Feasibility Report

2021 Street and Utility Improvement Project

Montgomery, Minnesota

MONTC 154706 | June 15, 2020

SEH

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June 15, 2020

RE: 2021 Street and Utility Improvement Project (Circle Drive Area)
Feasibility Report
Montgomery, Minnesota
SEH No. MONTC 154706 4.00

Honorable Mayor and
Members of the City Council
City of Montgomery
201 Ash Avenue SW
Montgomery, MN 56069

Dear Mayor and Council Members:

Pursuant to your request, Short Elliott Hendrickson Inc. (SEH®) is submitting this Engineer's Feasibility Report for the 2021 Street and Utility Improvement Project. The proposed project would include street and utility improvements to the following:

1. West Circle Drive from Hickory Avenue to North Circle Drive.
2. Hillcrest Drive from Inner Drive to North Circle Drive.
3. East Circle Drive from Hickory Avenue to North Circle Drive.
4. Inner Drive from W Circle Drive to E Circle Drive.
5. North Circle Drive from dead end cul-de-sac to East Circle Drive.
6. Rogers Drive from Hickory Avenue to dead end.
7. Hickory Avenue from West Circle Drive/1st Street NE to 5th Street NE.

The project includes consideration of bituminous overlay on a few select streets and full street reconstruction in most of the remaining project area. The project will also include the rehabilitation and reconstruction of city utilities: storm sewer, sanitary sewer, and water main, concrete curb and gutter replacement and rehabilitation, turf restoration, and miscellaneous items required to properly complete the improvements. The project also reviewed the stormwater management in the area and includes consideration of the construction of stormwater ponds in the area. This report includes a narrative describing the proposed improvements, estimated costs, estimated project funding and figures showing the proposed work.

Having considered several aspects of items included for construction of this project, and having discussed the project in detail with City Staff and the Public Works Advisory Board, it is our opinion from an engineering perspective that the proposed improvement project as presented within this report is necessary, cost effective, and feasible.

An on-line "virtual" neighborhood meeting was held May 21, 2020**. A Public Hearing should be held as soon as possible, either at the July 20, 2020, regular council meeting or at a special meeting to be held during the week of July 6th.**

Thank you for the opportunity to work with you on this important project. I am available to answer any question you may have.

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.

Christopher M. Cavett, PE
Project Manager
(Lic. MN)

jb
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Feasibility Report

2021 Street and Utility Improvement Project
Montgomery, Minnesota

SEH No. MONTC 154706

June 15, 2020

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.

Christopher M. Cavett, PE

Date: June 15, 2020 License No.: 24719

Reviewed By: Doug Scott, PE Date: June 15, 2020

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

Executive Summary

Background

The City of Montgomery Public Work Advisory Board has developed a Capital Improvements Plan (CIP) to address future street improvements as well pavement preservation projects such as seal coating and mill and overlay improvements. The streets identified in this study were selected based on age and pavement condition, as well as due to problems and conditions of the aging underground utilities in the neighborhood.

On February 18, 2020, the City Council authorized SEH to prepare this feasibility report. The feasibility report outlines the scope of the project, the probable costs, the funding options, and the potential assessment amounts to the benefiting properties. Due to the COVID-19 situation, an earlier neighborhood meeting was canceled and an on-line “virtual” neighborhood meeting was held May 21, 2020, for property owners along the proposed streets. There were approximately 20 households (17%) of the approximate 120 properties in the project area.

Project Scope

The proposed scope of the project includes:

- West Circle Drive from Hickory Avenue to North Circle Drive.
- Hillcrest Drive from Inner Drive to North Circle Drive.
- East Circle Drive from Hickory Avenue to North Circle Drive.
- Inner Drive from West Circle Drive to East Circle Drive.
- North Circle Drive from dead end cul-de-sac to East Circle Drive.
- Rogers Drive from Hickory Avenue to dead end.
- Hickory Avenue from West Circle Drive/1st Street NE to 5th Street NE.

Existing utilities will be partially replaced as part of the project. Some portions of the sanitary sewer were constructed in the 1970s using PVC pipe and based off of televising, do not need to be replaced. In 2005, approximately 700 feet of sanitary sewer was also reconstructed on North Circle Drive as part of project to increase pipe capacity. Portions of the system constructed in the early-1960’s, are made of vitrified clay pipe (VCP) and need replacing. Water mains are believed to be cast iron or ductile iron and are quickly deteriorating leading to many water main breaks. The entire water system under the subject streets being fully reconstructed is proposed to be replaced.

As much of the proposed project area drains directly onto the golf course and there are known stormwater impacts to the golf course it is proposed to excavate out an existing pond as sediment over the last 50 years has filled in much of the pond decreasing its effectiveness to store stormwater and regulate flow rates. With this excavation other measures are proposed which are detailed more in Appendix-B (Golf Course Stormwater Study). The storm system within the fully reconstructed streets will also be replaced to achieve the recommended standards for stormwater management. A stormwater pond is also proposed to be located in a city-owned green space within North Side Park. This pond serves to better manage the high rate of runoff associated with the MiTek Steel property and Kocina property.

No major utility work will be done in the mill and overlay areas. Only minor improvements will be made to rehabilitate the storm sewer system. No sanitary or water work has been identified.

Executive Summary (continued)

Detailed cost estimates are included in Appendix A. The cost estimates include budget amounts for construction cost and project related costs, such as contingency (10 percent), as well as project related costs (administrative, legal, and engineering) (22 percent), is outline below:

Street Improvements	$3,085,040	65.0%
Stormwater Improvements	$617,380	13.0%
Sanitary Improvements	$346,510	7.3%
Water System Improvements	$700,040	14.7%
Totals	**$4,749,000**	**100.0%**

The Estimated Project Funding is outlined below:

Sanitary Sewer Utility Fund	$289,206	6.1%
Water Utility Fund	$572,891	12.1%
Stormwater Utility Fund	$617,380	13.0%
Assessments	$953,072	20.1%
City Wide General Debt Service	$2,316,451	48.8%
Total	**$4,749,000**	**100.0%**

Estimated Project Funding Contribution:

Neighborhood Contribution	$953,072	20.1%
City Wide Contribution	$3,795,928	79.9%
Total	**$4,749,000**	**100.0%**

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Feasibility Report

2021 Street and Utility Improvement Project

Prepared for City of Montgomery, Minnesota

1 Introduction/Background

1.1 Introduction/Background

The City of Montgomery Public Work Advisory Board has developed a Capital Improvements Plan (CIP) adopted by the City Council to address future street and utility improvements as well pavement preservation projects such as seal coating and mill and overlay improvements. The streets identified in the Capital Improvements Plan (CIP) and outlined in this study were selected based on, age, pavement condition, and deteriorating underground utility conditions. Many water main breaks along North Circle Drive and Hickory Avenue in the past 20 years have also contributed to the need to replace the water infrastructure in this neighborhood. Localized street flooding has resulted in a need to make revisions to the stormwater management in the area.

On February 18, 2020, the City Council authorized SEH to prepare this feasibility report. The feasibility report outlines the scope of the project, the probable costs, the funding options, and the potential assessment amounts to the benefiting properties.

A virtual neighborhood meeting was held on May 21, 2020, for property owners along the proposed streets. There were approximately 20 of 120 property owners present. At the meeting, preliminary drawings, project costs and assessment information were presented.

2 Proposed Schedule

Task	Date
Council Orders Preparation of a Feasibility Study *	February 18, 2020*
Informational Letters sent out to the Neighborhood	February 2020
Preliminary Area Stormwater Management Plan Study	February–April 2020
Field Surveying and Field Investigations	March–April, 2020
Report Progress Review meeting with City Staff	April 17, 2020
Hold Neighborhood Meeting #1	May 21, 2020
Draft Report to City Staff for Review	June 10, 2020
Finalize Feasibility Report	June 11, 2020
Present Feasibility Report; Council Calls for Hearing on Improvement *	June 15, 2020*
Publish Notice of Hearing on Improvement	TBD based on selected Public Hearing Date

Task	Date
Public Hearing; Council Authorizes Preparation of Plans and Specifications *	July 20, 2020, or Special Meeting week of July 6th*
Final Design/Construction & Bidding Documents	July–October 2020
Present Final Plans and Specifications; Council Authorizes Advertisement for Bids *	December 21, 2020*
Advertise for Bids	Advertise on QuestCDN in December 2020 Paper: Thursday, January 7 & 14, 2021. (Submit to paper December 22, 2020)
Council Declares Cost to be Assessed, Orders Preparation of Assessment Roll, and Calls for Hearing on Proposed Assessments *	December 21, 2020*
Publish Notice of Hearing on Proposed Assessments	Thursday, January 28, 2021 (Submit to paper Monday, January 25, 2021)
Bid Opening	Friday, February 5, 2021
Council Receives Bids and Considers Award of Bid; Council Holds Assessment Hearing and Adopts Assessments *	February 15, 2021*
Construction	April–November 2021
Assessments Due On or Before	October 31, 2021
Assessments Levied to County	November 2021

Items requiring Council Action/Resolution

3 Project Recommendations

3.1 Sanitary Sewer

The existing Sanitary Sewer system within the project area consists of both vitrified clay pipe (VCP) and polyvinyl chloride Pipe (PVC). The pipe segments that are VCP have open joints, cracks, and root intrusion and have been identified to be replaced to reduce the inflow and infiltration of clear water into the sanitary sewer system. There were three subdivision plats in the Circle Drive neighborhood. The oldest plat (Sunset View Addition) dates back to 1961. The sanitary sewer in this plat was constructed of VCP (clay) and includes all of East Circle and Hillcrest Drive, as well as the easterly half of North Circle and Inner Circle Drives. There are no sanitary sewer mains on older Hickory Avenue.

The PVC sanitary sewer mains in the rest of the Circle Drive neighborhood were constructed more recently with the newer 1975 plat (Westwood Addition). The PVC sanitary sewers are in good condition and are not proposed to be replaced. There were also two recent localized sanitary sewer Improvements at the west and east ends of North Circle Drive in 2005 and 2006 to increase pipe capacity needs as a result of development in the Stoneridge and Countryridge developments.

In areas where the sanitary sewer main is to be replaced, the sanitary sewer services will also need replacement. Replacement of residential sanitary services will be constructed of 4 inch diameter PVC SDR 35 pipe between the proposed sanitary main and the connection to the existing sanitary sewer service at the property line.

3.2 Water Distribution System

Information on the City's water distribution system map gathered during the CIP process shows that existing water mains within the project area were constructed concurrently with the sanitary sewer and are mostly 6 inch diameter ductile iron mains with 6 inch diameter ductile iron hydrant leads. Throughout the Circle Drive neighborhood and on Hickory Avenue, multiple water main breaks have occurred over the years. The locations of the breaks were provided by City staff and are illustrated with an "X" in Appendix C. The large number of water main breaks can be an indicator many variables; age, condition, soils and original construction of the water main in this neighborhood and is the leading factor for replacing all the water main within the Circle Drive neighborhood and on Hickory Avenue.

For the sake of fire flow capacity, it is accepted engineering practice to replace the majority of the 6 inch water mains with 8 inch water mains, except in the case of short dead-end runs (cul-de-sac) where a smaller 6 inch water main may be more appropriate. The cost differential between 6 inch mains and 8 inch water mains is relatively minimal.

In areas where water main will be replaced, water services will also need to be replaced. Replacement of residential water services will be constructed of 1 inch diameter HDPE pipe between the proposed water main and the connection to the existing water service at the property line with a new curb stop shutoff valve. At this time, there are no specific commercial or industrial water service replacements known, but they will be reviewed during the preparation of construction documents by contacting the owners of commercial, institutional and multi-family properties to determine if there is a need for a water service greater than 1 inch.

3.3 Stormwater Management

There are two existing storm outlets in the Circle Drive neighborhood; the first from North Circle Drive outlets directly to the golf course, and the second outlets west from Inner Drive to the railroad right-of-way and flows north onto the golf course. Proposed storm sewer will be installed to provide drain inlets at most intersections to reduce overland flow and improve street drainage. To minimize erosion near the railroad tracks, the second storm sewer outlet will be eliminated, and will be rerouted north along West Circle Drive and combined with the main outlet to the golf course. Storm sewer piping and inlets will be sized to better manage stormwater runoff.

A stormwater management study was also completed as part of this feasibility study to evaluate the drainage from the neighborhood and to understand opportunities to mitigate flooding on North Circle Drive as well as evaluate stormwater management through the golf course (see Appendix B). SEH and City staff have met with a representative of the golf course and provided them a copy of the stormwater management plan. In short, to better manage stormwater draining onto the golf course, it is proposed to expand the existing stormwater pond on the golf course. This subject "Pond A" lies directly north of the neighborhood. A representative of the golf course owner was receptive the plan and report. A formal easement over this pond unknown at this time and would need to be formalized as part of this project.

In addition to the neighborhood and golf course stormwater study, we also completed a preliminary evaluation of options to better manage storm runoff from the MiTek (United Steel) and Kocina properties. Much of the watershed draining to the intersection of Hickory Avenue and Rogers Drive comes from these two properties, which are extremely large impervious areas. The runoff from these areas quickly inundate the undersized storm sewer on Rogers Drive and

Hickory Avenue. This results in backup and water bubbling up from the catch basins. Three options could be explored to better manage stormwater in the subwateshed:

1. Consider redirecting this subwatershed to the east along Hickory Avenue to Deer Trail and into the stormwater pond adjacent to the wetland. The current storm sewer in Deer Trail is undersized to add this entire subwatershed, and it would be cost prohibited to reconstruct portions of Deer Trail and Hickory Avenue, since they were originally constructed in 2001.
2. Upsize the storm sewer along Hickory Avenue with the intention of reconstructing 2nd Street in the near future and the upsized pipes in 2nd Street from Hickory Avenue to Lexington Avenue. Upsizing the storm sewer along Hickory Avenue and eventually down 2nd Street helps mitigate some issues at the top of this watershed (Rogers Drive area), but pushes the problems further downstream where there is currently already a bottleneck in the storm sewer system.
3. Construct a pond or ponds within the North Side Park property and/or other properties along Hickory Avenue. The option of constructing ponding near Hickory Avenue appears to be the best tool to manage the runoff as well as be a cost effective option to reduce some of the future storm sewer pipe sizing south of Hickory Avenue. To decrease the size of a North Side Park pond, it is highly encouraged to look at the MiTek property and consider discussions with MiTek to consider the construction of a small stormwater pond in the very southwest corner of their property where an abandon house sits today. A small pond at this location will not fully solve the high runoff flows, but it will help delay the flows from being introduced to the storm sewer, which will help decrease the size of a pond in the park and future downstream storm sewer pipe sizes.

It is recommended that any pond construction on the golf course be considered as a separate construction contract to be bid out and constructed this fall or early winter. It is also recommended, based on likely size of a pond construction contract, that select contractors approved by the golf course be solicited for bids to construct and restore the disturbed areas.

3.4 Streets

Information about the streets show that East Circle Drive, Hillcrest Drive, and portions of Inner Drive and North Circle Drive were platted in 1959 and likely originally constructed then in the early 1960’s. West Circle Drive and the remainder portions of North Circle Drive and Inner Drive were platted in 1975 and likely constructed then in the late 1970’s. From test pits conducted by City staff, the road section was found to be approximately 3 inches of bituminous on top of 6 inches of aggregate base. Further test pits will be conducted in final design as well. A section of trench pavement North Circle Drive west of West Circle Drive was repaved when the sanitary sewer was replaced in 2005. That area has a 5 inch bituminous pavement on top of 12 inches of aggregate base. There likely have been overlays and “skin patches” in various areas over the years which at this point are failing. The pavement exhibits several signs of failure from cracking to missing pavement as shown in the picture below.

