

# Feasibility Report

## Fifth Street (CSAH 3) Area Street and Utility Improvement Project City of Montgomery/Le Sueur County, Minnesota

SAP No. 040-603-025  
SEH No. LESUR 125487

May 8, 2014



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May 8, 2014

RE: Fifth Street (CSAH 3) Area Street and  
Utility Improvement Project  
Feasibility Report  
City of Montgomery/Le Sueur County,  
Minnesota  
SAP No. 040-603-025  
SEH No. LESUR 125487

Darrell Pettis, Le Sueur County Engineer  
Le Sueur County  
88 South Park Avenue  
Le Center, MN 56057

Brian Heck, Montgomery City Administrator  
City of Montgomery  
201 Ash Avenue SW  
Montgomery, MN 56069

Dear Mr. Pettis and Mr. Heck:

Pursuant to your request, and the City of Montgomery's requirement to comply with MN Statutes 429, Short Elliott Hendrickson Inc. (SEH®) is submitting this Engineer's Feasibility Report for the Fifth Street (CSAH 3) Area Street and Utility Improvement Project in Montgomery, Minnesota. The proposed project would include and improvements to the following:

- Fifth Street SE/NE (CSAH 3) from TH 21 to Mill Avenue (CSAH 3/26) (County road)
- Fifth Street NE from Mill Avenue to Hickory Avenue (City street)
- Sixth Street SE from Oak Avenue to Elm Avenue (City street)
- Seventh Street SE from Elm Avenue SE to dead-end (City street)
- Oak Avenue SE from Fifth Street to dead-end (City street)
- Elm Avenue SE from Fifth Street to dead-end (City street)
- Ash Avenue SE from Fifth Street to dead-end (City street)

The project includes construction of sanitary sewer, sanitary sewer services, water main, water services, storm sewer, drain tile, concrete curb and gutter, sidewalk, aggregate base, bituminous surfacing, concrete surfacing, turf restoration, stormwater management, and miscellaneous items required to properly complete the improvements. This report will include a narrative describing the proposed improvements, estimated project costs, estimated project financing, and drawings showing the scope of project work. An executive summary is enclosed with this report.

Having considered several aspects of items included for construction of this project, and having discussed the project in detail with county staff, city staff, and property owners at the March 11, 2014, and

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**Short Elliott Hendrickson Inc.**, 12 Civic Center Plaza, Suite 2088, Mankato, MN 56001-7787

SEH is 100% employee-owned | [sehinc.com](http://sehinc.com) | 507.388.1989 | 877.316.7636 | 888.908.8166 fax

Darrell Pettis, Brian Heck

May 8, 2014

Page 2

April 22, 2014, Neighborhood Meetings, it is my opinion from an engineering perspective, that the proposed improvement project is necessary, cost effective, and feasible.

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.

A handwritten signature in black ink, appearing to read 'C. Cavett', with a stylized flourish at the end.

Christopher M. Cavett, PE  
Project Manager

jb

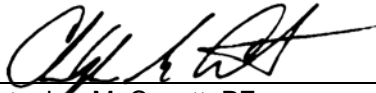
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Fifth Street (CSAH 3) Area Street and Utility Improvement Project  
Feasibility Report  
City of Montgomery/Le Sueur County, Minnesota

SEH No. LESUR 125487

May 8, 2014

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: May 8, 2014

Lic. No.: 24719

Reviewed by: Christopher Knutson, PE

May 8, 2014

Date

Short Elliott Hendrickson Inc.  
12 Civic Center Plaza, Suite 2088  
Mankato, MN 56001-7787  
507.388.1989

# Executive Summary

## Proposed Project Locations/Improvements

The Feasibility Report for the Fifth Street (CSAH 3) Area Street and Utility Project was authorized by the City Council on August 19, 2013, to address street and utility improvements to streets in the Fifth Street SE/NE area of the City. Fifth Street SE/NE is also a County State Aid Highway (CSAH); Le Sueur County has joined the City in consideration toward improvements to the route (CSAH 3). On August 20, 2013, the County approved SEH's proposal for preparation of the Feasibility Report.

The purpose of this feasibility report is to outline the scope of the project, the probable costs, the funding options, and the potential assessment amounts to the benefiting properties. As this project has involvement from two separate entities, costs are represented for both City of Montgomery (City) and Le Sueur County (County).

On March 11, 2014, and April 22, 2014, neighborhood meetings were held with residents adjacent to the proposed project.

The locations of considered improvements for the following streets are included in the feasibility report:

- Fifth Street SE/NE (CSAH 3) from TH 21 to Mill Avenue (CSAH 3/26) (County road)
- Fifth Street NE from Mill Avenue to Hickory Avenue (City street)
- Sixth Street SE from Oak Avenue to Elm Avenue (City street)
- Seventh Street SE from Elm Avenue SE to dead-end (City street)
- Oak Avenue SE from Fifth Street to dead-end (City street)
- Elm Avenue SE from Fifth Street to dead-end (City street)
- Ash Avenue SE from Fifth Street to dead-end (City street)

## Estimated Costs and Financing

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

Street Improvements	\$4,024,361
Sanitary Sewer Improvements	\$528,524
Water Main Improvements	\$659,594
Storm Sewer Improvements	<u>\$661,123</u>
Total Estimated Project Cost*	\$5,927,602

\*The estimated project cost includes estimated construction costs, plus a 10 percent contingency, plus 23 percent for project related soft costs (i.e. administrative, engineering, legal, and fiscal costs).

# Executive Summary (Continued)

## The Estimated Project Financing is outlined below:

CSAH Funds (County)	\$3,384,098	57.1%
Sanitary Sewer Utility	\$490,524	8.3%
Water Utility	\$552,794	9.3%
Assessments	\$1,284,218	21.7%
General Levy	<u>\$215,968</u>	<u>3.6%</u>
Total	\$5,927,602	100.0%

## Contribution Summary:

Le Sueur County Contributions	\$3,384,098	57.1%
City of Montgomery Contributions	\$1,259,286	21.2%
Neighborhood Contributions	<u>\$1,284,218</u>	<u>21.7%</u>
Total	\$5,927,602	100.0%

# Table of Contents

Letter of Transmittal  
Certification Page  
Executive Summary  
Table of Contents

	Page
<b>1.0 Introduction/Background.....</b>	<b>1</b>
<b>2.0 Project Recommendations .....</b>	<b>1</b>
2.1 Roadway.....	1
2.1.1 Street Reconstruction .....	2
2.1.1.1 Fifth Street SE/NE (CSAH 3) (TH 21 to Mill Avenue NE).....	2
2.1.1.2 Sixth Street SE .....	2
2.1.1.3 Oak Avenue SE .....	3
2.1.1.4 Elm Avenue SE/Seventh Street SE.....	3
2.1.1.5 Ash Avenue SE .....	3
2.1.2 Edge Mill and Overlay .....	3
2.1.3 Fifth Street NE (Mill Avenue NE to Hickory Avenue NE) .....	3
2.1.4 Street Widths.....	4
2.1 Alleys .....	4
2.2 Sidewalks .....	5
2.3 Utilities .....	5
2.3.1 Water Main .....	5
2.3.2 Sanitary Sewer .....	6
2.3.3 Storm Sewer.....	6
2.3.3.1 Fifth Street SE/NE .....	6
2.3.3.2 Oak Avenue SE, Elm Avenue SE, Sixth Street SE, Seventh Street SE .....	7
2.3.3.3 Ash Avenue SE .....	8
2.4 Trees .....	8
2.5 Decorative Lighting.....	8
2.6 Right-of-Way/Easements .....	8
<b>3.0 Required Permits and Approvals.....</b>	<b>9</b>
<b>4.0 Cost Estimates .....</b>	<b>9</b>
<b>5.0 Proposed Assessments and Project Financing.....</b>	<b>9</b>
<b>6.0 Project Schedule .....</b>	<b>10</b>
<b>7.0 Summary and Recommendations.....</b>	<b>11</b>
<b>8.0 Standard of Care.....</b>	<b>11</b>

## List of Tables

Table 1 Street Widths .....4

# Table of Contents (Continued)

## List of Figures

Figure 1	Title Sheet
Figure 2	Typical Sections
Figure 3	Details
Figure 4	Aerial Map - Fifth Street
Figure 5	Aerial Map - Fifth Street
Figure 6	Aerial Map - Fifth Street
Figure 7	Aerial Map - Oak Avenue, Elm Avenue, and Sixth Street
Figure 8	Aerial Map - Ash Avenue and Pond

## List of Appendices

Appendix A	Detailed Cost Estimate
Appendix B	Preliminary Assessments
Appendix C	Reference Drawings - 1996 Stormwater Study
Appendix D	Arborist Summary Report

# Feasibility Report

## Fifth Street (CSAH 3) Area Street and Utility Improvement Project

Prepared for City of Montgomery and Le Sueur County, Minnesota

### 1.0 Introduction/Background

The Feasibility Report for the Fifth Street (CSAH 3) Area Street and Utility Project was authorized by the City Council on August 19, 2013, to address street and utility improvements in the Fifth Street SE/NE area of the City. Fifth Street SE/NE is also a County State Aid Highway (CSAH 3); Le Sueur County has joined the City in consideration toward improvements to the route (CSAH 3). On August 20, 2013, the County approved SEH's proposal for preparation of the Feasibility Report.

The purpose of this feasibility report is to outline the scope of the project, the probable costs, the funding options, and the potential assessment amounts to the benefiting properties. As this project has involvement from two separate entities, costs are represented for both Montgomery (City) and Le Sueur County (County).

Two neighborhood meetings have been held to both inform residents and receive feedback regarding the proposed improvements. On March 11, 2014, and April 22, 2014, neighborhood meetings were held with residents adjacent to the proposed project. A description of the project was presented with preliminary drawings and assessment information. One hundred twenty-one (121) property owners adjacent to the project were sent invitations to the meetings. Thirty-eight (38) of the property owners (31 percent) attended the first meeting, and thirty-four (34) of the property owners (28 percent) attended the second. Approximately one-third of the residences in attendance went to both meetings. Also in attendance at one or more of the meetings were representatives from Seneca Foods, the City, the County, and SEH.

### 2.0 Project Recommendations

#### 2.1 Roadway

The existing streets in the project area, with the exception of Fifth Street NE north of Mill Avenue NE, are proposed to be fully reconstructed. The amount of utility reconstruction necessary would make it impossible to leave any base materials in-place and it is expected that they would not have the necessary foundation to support the expected traffic loads. Soil borings are currently being conducted, and once complete, we will have a better understanding of the existing road surfacing and base.

## **2.1.1 Street Reconstruction**

As noted above, all streets within the project area, with the exception of Fifth Street NE north of Mill Avenue NE are proposed to be reconstructed. The total reconstruction of all the roadways has a street section which includes: removal of all curb and gutter, removal of street section, subcut excavation (where needed), regrade and realignment of street, geotextile fabric at bottom of the street section, placement of street section including select granular borrow, aggregate base, new B618 curb and gutter, drain tile, pavement, and turf restoration. Fifth Street SE/NE south of Mill Avenue NE is proposed to be constructed with concrete pavement section, as it is a county road and expected to receive heavier vehicle loads and higher traffic volumes. The local streets (Oak Avenue SE, Elm Avenue SE, Ash Avenue SE, Sixth Street SE, and Seventh Street SE) are proposed to be constructed with a bituminous pavement section. A preliminary typical section was assumed for the purpose of estimating costs (see Figure 2). However, the final pavement section will be determined after completion of the soil borings and the geotechnical engineer's recommendation.

A 6-inch drain tile is proposed to be installed at the back of the curb to drain subsurface water from the street. Sump pump service lines with lawn sump basins will 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.

### **2.1.1.1 Fifth Street SE/NE (CSAH 3) (TH 21 to Mill Avenue NE)**

This portion of Fifth Street SE/NE is a County State Aid Highway (CSAH 3) route connecting Minnesota Trunk Highway 21 (TH 21) on the south to Mill Avenue (CSAH 3/26) on the north side. Oak Avenue SE, west of Fifth Street SE, is also a county road (CR 56). With the county road designation, and connection to industrial users in the area, the road experiences between 1,850 and 3,050 vehicles per day (vpd) along different segments of the roadway, with the greatest traffic between Boulevard Avenue NE and Mill Avenue NE. A portion of this traffic includes heavy commercial vehicles, though counts were not available for this report.

