 19-16  
2021 POLK STREET AREA STREET RECONSTRUCTIONS  
**JACKSON ST, VAN BUREN ST, TYLER ST & POLK ST (89TH AVE TO 91ST AVE)**  
CITY OF BLAINE  
EXHIBIT NO. 2A - SINGLE FAMILY RESIDENTIAL  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$1,500,400	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS AND ARE BASED ON STANDARD RESIDENTIAL ROAD FOR POLK STREET)			
ADMINISTRATIVE COSTS	\$525,140				
TOTAL COST	\$2,025,540				
	RESIDENTIAL RATE x 35%	TOTAL FRONT FOOTAGE		RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$708,939 ÷	9972.6 LF	=	\$71.09	

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$71.09	X	7839.6 LF	=	\$557,317.16	÷	88	=	\$6,333.15

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
313123140045	821 89TH AVE NE	HAMMOND MARY J & MARGARET E	1	\$6,333.15	\$6,333.15
313123140043	849 89TH AVE NE	MAKI JOHN R & SUSAN M	1	\$6,333.15	\$6,333.15
323123230074	1005 90TH AVE NE	EAMES SARAH	1	\$6,333.15	\$6,333.15
323123230073	1006 90TH LN NE	HUNSTAD HOWARD TRUSTEE	1	\$6,333.15	\$6,333.15
313123140074	8907 JACKSON ST NE	BROWN JUMORE	1	\$6,333.15	\$6,333.15
313123140013	8910 POLK ST NE	LEAK WAYNE	1	\$6,333.15	\$6,333.15
313123140042	8910 TYLER ST NE	CHAMPAGNE MYRTICE	1	\$6,333.15	\$6,333.15
313123140071	8910 VAN BUREN ST NE	LEE KALIA	1	\$6,333.15	\$6,333.15
313123140017	8911 TYLER ST NE	PAAJANEN ELMER E & H L	1	\$6,333.15	\$6,333.15
313123140046	8911 VAN BUREN ST NE	DE LA ROSA	1	\$6,333.15	\$6,333.15
313123140076	8915 JACKSON ST NE	BRANCATO STEVEN P	1	\$6,333.15	\$6,333.15
313123140047	8915 VAN BUREN ST NE	HER PANG	1	\$6,333.15	\$6,333.15
323123230021	8923 POLK ST NE	SUER AARON	1	\$6,333.15	\$6,333.15
313123140012	8924 POLK ST NE	GODDARD BRUCE J & JULIE R	1	\$6,333.15	\$6,333.15
313123140041	8924 TYLER ST NE	EDWARDH JEFF & LORI	1	\$6,333.15	\$6,333.15
313123140070	8924 VAN BUREN ST NE	HANSON NICHOLAS	1	\$6,333.15	\$6,333.15
313123140018	8925 TYLER ST NE	CORNELIUS BARBARA TRUSTEE	1	\$6,333.15	\$6,333.15
313123140011	8938 POLK ST NE	COSSAIRT DEBRA J & PURDIE C S	1	\$6,333.15	\$6,333.15
313123140040	8938 TYLER ST NE	GUERDETTE COLLEEN	1	\$6,333.15	\$6,333.15
313123140069	8938 VAN BUREN ST NE	FEY JEFFREY S & AMY L	1	\$6,333.15	\$6,333.15
313123140077	8939 JACKSON ST NE	GUERDETTE CRAIG & TRUDY	1	\$6,333.15	\$6,333.15
313123140019	8939 TYLER ST NE	PETERSON JEFFREY B	1	\$6,333.15	\$6,333.15
313123140048	8939 VAN BUREN ST NE	BUKOSKY JOYCE	1	\$6,333.15	\$6,333.15
313123140078	8951 JACKSON ST NE	LACOSSE MARK	1	\$6,333.15	\$6,333.15
313123140010	8954 POLK ST NE	CRAMPTON JOSHUA	1	\$6,333.15	\$6,333.15

PROJECT 19-16

2021 POLK STREET AREA STREET RECONSTRUCTIONS

JACKSON ST, VAN BUREN ST, TYLER ST & POLK ST (89TH AVE TO 91ST AVE)