West Circle Drive, Hillcrest Drive, East Circle Drive, Inner Drive, North Circle Drive, and portions of Hickory Avenue are proposed for a full reconstruction which will include the complete removal of existing street section, excavation and additional subcut excavation (where needed), and regrade and realignment of street. The new street section will be constructed with geotextile fabric at the bottom of the street section, placement of 18 inches of a sand subdrainage section, followed by 8 inches of aggregate base, and then finished with 4 inches of bituminous pavement, B618 curb and gutter, and turf restoration. (See pavement typical section, Figure 4.)

A 6 inch drain tile is proposed to be installed at the back of curb to drain subsurface water from the street subgrade section. A sump pump service line with a lawn sump basin would be extended from the drain tile lines to the residential properties for homeowners to connect their groundwater sump pumps. The installation of a line from the house sump pump to the lawn sump basin would be the responsibility of the homeowner.

Rogers Drive (from Hickory Avenue to the golf course cul-de-sac) and Hickory Avenue (4th Street to 5th Street) are only proposed to be milled and overlaid. The pavement, curb, and utilities are in better condition than the other portions of this project and do not need to be fully reconstructed. Two inches of pavement will be milled and then replaced with 2 inches of overlaid bituminous pavement. Minor curb replacement will also occur where there are localized settlements, usually from trench settlement. These locations will be determined in the final design process.

The east block of Hickory Avenue from 5th Street to Deer Trail is not recommended for improvement at this time. That east block of Hickory Avenue was constructed at the same time as Deer Trail and it is recommended that any improvements to that section of Hickory Avenue be included with a future Deer Trail project.

3.4.1 Street Widths and Locations

The existing and proposed widths are listed in the table below and illustrated on Figure 2 and 3. Final locations of the street within the right-of-way (ROW) may be adjusted during the final design to best fit the adjacent topography and driveways.

Table 1 – Existing and Proposed Street Widths

Street	From	To	ROW Width	Existing Width	Proposed Width
W Circle Drive	Hickory Avenue	N Circle Drive	60’	36’	30’
Hillcrest Drive	Inner Drive	N Circle Drive	60’	30’	30’
E Circle Drive	Hickory Avenue	N Circle Drive	60’	30’	30’
Inner Drive	W Circle Drive	E Circle Drive	60’	30’-36’	30’
N Circle Drive	Cul-de-sac	E Circle Drive	60’	30’-36’	30’
Rogers Drive	Hickory Avenue	Dead End	66’	40’	40’
Hickory Avenue	W Circle Drive	5th Street NE	66’	41’	32’-41’

3.5 Parking

The proposed 30 foot wide streets will accommodate parking on both sides of the street and allow traffic to function smoothly in a low volume residential neighborhood. Parking along the overlay segments of Hickory Avenue and Rogers Drive will remained unchanged as parallel parking on both sides will still allow free flow traffic.

3.6 Sidewalks/Trails

There are currently no existing sidewalks along any of subject streets in this proposed project area. However, to provide better neighborhood connectivity to North Side Park sidewalks are proposed in strategic locations along the north side of Hickory Avenue, between West Circle Drive and Rogers Drive and along the a portion of west side of Rogers Drive from Hickory Avenue to North Side Park. The street side sidewalks are proposed to be a 6 foot wide concrete with a typical boulevard width of 6 feet between the curb and the sidewalk that functions as a safety buffer and provides a location for snow storage.

In addition, a 6-foot wide off-street sidewalk is proposed to be constructed within a plated pedestrian right-of-way located between 709 and 801 West Circle drive and would extend from West Circle Drive into North Side Park. To properly construct the walk at that location, it would require temporary grading easements from the adjacent properties.

These sidewalk segments are proposed as an initial step in the Parks Comprehensive Plan to connect the park with the surrounding neighborhoods.

3.7 Driveways and Alleys

Driveway and alley entrances along the project streets will be reconstructed to fit the new street, typically between 5 feet and 10 feet behind the proposed curb and gutter. It is recommended that a 5 foot concrete apron be provided at each driveways with the remainder reconstructed with material similar to their existing condition (aggregate, bituminous, or concrete).

3.8 Private Utilities

Though not part of the street project, existing private utilities will be affected by the improvements. Conflicts with both underground utilities and power poles are anticipated. Private utilities will be contacted early on in the design process and will be required to relocate if they are conflicting with the City's proposed work. In addition, private utilities will often consider replacement of older infrastructure as much of the area will already be disturbed due to the street improvements.

3.9 Trees

There are numerous old trees within the Circle Drive Area and many located close to the streets. Trees will be reviewed in more detail as part of the final design process and will be considered for removal where necessary. Tree removal would take place in late winter or early spring prior to the street and utility construction. At this time, no tree replacement would be proposed as part of the bid project. However, during the 2017 project, the City provided replacement trees to properties that lost boulevard trees during the street project and who wished to plant a replacement tree outside of the public right-of-way on their property.

4 Rights-of-Way/Easements

All streets within the project will fit within the public rights-of-way, which are typically 60 feet wide. The exceptions are Rogers Drive and Hickory Avenue which have a 66 foot wide right-of-way.

Public managed pond(s) on golf course or MiTek properties would require formal drainage and utility easements. A pond within the park would not require and easement or property acquisition, but might require formal acceptance by City Council and Park Board.

As the project proceeds into detailed final design, there may be additional permanent easements and/or temporary easements that maybe identified. We will be contacting affected property owners on a case by case basis, as needed.

5 Required Permits and Approvals

- Minnesota Department of Health (MDH) (Water Main Improvements)
- Minnesota Pollution Control Agency (MPCA) (NPDES General Stormwater Permit)

6 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 and project related costs, such as contingency (10 percent), as well as administrative, legal, fiscal and engineering (22 percent).

The Estimated Project Costs are Proposed Financing are summarized below (see Appendix A):

Estimated Project Costs

Improvement	Project Cost
Sanitary Sewer Improvements	$346,510
Water Main Improvements	$700,040
Storm Sewer and Ponding Improvements	$617,380
Street Improvements	$3,085,040
Total Estimated Project Cost*	**$4,749,000**
*The estimated project cost includes estimated construction costs, plus a 10 percent contingency, plus 22 percent for project related soft costs (i.e., administrative, engineering, legal, and fiscal costs). Construction costs will be revised as the project moves forward into the final design phase (Engineer's Estimate).	

Estimated Project Financing

Source	Funding	% of Total
Sanitary Sewer Utility	$289,206	6.1%
Water Utility	$572,891	12.1%
Stormwater Utility	$617,380	13.0%
Assessments	$953,072	20.1%
General Debt Service	$2,316,451	48.8%
Total Estimated Project Costs	**$4,749,000**	**100%**

Source	Funding	% of Total
Neighborhood Contribution (Assessments)	$953,072	20.1%
City-Wide Contribution*	$3,795,928	79.9%
Total Estimated Project Cost	**$4,749,000**	**100%**
*City-Wide Contribution includes Sanitary Sewer, Water and Stormwater Utility funds and General Debt Service.		

7 Proposed Assessments

Based on the City of Montgomery's Assessment Policy for Street and Utility Improvements, the project will be funded in part through assessments to the benefiting properties with the balance of costs paid from sewer, water, and environmental utility funds, as well as general tax levy. The assessment policy was presented to residents during the May 21, 2020, neighborhood meeting as well as the general magnitude of the assessments.

NOTE: The recommended assessment rates presented in this report are the assessment rates presented at the neighborhood meeting as "DRAFT" pending City Council approval. The proposed change in the assessment rates from the 2020 project to the 2021 project represent a 2.5% inflationary increase.

The City Council should formally accept the proposed 2021 assessment rates if they are in agreement with the proposed assessment rates.

7.1 Street Assessments

The recommended 2021 assessment rates presented in this report are:

- $7,027.80 per Unit residential full street reconstruction
- $112.44 per Front-Foot Industrial full street reconstruction
- $1,621.80 per Unit residential mill and overlay
- $21.62 per Front-Foot multi-family or commercial mill and overlay front footage
- $25.95 per Front-Foot Industrial mill and overlay front footage

7.2 Water and Sewer Service Assessments

The recommended assessment for residential water service is:

- $1,297.44 per unit

The recommended assessment for residential sanitary sewer service is:

- $1,081.20 per unit

At this time, there are no expected commercial or industrial assessments for water or sanitary sewer services as they are not anticipated for replacement.

A detailed estimate of probable assessments is shown in the Appendix D.

8 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.
4. The project is included in the adopted Capital Improvements Plan (CIP) which recommended the respective improvements to the streets and utilities in the project area.

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 other city contributions.
4. The City of Montgomery City Council should approve the Assessment Rates as presented in this report.

9 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 NO.
1

2021 CIRCLE DRIVE AREA STREET AND UTILITY IMPROVEMENT PROJECT

FULL CONSTRUCTION LIMITS

FILE NO.
MONTC 154706

DATE:
5/28/2020

PHONE: 507.388.1989
11 CIVIC CENTER PLAZA,
SUITE 200
MANKATO, MN 56001-7710
www.sehinc.com

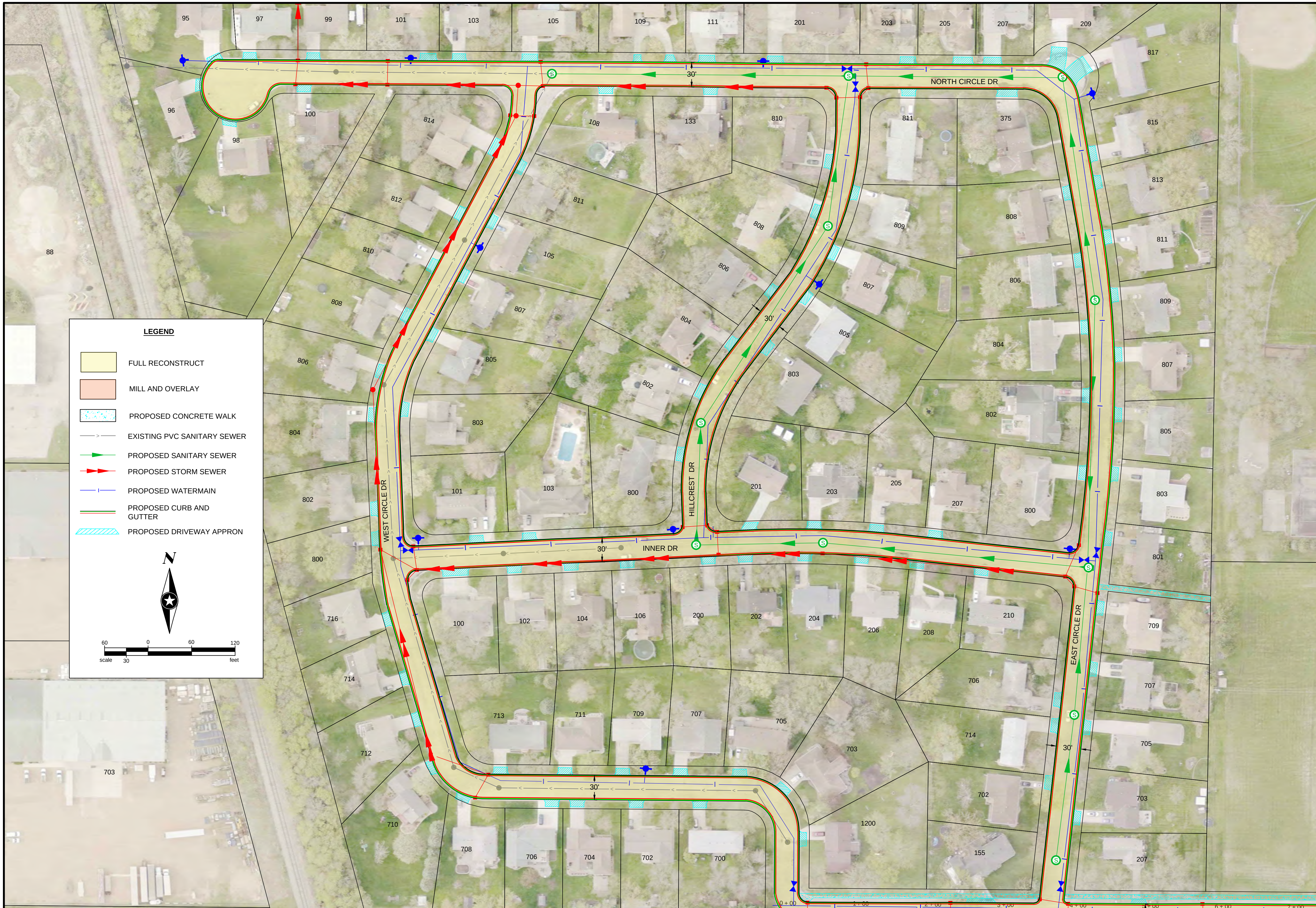

FIGURE NO. 2

2021 CIRCLE DRIVE AREA STREET AND UTILITY IMPROVEMENT PROJECT

CIRCLE DRIVE NEIGHBORHOOD PROPOSED IMPROVEMENTS

FILE NO. MONTC 154706

DATE: 5/28/2020

PHONE: 507.388.1989
11 CIVIC CENTER PLAZA, SUITE 200
MANKATO, MN 56001-7710
www.sehinc.com
SEH