The south 2,000 feet of this roadway is a typical rural design with two driving lanes, bituminous pavement, gravel shoulders, and ditches on either side. There is no need for on-street parking as abutting land owners are either industrial or agricultural.

The rest of the roadway up to Mill Avenue NE is an urban street section with bituminous pavement and curb and gutter. Parking is allowed on either side of the street as most abutting properties are residential. There is sporadic concrete walk along different parts of Fifth Street SE.

This portion of Fifth Street SE/NE is proposed to be fully reconstructed. The proposed roadway is an urban section with curb and gutter on either side and 38 feet (curb face to curb face) of concrete pavement. The concrete pavement has a more expensive initial cost, but will require less maintenance and has a longer life span. Because of the proposed typical section, it is anticipated that the rural length of Fifth Street SE will be lowered to better manage drainage and allow the wider roadway to better fit the existing topography. The urban section of Fifth Street SE/NE will be slightly narrowed, though no significant grade or alignment changes are anticipated.

### **2.1.1.2 Sixth Street SE**

Sixth Street SE located between Oak Avenue SE and Elm Avenue SE is a local City street. Only one home has a driveway on this street and the small amount of traffic along the

roadway is from local residents in the adjacent area. The current roadway is 34 feet wide (curb face to curb face). It is proposed to fully reconstruct the street and narrow the street to 28 feet wide (curb face to curb face).

#### **2.1.1.3 Oak Avenue SE**

Oak Avenue SE east of Fifth Street SE is a local City street. Most of the traffic along the roadway is local traffic to or from the residences on that street or the adjacent area. The current roadway is 29.5 feet wide (curb face to curb face). It is proposed to fully reconstruct the street and slightly widen the street to 30 feet wide (curb face to curb face). The possibility of a cul-de-sac at the end of the dead end road was analyzed, but eliminated due to the nearby Countryside Drive and short length of dead end street. (See Figure 7.)

#### **2.1.1.4 Elm Avenue SE/Seventh Street SE**

Elm Avenue SE and Seventh Street SE east of Fifth Street SE is a local City street. Most of the traffic along the roadway is local traffic to or from the residences on that street or the adjacent area. The current roadway is 34.5 feet wide (curb face to curb face). It is proposed to fully reconstruct the street and slightly narrow Elm Avenue SE to 32 feet wide (curb face to curb face) and Seventh Street SE to 28 feet wide (curb face to curb face). Our preliminary recommendation is to place a cul-de-sac at the end of Seventh Street SE due to the length of the dead end and need for a turn around. A small piece of right-of-way would need to be acquired from the property owner of the Meadow Ridge Apartments to construct the cul-de-sac. The rest of the cul-de-sac would fit within existing right-of-way and on City property and would accommodate a turnaround for garbage trucks, busses, and local traffic. (See Figure 7.)

#### **2.1.1.5 Ash Avenue SE**

Ash Avenue SE located east of Fifth Street SE is a local City street. Most of the traffic along the roadway is local to residences on that street or the adjacent area. The current roadway is 35.5 feet wide (curb face to curb face). It is proposed to fully reconstruct the street and slightly narrow the street to 32 feet wide (curb face to curb face). Our preliminary recommendation is to reconstruct the cul-de-sac at the end of the road in its current location. Right-of-way for the cul-de-sac appears to never have been dedicated when Meadow Ridge Apartments were built. It will be necessary to acquire easement for the cul-de-sac before construction. (See Figure 8.)

### **2.1.2 Edge Mill and Overlay**

Edge mill and overlay is considered bituminous pavement rehabilitation. It is often suggested for local streets within 20 to 30 years of initial paving. It is a cost-effective way to improve the pavement surface and structure and utilize the existing base for strength.

The process involves edge milling approximately 10 feet on both sides of the street and placing 2 inches of new bituminous pavement over the entire roadway. A limited amount of spot patching and curb replacement is generally anticipated. Sump pump service lines are not proposed as part of this improvement. (See Figure 2.)

### **2.1.3 Fifth Street NE (Mill Avenue NE to Hickory Avenue NE)**

Fifth Street NE, north of Mill Avenue NE, was reconstructed circa 1987 with select granular borrow, aggregate base, fabric, and drain tile below the bituminous pavement. As such, the road foundation is strong and damage to the pavement is limited to the surfacing. This portion

of Fifth Street NE is a local street conveying mostly local traffic along with some truck traffic from the industrial business (United Steel) located on Hickory Avenue NE and Rogers Drive.

With no expected need to replace underground utilities and a sufficient road foundation, an edge mill and overlay is currently proposed for this portion of Fifth Street NE. (See Figure 6.)

#### 2.1.4 Street Widths

The existing and proposed street widths are listed in the table below. The street widths have been discussed at the neighborhood meetings and with the City and County, and are currently proposed accordingly.

Table 1  
Street Widths

	From	To	Existing	Proposed	Improvement
<b>Fifth Street SE/NE (CSAH 3)</b>	Montgomery Avenue (TH 21)	Vacated Railroad R/W (Sta. 19+00)	24'-0" (Edge to Edge)	38'-0"	Reconstruct - Concrete Pavement
	Vacated Railroad R/W (Sta. 19+00)	Mill Ave NE (CSAH 26)	39'-6"	38'-0"	Reconstruct- Concrete Pavement
	Mill Avenue NE (CSAH 26)	Hickory Ave NE	40'-6"	40'-6"	Edge Mill and Overlay
<b>Sixth Street SE</b>	Oak Avenue SE	Elm Avenue SE	34'-6"	28'-0"	Reconstruct
<b>Seventh Street SE</b>	Elm Avenue SE	Dead End	34'-6"	28'-0"	Reconstruct
<b>Ash Avenue SE</b>	Fifth Street SE	Dead End	35'-6"	32'-0"	Reconstruct
<b>Elm Avenue SE</b>	Fifth Street SE	Seventh Street SE	34'-6"	32'-0"	Reconstruct
<b>Oak Avenue SE</b>	Fifth Street SE	Dead End	29'-6"	30'-0"	Reconstruct

### 2.1 Alleys

There are multiple gravel alley entrances within the project area. Gravel alleys are susceptible to erosion and drainage issues from stormwater draining to the alley from adjacent yards. This stormwater carries sediment and gravel from the alley into the street.

It is recommended that a concrete apron be constructed at each alley entrance to minimize the amount of gravel that enters the street and to provide a better outlet for stormwater as it drains from the alley. At this time, no other improvements are recommended.

## **2.2 Sidewalks**

The project area currently has a minor amount of sidewalk. On Fifth Street SE/NE, there is one block of sidewalk from the vacated railroad right-of-way to Oak Avenue SE on the east side of the road, and one block of sidewalk from Vine Avenue NE to Boulevard Avenue NE on the west side. On Elm Avenue SE, there is one-half block of sidewalk on both sides of the road extending east from Fifth Street SE. None of the existing sidewalk has a connection to a sidewalk network or destination.

It is proposed that sidewalk be constructed on both sides of Fifth Street SE/NE between Milwaukee Avenue SE and Mill Avenue NE. This sidewalk would complete a network connecting to sidewalk on the west side of Fifth Street SE/NE at Oak Avenue SE, Elm Avenue SE, Fir Avenue NE, and Boulevard Avenue NE. As this roadway can get up to 3,000 vehicles per day, it is important to separate pedestrian and vehicle uses.

Along with the connections to existing sidewalk, the sidewalk will also provide access to Seneca Foods, city parks, and the Tri-City United Elementary and Middle School.

The short sidewalk segments along the east side of Elm Avenue SE are proposed to be removed but not replaced.

## **2.3 Utilities**

City owned utilities (water main, sanitary sewer, and storm sewer) are proposed to be replaced within the project area. The exception is Fifth Street NE, north of Mill Avenue, which is not proposed to have any utility improvements as the road is not proposed to be reconstructed. See the Figures 3 through 8 at the end of the report for more details on the proposed improvements.

### **2.3.1 Water Main**

The city's water distribution system map shows the existing water mains in the project area to be 6-inch diameter pipe size, primarily cast iron, on Fifth Street SE/NE. The water main extends from Hickory Avenue on the north end to just north of Seneca Foods, at the former railroad right-of-way. The exception to this is between Oak Avenue SE and Elm Avenue SE, which has no water main.

Ash Avenue SE, Elm Avenue SE, and Oak Avenue SE are also served by 6-inch diameter water main, primarily cast iron. The exception is at the east end of each street where a 2003 utility project looped the water main with 8-inch polyvinyl chloride (PVC) pipe between Ash Avenue SE and Elm Avenue SE, and 12-inch PVC pipe between Elm Avenue SE and Oak Avenue SE.

Previous water main studies were used as a guide for the recommended improvements below. A previous study identified an outer water main loop along the east side of the project area for future expansion south and east of the City limits. After further review of the study, it was determined that Fifth Street SE/NE and Elm Avenue NE would work best as the trunk water main and could be connected to existing 12-inch water main on Boulevard Avenue and Mill Avenue NE, along with the existing 12-inch loop at the east ends of Elm Avenue SE and

Oak Avenue SE. This will serve much the existing south side of the City and allow for future east expansion. All other water main is proposed to be replaced with 8-inch diameter pipe. Hydrants and valves will be constructed throughout the project area, as needed.

Water system improvements would also include new water service connections made with 1-inch polyethylene pipe and curb stops extending to the right-of-way/property line. This pipe will also have tracer wire for locating, in the future.

### **2.3.2 Sanitary Sewer**

Most of the sanitary sewer main lines in the project area were previously televised. The televising reports and videos were used to determine condition and service locations. Some areas were not able to be televised due to obstructions in the pipe or other adverse conditions. As such, the exact location of sewer services may need to be verified in the field.

According to city records and televising reports, the existing sanitary sewer mains are 8-inch vitrified clay pipe (VCP). Most of the existing pipe had roots, crack and joint separation, settling, and infiltration problems. From past projects and experience, it is very likely that the existing VCP sanitary sewers would be damaged with the reconstruction of the streets and other utilities if the sewer mains were to remain in place. In addition, if the VCP mains were left in place, infiltration and root issues would continue. Lining the mains is often a feasible option to rehabilitate the existing VCP sewer mains; however, with the planned reconstruction of the streets, it is more cost effective and a better option to do an open cut replacement of the sanitary sewer mains. For the reasons described above, it is proposed that all sanitary sewer mains, sanitary sewer service lines (within the right-of-way), and manholes be replaced.

Where sanitary sewer main pipe is to be replaced, the new sanitary sewer will be constructed with PVC pipe. Most of this pipe is proposed to be 8-inch diameter, with the exception of Fifth Street SE/NE which will include both 10-inch and 12-inch diameter pipe, and Elm Avenue SE which will include 10-inch sanitary sewer. Sanitary sewer services will generally be replaced with 4-inch PVC pipe from the sanitary sewer main to the right-of-way/property line or utility easements, along with the installation of new water-tight PVC wye connections to the new main. (See Figures 3 through 8.)

### **2.3.3 Storm Sewer**

A 1996 drainage study was used as a guide for the proposed drainage improvements in the project area. Some of the recommendations outlined in the 1996 report were implemented in a storm sewer project circa 1997 in the alley west of Fourth Street, between Oak Avenue and Vine Avenue, (just to the west of the current project area). (See reference drawings in Appendix C.)

#### **2.3.3.1 Fifth Street SE/NE**

Existing storm sewer on Fifth Street SE/NE is primarily located north of Oak Avenue SE. This storm sewer drains toward an existing 48-inch storm sewer on Vine Avenue NE. This storm sewer then drains to County Ditch 49 and then to Rice Lake, east of the City. Much of the existing storm sewer is in poor condition and inadequate for the drainage area.

No storm sewer currently exists south of Oak Avenue SE. Most of the section of roadway is rural and runoff from the roadway drains toward ditches on either side. These ditches drain south toward TH 13, and then west toward County Ditch 22 on the west side of the City. One

centerline culvert crosses Fifth Street SE carrying drainage from a shallow swale, east of the roadway to the ditch on the west side.