CITY OF BLAINE

EXHIBIT NO. 2A - SINGLE FAMILY RESIDENTIAL

PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN

CONSTRUCTION COSTS*	\$1,500,400	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS AND ARE BASED ON STANDARD RESIDENTIAL ROAD FOR POLK STREET)			
ADMINISTRATIVE COSTS	\$525,140				
TOTAL COST	\$2,025,540				
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$708,939	÷	9972.6 LF	=	\$71.09

313123140039	8954 TYLER ST NE	JONES RICHARD C & PEGGY	1	\$6,333.15	\$6,333.15
313123140068	8954 VAN BUREN ST NE	BULGER TRAVIS	1	\$6,333.15	\$6,333.15
313123140079	8955 JACKSON ST NE	BENEDIX RICHARD D	1	\$6,333.15	\$6,333.15
313123140020	8955 TYLER ST NE	HOFFMANN COREY	1	\$6,333.15	\$6,333.15
313123140049	8955 VAN BUREN ST NE	HAUSIA-KURPIERZ CHRISTINA	1	\$6,333.15	\$6,333.15
313123140021	8963 TYLER ST NE	SZUREK DEAN A & DEBBIE L	1	\$6,333.15	\$6,333.15
313123140009	8968 POLK ST NE	SILBA LEESA	1	\$6,333.15	\$6,333.15
313123140038	8968 TYLER ST NE	ALLOUCH AMINA	1	\$6,333.15	\$6,333.15
313123140067	8968 VAN BUREN ST NE	SZAFRANSKI ALAINE	1	\$6,333.15	\$6,333.15
313123140050	8969 VAN BUREN ST NE	GAVIN JAKA	1	\$6,333.15	\$6,333.15
313123140008	8982 POLK ST NE	CARTER DONALD E & DIANE L	1	\$6,333.15	\$6,333.15
313123140037	8982 TYLER ST NE	CHRIST SHARON	1	\$6,333.15	\$6,333.15
313123140066	8982 VAN BUREN ST NE	GROSSMAN JANSINA	1	\$6,333.15	\$6,333.15
313123140080	8983 JACKSON ST NE	NORRIS BEVERLY	1	\$6,333.15	\$6,333.15
313123140022	8983 TYLER ST NE	DOMOKOS DOUGLAS	1	\$6,333.15	\$6,333.15
313123140051	8983 VAN BUREN ST NE	GALLAGHER CLARA TRUSTEE	1	\$6,333.15	\$6,333.15
313123140007	9000 POLK ST NE	AMUNDSON JENNIFER	1	\$6,333.15	\$6,333.15
313123140036	9000 TYLER ST NE	SKOGMAN ANTHONY	1	\$6,333.15	\$6,333.15
313123140065	9000 VAN BUREN ST NE	WILBUR KELLY	1	\$6,333.15	\$6,333.15
313123140081	9001 JACKSON ST NE	OHNESORGE JEFFREY C	1	\$6,333.15	\$6,333.15
313123140023	9001 TYLER ST NE	GEIST DOUGLAS W & J R	1	\$6,333.15	\$6,333.15
313123140052	9001 VAN BUREN ST NE	STENSTROM ALLEN G & DENISE R	1	\$6,333.15	\$6,333.15
313123140082	9009 JACKSON ST NE	SKALICKY TRAVIS	1	\$6,333.15	\$6,333.15
313123140006	9010 POLK ST NE	HEATH BRIAN C & S A	1	\$6,333.15	\$6,333.15
313123140035	9010 TYLER ST NE	ELLESON MICHAEL P	1	\$6,333.15	\$6,333.15
313123140064	9010 VAN BUREN ST NE	CARLSON WALTER A JR	1	\$6,333.15	\$6,333.15
313123140053	9015 VAN BUREN ST NE	KOLLAR MARCILE E	1	\$6,333.15	\$6,333.15
313123140024	9019 TYLER ST NE	LOEGERING SCOTT & CHRISTINE	1	\$6,333.15	\$6,333.15
313123140005	9024 POLK ST NE	POTVIN DAVID	1	\$6,333.15	\$6,333.15
313123140034	9024 TYLER ST NE	PAYNE BRENT	1	\$6,333.15	\$6,333.15
313123140063	9024 VAN BUREN ST NE	MARRIOTT ALAN H & SHERIL R	1	\$6,333.15	\$6,333.15
313123140083	9025 JACKSON ST NE	HALBERT COURTNEY	1	\$6,333.15	\$6,333.15
313123140025	9025 TYLER ST NE	BAKER JEROME K & LYNNAE B	1	\$6,333.15	\$6,333.15
313123140054	9025 VAN BUREN ST NE	JOYCE KATHRYN	1	\$6,333.15	\$6,333.15
313123140004	9038 POLK ST NE	WEBER DANIELLE	1	\$6,333.15	\$6,333.15
313123140033	9038 TYLER ST NE	GARDINER ERIN	1	\$6,333.15	\$6,333.15
313123140062	9038 VAN BUREN ST NE	GAMBUCCI CATHERINE	1	\$6,333.15	\$6,333.15