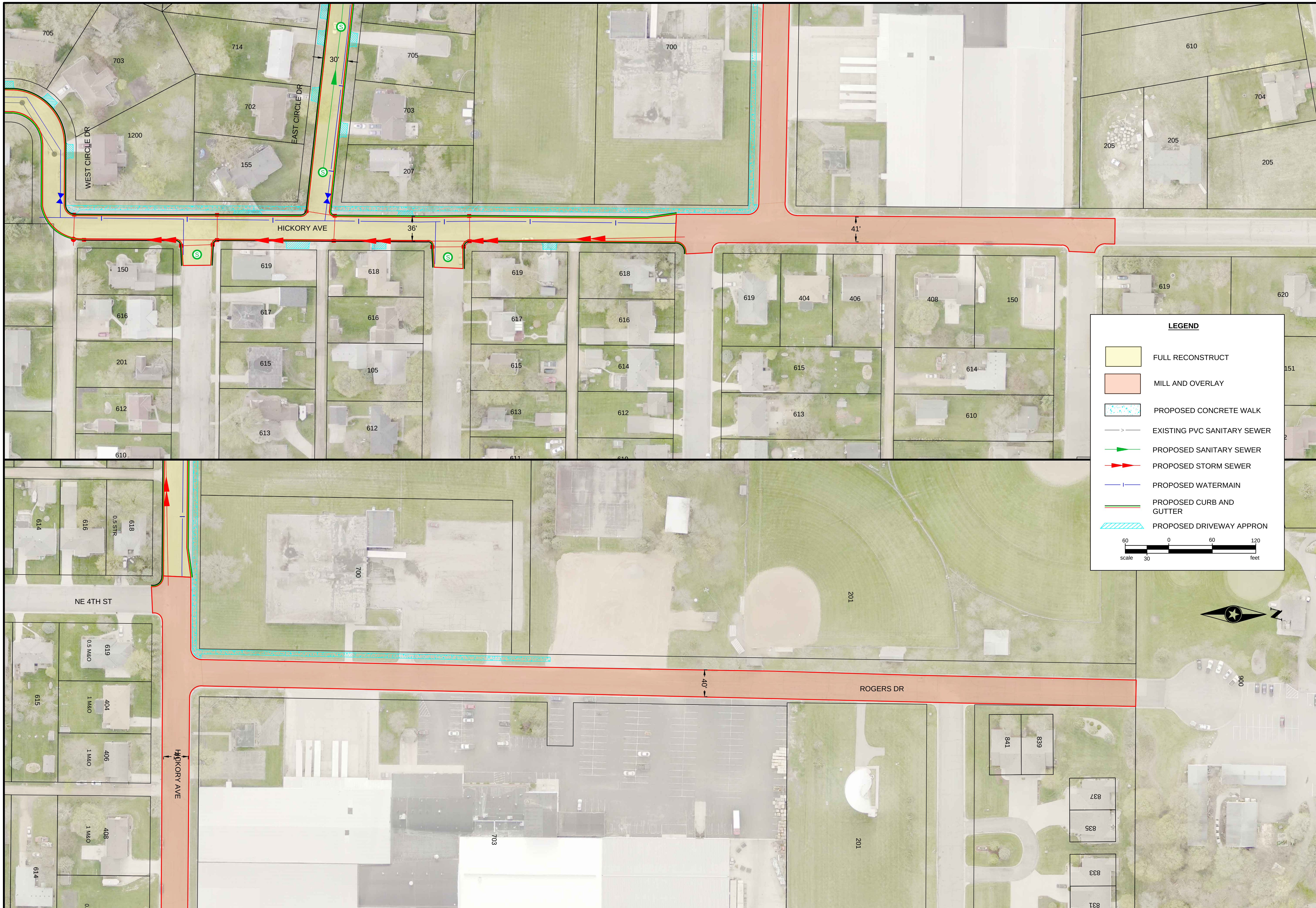

FIGURE NO. 3

2021 CIRCLE DRIVE AREA STREET AND UTILITY IMPROVEMENT PROJECT

HICKORY AVE AND ROGERS DRIVE PROPOSED IMPROVEMENTS

FILE NO. MONTC 154706

DATE: 5/28/2020

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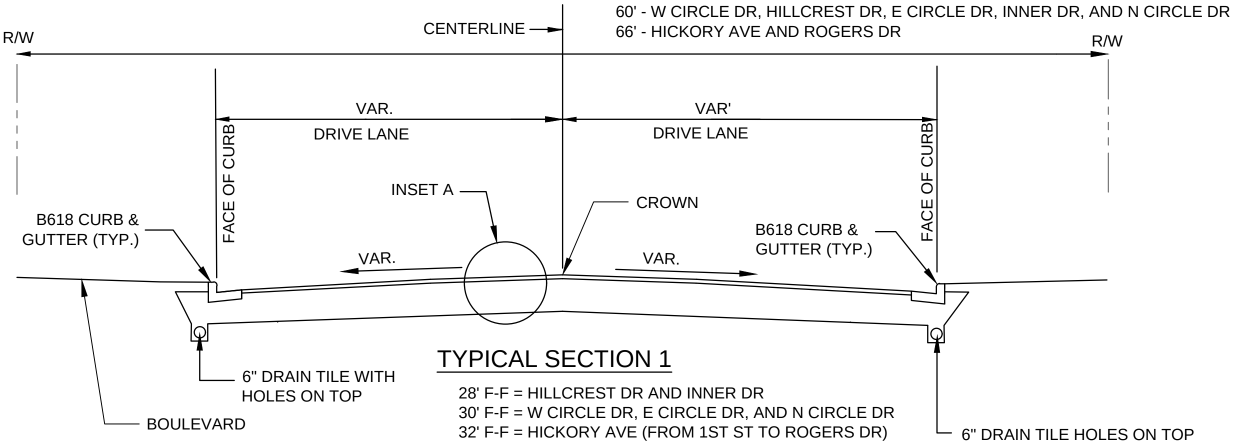
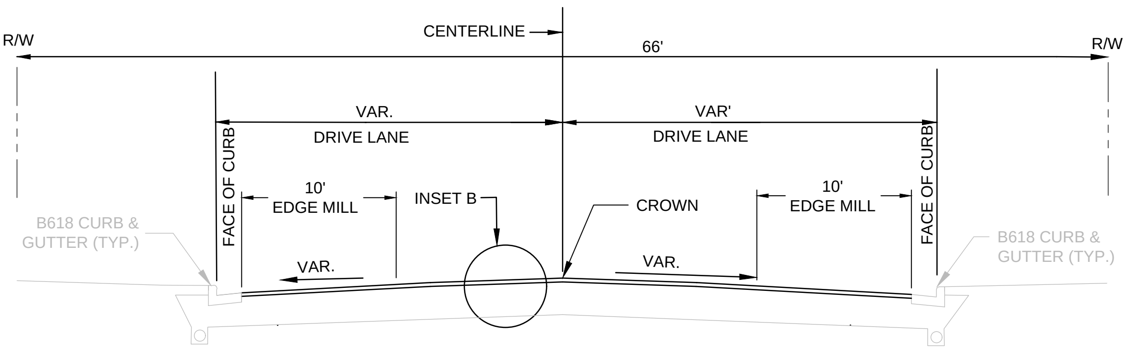


TYPICAL SECTION 1

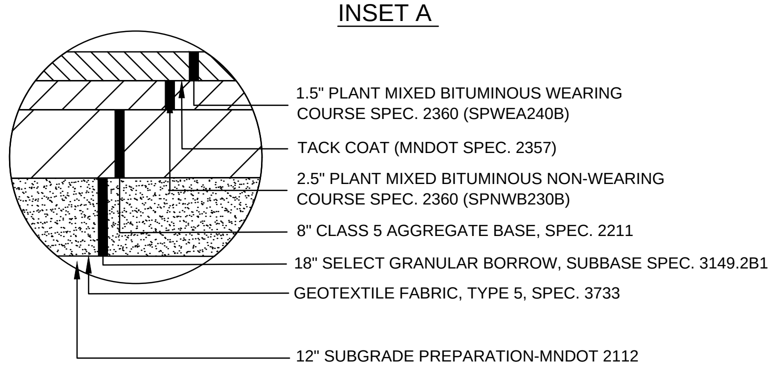
28' F-F = HILLCREST DR AND INNER DR
30' F-F = W CIRCLE DR, E CIRCLE DR, AND N CIRCLE DR
32' F-F = HICKORY AVE (FROM 1ST ST TO ROGERS DR)



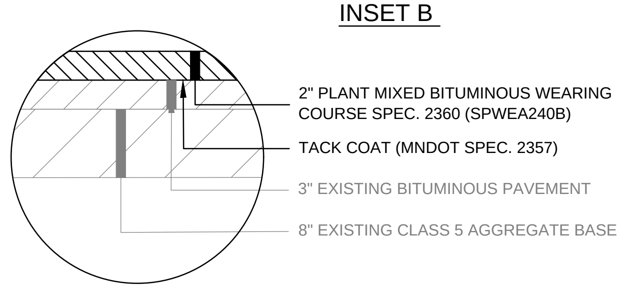
TYPICAL SECTION 2

2" MILL AND OVERLAY
ROGERS DR AND HICKORY AVE (FROM 4TH ST TO 5TH ST)

INSET A



INSET B



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FILE NO. MONTC 154706	PROPOSED TYPICAL SECTIONS	FIGURE NO 4
DATE: 5/28/2020		

Appendix A

Construction Cost Estimates and Funding

ENGINEER'S PRELIMINARY ESTIMATE OF PROBABLE COSTS
2021 STREET AND UTILITY IMPROVEMENT PROJECT (CIRCLE DRIVE AREA)
MONTGOMERY, MINNESOTA
SEH NO. MONTC 154706
JUNE 15, 2020

BID ITEM NUMBER	MNDOT SPEC REF.	ITEM	UNIT	ESTIMATED QUANTITY	ESTIMATED PRICE	TOTAL PRICE
Street, Curb and Gutter, Drainage Pipe, Driveways & Walks						
1	2021.501	MOBILIZATION	LUMP SUM	1.00	$200,000.00	$200,000
2	2101.524	CLEARING	TREE	72.00	$500.00	$36,000
3	2101.524	GRUBBING	TREE	72.00	$300.00	$21,600
4	2104.502	REMOVE SEWER MANHOLE	EACH	23.00	$300.00	$6,900
5	2104.503	REMOVE CURB & GUTTER	LIN FT	13,540.00	$3.50	$47,390
6	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	22,470.00	$2.65	$59,546
7	2104.504	REMOVE DRIVEWAY PAVEMENT	SQ YD	1,904.00	$3.00	$5,712
8	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	180.00	$3.00	$540
9	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	50.00	$4.50	$225
10	2104.502	SALVAGE SIGN	EACH	27.00	$35.00	$945
11	2105.502	SALVAGE MAILBOX	EACH	28.00	$36.00	$1,008
12	2105.507	COMMON EXCAVATION (EV) (P)	CU YD	21,422.50	$12.00	$257,070
13	2105.507	SELECT GRANULAR BORROW (CV) (P)	CU YD	12,853.50	$15.00	$192,803
14	2105.604	GEOTEXTILE FABRIC, TYPE V	SQ YD	25,707.00	$1.50	$38,561
15	2106.507	SUBGRADE EXCAVATION	CU YD	2,100.00	$10.00	$21,000
16	2118.507	AGGREGATE SURFACING CLASS 5 (CV) (P)	CU YD	100.00	$14.00	$1,400
17	2123.510	INVESTIGATIVE EXPLORATION	HOUR	11.00	$500.00	$5,500
18	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	10.00	$135.00	$1,350
19	2130.523	WATER (FOR DUST CONTROL)	MGAL	60.00	$55.00	$3,300
20	2130.523	WATER (FOR TURF ESTABLISHMENT)	MGAL	34.00	$47.00	$1,598
21	2211.507	AGGREGATE BASE CLASS 5 (CV) (P)	CU YD	5,712.67	$25.00	$142,817
22	2232.504	MILL BITUMINOUS SURFACE	SQ YD	8,960.00	$2.00	$17,920
23	2331.603	SAWED/SEALED JOINT (BITUMINOUS)	LIN FT	5,255.53	$3.00	$15,767
24	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	2,859.02	$4.00	$11,436
25	2360.509	TYPE SP 9.5 WEARING COURSE MIX (2,B)	TON	2,854.32	$80.00	$228,346
26	2360.509	TYPE SP 9.5 NON WEAR COURSE MIX (2,B)	TON	2,965.33	$75.00	$222,400
27	2451.507	GRANULAR BACKFILL (LV)	CU YD	2,100.00	$15.00	$31,500
28	2502.503	6" PERF. PVC PIPE DRAIN	LIN FT	12,890.0	$9.00	$116,010
29	2502.602	6" PVC PIPE DRAIN CLEAN OUT	EACH	4.0	$350.00	$1,400
30	2502.602	LAWN SUMP CATCH BASIN (TOTAL UNIT)	EACH	102.0	$175.00	$17,850
31	2506.602	ADJUST FRAMERING AND CASTING	EACH	18.00	$430.00	$7,740
32	2521.518	4" CONCRETE WALK W/4" AGGREGATE BASE	SQ FT	8,120.00	$6.75	$54,810
33	2521.518	6" CONCRETE WALK W/4" AGGREGATE BASE (PEDESTRIAN RAMP)	SQ FT	1,000.00	$11.00	$11,000
34	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	13,330.00	$21.00	$279,930
35	2531.507	CONCRETE DRIVEWAY PAVEMENT 7"	SQ YD	2,618.00	$68.00	$178,024
36	2531.618	TRUNCATED DOMES	SQ FT	132.00	$60.00	$7,920
37	2540.602	INSTALL MAILBOX SUPPORT (SINGLE)	EACH	28.00	$120.00	$3,360
38	2563.901	TRAFFIC CONTROL	LUMP SUM	1.00	$12,000.00	$12,000
39	2564.531	SIGN PANELS TYPE C	SQ FT	100.00	$35.00	$3,500
40	2573.502	SILT FENCE, TYPE HI	LIN FT	500.00	$2.50	$1,250
41	2573.533	SEDIMENT CONTROL LOG	LIN FT	500.00	$4.00	$2,000
42	2575.604	TURF ESTABLISHMENT	SQ YD	14,840.00	$1.50	$22,260
43	2575.607	SELECT TOPSOIL BORROW (CV)	CU YD	1,670.00	$25.00	$41,750
44	2575.504	WEED SPRAYING	SQ YD	7,420.00	$0.25	$1,855
45	2575.504	OVERSEEDING	SQ YD	3,710.00	$0.50	$1,855
		Street, Curb and Gutter, Drainage Pipe, Driveways Subtotal				**$2,337,145**

BID ITEM NUMBER	MNDOT SPEC REF.	ITEM	UNIT	ESTIMATED QUANTITY	ESTIMATED PRICE	TOTAL PRICE
Storm Sewer						
46	2104.502	REMOVE STORM MANHOLE OR CATCH BASIN	EACH	32.0	$275.00	$8,800
47	2104.503	REMOVE STORM SEWER PIPE	LIN FT	3,040.0	$10.00	$30,400
48	2503.502	30" RC PIPE APRON	EACH	1.0	$800.00	$800
49	2503.503	12" RC PIPE SEWER DES 3006 CL V	LIN FT	570.0	$36.00	$20,520
50	2503.503	15" RC PIPE SEWER DES 3006 CL V	LIN FT	250.0	$39.00	$9,750
51	2503.503	18" RC PIPE SEWER DES 3006 CL III	LIN FT	1,670.0	$41.00	$68,470
52	2503.503	24" RC PIPE SEWER DES 3006 CL III	LIN FT	1,270.0	$52.00	$66,040
53	2503.503	30" RC PIPE SEWER DES 3006 CL III	LIN FT	495.0	$60.00	$29,700

BID ITEM NUMBER	MNDOT SPEC REF.	ITEM	UNIT	ESTIMATED QUANTITY	ESTIMATED PRICE	TOTAL PRICE
54	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	2.0	$750.00	$1,500
55	2505.502	CONST DRAINAGE STRUCTURE SPECIAL	EACH	1.0	$250.00	$250
56	2506.503	CONST DRAINAGE STRUCTURE CATCH BASIN TYPE 477	LIN FT	68.0	$200.00	$13,600
57	2506.503	CONST DRAINAGE STRUCTURE DESIGN 48-4020	LIN FT	102.0	$250.00	$25,500
58	2506.503	CONST DRAINAGE STRUCTURE DESIGN 60-4020	LIN FT	24.0	$400.00	$9,600
59	2506.601	CONSTRUCT STORM POND #1 (GOLF COURSE POND A)	LUMP SUM	1.0	$ 94,000.00	$94,000
60	2506.601	CONSTRUCT STORM POND #2 (PARK POND)	LUMP SUM	1.0	$ 49,000.00	$49,000
61	2506.502	CASTING ASSEMBLY. NEENAH R-1642	EACH	4.0	$650.00	$2,600
62	2506.502	CASTING ASSEMBLY, NEENAH R-3067-V	EACH	41.0	$700.00	$28,700
63	2511.509	RIPRAP CLASS III	TON	25.0	$75.00	$1,875
64	2573.502	STORM DRAIN INLET PROTECTION	EACH	44.0	$150.00	$6,600
Storm Sewer Subtotal						**$467,705**

Sanitary Sewer						
65	2104.502	REMOVE SANITARY MANHOLE	EACH	13.0	$375.00	$4,875
66	2451.609	CRUSHED ROCK (PIPE FOUNDATION) MNDOT 3149.2H	TON	210.6	$25.00	$5,265
67	2503.601	SANITARY SEWER BYPASS PUMPING	LUMP SUM	1.0	$5,000.00	$5,000
68	2503.602	8" X 4" PVC WYE, SDR 26	EACH	42.0	$250.00	$10,500
69	2503.602	10" X 4" PVC WYE, SDR 26	EACH	13.0	$250.00	$3,250
70	2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	1.0	$750.00	$750
71	2503.603	4" PVC SDR 26 SANITARY SEWER SERVICE PIPE	LIN FT	1,680.0	$25.00	$42,000
72	2503.603	8" PVC PIPE SEWER	LIN FT	2,380.0	$44.00	$104,720
73	2503.603	10" PVC PIPE SEWER	LIN FT	710.0	$50.00	$35,500
74	2503.603	CONSTRUCT OUTSIDE DROP	LIN FT	5.0	$275.00	$1,375
75	2503.603	VIDEO INSPECTION MAINLINE (POST INSTALLATION)	LIN FT	3,090.0	$1.30	$4,017
76	2503.603	VIDEO INSPECTION SEWER SERVICES (SANITARY)	LIN FT	1,680.0	$1.30	$2,184
77	2506.602	EXTERNAL MANHOLE SEAL (SANITARY)	EACH	13.0	$190.00	$2,470
78	2506.502	CASTING ASSEMBLY, NEENAH R-1642 W/ CONCEALED PICKHOLES (ADJUSTMENT RINGS, FRAME AND LID)	EACH	13.0	$650.00	$8,450
79	2506.502	ADJUST FRAME & RING CASTING	EACH	13.0	$275.00	$3,575
80	2506.603	CONSTRUCT SANITARY MANHOLE DESIGN 4007	LIN FT	127.0	$225.00	$28,575
Sanitary Sewer Subtotal						**$262,506**