All of the storm sewer along Fifth Street SE/NE, with the exception of the 48-inch storm sewer at Vine Avenue NE and the mill and overlay section north of Mill Avenue NE, is proposed to be removed and replaced. As the rural section of Fifth Street SE is proposed to be reconstructed as urban with curb and gutter on either side, storm sewer will need to be constructed between TH 13 and Oak Avenue SE to manage runoff along the roadway. Storm sewer improvements will include adequately sized pipe, new catch basins, and new manholes. Storm sewer will be sized for a 10-year design storm event and meet necessary State Aid design requirements.

Drainage along Fifth Street SE/NE will continue to drain in the same general pattern, with the most significant change being the change in conveyance from ditch flow to pipe flow south of Oak Avenue SE.

A stormwater treatment pond is proposed for construction east of Vine Avenue NE (see Figure 8). Due to the widening of Oak Avenue SE (rural section only) and the addition of sidewalk, the amount of impervious area will increase and likely require treatment to offset the additional volume of runoff, per Minnesota Pollution Control Agency (MPCA) requirements. The necessity of this pond will be further analyzed in final design, though it appears the additional impervious area will be greater than 1 acre. The pond may either be a retention or detention pond, depending on site constraints. The separation of much of the Fifth Street SE/NE storm sewer from the existing 48-inch storm sewer on Vine Avenue will free capacity and help alleviate other drainage issues west of the project area that are lower in elevation and have experienced some amounts of urban flooding in the past.

A drainage basin is also shown within Memorial Park (see Figure 4). Memorial Park often has drainage issues as the area is low, flat, and soils are saturated, resulting in minor ponding. The park primarily drains through small storm sewer or tile that eventually flows toward the west and County Ditch 22. The purpose of the drainage basin would be to manage some of the ponding and promote some amount of infiltration into the ground. An overflow point would also be provided, draining toward the proposed storm sewer on Fifth Street SE.

#### **2.3.3.2 Oak Avenue SE, Elm Avenue SE, Sixth Street SE, Seventh Street SE**

Currently, there is no storm sewer on Oak Avenue SE, Elm Avenue SE, Sixth Street SE, or Seventh Street SE. Runoff in this area primarily flows in the curb and gutter on either side of the street with a portion draining west toward storm sewer on Fifth Street SE or east toward a ditch along the vacated railroad right-of-way.

New storm sewer is proposed in the project area, though it is not possible to drain everything toward the larger storm sewer proposed along Fifth Street SE. A portion of this area, primarily west of Sixth Street SE, will be drained to new storm sewer on Elm Avenue and drain toward Fifth Street SE. Oak Avenue SE, east of Sixth Street SE, will drain toward catch basins and storm sewer at the end of the roadway. As there is no formalized storm sewer to connect to at this point, a drainage basin is proposed at the end of the dead end road, which will allow for construction of the catch basins and manage runoff before draining into the ditch along the vacated railroad right-of-way. Similarly, Elm Avenue SE, east of Sixth Street SE, will drain toward catch basins and storm sewer at the end of the roadway. This storm sewer would also drain toward a drainage basin before draining toward the ditch along the vacated railroad right-of-way.

### **2.3.3.3 Ash Avenue SE**

Currently, there is a limited amount of storm sewer on Ash Avenue SE. Two catch basins, located near the cul-de-sac at the end of the road, drain the entire roadway and discharge to a field north of the roadway. It is proposed to eliminate the existing outlet point and instead drain the roadway toward the proposed storm sewer on Fifth Street SE.

## **2.4 Trees**

Because of the expansion of sidewalk to both sides, construction of utilities, and depth of excavation along Fifth Street SE/NE, a significant number of trees are anticipated for removal. For this reason, an arborist was consulted and a full inventory of trees within the right-of-way was created. The arborist reviewed the current condition of each tree and whether or not it might survive construction. A summary copy of this report is in Appendix D. The full report and the engineer's review is available at the engineer's office. From this report and SEH's review of the proposed construction, it is anticipated that approximately 75 trees will be removed as part of the project.

Our recommendation would be to only remove trees that would not survive construction or may be affected by disease or previous damage. Some trimming is also anticipated for trees near the right-of-way that would obstruct the proposed sidewalk or other improvements. Some more valuable trees within the right-of-way that could possibly be kept with diversion of the sidewalk will be looked at separately and adjacent homeowners will be contacted for possible easements.

As part of the project, a number of boulevard trees will be planted between the sidewalk and curb to make up for the loss of trees. An appropriate variety of trees for a boulevard will be chosen during final design.

## **2.5 Decorative Lighting**

Decorative lighting is proposed to replace the existing lighting at the intersections along Fifth Street and to provide security lighting along the proposed sidewalks. Decorative lighting is proposed only along Fifth Street SE/NE as part of the County's share of the project.

## **2.6 Right-of-Way/Easements**

Right-of-way on Fifth Street SE/NE is 66 feet wide. With the proposed typical section (see Figure 2), there will be approximately 16 inches from the back of sidewalk to the right-of-way.

Right-of-way on Oak Avenue SE, Elm Avenue SE, Ash Avenue SE, Sixth Street SE, and Seventh Street SE is 60 feet wide. The proposed street widths vary, but fit entirely within the existing right-of-way with approximately 13 feet to 15 feet of boulevard between the back-of-curb to the right-of-way.

Some additional information is needed as it pertains to the right-of-way for Seventh Avenue SE and for the cul-de-sac at the end of Ash Avenue SE. A permanent roadway easement will be necessary for the cul-de-sac at the end of Ash Street SE. Permanent easements will be necessary for the cul-de-sac at the end of Seventh Street SE, with the majority of the cul-de-sac proposed on City property.

As the project proceeds into detailed final design, there may be additional right-of-way, permanent easement, and/or temporary easement needs that may be identified. We will be

contacting residents on a case by case basis that are involved with additional right-of-way, permanent easement, and temporary easements needs within the project.

### 3.0 Required Permits and Approvals

- Minnesota Department of Transportation Right-of-Way Permit (TH 21)
- Minnesota Department of Health - Water Main
- Minnesota Pollution Control Agency - NPDES General Stormwater Permit

### 4.0 Cost Estimates

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, and engineering (23 percent).

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

Street Improvements	\$4,024,361
Sanitary Sewer Improvements	\$528,524
Water Main Improvements	\$659,594
Storm Sewer Improvements	<u>\$661,123</u>
Total Estimated Project Cost*	\$5,927,602

\*The estimated project cost includes estimated construction costs, plus a 10 percent contingency, plus 23 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).

### 5.0 Proposed Assessments and Project Financing

As the project is being funded by both Le Sueur County and the City of Montgomery, a cost split for what is considered a County improvement and what is considered a City improvement was determined.

The County's share includes most items related to street improvements, lighting, sidewalk, turf restoration, and storm sewer on Fifth Street SE/NE, which is a county state aid road. As such, it is eligible for State Aid funding, which will cover the County's share of the project.

The remainder of the project, which includes city-owned utilities and street improvements to the local streets are the responsibility of the City. Based on the City of Montgomery's Assessment Policy for Street and Utility Improvements, the City's share of the project will be funded in part through assessments to the benefiting properties with the balance of costs paid from sewer and water utility funds, as well as general tax levy.

The City's assessment policy for this project, along with the list of the recommended 2014 assessment rates, is included in Appendix B. The current assessment rates and policy were presented to residents during the neighborhood meetings.

A preliminary estimate of anticipated revenue from street and utility assessments has been included in Appendix B.

The Estimated Project Financing is outlined below:

CSAH Funds (County)	\$3,384,098	57.1%
Sanitary Sewer Utility	\$490,524	8.3%
Water Utility	\$552,794	9.3%
Assessments	\$1,284,218	21.7%
General Levy	<u>\$215,968</u>	<u>3.6%</u>
Total	\$5,927,602	100.0%

\*Assessments for sanitary sewer services and water services are 100 percent of the project cost for sewer and water services.

Project Contribution Summary:

Le Sueur County Contributions	\$3,384,098	57.1%
City of Montgomery Contributions	\$1,259,286	21.2%
Neighborhood Contributions	<u>\$1,284,218</u>	<u>21.7%</u>
Total	\$5,927,602	100.0%

## 6.0 Project Schedule

Task	Date
Hold Neighborhood Meeting	Tuesday, March 11, 2014 (Complete) Tuesday, April 22, 2014 (Complete)
Present Feasibility Study to Council & Order Public Hearing	Monday, May 8, 2014* (Special Meeting)
Hold Public Hearing/Council Orders Improvement	Monday, May 22, 2014*
Le Sueur County Considers Eng. Design Proposal	Tuesday, May 27, 2014**
Begin Final Design, Plans and Specifications	June through September, 2014
Neighborhood Design Review Open House	October 2014
County and MnDOT State Aid Review	October 2014
Present Final Plans and Specifications/Council Authorizes Advertisement for Bids	December 1, 2014*
Advertising for Bids	December 2014-January 2015
Bid Opening	Friday, February 6, 2015
Declare Costs to Assess and Order Assessment Roll/Hearing	Friday, January 20, 2015*

Task	Date
Assessment Hearing/City Council Awards Bids	Monday, February 16, 2015*
Le Sueur County Board Awards Bids	Tuesday, February 17, 2015**
30 Day Assessment Period Ends	March 18, 2015
Assessments Levied to County	April 2015
Primary Construction	April through November, 2015
Final Paving/Punch List/Warranty Work	May through July, 2016
Final Acceptance of Project	Fall 2016

\*Milestones where City Council Actions are required.

\*\*Milestones where County Board Actions are required.

## 7.0 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 and County's infrastructure.
3. The project is cost-effective when all related costs are considered - public and private.

We recommend the following:

1. Accept this feasibility report and order a public hearing to be held as soon as possible.
2. After holding the public hearing, the city council should consider ordering the improvement and authorizing the preparation of plans and specifications.
3. The cost of the improvements will be recovered through assessments to the benefitted properties and through various other City and County contributions.

## 8.0 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

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## Figures

Figure 1 – Title Sheet

Figure 2 – Typical Sections

Figure 3 – Details

Figure 4 – Aerial Map - Fifth Street

Figure 5 – Aerial Map - Fifth Street

Figure 6 – Aerial Map - Fifth Street

Figure 7 – Aerial Map - Oak Avenue, Elm Avenue, and Sixth Street

Figure 8 – Aerial Map - Ash Avenue and Pond

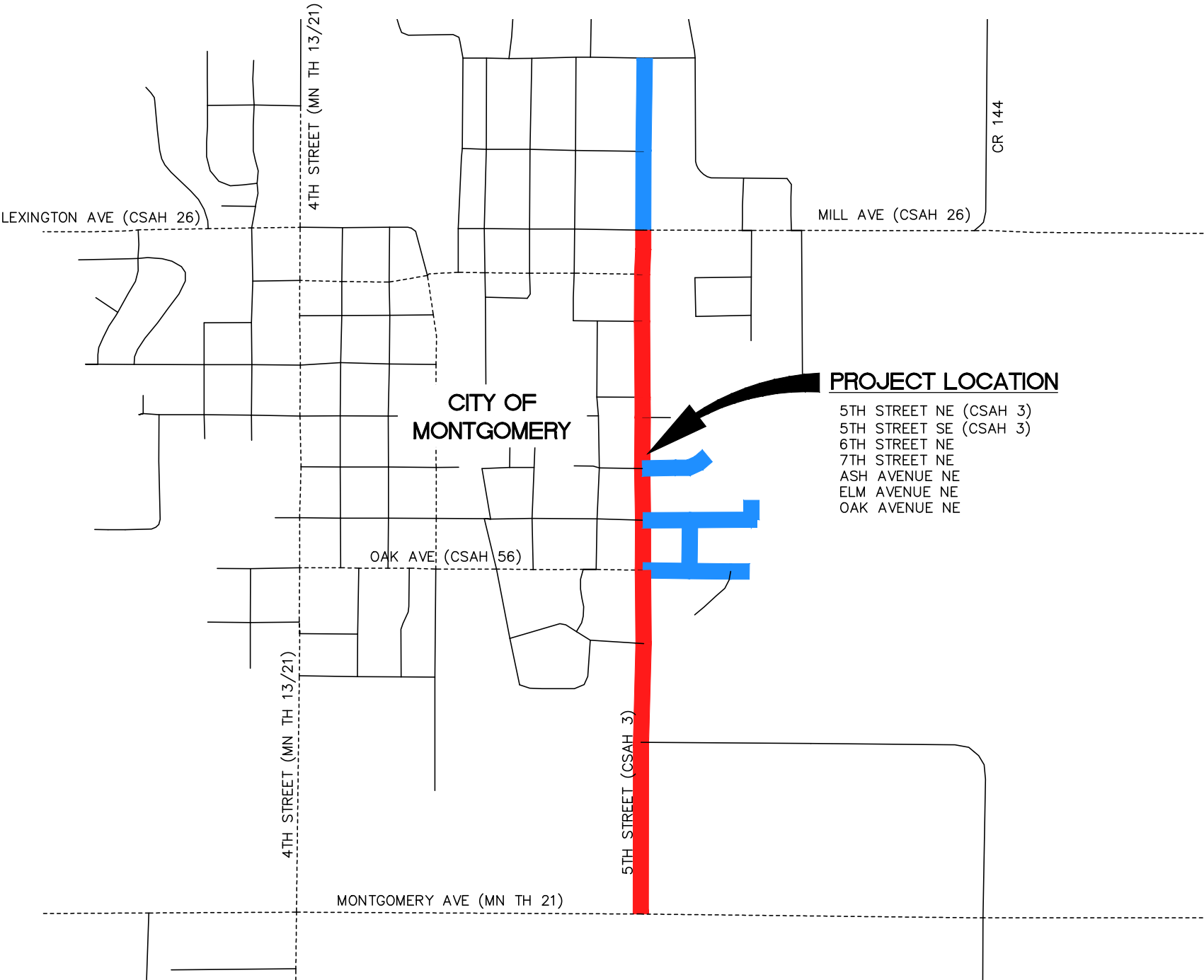
# 5TH STREET (CSAH 3) AREA IMPROVEMENTS PROJECT