PROJECT 19-16  
2021 POLK STREET AREA STREET RECONSTRUCTIONS  
**JACKSON ST, VAN BUREN ST, TYLER ST & POLK ST (89TH AVE TO 91ST AVE)**  
CITY OF BLAINE  
EXHIBIT NO. 2A - SINGLE FAMILY RESIDENTIAL  
PROPOSED ASSESSMENT ROLL

**ASSESSMENT RATE BREAKDOWN**

CONSTRUCTION COSTS*	\$1,500,400	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS AND ARE BASED ON STANDARD RESIDENTIAL ROAD FOR POLK STREET)			
ADMINISTRATIVE COSTS	\$525,140				
TOTAL COST	\$2,025,540				
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
<b>ASSESSABLE COST</b>	<b>\$708,939</b>	<b>÷</b>	<b>9972.6 LF</b>	<b>=</b>	<b>\$71.09</b>

313123140084	9039 JACKSON ST NE	FREMSTAD BENJAMIN	1	\$6,333.15	\$6,333.15
313123140026	9039 TYLER ST NE	FRANCISCO BRENT	1	\$6,333.15	\$6,333.15
313123130019	9040 JACKSON ST NE	SHALLUE DIANE	1	\$6,333.15	\$6,333.15
323123230067	9053 POLK ST NE	HEPPNER CHRIS	1	\$6,333.15	\$6,333.15
313123140003	9054 POLK ST NE	REED JASON	1	\$6,333.15	\$6,333.15
313123140032	9054 TYLER ST NE	BOEDIGHEIMER ELSIE S	1	\$6,333.15	\$6,333.15
313123140061	9054 VAN BUREN ST NE	CLAUSSEN JEFFREY & DEBRA	1	\$6,333.15	\$6,333.15
313123140085	9055 JACKSON ST NE	QUAM BRIAN J & STECK LILA A	1	\$6,333.15	\$6,333.15
313123140027	9055 TYLER ST NE	DAVIS JONATHON	1	\$6,333.15	\$6,333.15
313123130018	9056 JACKSON ST NE	BEKUTO MELAKAMU	1	\$6,333.15	\$6,333.15
323123230068	9059 POLK ST NE	KEARNEY PATRICK A & AN SUN	1	\$6,333.15	\$6,333.15
323123230069	9065 POLK ST NE	WEISSKIRK BRIAN	1	\$6,333.15	\$6,333.15
313123140002	9068 POLK ST NE	SOHNS THOMAS	1	\$6,333.15	\$6,333.15
313123140031	9068 TYLER ST NE	REED ELIZABETH	1	\$6,333.15	\$6,333.15
313123140060	9068 VAN BUREN ST NE	MARKLE REX A & LEEANN K	1	\$6,333.15	\$6,333.15
313123140086	9069 JACKSON ST NE	CARITHERS ANNA	1	\$6,333.15	\$6,333.15
313123140028	9069 TYLER ST NE	LINE CORRIE	1	\$6,333.15	\$6,333.15
313123130002	9070 JACKSON ST NE	ROWE MARGARET A & ROGER A	1	\$6,333.15	\$6,333.15
323123230070	9071 POLK ST NE	ANDERSON CARLEY	1	\$6,333.15	\$6,333.15
313123140055	9077 VAN BUREN ST NE	DIETSCH JOHN & DIETSCH-CRAWFORD JOAN TRUSTEE	1	\$6,333.15	\$6,333.15
313123140088	9081 VAN BUREN ST NE	MICHAEL BRIAN	1	\$6,333.15	\$6,333.15
313123140001	9082 POLK ST NE	WALKER STEVE	1	\$6,333.15	\$6,333.15
313123140030	9082 TYLER ST NE	FOTY ALYSSA	1	\$6,333.15	\$6,333.15
313123140059	9082 VAN BUREN ST NE	GREGORY CRAIG & JUDY TRUSTEE	1	\$6,333.15	\$6,333.15
313123140029	9083 TYLER ST NE	OLSON GLADYS	1	\$6,333.15	\$6,333.15
313123140058	9083 VAN BUREN ST NE	TAFT NICOLE	1	\$6,333.15	\$6,333.15
<b>TOTALS:</b>			<b>88</b>		<b>\$557,317.20</b>