Water Main						
82	2104.503	REMOVE WATER MAIN	LIN FT	6,550.0	$2.50	$16,375
83	2104.503	REMOVE WATER SERVICE PIPE	LIN FT	3,110.0	$2.00	$6,220
84	2104.502	REMOVE GATE VALVE/MANHOLE	EACH	1.0	$150.00	$150
85	2104.502	REMOVE HYDRANT	EACH	8.0	$325.00	$2,600
86	2504.602	ADJUST VALVE BOX	EACH	8.0	$275.00	$2,200
87	2504.601	TEMPORARY WATER SYSTEM	LUMP SUM	1.0	$12,000.00	$12,000
88	2504.603	1" SERVICE PIPE TYPE PE	LIN FT	3,110.0	$35.00	$108,850
89	2504.602	1" CURB STOP AND BOX	EACH	98.0	$375.00	$36,750
90	2504.602	1" CORP STOP W/ SADDLE	EACH	98.0	$225.00	$22,050
91	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	5.0	$1,200.00	$6,000
92	2504.602	HYDRANT	EACH	10.0	$4,000.00	$40,000
93	2504.602	6" GATE VALVE AND BOX	EACH	10.0	$1,350.00	$13,500
94	2504.602	8" GATE VALVE AND BOX	EACH	8.0	$1,850.00	$14,800
95	2504.602	LOWER WATER MAIN	EACH	1.0	$1,000.00	$1,000
96	2504.603	6" PVC WATERMAIN	LIN FT	585.0	$31.00	$18,135
97	2504.603	8" PVC WATERMAIN	LIN FT	6,160.0	$35.00	$215,600
98	2504.604	4" POLYSTYRENE INSULATION	SQ YD	44.0	$25.00	$1,100
99	2504.608	WATERMAIN FITTINGS	POUNDS	2,166.0	$6.00	$12,996
Water Main Subtotal						**$530,326**

Subtotal Estimated Construction Cost	**$3,597,700**

BID ITEM NUMBER	MNDOT SPEC REF.	ITEM	UNIT	ESTIMATED QUANTITY	ESTIMATED PRICE	TOTAL PRICE

+ 10% Contingency:	**$359,800**	
Tototal Estimated Construction Cost:	**$3,957,500**	
+ 22% Project Related Costs (Engineering, Admin., Legal, Fiscal, Testing, etc.):	**$791,500**	
Total Estimated Project Cost:	**$4,749,000**	
Street Improvements	**$3,085,040**	65.0%
Storm Improvements	**$617,380**	13.0%
Sanitary Sewer Improvements	**$346,510**	7.3%
Water System Improvements	**$700,040**	14.7%
Total	**$4,749,000**	100.0%
Estimated Street Assessments:	$ 768,619	16.2%
:Estimated Sanitary Sewer Assessments:	$57,304	1.2%
Estimated Water Service Assessments:	$127,149	2.7%
Storm Water Utility Fund:	$617,380	13.0%
Sanitary Sewer Utility Fund:	$289,206	6.1%
Water Utility Fund:	$572,891	12.1%
City Wide General Debt Service:	$2,316,451	48.8%
	$4,749,000	100.0%
Assessments:	$953,072	20.1%
City Wide Contribution:	$3,795,928	79.9%
	$4,749,000	100.0%

Appendix B

Golf Course Stormwater Study

Building a Better World for All of Us®

MEMORANDUM

TO: Chris Cavett, PE

FROM: Erik Bye
Rachel Pichelmann, PE (Lic. MN, IA, IN, SD)

DATE: May 20, 2020

RE: Preliminary Stormwater Management Study for Circle Drive Area Improvements
SEH No. 154706 14.00

BACKGROUND

SEH is currently working with the City of Montgomery (City) on feasibility study for a street and utility improvement project for the Circle Drive Area. Much of the stormwater runoff from the project area flows through the Montgomery National Golf Club where there are known stormwater issues including frequent flooding of the fairways of holes 2, 4, and 8. In addition to the flooding on the golf course, drainage issues on North Circle Drive have also been observed following large rainfall events. The photo below was provided by a resident after a June 2019 rainfall event. The photo shows flooding at the west end of North Circle Drive, and the open area between the houses at 97 and 99 North Circle Drive acting as an overflow swale for the street flooding.

Photo 1. North Circle Drive flooding following June 2019 rainfall event.

Concurrent with the street and utility improvement project work, SEH has conducted a preliminary stormwater management study of the project area to better understand the existing drainage patterns, identify stormwater issues, and evaluate several potential options for reducing flooding on North Circle Drive and within the golf course. Figure 1 is attached to show the general project area and locations of known flooding issues. This memorandum has been prepared to summarize this work.

FIELD INVESTIGATION & DATA COLLECTION

On April 21, 2020, SEH conducted a field investigation of the North Circle Drive project area including the Montgomery National Golf Club. During this field investigation, observations were made regarding drainage patterns and watershed boundaries, information was collected regarding ongoing flooding issues, and opportunities for increasing stormwater storage were identified. Photos from the site visit which were taken for the purposes of this preliminary stormwater management study are included as an attachment to this report.

During the field investigation, it was observed that significant sediment accumulation has occurred in the low area immediately north of North Circle Drive. In particular, the area immediately downstream of the existing storm sewer outfall (between 97 and 99 N. Circle Drive) was approximately 1.5 ft to 2 ft higher than the invert of the storm sewer pipe. This is likely restricting the drainage capacity of the storm sewer pipe and may be leading to the street flooding on North Circle Drive. The low area immediately north of North Circle Drive provides additional storage to the stormwater pond on hole 6, and the sediment accumulating within this low area is reducing the stormwater storage of the basin.

Survey data of critical stormwater features was collected by SEH for use in this study. This data included storm sewer and culvert data as well as topographic data around existing ponds and low areas. To supplement the limited survey data, LiDAR data of the project area and contributing watersheds was obtained from the MnDNR through the MnTOPO application. Soil information was gathered using the USGS web soil survey online database. Rainfall data was collected from NOAA's Atlas 14 precipitation frequency data server. All of this information was used to develop the hydrologic model described in the following section.

HYDROLOGIC ANALYSIS

Existing Conditions

Prior to analyzing any proposed options which are intended to minimize flooding in the Circle Drive area and within the golf course, a HydroCAD model of the existing conditions was first developed to use as a baseline. Primary ponding areas were identified within the study area and watersheds contributing runoff to those ponding areas were delineated using the LiDAR data collected from the MnDNR. These existing primary ponding areas and the delineated watersheds are shown on attached Figure 2. As shown on Figure 2, the runoff from the Circle Drive neighborhood flows north through the golf course into a large wetland north of the golf course. That wetland flows through culverts crossing 4th Street NW, the railroad, and MN-21 before converging with another stream and flowing north.

To develop the HydroCAD model, the ponding areas and overland flow routes were defined using a combination of survey data and LiDAR data. The pipes connecting the ponds were modeled using survey data collected by SEH. The rainfall event associated with the flooding shown on Photo 1 was simulated to confirm the modeling results were reasonable. Based on available rainfall data, it is estimated that approximately 2 inches of rain fell over a 4-6 hour period on June 23-24, 2019. When this rainfall event was simulated in the HydroCAD model, a high water level of 1047.4 resulted. This correlates to a street flooding depth of approximately 0.5 ft, which agrees with the apparent depth of water in Photo 1. The HydroCAD model results also indicated that the low areas crossing the fairways of holes 2, 4 and 8 were also inundated during this event.

In addition to the June 2019 rainfall event, the 2-, 10-, and 100-year rainfall events were also simulated. Appendix A is attached to provide a summary of the high water levels associated with these events.

Proposed Scenarios

The primary goals of the proposed scenarios are to minimize the flood risk for North Circle Drive and through holes 2, 4 and 8 of the golf course. The following proposed scenarios were evaluated using the HydroCAD model, and the proposed ponding areas are shown on Figure 3:

1. Expand Pond A (in drainage area 3) immediately north of Circle Drive. The pond expansion was modeled assuming that the low area immediately south and southwest of the existing pond could be excavated to

create a larger wet pond with additional storage. The outlet leaving the pond was also assumed to be increased to better convey stormwater downstream.

2. Expand Pond B (in drainage area 5) which is downstream in golf course. For Pond B, we can expand the wet pond to the east in the area that is currently mowed to increase the available storage volume. Because of the challenges associated with introducing a new pipe outlet from this pond to the wetland, or increasing the size of the existing pipe outlet, the analysis was based on the existing outlet configuration.
3. Combine scenarios 1 and 2.
4. Add new Ponds C and D (in drainage area 8) as shown on concept drawings provided by the golf course architect.
5. Combine scenarios 3 and 4.

With all of the proposed scenarios described above, it was assumed that the storm sewer system which drains North Circle Drive would be replaced with a pipe of adequate capacity for the 10-year rainfall event. The current pipe between North Circle Drive is an 18” pipe with an essentially flat grade. To convey the 10-year runoff for the contributing area, this pipe should be increased to a 30” or 36” pipe and a positive grade should be introduced to minimize sediment deposition within the pipe. This improvement alone is expected to significantly reduce the flooding potential within North Circle Drive, and removal of the sediment accumulated at the outlet of the pipe will further improve the drainage.

WETLAND CONSIDERATIONS

The proposed storm water management improvements may require modification to wetlands within the golf course, or at a minimum work near wetlands to provide additional storm water storage. Work within or near wetlands requires additional evaluation, and likely permitting, as part of the proposed work. For this reason, a wetland delineation will be required as part of detailed design of the proposed improvements. An initial investigation will complete a Level 2 wetland delineation, which will identify the legal boundary of wetland habitat. A Wetland Delineation Report will also be prepared, and submitted to Le Sueur County and the U.S. Army Corps of Engineers for review and approval. The wetland delineation report will also review the history of the wetlands, and request information regarding the jurisdiction of the wetlands. To ensure that enough of the area is covered to meet the project needs, the wetland delineation will include the initial two wetlands on the course, and the drainage way to the north. The boundaries will be mapped in the field using GPS, and included in project plans.

It is assumed that wetland impacts will occur as part of the proposed pond expansions, which will require permitting. Wetland impacts can be a result of filling, excavation, or alteration of hydrology. It is presumed that the project will have a net gain in hydrology, and potentially more wetland than is present now. If this is an accurate assumption, no mitigation would be needed, although the project design may need to be modified to ensure this. The wetland specialist will work with the design team to identify impacts and achieve a project that can be permitted. To the extent possible, work will be completed within non-wetland areas. Once the design has been completed, a wetland permit application will be submitted, seeking permission to complete the proposed work. This process may take several months, depending on the extent and type of wetland impacts.

RESULTS

The modeling results are included as Appendix A to this memorandum.

Because of the increased pipe size for the storm sewer leaving Circle Drive, all scenarios show a significant reduction in the HWLs of the low point of Circle Drive. It is recommended that when this storm sewer is replaced with a larger pipe, the low area at the discharge end of the pipe be cleared out to remove the existing accumulated sediment. Sump structures are recommended within the storm sewer system to capture coarse sediment upstream and minimize the sediment that is discharged into the existing low area between the storm sewer and the golf course pond.

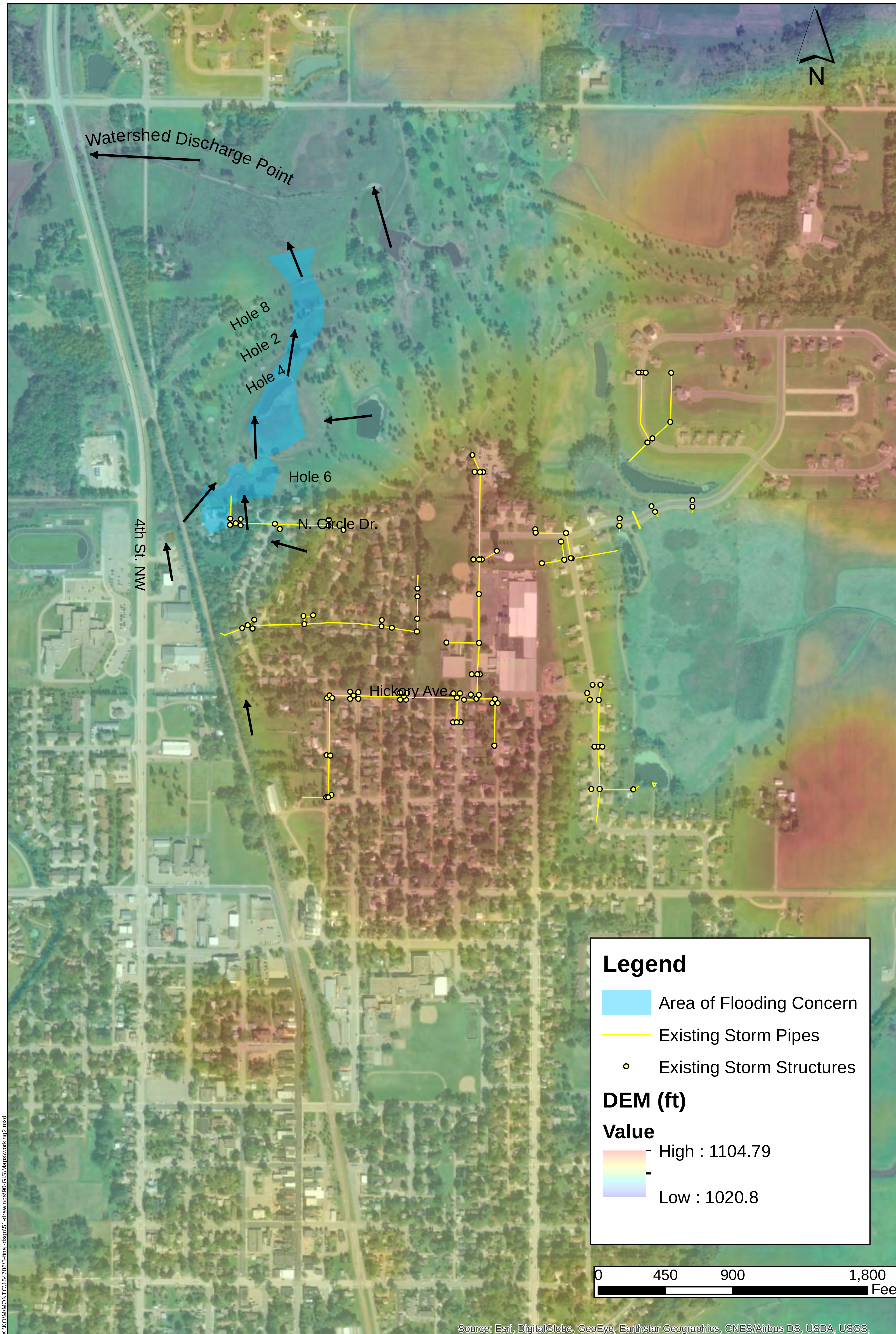
Since increasing the pipe size of the storm sewer results in greater flows flowing from N. Circle Drive into the golf course, it is recommended that Pond A (immediately north of North Circle Drive) be expanded too. Expanding this pond to provide additional stormwater storage is expected to offset the increased flows into the golf course from the City's drainage system, and result in a slight decrease in the peak water elevations within Pond A. This decrease in peak water elevations is also attributed to the larger pond outlet modeled. This is shown in the results for Scenarios 1, 3, and 5 for all rainfall events evaluated, but the greatest benefits are expected for the 2-year and smaller events.