## MONTGOMERY, MINNESOTA

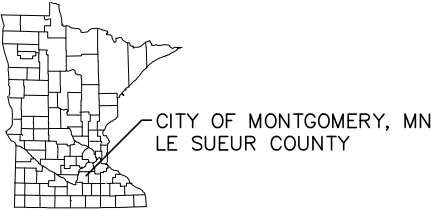
### FEASIBILITY REPORT

CITY OFFICIALS

MAYOR                   JEAN KEOGH  
ADMINISTRATOR       BRIAN HECK  
COUNCIL PERSONS      JIM MLADEK  
                              TIM SIEBSEN  
                              BOB TARABA  
                              BILL WENCL  
  
ENGINEER               CHRIS CAVETT  
ATTORNEY               TIMOTHY WARNEMUNDE



LOCATION MAP



FEASIBILITY STUDY



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IMPROVEMENTS PROJECT  
MONTGOMERY, MINNESOTA

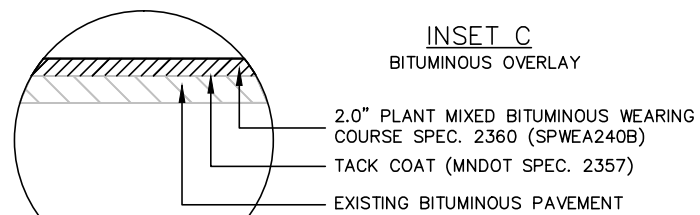
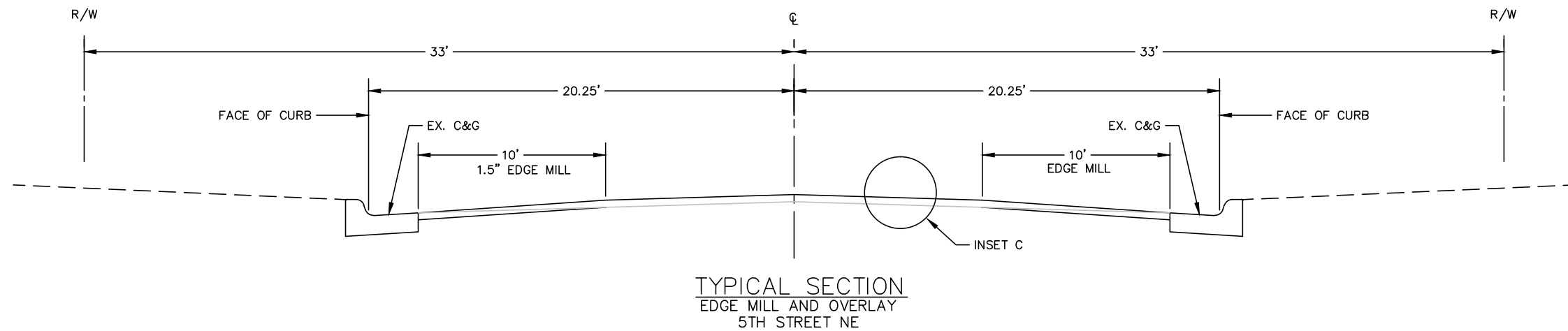
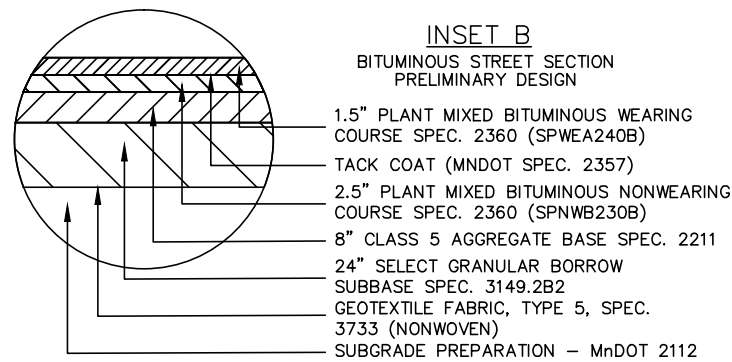
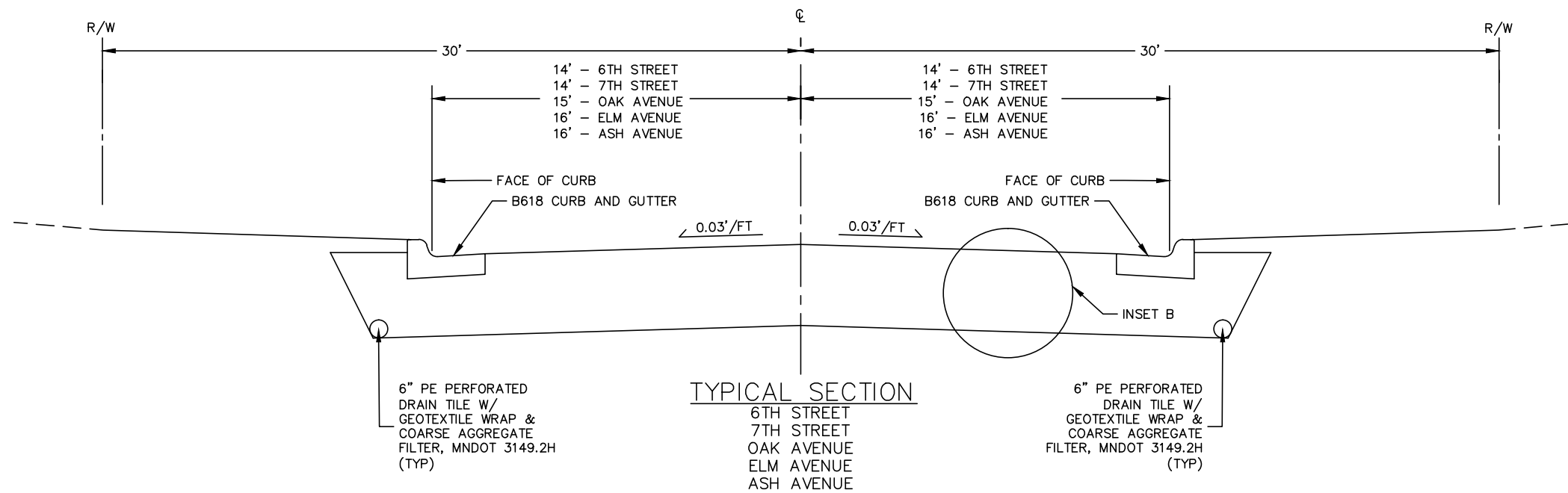
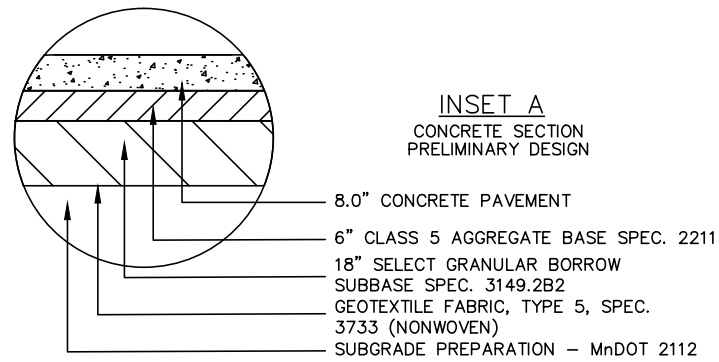
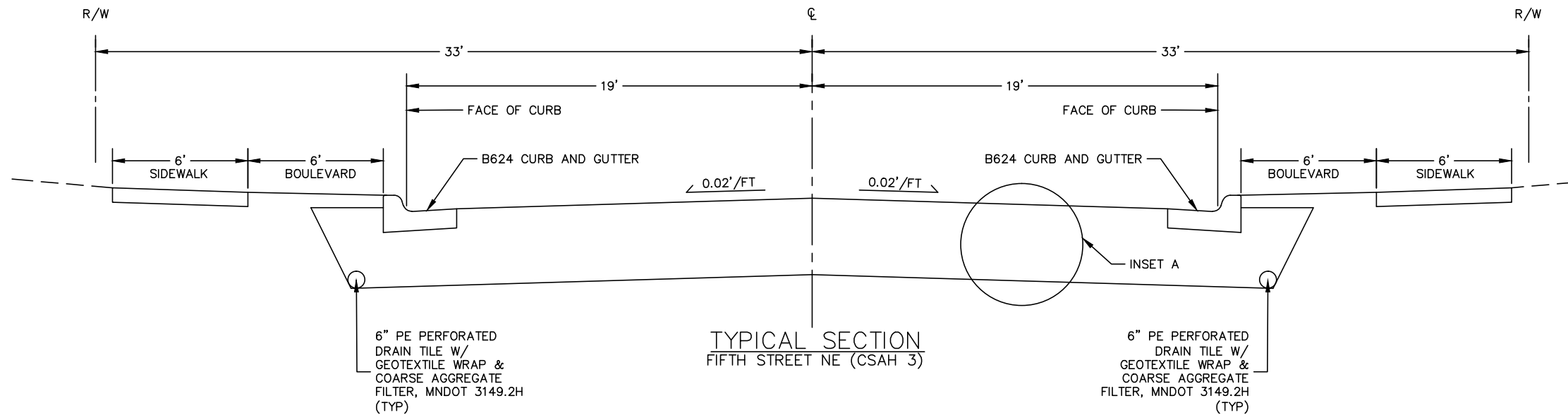
TITLE SHEET

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FIGURE  
1

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NOTE:  
PAVEMENT SECTIONS ARE PRELIMINARY ONLY. FINAL  
PAVEMENT SECTIONS TO BE DETERMINED AFTER  
COMPLETION OF GEOTECHNICAL REVIEW OF EXISTING  
SOIL CONDITIONS.