PROJECT 19-16  
2021 POLK STREET AREA STREET RECONSTRUCTIONS  
**JACKSON ST, VAN BUREN ST, TYLER ST & POLK ST (SOUTH OF 91ST AVE)**  
CITY OF BLAINE  
EXHIBIT NO. 2B - CHURCH  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN							
CONSTRUCTION COSTS	\$1,500,400.00	(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS AND ARE BASED ON STANDARD RESIDENTIAL ROAD FOR POLK STREET)					
ADMINISTRATIVE COSTS	<u>\$525,140</u>						
TOTAL COST	\$2,025,540						
		TOTAL FRONT FOOTAGE		TOTAL COST PER FRONT FOOT		CHURCH ASSESSMENT PERCENTAGE	CHURCH ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$2,025,540.00	÷	9972.60	=	\$203.11	x	35% = \$71.09

PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
313123130041	ST TIMOTHY CHURCH OF	707 89TH AVE NE	764.5	*	\$71.09	\$54,348.31
TOTALS:			<u>764.5</u>			<u>\$54,348.31</u>

NOTES:  
\*150 FOOT CORNER LOT CREDIT APPLIED TO ASSESSABLE FRONT FOOTAGE



PROJECT 19-16  
2021 POLK STREET AREA STREET RECONSTRUCTIONS  
**90TH LANE**  
CITY OF BLAINE  
EXHIBIT NO. 3A - SINGLE FAMILY RESIDENTIAL  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN					
CONSTRUCTION COSTS*	\$313,700	*(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)			
ADMINISTRATIVE COSTS	\$109,795				
TOTAL COST	\$423,495				
	RESIDENTIAL RATE	x 35%	TOTAL FRONT FOOTAGE	RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$148,223	÷	2602.1 LF	=	\$56.96

RESIDENTIAL PROPERTY

ASSESSMENT RATE		ASSESSABLE SINGLE FAMILY RESIDENTIAL FOOTAGE		AMOUNT ASSESSED		ASSESSABLE RESIDENTIAL LOT UNITS		ASSESSMENT RATE PER RESIDENTIAL LOT UNIT
\$56.96	X	1382.1 LF	=	\$78,724.42	÷	15	=	\$5,248.29

PROPERTY PIN	PROPERTY ADDRESS	PROPERTY OWNER	ASSESSABLE RESIDENTIAL LOT UNITS	ASSESSMENT RATE PER RESIDENTIAL LOT UNIT	PROPOSED ASSESSMENT
313123130029	602 90TH LN NE	BEAUDETTE BRIAN	1	\$5,248.29	\$5,248.29
313123130030	610 90TH LN NE	ASAD SAYED	1	\$5,248.29	\$5,248.29
313123130031	618 90TH LN NE	WEST ROBERT T & DARLENE M	1	\$5,248.29	\$5,248.29
313123130020	625 90TH LN NE	WERNER JOHANNA	1	\$5,248.29	\$5,248.29
313123130021	633 90TH LN NE	MARQUART GORDON C & ROSALIE	1	\$5,248.29	\$5,248.29
313123130022	641 90TH LN NE	HOCKEMEYER CHAD	1	\$5,248.29	\$5,248.29
313123130023	649 90TH LN NE	SMITH BRYAN R & DEBORAH A	1	\$5,248.29	\$5,248.29
313123130024	657 90TH LN NE	GREGOR CHARLES H	1	\$5,248.29	\$5,248.29
313123130025	665 90TH LN NE	MATERN MARK & MARTHA	1	\$5,248.29	\$5,248.29
313123130026	707 90TH LN NE	LENTSCH PAMELA J & JOHN	1	\$5,248.29	\$5,248.29
313123130027	715 90TH LN NE	HANSEN MARK	1	\$5,248.29	\$5,248.29
313123130028	723 90TH LN NE	KRATTENMAKER TIMOTHY & R J	1	\$5,248.29	\$5,248.29
313123130035	725 90TH LN NE	KACKMAN ANGELA	1	\$5,248.29	\$5,248.29
313123130036	733 90TH LN NE	2017-1 IH BORROWER L.P.	1	\$5,248.29	\$5,248.29
313123130037	741 90TH LN NE	POSNER JEFFREY A & DEBRA S	1	\$5,248.29	\$5,248.29
TOTALS:			15		\$78,724.35