Increasing the storage in Pond B (Scenarios 2, 3, and 5) has limited benefits unless the outlet of this pond is reconstructed to increase the capacity. As this time, it is assumed that the outlet of this pond will not be reconstructed due to the two primary factors: (1) if a new outlet is constructed to connect this pond directly to the ditch within the wetland north of the golf course, it would require an easement to be obtained across the private property, and (2) if the existing outlet to the downstream pond is replaced, the costs will be significant given the depth and length of pipe needed to make this connection.

Introducing new ponds C and D provides essentially no benefit to the pond high water levels as shown in the attached results for Scenario 4.

In general, the pond expansions analyzed provide minimal reductions in high water levels for the flood-prone areas within the golf course.

EWB/REP
Attachments
c: Doug Scott (SEH)
x:\ko\m\montc\154706\5-final-dsgn\50-final-dsgn\50-hydro\memo\working docs\circle drive stormwater tech memo_20may2020.docx



Path: X:\KO\M\MONTC\154706\5-final-dsgn\51-drawings\90-GIS\Maps\working2.mxd

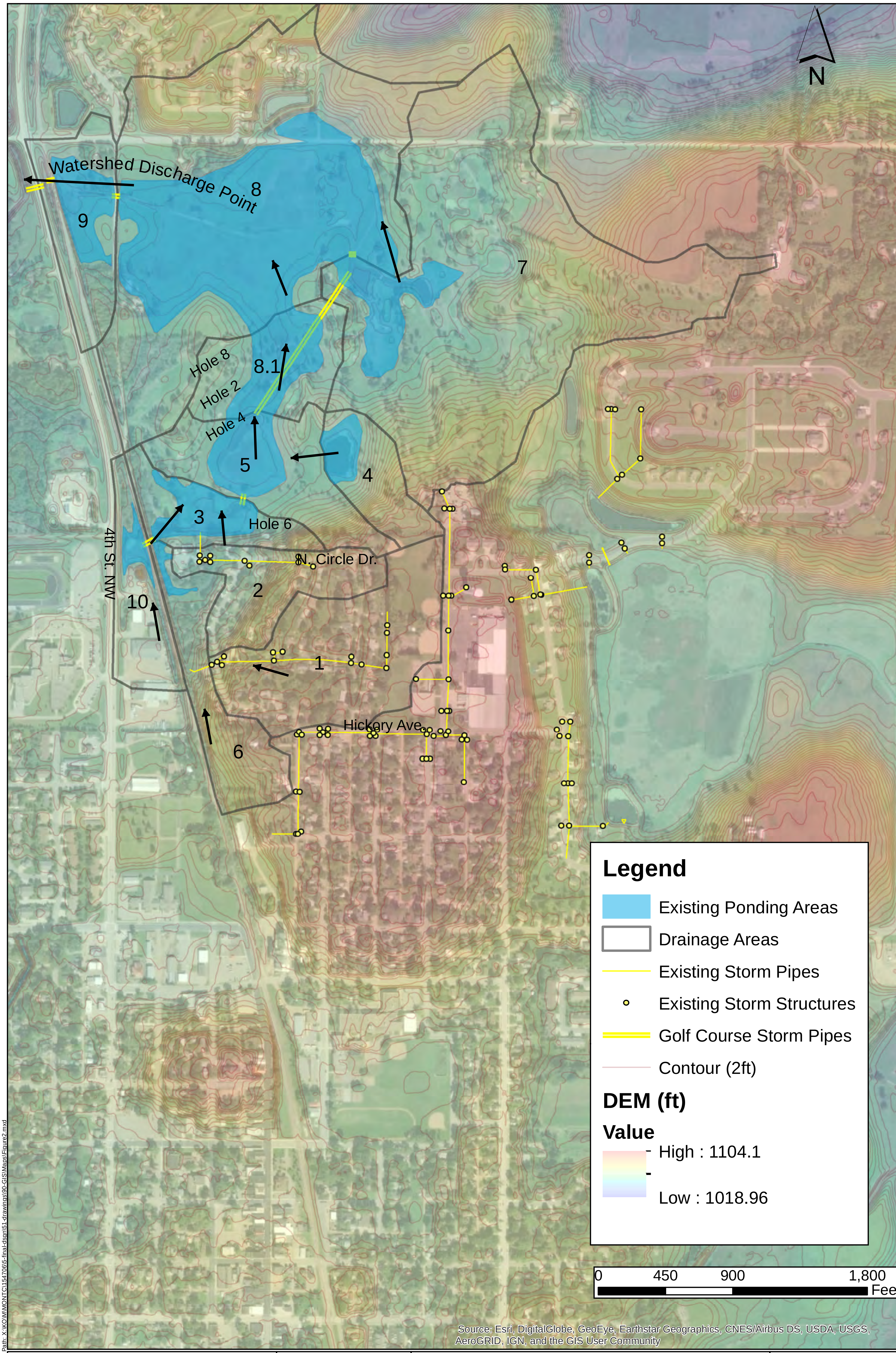
3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110
PHONE: (651) 490-2000
FAX: (888) 908-8166
TF: (800) 325-2055
www.sehinc.com

Project: MONTC 154706
Print Date: 5/20/2020

Map by: ebye
Projection: NAD_1983_HARN_Adj_MN_Le_Sueur_Feet
Source: MNTOPO

Project Area
Montgomery SWMP
Montgomery, MN

Figure 1



SEH
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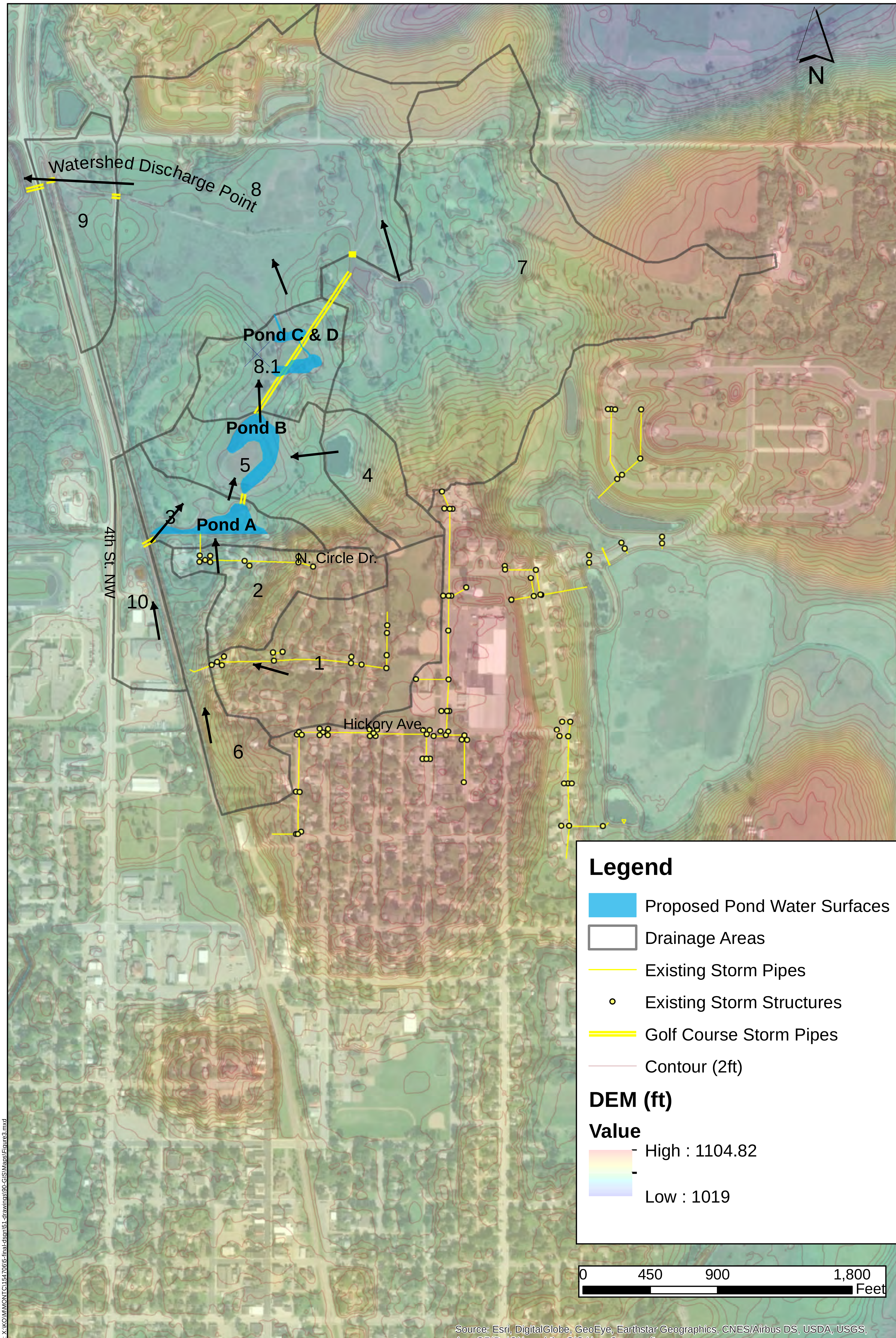
Project: MONTC 154706
Print Date: 5/20/2020

Map by: ebye
Projection: NAD_1983_HARN_Adj_MN_Le_Sueur_Feet
Source: MNTOPO

Existing Drainage Conditions
Montgomery SWMP
Montgomery, MN

Figure 2



SEH

3535 VADNAIS CENTER DR.
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TF: (800) 325-2055
www.sehinc.com

Project: MONTC 154706
Print Date: 5/21/2020

Map by: rpichelmann
Projection: NAD_1983_HARN_Adj_MN_Le_Sueur_Feet
Source: MNTOPO

Proposed Drainage Conditions

Montgomery SWMP

Montgomery, MN

Figure 3

Photo 1 Low area between 97 and 99 N. Circle Drive. This area serves as an overflow for flooding within the street.

Photo 2 Downstream end of storm sewer draining N. Circle Drive. Ground surrounding storm sewer pipe is approximately 1.5' to 2' higher than pipe invert, causing a submerged condition.

SEH

Photo 3 Existing pond immediately north of N. Circle Drive. In the foreground, there is additional low area which may be expanded to increase stormwater storage.

Photo 4 Low area north of N. Circle Drive which may be expanded to increase stormwater storage.

Appendix A

2-yr Storm Event										
Modeled Pond ID	Existing HWL	Scenario #1 HWL (Expand Pond A)		Scenario #2 HWL (Expand Pond B)		Scenario #3 HWL (Expand Ponds A & B)		Scenario #4 HWL (Introduce Ponds C & D)		Scenario #5 HWL (Scenario 3 + 4)	
		Elevation	Difference	Elevation	Difference	Elevation	Difference	Elevation	Difference	Elevation	Difference
Circle Dr. Low Pt.	1047.44	1045.28	-2.16	1045.28	-2.16	1045.28	-2.16	1045.28	-2.16	1045.28	-2.16
Pond A	1044.28	1043.90	-0.38	1044.29	0.01	1043.90	-0.38	1044.29	0.01	1043.90	-0.38
Pond B	1042.29	1042.28	-0.01	1042.24	-0.05	1042.23	-0.06	1042.29	0.00	1042.23	-0.06
Pond in Drainage Area 7	1041.83	1041.83	0.00	1041.83	0.00	1041.83	0.00	1041.83	0.00	1041.83	0.00
Wetland in Drainage Area 8	1040.23	1040.20	-0.03	1040.12	-0.11	1040.12	-0.11	1040.12	-0.11	1040.08	-0.15
Ponds C & D								1040.96		1040.35	

10-yr Storm Event										
Modeled Pond ID	Existing HWL	Scenario #1 HWL (Expand Pond A)		Scenario #2 HWL (Expand Pond B)		Scenario #3 HWL (Expand Ponds A & B)		Scenario #4 HWL (Introduce Ponds C & D)		Scenario #5 HWL (Scenario 3 + 4)	
		Elevation	Difference	Elevation	Difference	Elevation	Difference	Elevation	Difference	Elevation	Difference
Circle Dr. Low Pt.	1047.81	1046.36	-1.45	1046.36	-1.45	1046.36	-1.45	1046.36	-1.45	1046.36	-1.45
Pond A	1044.42	1044.35	-0.07	1044.44	0.02	1044.35	-0.07	1044.44	0.02	1044.35	-0.07
Pond B	1042.55	1042.48	-0.07	1042.45	-0.10	1042.37	-0.18	1042.55	0.00	1042.37	-0.18
Pond in Drainage Area 7	1042.07	1042.07	0.00	1042.07	0.00	1042.07	0.00	1042.07	0.00	1042.07	0.00
Wetland in Drainage Area 8	1041.11	1041.09	-0.02	1041.02	-0.09	1041.00	-0.11	1041.05	-0.06	1040.93	-0.18
Ponds C & D								1041.45		1041.22	

100-yr Storm Event										
Modeled Pond ID	Existing HWL	Scenario #1 HWL (Expand Pond A)		Scenario #2 HWL (Expand Pond B)		Scenario #3 HWL (Expand Ponds A & B)		Scenario #4 HWL (Introduce Ponds C & D)		Scenario #5 HWL (Scenario 3 + 4)	
		Elevation	Difference	Elevation	Difference	Elevation	Difference	Elevation	Difference	Elevation	Difference
Circle Dr. Low Pt.	1048.27	1047.70	-0.57	1047.70	-0.57	1047.70	-0.57	1047.70	-0.57	1047.70	-0.57
Pond A	1044.62	1044.59	-0.03	1044.62	0.00	1044.59	-0.03	1044.62	0.00	1044.59	-0.03
Pond B	1042.85	1042.85	0.00	1042.84	-0.01	1042.81	-0.04	1042.86	0.01	1042.81	-0.04
Pond in Drainage Area 7	1042.65	1042.64	-0.01	1042.59	-0.06	1042.58	-0.07	1042.59	-0.06	1042.52	-0.13
Wetland in Drainage Area 8	1042.65	1042.64	-0.01	1042.59	-0.06	1042.58	-0.07	1042.59	-0.06	1042.52	-0.13
Ponds C & D								1042.59		1042.52	