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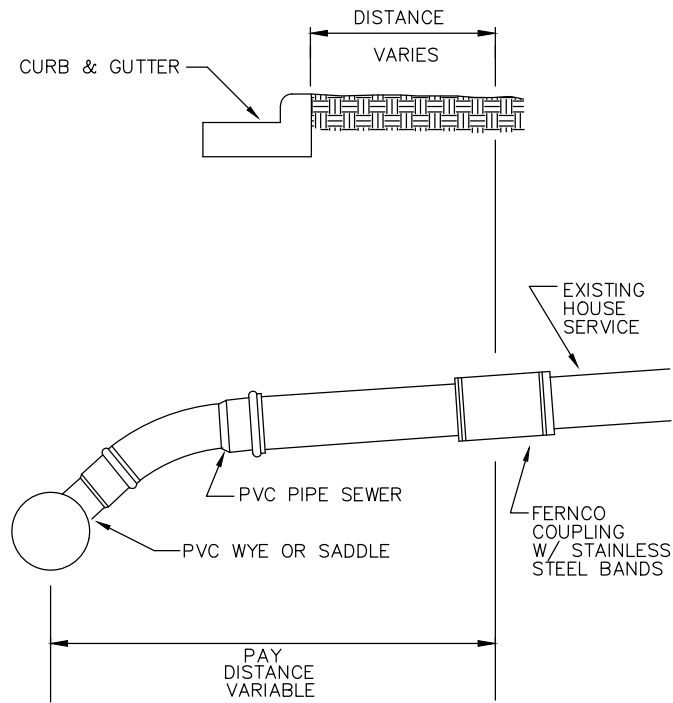
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MONTGOMERY, MINNESOTA

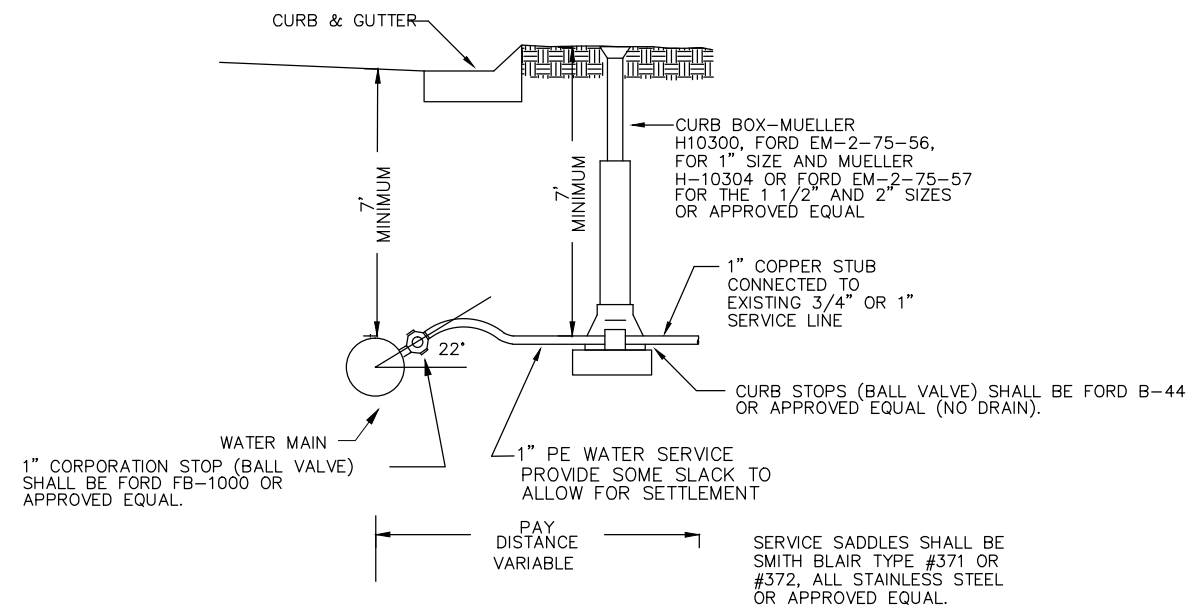
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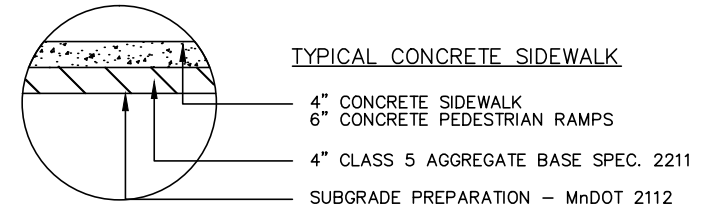
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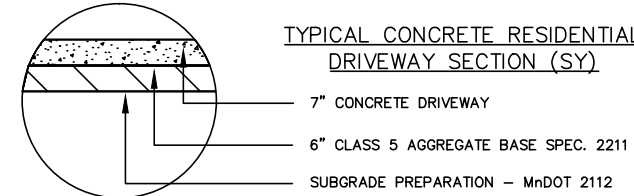
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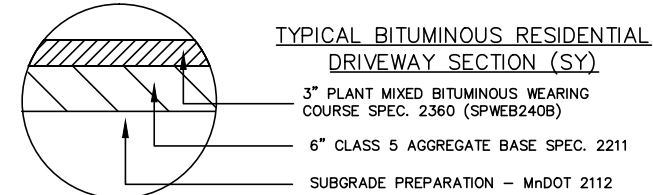
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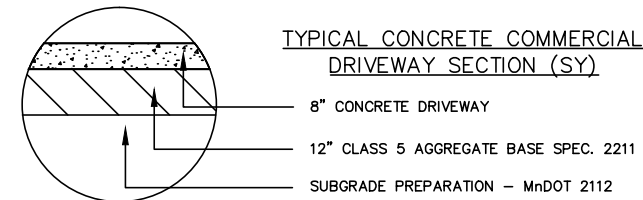
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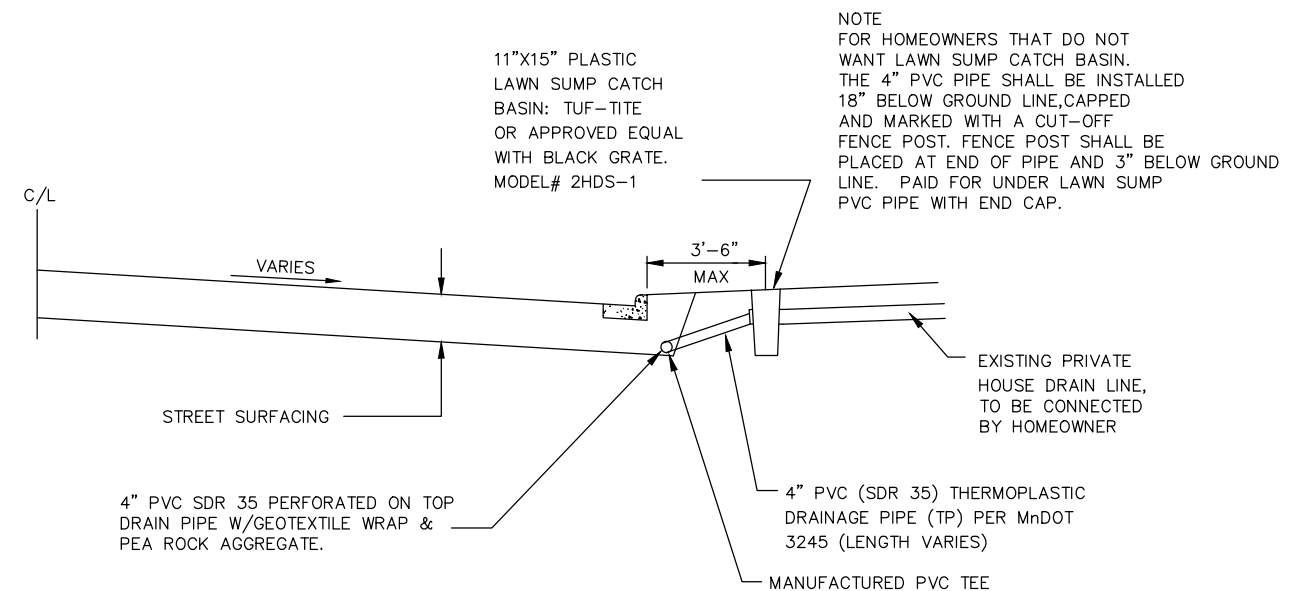
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TYPICAL BITUMINOUS RESIDENTIAL DRIVEWAY SECTION (SY)



TYPICAL CONCRETE COMMERCIAL DRIVEWAY SECTION (SY)



TYPICAL LAWN SUMP CATCH BASIN UNIT

NO SCALE

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MONTGOMERY, MINNESOTA

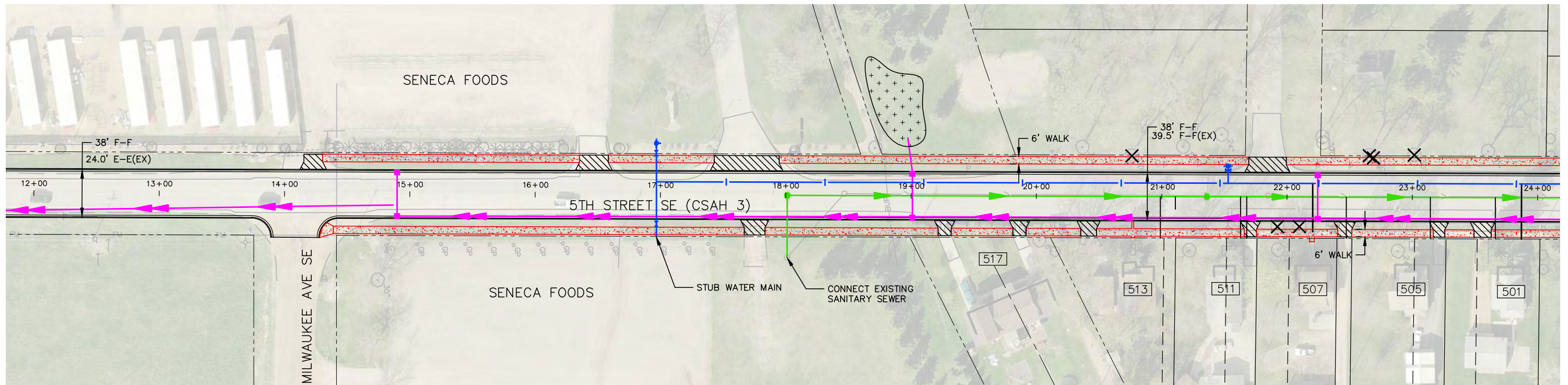
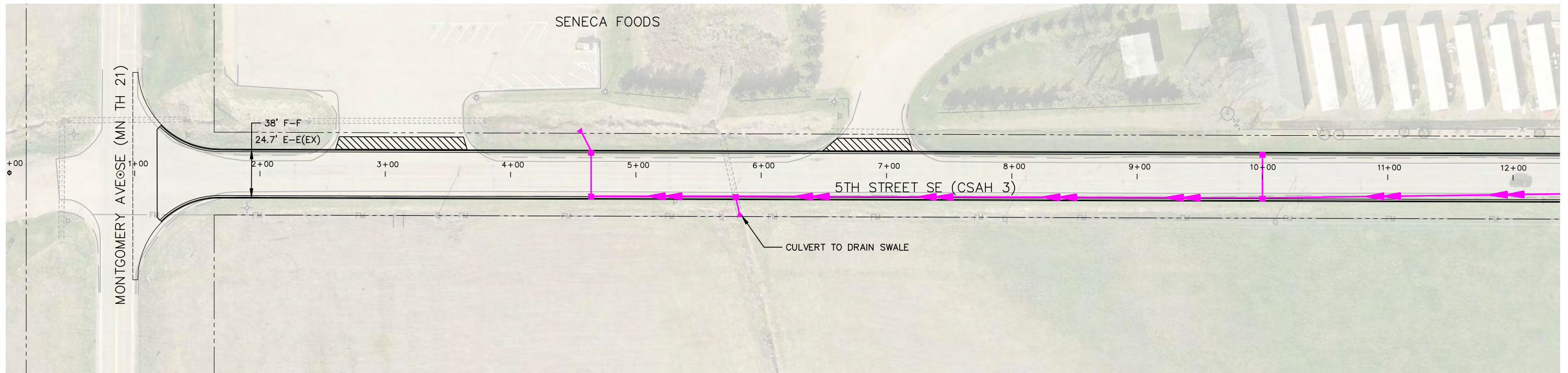
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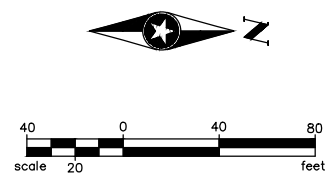
FIGURE  
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- LEGEND**
- PROPOSED SANITARY SEWER
  - PROPOSED WATER MAIN
  - PROPOSED STORM SEWER
  - PROPOSED B618 C&G
  - PROPOSED SIDEWALK
  - PROPOSED DRIVEWAY



NOTE:  
FINAL LOCATION OF UNDERGROUND UTILITIES AND ROAD ELEMENTS TO  
BE DETERMINED DURING THE FINAL DESIGN STAGE OF THE PROJECT.