PROJECT 19-16  
2021 POLK STREET AREA STREET RECONSTRUCTIONS

**90TH LANE**

CITY OF BLAINE

EXHIBIT NO. 3B - CHURCH  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS	\$313,700.00	(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)				
ADMINISTRATIVE COSTS	<u>\$109,795</u>					
TOTAL COST	\$423,495					
		TOTAL FRONT FOOTAGE		TOTAL COST PER FRONT FOOT	CHURCH ASSESSMENT PERCENTAGE	CHURCH ASSESSMENT RATE PER FRONT FOOT
ASSESSABLE COST	\$423,495.00 ÷	2602.10	=	\$162.75	x 35%	= \$56.96

PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
313123130040	CHRIST LUTHERAN CHURCH	641 89TH AVE NE	174.4	\$56.96	\$9,933.82
TOTALS:			<u>174.4</u>		<u>\$9,933.82</u>

PROJECT 19-16  
2021 POLK STREET AREA STREET RECONSTRUCTIONS

**90TH LANE**

CITY OF BLAINE

EXHIBIT NO. 3C - HIGH DENSITY RESIDENTIAL  
PROPOSED ASSESSMENT ROLL

ASSESSMENT RATE BREAKDOWN						
CONSTRUCTION COSTS	\$313,700.00	(CONSTRUCTION COSTS DO NOT INCLUDE WATER MAIN OR SANITARY SEWER COSTS)				
ADMINISTRATIVE COSTS	<u>\$109,795</u>					
TOTAL COST	\$423,495					
		TOTAL FRONT FOOTAGE	TOTAL COST PER FRONT FOOT	HIGH DENSITY RESIDENTIAL ASSESSMENT PERCENTAGE	HIGH DENSITY RESIDENTIAL ASSESSMENT RATE PER FRONT FOOT	
ASSESSABLE COST	\$423,495.00 ÷	2602.10	= \$162.75	x 50%	=	<b>\$81.38</b>

PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE FRONT FOOTAGE	ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
313123130033	NORTH GABLES SENIOR HOUSING	654 90TH LN NE	174.4	\$81.38	\$14,192.67

TOTALS: 174.4 \$14,192.67

PROJECT 19-16  
 2021 POLK STREET AREA STREET RECONSTRUCTIONS  
**POLK STREET (91ST AVENUE TO CLOVER LEAF PARKWAY)**  
 CITY OF BLAINE  
 EXHIBIT NO. 4  
 PROPOSED ASSESSMENT ROLL

**ASSESSMENT RATE BREAKDOWN**

**ASSESSMENT RATE PER FRONT FOOT FOR MILL/OVERLAY = \$12.68**

PROPERTY PIN	PROPERTY OWNER	PROPERTY ADDRESS	ASSESSABLE FRONT FOOTAGE		ASSESSMENT RATE PER FRONT FOOT	PROPOSED ASSESSMENT
313123110002	MINNEGASCO	9264 POLK ST NE	118.8	*	\$12.68	\$1,506.38
303123440002	NORTHERN NATURAL GAS	NO ADDRESS	118.8	*	\$12.68	\$1,506.38
293123330011	CLOVERLEAF PARK APTS LLC	9401 POLK ST NE	397.3	**	\$12.68	\$5,037.76
293123330010	CLOVER LEAF PARK APTS LLC	NO ADDRESS	477.2		\$12.68	\$6,050.90

**TOTALS:**      1112.1      \$14,101.42

NOTES:

\*FLAG LOT AND REGULAR LOT SPLIT THEIR TOTAL FRONTAGE EQUALLY

\*\*150 FOOT CORNER LOT CREDIT APPLIED TO ASSESSABLE FRONT FOOTAGE