**** Pond Location Reference Key ****

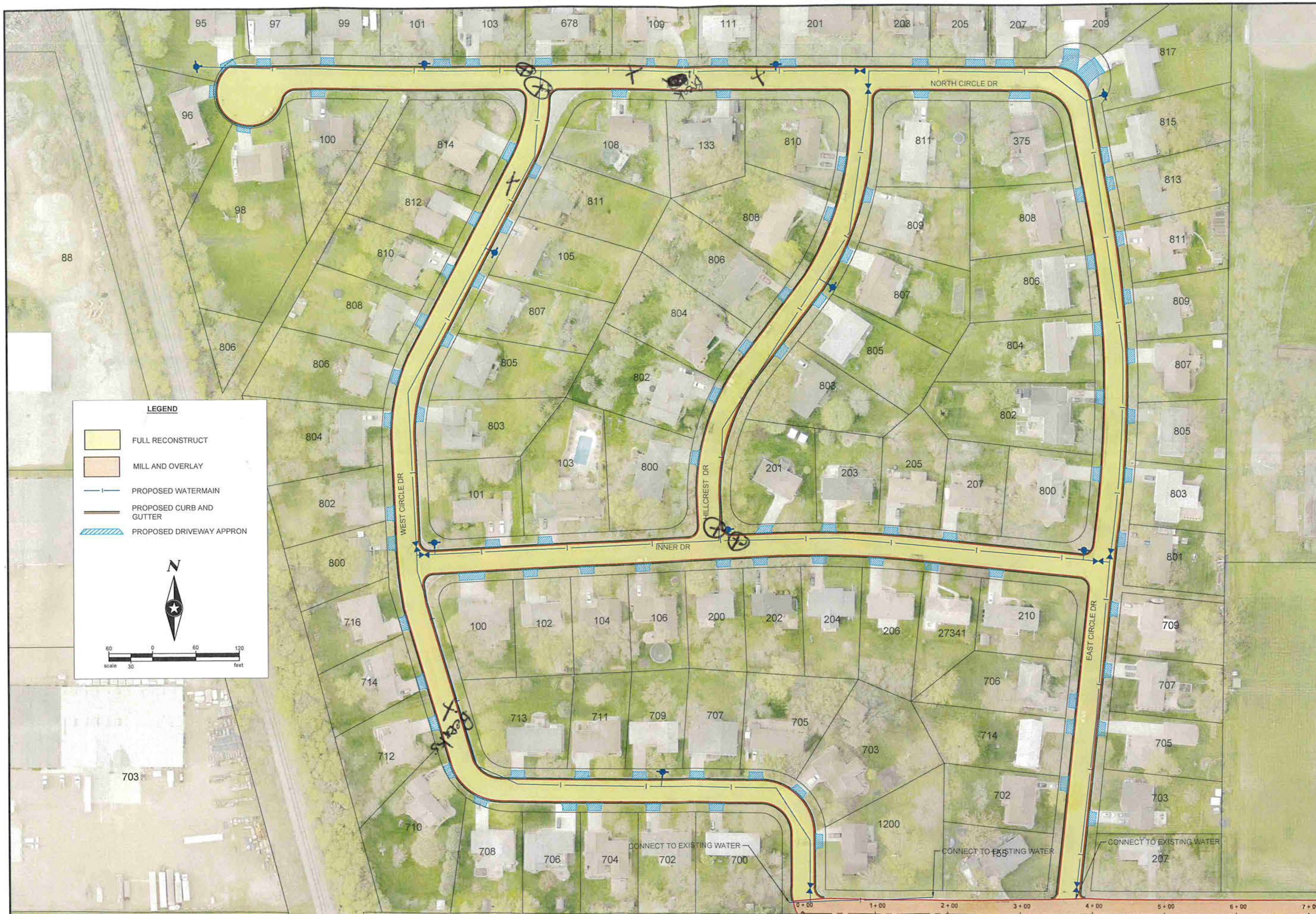
A = Golf Course Pond immediately north of the N. Circle Dr. Cul-de-sac

B = Golf Course Pond along Hole 4

C & D = Proposed Ponds that located along Holes 2 and 8

Appendix C

Circle Drive Neighborhood Water Main Break Location Map



DISPLAY NO.
PROP WM

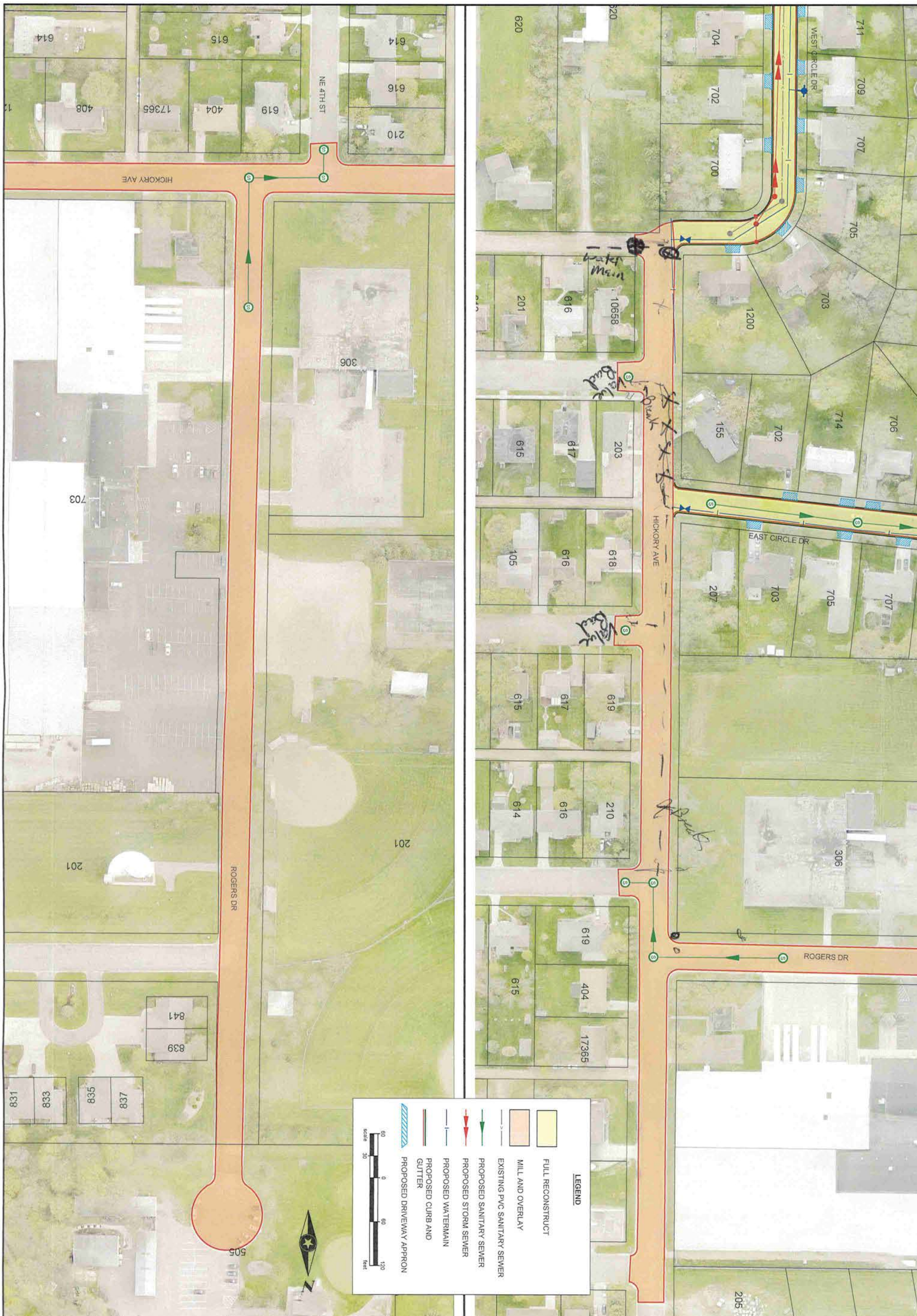
2021 CIRCLE DRIVE RECONSRUCT

FILE NO.
N/A

DATE:
04/14/2020

PHONE: 507.388.1989
11 CIVIC CENTER PLAZA, SUITE 200
MANKATO, MN 56001-7710
www.sehinc.com

SEH



SEH
PHONE: 507.388.1989
11 CIVIC CENTER PLAZA, SUITE 200
MANKATO, MN 56001-7710
www.sehinc.com

FILE NO. N/A

DATE: 04/20/2020

2021 CIRCLE DRIVE RECONSRUCT

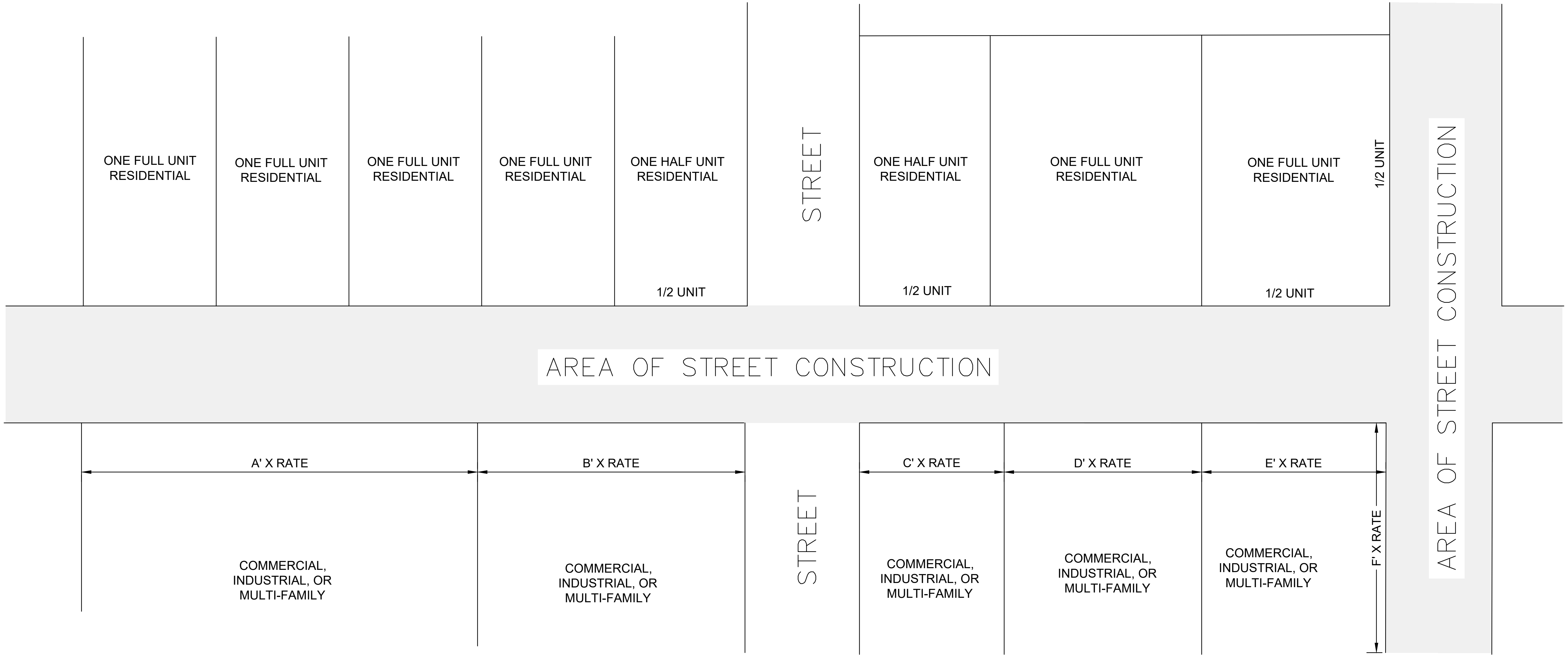
DISPLAY NO. 1B

Appendix D

Preliminary Assessments

D-1 – Assessment Policy Map
D-2 – Proposed Assessment Rates
D-3 – Parcel Maps
D-4 – Preliminary Assessment Roll

RESIDENTIAL RATE (BASE RATE) ⟶ ASSESSED ON A UNIT PARCEL BASIS



COMMERCIAL/MULTI-FAMILY RATE = $\frac{\text{RESIDENTIAL BASE RATE (UNIT)}}{\text{75' (AVERAGE RESIDENTIAL LOT WIDTH}}$ = FRONT FOOT RATE (COMMERCIAL/MULTI-FAMILY RATE)

INDUSTRIAL RATE = $\frac{\text{RESIDENTIAL BASE RATE (UNIT)}}{\text{75' (AVERAGE RESIDENTIAL LOT WIDTH}}$ X 1.2 = FRONT FOOT RATE (INDUSTRIAL RATE)

APPX. D-1

2021 CIRCLE DRIVE AREA STREET AND UTILITY IMPROVEMENT PROJECT

ASSESSMENT POLICY

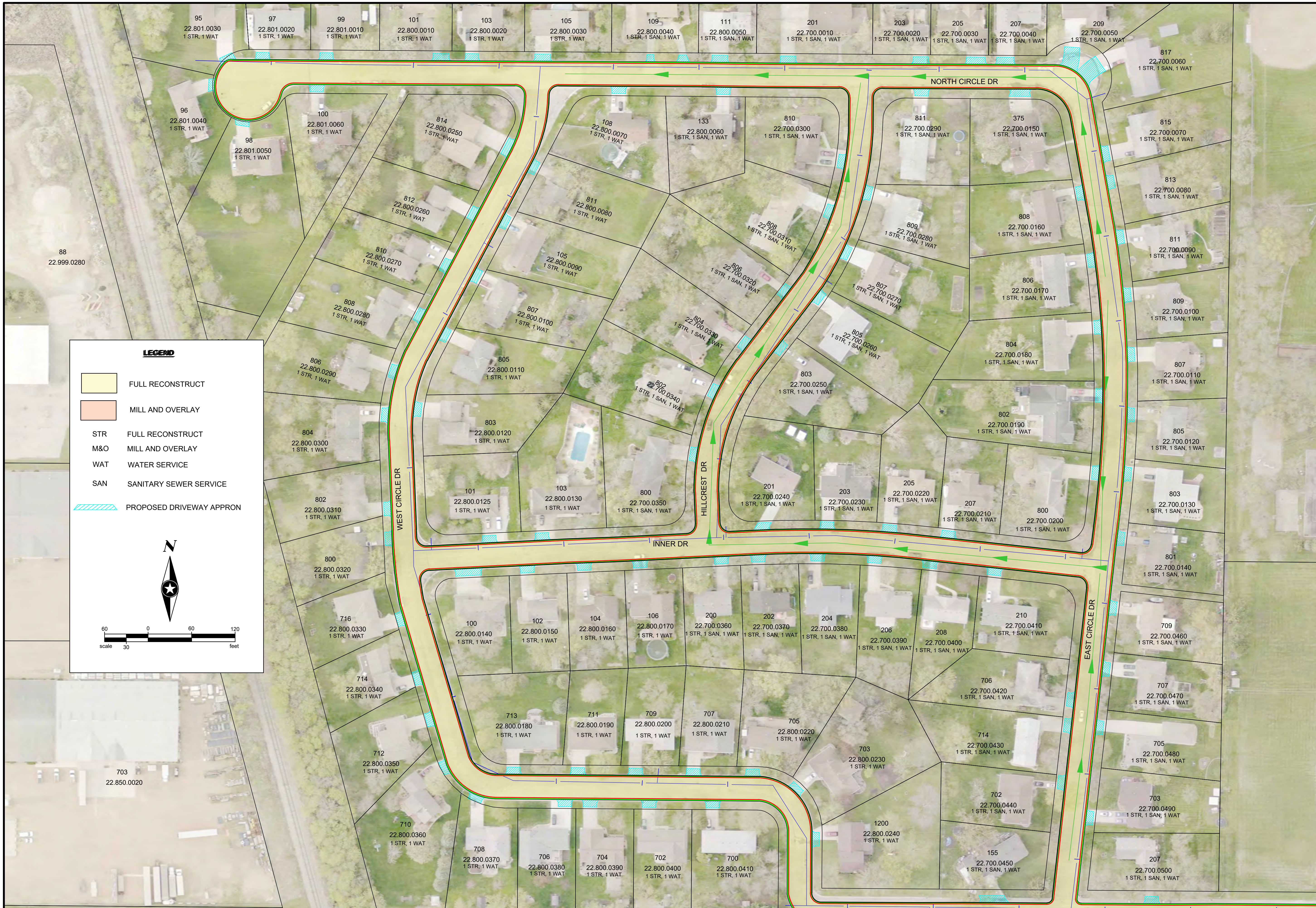
FILE NO. MONTC 154706

DATE: 5/28/2020

SEH
PHONE: 507.388.1989
11 CIVIC CENTER PLAZA, SUITE 200
MANKATO, MN 56001-7710
www.sehinc.com