STREET DIMENSIONS ARE NOTED AS FACE-OF-CURB TO  
FACE-OF-CURB (F-F)

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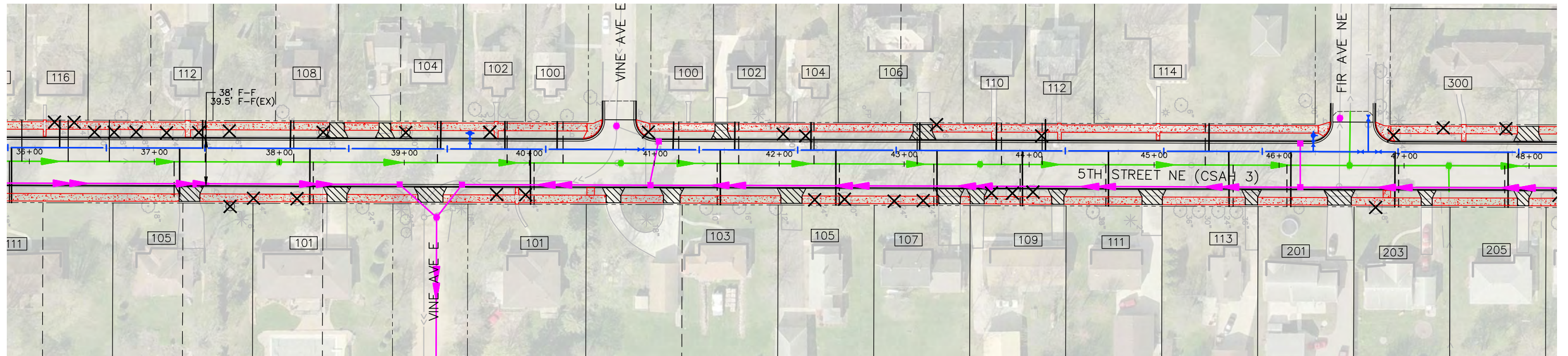
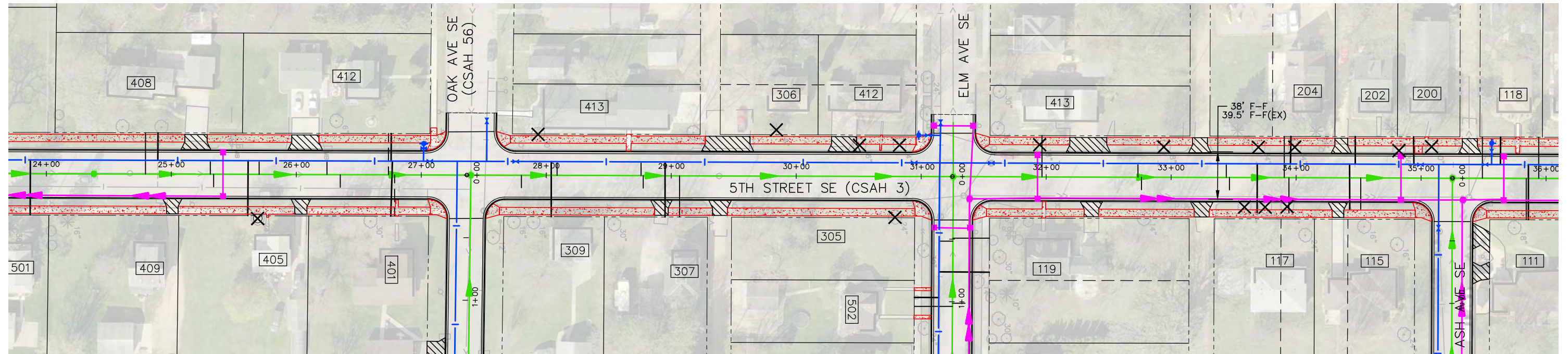
**5TH STREET (CSAH 3) AREA  
IMPROVEMENTS PROJECT**  
MONTGOMERY, MINNESOTA







**PROPOSED STREET AND  
UTILITY IMPROVEMENTS**

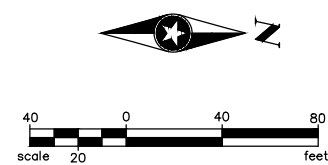
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**FIGURE  
4**

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- LEGEND**
-  PROPOSED SANITARY SEWER
  -  PROPOSED WATER MAIN
  -  PROPOSED STORM SEWER
  -  PROPOSED B618 C&G
  -  PROPOSED SIDEWALK
  -  PROPOSED DRIVEWAY



**NOTE:**  
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STREET DIMENSIONS ARE NOTED AS FACE-OF-CURB TO FACE-OF-CURB (F-F)

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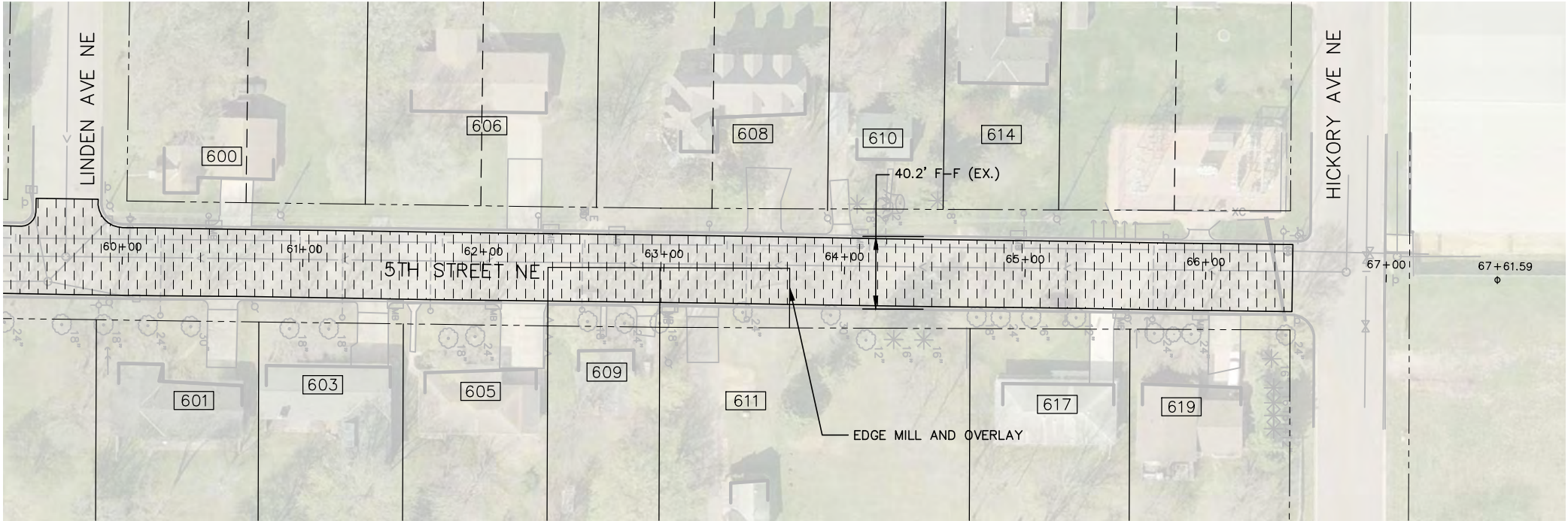
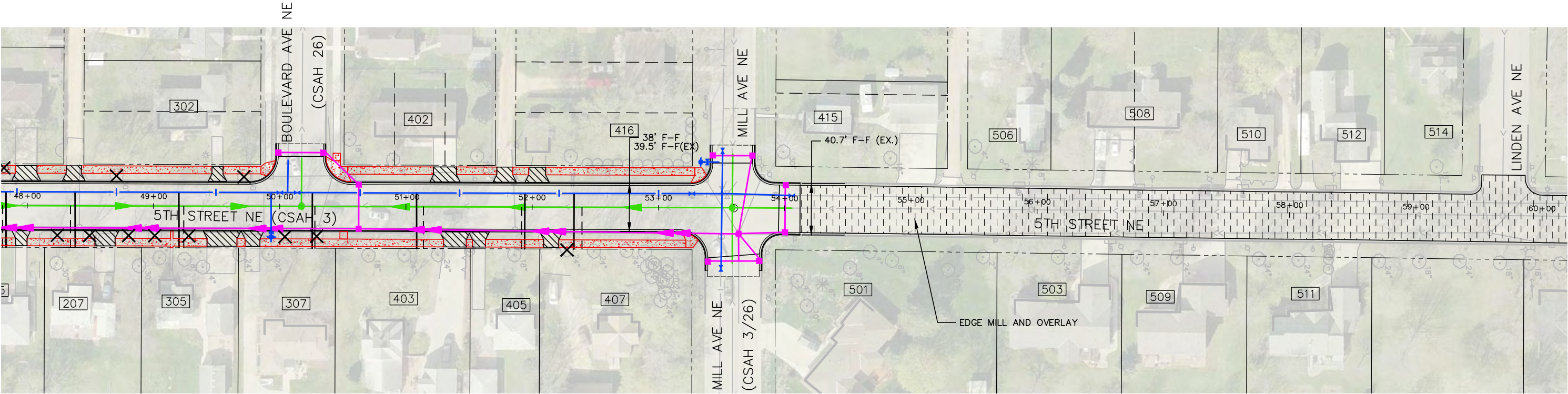
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IMPROVEMENTS PROJECT**  
MONTGOMERY, MINNESOTA

**PROPOSED STREET AND  
UTILITY IMPROVEMENTS**

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**FIGURE  
5**

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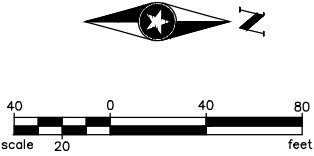


LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED B618 C&G
- PROPOSED SIDEWALK
- PROPOSED DRIVEWAY
- EDGE MILL AND OVERLAY

NOTE:  
FINAL LOCATION OF UNDERGROUND UTILITIES AND ROAD ELEMENTS TO  
BE DETERMINED DURING THE FINAL DESIGN STAGE OF THE PROJECT.

STREET DIMENSIONS ARE NOTED AS FACE-OF-CURB TO  
FACE-OF-CURB (F-F)