PROPOSED ASSESSMENT RATES
2021 STREET AND UTILITY IMPROVEMENT PROJECT
MONTGOMERY, MINNESOTA
SEH NO. MONTC 154706
JUNE 15, 2020

Item	Estimated Assessment Rate
Residential Full Street Reconstruction	$7,027.80 per Unit
Industrial Full Street Reconstruction	$112.44 per Front Foot
Residential Mill and Overlay	$1,621.80 per Unit
Multi-Family or Commercial Mill and Overlay	$21.62 per Front Foot
Industrial Mill and Overlay	$25.95 per Front Foot
Residential Water Service	$1,297.44 per Unit
Residential Sanitary Sewer Service	$1,082.20 per Unit



APPX. D3

2021 CIRCLE DRIVE AREA STREET AND UTILITY IMPROVEMENT PROJECT

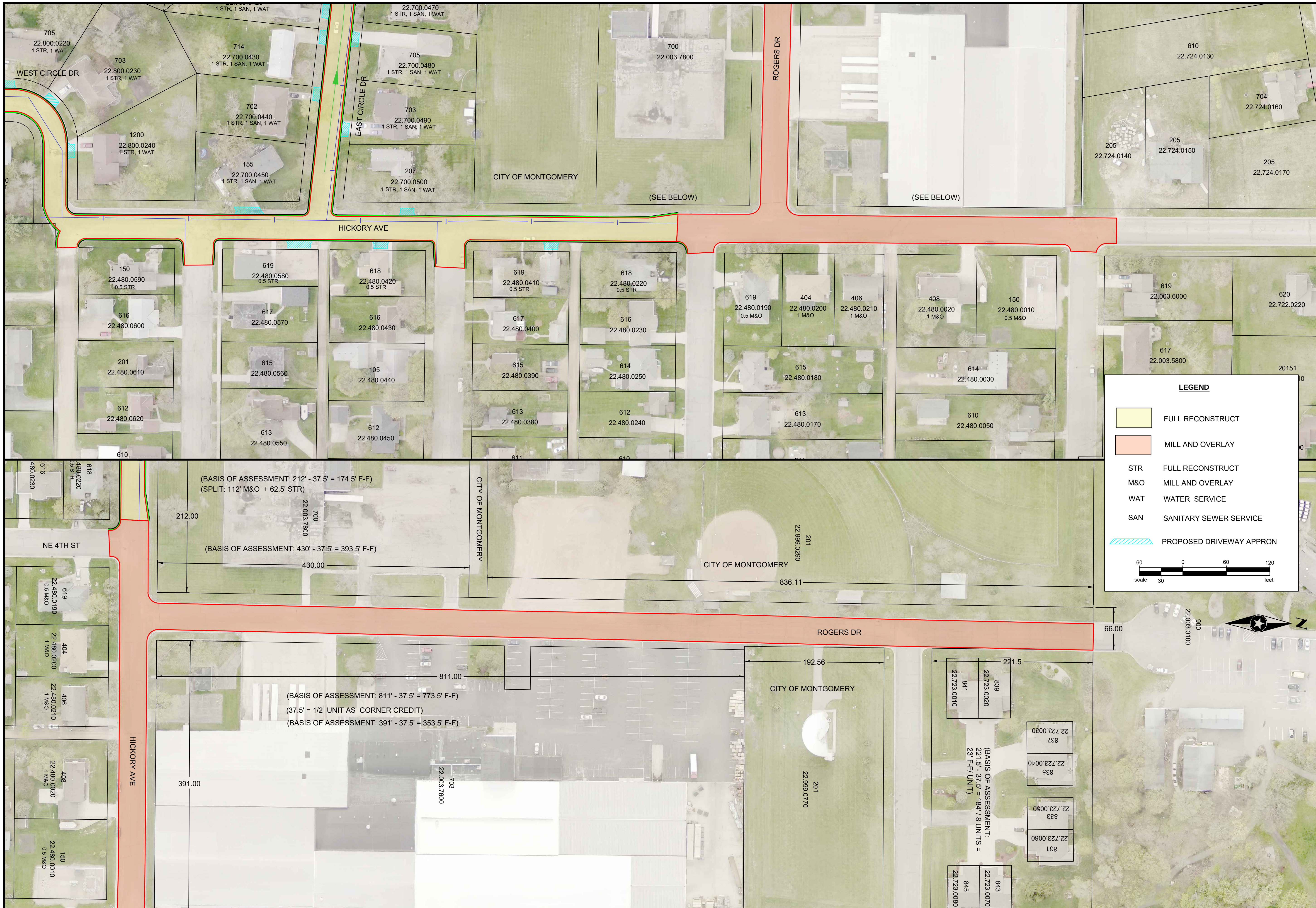
ASSESSMENTS FOR CIRCLE DRIVE AREA

FILE NO. MONTC 154706

DATE: 5/28/2020

SEH

PHONE: 507.388.1989
11 CIVIC CENTER PLAZA, SUITE 200
MANKATO, MN 56001-7710
www.sehinc.com



APPX. D3

2021 CIRCLE DRIVE AREA STREET AND UTILITY IMPROVEMENT PROJECT

ASSESSMENTS FOR HICKORY AND RODGERS

FILE NO. MONTC 154706

DATE: 5/28/2020

SEH
PHONE: 507.388.1989
11 CIVIC CENTER PLAZA, SUITE 200
MANKATO, MN 56001-7710
www.sehinc.com

ASSESSMENT ROLL
2021 STREET AND UTILITY IMPROVEMENT PROJECT
MONTGOMERY, MINNESOTA

DRAFT

Parcel No.	Owner Name 1	Owner Name 2	Owner Address	PropertyAddress	City	State	Zip Code	Legal	Water Service Unit	Residential/Domestic Water Service Assess. @ $1,297.44 Per Unit	Sanitary Sewer Service Unit	Residential/Domestic Sanitary Sewer Service Assess. @ $1,081.20 Per Unit	Residential Reconstructed Street Unit	Residential Reconstructed Street Assess. @ $7,027.80 Per Unit	Industrial Reconstructed Street Unit (FF)	Industrial Reconstructed Street Assess. @ $112.44 Per FF	Residential Mill & Overlay Street Unit	Residential Mill & Overlay Street Assess. @ $1621.80 Per Unit	Industrial Mill & Overlay Street Unit (FF)	Industrial Mill & Overlay Street Assess. @ $25.95 Per FF	Commercial / Multi-Family (R-3) Mill & Overlay Street Unit (FF)	Commercial / Multi-Family (R-3) Mill & Overlay Street Assess. @ $21.62 Per FF	Total Assessment
22.003.0100	MONTGOMERY GREENS LLC		900 ROGERS DR	900 ROGERS DR	MONTGOMERY	MN	56069	Sect-03 Twp-111 Range-023 9.63 AC BEG AT CENTER OF SEC, TH W ON CL 837 FT TO NE COR OF LOT 5, BLOCK 1 SUNSET VIEW ADDN, TH N33 FT, E 100 FT, N 150 FT, E 94 FT 3 IN NE'LY TO PT 94 FT 3 IN E OF LAST GIVEN PT & 207 FT N OF C. L. TH N 489.5 FT , E TO E LINE OF NW 1/4, TH S 696.5 FT TO BEG	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	66	$1,712.70	0	$0.00	$1,712.70
22.003.0100	MCKUSH GOLF LLC		9073 WOODHILL DR	900 ROGERS DR	SAVAGE	MN	55378			$0.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
22.003.6000	JAMES BRATSCH		619 5TH ST NE	619 5TH ST NE	MONTGOMERY	MN	56069	Sect-03 Twp-111 Range-023 .35 AC 88.5 X 177 FT OF SW 1/4 OF SE 1/4	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$0.00
22.003.7600	UNITED STEEL PRODUCTS CO	ATTN: ACCOUNTS PAYABLE DEPT	703 ROGERS DR	703 ROGERS DR	MONTGOMERY	MN	56069	Sect-03 Twp-111 Range-023 7.25 AC 391 X 811 FT IN SE COR OF N 1/2 OF SW 1/4	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	1127	$29,245.65	0	$0.00	$29,245.65
22.003.7800	RONALD A & KATHERINE KOCINA		306 4TH ST SE	700 ROGERS DR	MONTGOMERY	MN	56069	Sect-03 Twp-111 Range-023 2.09 AC THAT PART OF N 1/2 OF SW 1/4 BEG 33 FT N & 457 FT W OF SE COR OF N 1/2 OF SW 1/4, TH W 212 FT, N 430 FT, E 212 FT, S 430 FT TO BEG	0	$0.00	0	$0.00	0	$0.00	62.5	$7,027.50	0	$0.00	505.5	$13,117.73	0	$0.00	$20,145.23
22.003.7850	CITY OF MONTGOMERY		201 ASH AVE SW	203 HICKORY AVE NE	MONTGOMERY	MN	56069	Sect-03 Twp-111 Range-023 1.85 AC THAT PART OF N 1/2 OF SW 1/4 BEG 33 FT N & 669 FT W OF SE COR OF N 1/2 OF SW 1/4, TH W 168 FT, N 455 FT, E 373.66 FT, S 25 FT, W 212 FT, S 430 FT TO BEG		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
22.480.0010	MINN VALLEY ELEC COOP		125 MINN VALLEY ELEC DR	410 HICKORY AVE NE	JORDAN	MN	55352	COLUMBIA HEIGHTS ADD Block-001 .01 AC E 1/2 OF LOTS 1-2 (MONTGOMERY SUB STATION)	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	72.5	$1,567.45	$1,567.45
22.480.0020	ROGER J & KARLA D KADLEC		408 HICKORY AVE NE	408 HICKORY AVE NE	MONTGOMERY	MN	56069	COLUMBIA HEIGHTS ADD Block-001 W 1/2 OF LOTS 1-2	0	$0.00	0	$0.00	0	$0.00	0	$0.00	1	$1,621.80	0	$0.00	0	$0.00	$1,621.80
22.480.0190	ERNESTO BECERRA		619 4TH ST NE	619 4TH ST NE	MONTGOMERY	MN	56069	COLUMBIA HEIGHTS ADD Block-001 W 80 FT OF LOTS 19-20	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0.5	$810.90	0	$0.00	0	$0.00	$810.90
22.480.0200	MARY J FOSTER		404 HICKORY AVE NE	404 HICKORY AVE NE	MONTGOMERY	MN	56069	COLUMBIA HEIGHTS ADD Block-001 E 72 OF W 152 FT OF LOTS 19-20	0	$0.00	0	$0.00	0	$0.00	0	$0.00	1	$1,621.80	0	$0.00	0	$0.00	$1,621.80
22.480.0210	RAK PROPERTIES LLC		PO BOX 21	406 HICKORY AVE NE	MONTGOMERY	MN	56069	COLUMBIA HEIGHTS ADD Block-001 E 68 FT OF LOTS 19-20	0	$0.00	0	$0.00	0	$0.00	0	$0.00	1	$1,621.80	0	$0.00	0	$0.00	$1,621.80
22.480.0220	PATRICIA REYES &	MARIA C REYES	210 ELM AVE SE	618 4TH ST NE	MONTGOMERY	MN	56069	COLUMBIA HEIGHTS ADD Lot-001 Block-002	0	$0.00	0	$0.00	0.5	$3,513.90	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$3,513.90
22.480.0410	JENNIFER L VYSKOCIL		619 3RD ST NE	619 3RD ST NE	MONTGOMERY	MN	56069	COLUMBIA HEIGHTS ADD Lot-020 Block-002	0	$0.00	0	$0.00	0.5	$3,513.90	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$3,513.90
22.480.0420	VLASAK FAMILY TRUST	C/O ROBERT & CAROL VLASAK ETAL	618 3RD ST NE	618 3RD ST NE	MONTGOMERY	MN	56069	COLUMBIA HEIGHTS ADD Lot-001 Block-003	0	$0.00	0	$0.00	0.5	$3,513.90	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$3,513.90
22.480.0580	EDWARD J & JEAN M KEOGH		203 N CIRCLE DR	619 2ND ST NE	MONTGOMERY	MN	56069	COLUMBIA HEIGHTS ADD Lot-020 Block-003 N 51 FT	0	$0.00	0	$0.00	0.5	$3,513.90	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$3,513.90
22.480.0590	BETH M JACOBSON		10658 ROSEDALE AVE N	150 HICKORY AVE NE	HANOVER	MN	55341-9792	COLUMBIA HEIGHTS ADD Lot-001 Block-004	0	$0.00	0	$0.00	0.5	$3,513.90	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$3,513.90
22.700.0010	JEROME W & LORRAINE A DAVID		201 CIRCLE DR N	201 CIRCLE DR N	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Block-001 LOT 1 & 80 FT E & W X 135.86 FT N & S ADJOINING W SIDE OF LOT 1	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0020	EDWARD J & JEAN M KEOGH		203 N CIRCLE DR	203 CIRCLE DR N	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-002 Block-001	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0030	RICHARD C & TERRI M LEA		205 CIRCLE DR N	205 CIRCLE DR N	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-003 Block-001	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0040	JOHN J & KAY B KEOHEN		207 CIRCLE DR N	207 CIRCLE DR N	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-004 Block-001	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0050	KALVIN & MAUREEN TEGMEIER		209 CIRCLE DR N	209 CIRCLE DR N	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-005 Block-001	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0060	MITCHELL D BOSTROM		817 CIRCLE DR E	817 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-006 Block-001	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0070	MARK J & SANDRA M VLASAK		815 CIRCLE DR E	815 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-007 Block-001	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0080	JASON & MICHELLE SLADEK		813 CIRCLE DR E	813 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-008 Block-001	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0090	LEONARD J & JOAN M OURADNIK		811 CIRCLE DR E	811 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-009 Block-001	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0100	BRIAN C OSTROM		809 CIRCLE DR E	809 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-010 Block-001	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0110	MICHAEL A & REBECCA LUNDQUIST		807 CIRCLE DR E	807 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-011 Block-001	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0120	THOMAS D & JOANNE M DAWSON		805 CIRCLE DR E	805 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-012 Block-001	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0130	MAUREEN LAFRANCE		803 CIRCLE DR E	803 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-013 Block-001	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0140	TERRY D & SANDY G PALMA		801 CIRCLE DR E	801 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-014 Block-001	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0150	RYAN CHADDERDON		375 PARK AVE N	810 CIRCLE DR E	LE CENTER	MN	56057	SUNSET VIEW ADDN Lot-001 Block-002	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0160	STEPHEN R RYNDA		808 CIRCLE DR E	808 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-002 Block-002	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0170	JERRY M NOVAK		806 CIRCLE DR E	806 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-003 Block-002	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0180	DIANA K	CEMENSKY	804 CIRCLE DR E	804 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-004 Block-002	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0190	DAVID & DOROTHY SCHEFFERT		802 CIRCLE DR E	802 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-005 Block-002	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0200	PATRICK BROCKWAY		800 CIRCLE DR E	800 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-006 Block-002	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0210	KIRSTEN E GILMAN		207 INNER DR	207 INNER DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-007 Block-002	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0220	LLOYD & GERALDINE RYNDA TRUST		205 INNER DR	205 INNER DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-008 Block-002	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0230	ANDREW & MARY REGENSCHEID		203 INNER DR	203 INNER DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-009 Block-002	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0240	DOROTHY A KOVARIK TRUST		201 INNER DR	201 INNER DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-010 Block-002	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0250	TYLER T SKLUZACEK		803 HILLCREST DR	803 HILLCREST DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-011 Block-002	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0260	LILLIAN C MALECHA-NOVOTNY		805 HILLCREST DR	805 HILLCREST DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-012 Block-002	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0270	AGNES TUMA		807 HILLCREST DR	807 HILLCREST DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-013 Block-002	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0280	ROGER & MARY ANN HEYDA		809 HILLCREST DR	809 HILLCREST DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-014 Block-002	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0290	JAMES R & AMY L DAHLKE		811 HILLCREST DR	811 HILLCREST DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-015 Block-002	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0300	BRENT T & DIANNE M LAMONT		810 HILLCREST DR	810 HILLCREST DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-001 Block-003 LESS TRIANGULAR STRIP IN SW COR	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0310	PETER J & CONNIE M FLICEK		808 HILLCREST DR	808 HILLCREST DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Block-003 LOT 2 & TRIANGULAR STRIP OF LOT 1	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0320	MILO & DOLORES KAISERSATT		806 HILLCREST DR	806 HILLCREST DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-003 Block-003	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0330	STEPHEN R & JULIE A PATLAN		804 HILLCREST DR	804 HILLCREST DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-004 Block-003	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0340	JODEE A KRAFT		802 HILLCREST DR	802 HILLCREST DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-005 Block-003	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0350	STEVEN R & RITA L PICHA		800 HILLCREST DR	800 HILLCREST DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-006 Block-003	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0360	JOHN THAYER		200 INNER DR	200 INNER DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-001 Block-004	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0370	KENNETH KEOHEN		202 INNER DR	202 INNER DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-002 Block-004	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0380	TIMOTHY P & JESSE SIEBSEN		204 INNER DR	204 INNER DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-003 Block-004	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0390	ANGELA J BRANTNER		206 INNER DR	206 INNER DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-004 Block-004	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0400	MICHELLE M DUFFNEY		208 INNER DR	208 INNER DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-005 Block-004	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0410	DENNIS M KOKTAVY		210 INNER DR	210 INNER DR	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-006 Block-004	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0420	ADAM R & KRISTA SMITH		706 CIRCLE DR E	706 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-007 Block-004	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0430	MEGAN SCHREINER		704 CIRCLE DR E	704 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-008 Block-004	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0440	TERRY K RABENBERG		702 CIRCLE DR E	702 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-009 Block-004	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0450	ELIZABETH M OTTO		155 HICKORY AVE NE	155 HICKORY AVE NE	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-010 Block-004	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0460	JOEL P OMAN		709 CIRCLE DR E	709 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-001 Block-005	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0470	WALTER PROCENKO		707 CIRCLE DR E	707 CIRCLE DR E	MONTGOMERY	MN	56069-1440	SUNSET VIEW ADDN Lot-002 Block-005	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0480	SHIRLEY SCHEFFERT		705 CIRCLE DR E	705 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-003 Block-005	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0490	JAMES & TERI DREWITZ		703 CIRCLE DR E	703 CIRCLE DR E	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-004 Block-005	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.700.0500	SHELBY KESSLER		207 HICKORY AVE NE	207 HICKORY AVE NE	MONTGOMERY	MN	56069	SUNSET VIEW ADDN Lot-005 Block-005	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.722.0220	BENJAMIN & MICHELE GERVAIS		620 DEER TRL	620 DEER TRL	MONTGOMERY	MN	56069	PRESERVE PHASE II Lot-012 Block-002 .38 AC	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$0.00
22.723.0010	SHIRLEY PUMPER		841 DEER CT NE	841 DEER CT NE	MONTGOMERY	MN	56069	PRESERVE 3RD ADDN Lot-001 Block-001 2,783 SF	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	23	$497.26	$497.26
22.723.0020	ROMAN J CEPLECHA		839 DEER CT NE	839 DEER CT NE	MONTGOMERY	MN	56069	PRESERVE 3RD ADDN Lot-002 Block-001 2,783 SF	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	23	$497.26	$497.26
22.723.0030	LAURIE J ROCHE		837 DEER CT NE	837 DEER CT NE	MONTGOMERY	MN	56069	PRESERVE 3RD ADDN Lot-003 Block-001 2,783 SF	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	23	$497.26	$497.26
22.723.0040	HARRY D & BRENDA K PETERSON		835 DEER CT NE	835 DEER CT NE	MONTGOMERY	MN	56069	PRESERVE 3RD ADDN Lot-004 Block-001 2,783 SF	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	23	$497.26	$497.26
22.723.0050	JUNE TUPY		833 DEER CT NE	833 DEER CT NE	MONTGOMERY	MN	56069	PRESERVE 3RD ADDN Lot-005 Block-001 2,783 SF	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	23	$497.26	$497.26
22.723.0060	DORIS M KRENIK		831 DEER CT NE	831 DEER CT NE	MONTGOMERY	MN	56069	PRESERVE 3RD ADDN Lot-006 Block-001 2,783 SF	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	23	$497.26	$497.26

ASSESSMENT ROLL
2021 STREET AND UTILITY IMPROVEMENT PROJECT
MONTGOMERY, MINNESOTA

DRAFT

Parcel No.	Owner Name 1	Owner Name 2	Owner Address	PropertyAddress	City	State	Zip Code	Legal	Water Service Unit	Residential/Domestic Water Service Assess. @ $1,297.44 Per Unit	Sanitary Sewer Service Unit	Residential/Domestic Sanitary Sewer Service Assess. @ $1,081.20 Per Unit	Residential Reconstructed Street Unit	Residential Reconstructed Street Assess. @ $7,027.80 Per Unit	Industrial Reconstructed Street Unit (FF)	Industrial Reconstructed Street Assess. @ $112.44 Per FF	Residential Mill & Overlay Street Unit	Residential Mill & Overlay Street Assess. @ $1621.80 Per Unit	Industrial Mill & Overlay Street Unit (FF)	Industrial Mill & Overlay Street Assess. @ $25.95 Per FF	Commercial / Multi-Family (R-3) Mill & Overlay Street Unit (FF)	Commercial / Multi-Family (R-3) Mill & Overlay Street Assess. @ $21.62 Per FF	Total Assessment
22.723.0070	LINDA C EBERSOLE		843 DEER CT NE	843 DEER CT NE	MONTGOMERY	MN	56069	PRESERVE 3RD ADDN Lot-007 Block-001 2,783 SF	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	23	$497.26	$497.26
22.723.0080	RETKA FAMILY IRREVOCABLE TRUST	C/O ORRIN B & JANET E RETKA	845 DEER CT NE	845 DEER CT NE	MONTGOMERY	MN	56069	PRESERVE 3RD ADDN Lot-008 Block-001 2,783 SF	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	23	$497.26	$497.26
22.723.0090	PONDVIEW PARK ASSN	C/O JUNE TUPY	833 DEER CT NE	DEER CT NE	MONTGOMERY	MN	56069	PRESERVE 3RD ADDN Lot-009 Block-001 1.44 AC (COMMON AREA)	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$0.00
22.724.0140	CRAIG A MARTE		501 HICKORY AVE NE	503 HICKORY AVE NE	MONTGOMERY	MN	56069	PRESERVE 4TH ADDN Lot-010 Block-002 13,964 SF	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$0.00
22.724.0150	CRAIG A MARTE		501 HICKORY AVE NE	501 HICKORY AVE NE	MONTGOMERY	MN	56069	PRESERVE 4TH ADDN Lot-011 Block-002 15,403 SF	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$0.00
22.724.0170	CRAIG A MARTE		501 HICKORY AVE NE	700 DEER TRL	MONTGOMERY	MN	56069	PRESERVE 4TH ADDN Lot-013 Block-002 17,957 SF	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$0.00
22.800.0010	JOE ALLAN & SUSAN M WILLIAMS		3506 SE 17TH PL	101 CIRCLE DR N	CAPE CORAL	FL	33904	WESTWOOD ADDN Block-001 W 60 FT OF LOT 1, & THAT PART OF UND. OUTLOT A, BEG AT NW COR OF LOT 1, TH W 40 FT, S 135.86 FT, E 40 FT, N 135.86 FT TO BEG	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0020	DAVID J & JEANNE ANDERSON		103 CIRCLE DR N	103 CIRCLE DR N	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-002 Block-001 & E 20 FT LOT 1	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0030	EDWARD & MARY J BLUMHOEFER		678 WELCO DR E	105 CIRCLE DR N	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-003 Block-001 & W 1/2 LOT 4	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0040	MARK A & MARY BRAHS		109 CIRCLE DR N	109 CIRCLE DR N	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-005 Block-001 & E 1/2 LOT 4	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.800.0050	ALLAN F & JANET STOLTZ		111 CIRCLE DR N	111 CIRCLE DR N	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-006 Block-001	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.800.0060	CLINT & JILL SMITH		110 CIRCLE DR N	110 CIRCLE DR N	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-001 Block-002	1	$1,297.44	1	$1,081.20	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$9,406.44
22.800.0070	PAUL J & JODY F HASSING		108 CIRCLE DR N	108 CIRCLE DR N	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-002 Block-002	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0080	DAVID M WINGE		811 CIRCLE DR W	811 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-003 Block-002	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0090	SCOTT R & BRANDEE L TORKELSON		809 CIRCLE DR W	809 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-004 Block-002	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0100	PATRICK PASSE		807 CIRCLE DR W	807 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-005 Block-002	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0110	COREY M SHRIVER		805 W CIRCLE DR	805 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-006 Block-002	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0120	THOMAS J & NOELLE M KALINA		803 CIRCLE DR W	803 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-007 Block-002	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0125	SCOTT J & TAMARA G PLONSKY		101 INNER DR	101 INNER DR	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-008 Block-002	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0130	DONALD W & KATHRYN WESTERMAN		103 INNER DR	103 INNER DR	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-009 Block-002	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0140	TYLER & SAMANTHA ROSIVAL		100 INNER DR	100 INNER DR	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-001 Block-003	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0150	STEVEN & RAMONA WORATSCHKA		102 INNER DR	102 INNER DR	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-002 Block-003	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0160	AMANDA E HIRDLER		104 INNER DR	104 INNER DR	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-003 Block-003	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0170	STEPHEN P & BONNIE FLICEK		106 INNER DR	106 INNER DR	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-004 Block-003	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0180	THOMAS & CYNTHIA GILHOUSEN		713 CIRCLE DR W	713 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-005 Block-003	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0190	PAUL A VISKOCIL		711 CIRCLE DR W	711 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-006 Block-003	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0200	DAWN M KUNZE	C/O GERALD & SUSAN CASHIN	709 CIRCLE DR W	709 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-007 Block-003	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0210	RENEE L SOUTHWORTH		707 CIRCLE DR W	707 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-008 Block-003	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0220	COURTNEY G GUEST &	ANDREA L GUEST	705 CIRCLE DR W	705 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-009 Block-003	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0230	ROBERT M & JANET M RUHLAND		703 CIRCLE DR W	703 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-010 Block-003	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0240	JOHN F SCHMIESING		1200 SUNSET BLVD NW	701 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-011 Block-003	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0250	JOHN F & KATHRYN L WISKOCIL		814 CIRCLE DR W	814 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-001 Block-004	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0260	RAYMOND J VANDUYN		812 CIRCLE DR W	812 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-002 Block-004	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0270	GLENN T & SUSAN M CONNOLLY		810 CIRCLE DR W	810 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-003 Block-004	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0280	MARK A STEPHENS		808 CIRCLE DR W	808 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-004 Block-004	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0290	MARVIN R WONDRA		806 CIRCLE DR W	806 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-005 Block-004	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0300	GERALD E & DIANNA L SMITH		804 CIRCLE DR W	804 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-006 Block-004	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0310	ANTHONY J JELINEK		802 CIRCLE DR W	802 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-007 Block-004	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0320	KATIE L LUTZ		800 CIRCLE DR W	800 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-008 Block-004	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0330	CHARLES G & ANITA J RYNDA		716 CIRCLE DR W	716 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-009 Block-004	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0340	MARK & CYNTHIA SHAUGHNESSY		714 CIRCLE DR W	714 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-010 Block-004	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0350	BRUCE & CHARLOTTE DAVIS		712 CIRCLE DR W	712 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-011 Block-004	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0360	MATTHEW M & ANN E FLEEK		710 CIRCLE DR W	710 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-012 Block-004	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0370	WILLIAM D & PATRICIA S DORAN		708 CIRCLE DR W	708 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-013 Block-004	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0380	TYLER J RYBERG &	JORDAN B HOLLAND	706 CIRCLE DR W	706 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-014 Block-004	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0390	RANDALL P & PATRICIA M SOUKUP		704 CIRCLE DR W	704 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-015 Block-004	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0400	LYNN D & DIANE S DOKKEN		702 CIRCLE DR W	702 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-016 Block-004	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.800.0410	ERNEST H & MARY J KOTEK TRUST		700 CIRCLE DR W	700 CIRCLE DR W	MONTGOMERY	MN	56069	WESTWOOD ADDN Lot-017 Block-004	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.801.0010	BRANDON W LIND &	HEIDI J WINTER	99 CIRCLE DR N	99 CIRCLE DR N	MONTGOMERY	MN	56069	WESTWOOD 2ND ADDN Lot-001 Block-001	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.801.0020	PATRICK T & TAMARA L STEWIG		97 CIRCLE DR N	97 CIRCLE DR N	MONTGOMERY	MN	56069	WESTWOOD 2ND ADDN Lot-002 Block-001	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.801.0030	CHRIS L & KARA E SHIMOTA		95 CIRCLE DR N	95 CIRCLE DR N	MONTGOMERY	MN	56069	WESTWOOD 2ND ADDN Lot-003 Block-001	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.801.0040	KYLE SARGENT &	COURTNEY SCHNAITH	96 CIRCLE DR N	96 CIRCLE DR N	MONTGOMERY	MN	56069	WESTWOOD 2ND ADDN Lot-004 Block-001 LESS TRIANGULAR PORTION IN SE COR & TRIANGULAR PORTION IN NW COR OF LOT 5	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.801.0050	ALISSA J RIVERA		98 CIRCLE DR N	98 CIRCLE DR N	MONTGOMERY	MN	56069	WESTWOOD 2ND ADDN Block-001 LOT 5 LESS TRIANGULAR PORTIONS IN SOUTH'LY COR IN NW COR & TRIANGULAR PORTION IN SE COR OF LOT 4	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.801.0055	MARVIN R WONDRA		806 CIRCLE DR W	*Triangle parcel W of 806 Circle Dr W (PID 22.800.0290)*	MONTGOMERY	MN	56069	WESTWOOD 2ND ADDN TRIANGULAR PORTION OF LOT 5 LYING S OF THE W'LY EXTENSION OF THE N'LY LINE OF LOT 5, BLK 4 WESTWOOD ADD'N		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00		$0.00	$0.00
22.801.0060	RICHARD A & KIRSTIN M BROWN		100 N CIRCLE DR	100 CIRCLE DR N	MONTGOMERY	MN	56069	WESTWOOD 2ND ADDN Lot-006 Block-001	1	$1,297.44	0	$0.00	1	$7,027.80	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$8,325.24
22.999.0290	CITY OF MONTGOMERY		201 ASH AVE SW	740 ROGERS DR *(North Park & Well #3)*	MONTGOMERY	MN	56069	Sect-03 Twp-111 Range-023 7.30 AC 6.96 AC IN N 1/2 OF NE 1/4 OF SW 1/4 (NORTH PARK & WELL #3)	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$0.00
22.999.0770	CITY OF MONTGOMERY		201 ASH AVE SW	749 ROGERS DR *(New Water Tower)*	MONTGOMERY	MN	56069	PRESERVE 3RD ADDN 1.70 AC OUTLOT A, PRESERVE 3RD ADDN (NEW WATER TOWER)	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	0	$0.00	$0.00
		TOTALS							**98**	**$127,149.12**	**53**	**$57,303.60**	**101**	**$706,293.90**	**62.5**	**$7,027.50**	**3.5**	**$5,676.30**	**1698.5**	**$44,076.08**	**256.5**	**$5,545.53**	**$953,072.02**

(yellow)	Commercial per Beacon
(orange)	Industrial per Beacon
(blue)	Public Utility per Beacon
(red)	Townhouses and Common Area; CMC to confirm.

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