FEASIBILITY STUDY



5TH STREET (CSAH 3) AREA  
IMPROVEMENTS PROJECT  
MONTGOMERY, MINNESOTA

PROPOSED STREET AND  
UTILITY IMPROVEMENTS

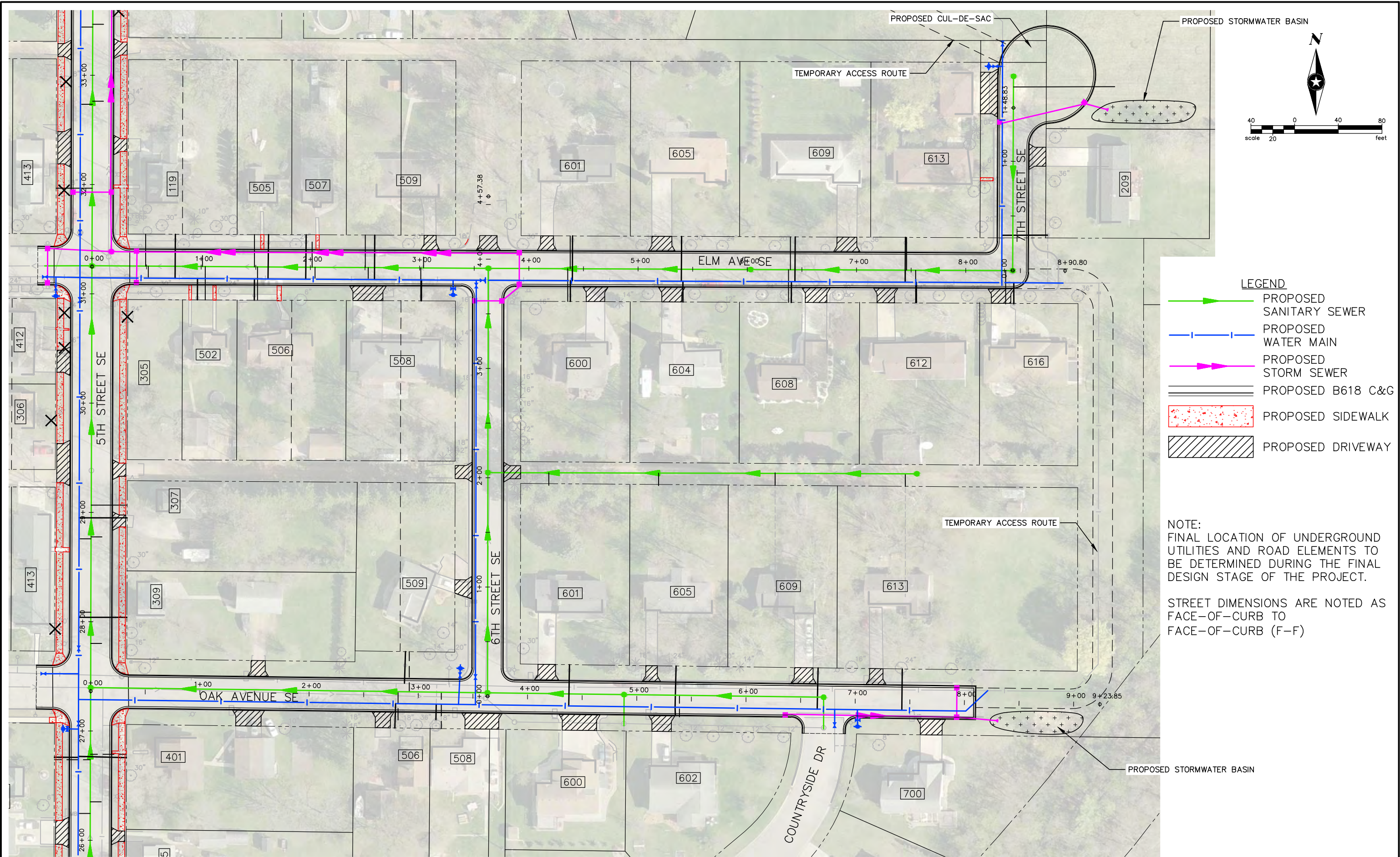
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FIGURE  
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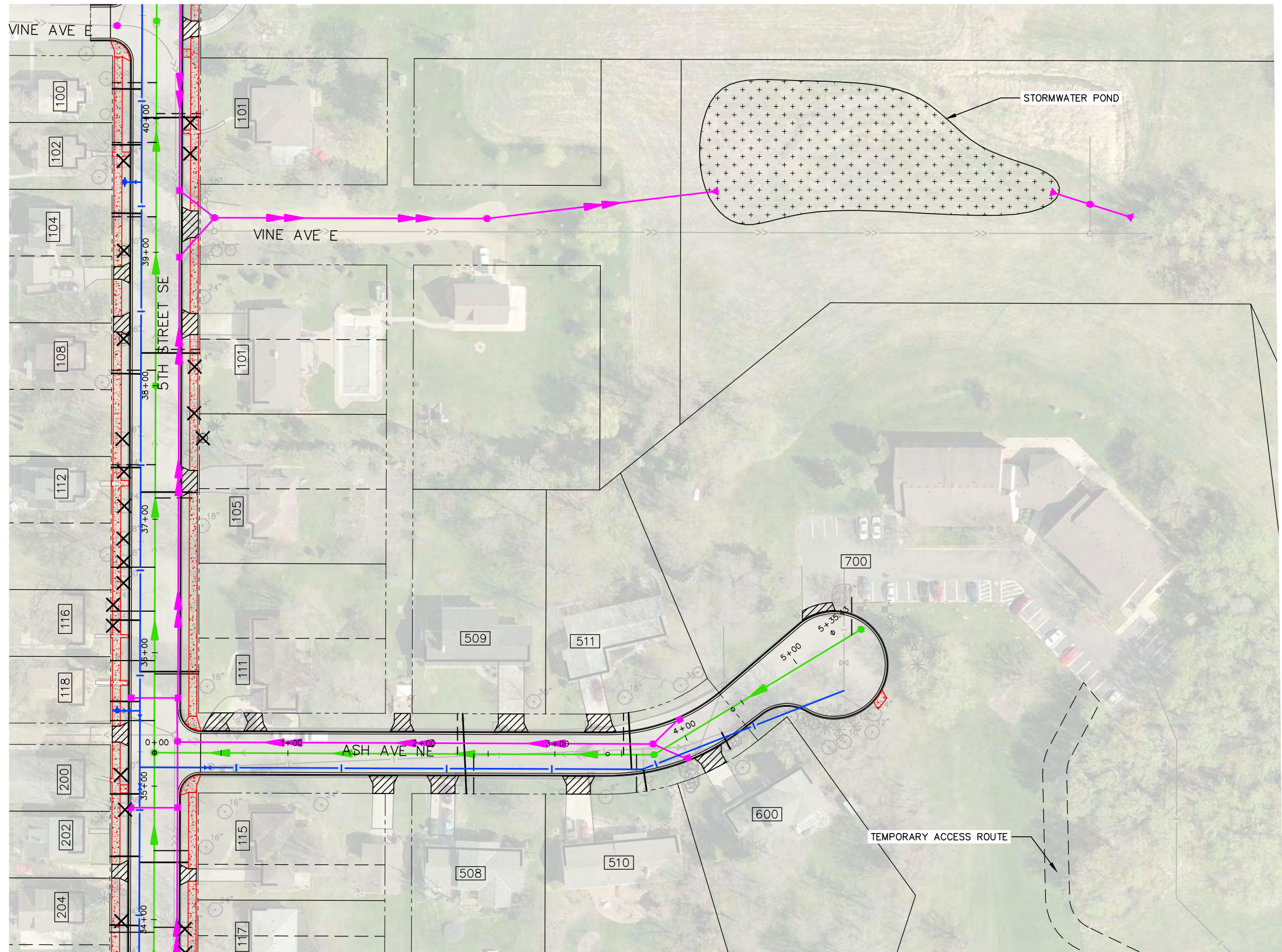
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IMPROVEMENTS PROJECT  
MONTGOMERY, MINNESOTA

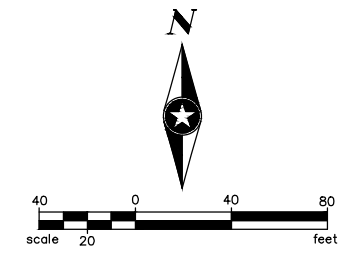
PROPOSED STREET AND  
UTILITY IMPROVEMENTS

FILE NO.  
LESUR 125487

FIGURE  
7



- LEGEND**
- ▶— PROPOSED SANITARY SEWER
  - |—|— PROPOSED WATER MAIN
  - ▶▶— PROPOSED STORM SEWER
  - ==== PROPOSED B618 C&G
  - PROPOSED SIDEWALK
  - PROPOSED DRIVEWAY



NOTE:  
FINAL LOCATION OF UNDERGROUND UTILITIES AND ROAD ELEMENTS TO BE DETERMINED DURING THE FINAL DESIGN STAGE OF THE PROJECT.

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<h2 style="margin: 0;">FEASIBILITY STUDY</h2>	 <small>PHONE: 507.388.1989 12 CIVIC CENTER PLAZA SUITE 2088 MANKATO, MN 56001-7787 www.sehinc.com</small>	<b>5TH STREET (CSAH 3) AREA IMPROVEMENTS PROJECT</b> MONTGOMERY, MINNESOTA	<b>PROPOSED STREET AND UTILITY IMPROVEMENTS</b>	<small>FILE NO. LESUR 125487</small>	<b>FIGURE 8</b>
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# Appendix A

## Detailed Cost Estimate

FEASIBILITY STUDY - ESTIMATE OF PROBABLE COSTS  
FIFTH STREET (CSAH 3) AREA STREET AND UTILITY PROJECT  
MONTGOMERY, MINNESOTA  
SEH NO. LESUR 125487  
MAY 8, 2014

				PROJECT TOTAL		Participating				Non-Participating		Non-Participating	
						SAP XX-XXX-XX				City of Montgomery BASE PROJECT		City of Montgomery ALTERNATE	
						Street		Storm Sewer		Street & Utilities		Mill and Overlay	
Item No.	Item Description	Unit	Unit Price	Est. Qty.	Est. Cost	Est. Qty.	Est. Cost	Est. Qty.	Est. Cost	Est. Qty.	Est. Cost	Est. Qty.	Est. Cost
Street, Curb and Gutter, Drainage Pipe, Driveways													
2021.501	Mobilization	LS	\$ 100,000.00	1.00	\$ 100,000	0.50	\$ 50,000	0.08	\$ 8,000	0.4	\$ 40,000	0.02	\$ 2,000
2101.502	Clearing	Each	\$ 350.00	65	\$ 22,750	65	\$ 22,750	-	\$ -	-	\$ -	-	\$ -
2101.502	Grubbing	Each	\$ 200.00	65	\$ 13,000	65	\$ 13,000	-	\$ -	-	\$ -	-	\$ -
2104.501	Remove Concrete Curb and Gutter	L.F.	\$ 2.00	12,370	\$ 24,740	6,973	\$ 13,946	-	\$ -	5,197	\$ 10,394	200	\$ 400
2104.505	Remove Concrete Walk	S.Y.	\$ 4.00	1,012	\$ 4,048	812	\$ 3,248	-	\$ -	200	\$ 800	-	\$ -
2104.505	Remove Bituminous Surface (P)	S.Y.	\$ 1.80	30,867	\$ 55,560	21,330	\$ 38,394	-	\$ -	9,337	\$ 16,806	200	\$ 360
2104.505	Remove Driveway Pavement	S.Y.	\$ 3.00	2,317	\$ 6,951	1,252	\$ 3,756	-	\$ -	1,065	\$ 3,195	-	\$ -
2104.513	Sawing Bituminous Pavement	L.F.	\$ 2.50	320	\$ 800	320	\$ 800	-	\$ -	-	\$ -	-	\$ -
2105.501	Common Excavation (P)	C.Y.	\$ 8.00	35,279	\$ 282,234	24,515	\$ 196,120	-	\$ -	10,764	\$ 86,114	-	\$ -
2105.507	Subgrade Excavation	C.Y.	\$ 9.00	700	\$ 6,300	500	\$ 4,500	-	\$ -	200	\$ 1,800	-	\$ -
2105.522	Select Granular Borrow (CV) (P)	C.Y.	\$ 15.00	20,799	\$ 311,981	13,139	\$ 197,085	-	\$ -	7,660	\$ 114,896	-	\$ -
2105.604	Geotextile Fabric, Type V, Woven	S.Y.	\$ 1.50	37,448	\$ 56,171	25,958	\$ 38,937	-	\$ -	11,490	\$ 17,234	-	\$ -
2118.501	Aggregate Surfacing, Class 5 (Temporary)	Ton	\$ 13.00	1,440	\$ 18,720	500	\$ 6,500	-	\$ -	940	\$ 12,220	-	\$ -
2118.501	Aggregate Surfacing, Class 5 (Regrade Driveways)	Ton	\$ 16.00	175	\$ 2,800	150	\$ 2,400	-	\$ -	25	\$ 400	-	\$ -
2123.610	Street Sweeper (With Pickup Broom)	Hour	\$ 150.00	60	\$ 9,000	40	\$ 6,000	-	\$ -	20	\$ 3,000	-	\$ -
2130.501	Water (For Dust Control)	Mgal	\$ 60.00	135	\$ 8,100	100	\$ 6,000	-	\$ -	35	\$ 2,100	-	\$ -
2211.503	Aggregate Base, Class 5 (CV) (P)	C.Y.	\$ 22.00	7,384	\$ 162,437	4,469	\$ 98,318	-	\$ -	2,915	\$ 64,119	-	\$ -
2232.501	Mill Bituminous Surface	S.Y.	\$ 2.00	2,872	\$ 5,744	50	\$ 100	-	\$ -	-	\$ -	2,822	\$ 5,644
2301.545	Concrete Coring	Each	\$ 75.00	25	\$ 1,875	25	\$ 1,875	-	\$ -	-	\$ -	-	\$ -
2301.604	Concrete Pavement (8.0")	S.Y.	\$ 36.00	18,700	\$ 673,200	18,700	\$ 673,200	-	\$ -	-	\$ -	-	\$ -
2331.603	Sawed/Sealed Joint (Bituminous)	L.F.	\$ 3.75	2,734	\$ 10,253	-	\$ -	-	\$ -	2,734	\$ 10,253	-	\$ -
2357.502	Bituminous Material For Tack Coat (CSS-1H)	Gal.	\$ 4.00	1,115	\$ 4,460	35	\$ 140	-	\$ -	553	\$ 2,214	527	\$ 2,107
2360.501	Type SP 9.5 Wearing Course Mix (2,B) (SPWEA240B)	Ton	\$ 75.00	1,813	\$ 135,968	108	\$ 8,100	-	\$ -	930	\$ 69,758	775	\$ 58,110
2360.501	Type SP 12.5 Non-wearing Course Mix (2,B) (SPNWB230B)	Ton	\$ 70.00	1,432	\$ 100,206	48	\$ 3,360	-	\$ -	1,384	\$ 96,846	-	\$ -
2411.507	Concrete Steps	Each	\$ 250.00	8	\$ 2,000	8	\$ 2,000	-	\$ -	-	\$ -	-	\$ -
2451.505	Aggregate Backfill (CV)	C.Y.	\$ 14.00	700	\$ 9,800	500	\$ 7,000	-	\$ -	200	\$ 2,800	-	\$ -
2502.521	6" PVC SDR 35 Pipe Drain w/Geotextile Wrap and Aggregate Material	L.F.	\$ 6.00	16,068	\$ 96,408	10,600	\$ 63,600	-	\$ -	5,468	\$ 32,808	-	\$ -
2502.602	Sump Pump Service Lines	Each	\$ 190.00	93	\$ 17,670	60	\$ 11,400	-	\$ -	33	\$ 6,270	-	\$ -
2521.501	4" Concrete Walk w/4" Aggregate Base	S.F.	\$ 3.75	39,937	\$ 149,764	39,687	\$ 148,826	-	\$ -	250	\$ 938	-	\$ -
2521.501	6" Concrete Walk (Pedestrian Ramp) w/4" Aggregate Base	S.F.	\$ 7.00	2,505	\$ 17,535	2,205	\$ 15,435	-	\$ -	300	\$ 2,100	-	\$ -
2531.501	Concrete Curb & Gutter, Design B618	L.F.	\$ 11.50	5,868	\$ 67,482	200	\$ 2,300	-	\$ -	5,468	\$ 62,882	200	\$ 2,300
2531.501	Concrete Curb & Gutter, Design B624	L.F.	\$ 13.00	10,400	\$ 135,200	10,400	\$ 135,200	-	\$ -	-	\$ -	-	\$ -
2531.507	7" Concrete Driveway Pavement w/6" Aggregate Base (Residential)	S.Y.	\$ 47.00	2,317	\$ 108,899	1,252	\$ 58,844	-	\$ -	1,065	\$ 50,055	-	\$ -
2531.507	8" Concrete Driveway Pavement w/12" Aggregate Base (Commercial)	S.Y.	\$ 60.00	370	\$ 22,200	353	\$ 21,180	-	\$ -	17	\$ 1,020	-	\$ -
2531.618	Truncated Domes	S.F.	\$ 40.00	350	\$ 14,000	310	\$ 12,400	-	\$ -	40	\$ 1,600	-	\$ -
2540.602	Mail Box Support (Single)	Each	\$ 150.00	15	\$ 2,250	10	\$ 1,500	-	\$ -	5	\$ 750	-	\$ -
2563.601	Traffic Control	L.S.	\$ 20,000.00	1.0	\$ 20,000	0.50	\$ 10,000	0.08	\$ 1,600	0.40	\$ 8,000	0.02	\$ 400
2564.531	Sign Panels Type C	S.F.	\$ 35.00	215	\$ 7,525	180	\$ 6,300	-	\$ -	35	\$ 1,225	-	\$ -
2571.503	Deciduous Tree	Tree	\$ 200.00	130	\$ 26,000	130	\$ 26,000	-	\$ -	-	\$ -	-	\$ -
2573.602	Temporary Rock Construction Entrance	Each	\$ 650.00	13	\$ 8,450	10	\$ 6,500	-	\$ -	3	\$ 1,950	-	\$ -
2575.505	Sodding, Type Lawn, w/4" Topsoil	S.Y.	\$ 5.50	8,667	\$ 47,669	8,667	\$ 47,669	-	\$ -	-	\$ -	-	\$ -
2575.604	Turf Restoration w/Topsoil (Seeding)	S.Y.	\$ 3.25	7,017	\$ 22,805	4,167	\$ 13,543	-	\$ -	2,800	\$ 9,100	50	\$ 163
2582.502	4" Solid Line White-Epoxy (Ground In)	L.F.	\$ 0.85	10,400	\$ 8,840	10,400	\$ 8,840	-	\$ -	-	\$ -	-	\$ -
2582.502	4" Double Solid Line Yellow-Epoxy (Ground In)	L.F.	\$ 1.80	5,200	\$ 9,360	5,200	\$ 9,360	-	\$ -	-	\$ -	-	\$ -
2582.502	12" Solid Line White-Epoxy Crosswalk (Ground In)	L.F.	\$ 4.00	1,070	\$ 4,280	1,070	\$ 4,280	-	\$ -	-	\$ -	-	\$ -
Street, Curb and Gutter, Drainage Pipe, Driveways Subtotal				\$	2,815,435	\$	2,000,706	\$	9,600	\$	733,646	\$	71,484
Storm Sewer													
2104.501	Remove Pipe Sewer (Storm)	L.F.	\$ 4.00	2,640	\$ 10,560	-	\$ -	2,540	\$ 10,160	100	\$ 400	-	\$ -
2104.509	Remove Catch Basin	Each	\$ 200.00	17	\$ 3,400	-	\$ -	15	\$ 3,000	2	\$ 400	-	\$ -
2104.509	Remove Manhole (Storm)	Each	\$ 225.00	8	\$ 1,800	-	\$ -	8	\$ 1,800	-	\$ -	-	\$ -
2105.601	Stormwater Drainage Basin	Each	\$ 6,000.00	3	\$ 18,000	-	\$ -	-	\$ -	3	\$ 18,000	-	\$ -
2105.601	Stormwater Pond	Each	\$ 40,000.00	1	\$ 40,000	-	\$ -	1	\$ 40,000	-	\$ -	-	\$ -
2501.515	15" RC Pipe Apron	Each	\$ 500.00	4	\$ 2,000	-	\$ -	1	\$ 500	3	\$ 1,500	-	\$ -
2501.515	36" RC Pipe Apron	Each	\$ 1,400.00	2	\$ 2,800	-	\$ -	2	\$ 2,800	-	\$ -	-	\$ -
2501.515	48" RC Pipe Apron	Each	\$ 1,800.00	2	\$ 3,600	-	\$ -	-	\$ -	2	\$ 3,600	-	\$ -
2503.541	12" RC Pipe Sewer Design 3006 CI V	L.F.	\$ 31.00	1,010	\$ 31,310	-	\$ -	605	\$ 18,755	405	\$ 12,555	-	\$ -
2503.541	15" RC Pipe Sewer Design 3006 CI V	L.F.	\$ 33.00	1,470	\$ 48,510	-	\$ -	580	\$ 19,140	890	\$ 29,370	-	\$ -
2503.541	18" RC Pipe Sewer Design 3006 CI III	L.F.	\$ 36.00	1,430	\$ 51,480	-	\$ -	1,430	\$ 51,480	-	\$ -	-	\$ -
2503.541	24" RC Pipe Sewer Design 3006 CI III	L.F.	\$ 40.00	2,250	\$ 90,000	-	\$ -	2,250	\$ 90,000	-	\$ -	-	\$ -

PROJECT TOTAL						Participating				Non-Participating		Non-Participating	
						SAP XX-XXX-XX				City of Montgomery BASE PROJECT		City of Montgomery ALTERNATE	
						Street		Storm Sewer		Street & Utilities		Mill and Overlay	
Item No.	Item Description	Unit	Unit Price	Est. Qty.	Est. Cost	Est. Qty.	Est. Cost	Est. Qty.	Est. Cost	Est. Qty.	Est. Cost	Est. Qty.	Est. Cost
2503.541	30" RC Pipe Sewer Design 3006 CI III	L.F.	\$ 55.00	200	\$ 11,000	-	\$ -	200	\$ 11,000	-	\$ -	-	\$ -
2503.541	36" RC Pipe Sewer Design 3006 CI III	L.F.	\$ 65.00	600	\$ 39,000	-	\$ -	600	\$ 39,000	-	\$ -	-	\$ -
2503.602	Connect to Existing Storm Sewer	Each	\$ 400.00	8	\$ 3,200	-	\$ -	6	\$ 2,400	2	\$ 800	-	\$ -
2506.501	Construct Drainage Structure Design 48-4020	L.F.	\$ 220.00	170	\$ 37,400	-	\$ -	135	\$ 29,700	35	\$ 7,700	-	\$ -
2506.501	Construct Drainage Structure Design 60-4020	L.F.	\$ 300.00	20	\$ 6,000	-	\$ -	20	\$ 6,000	-	\$ -	-	\$ -
2506.501	Construct Drainage Structure Design 72-4020	L.F.	\$ 380.00	20	\$ 7,600	-	\$ -	20	\$ 7,600	-	\$ -	-	\$ -
2506.501	Construct Drainage Structure Design 84-4020	L.F.	\$ 550.00	25	\$ 13,750	-	\$ -	25	\$ 13,750	-	\$ -	-	\$ -
2506.501	Construct Drainage Structure Design Special (Type 477)	L.F.	\$ 225.00	101	\$ 22,725	-	\$ -	70	\$ 15,750	31	\$ 6,975	-	\$ -
2506.516	Casting Assembly, Neenah R-1642B	Each	\$ 625.00	6	\$ 3,750	-	\$ -	5	\$ 3,125	1	\$ 625	-	\$ -
2506.516	Casting Assembly, Neenah R-3067-V	Each	\$ 550.00	49	\$ 26,950	-	\$ -	36	\$ 19,800	13	\$ 7,150	-	\$ -
2511.501	Riprap Class III w/Geotextile Filter, Type IV	C.Y.	\$ 90.00	20	\$ 1,800	-	\$ -	10	\$ 900	10	\$ 900	-	\$ -
2451.609	Crushed Rock (Pipe Foundation) Mn/DOT 3149.2H	Ton	\$ 25.00	140	\$ 3,500	-	\$ -	120	\$ 3,000	20	\$ 500	-	\$ -
2573.530	Storm Drain Inlet Protection	Each	\$ 150.00	49	\$ 7,350	-	\$ -	36	\$ 5,400	13	\$ 1,950	-	\$ -
<b>Storm Sewer Subtotal</b>					<b>\$ 487,485</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 395,060</b>	<b>\$ -</b>	<b>\$ 92,425</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

#### Sanitary Sewer

2104.509	Remove Manhole (Sanitary)	Each	\$ 150.00	21	\$ 3,150	-	\$ -	-	\$ -	21	\$ 3,150	-	\$ -
2451.609	Crushed Rock (Pipe Foundation) Mn/DOT 3149.2H	Ton	\$ 25.00	400	\$ 10,000	-	\$ -	-	\$ -	400	\$ 10,000	-	\$ -
2503.602	Connect to Existing Sanitary Sewer	Each	\$ 700.00	10	\$ 7,000	-	\$ -	-	\$ -	10	\$ 7,000	-	\$ -
2503.602	8" x 4" PVC Wye, SDR 35	Each	\$ 125.00	32	\$ 4,000	-	\$ -	-	\$ -	32	\$ 4,000	-	\$ -
2503.602	10" x 4" PVC Wye, SDR 35	Each	\$ 175.00	22	\$ 3,850	-	\$ -	-	\$ -	22	\$ 3,850	-	\$ -
2503.602	12" x 4" PVC Wye, SDR 35	Each	\$ 250.00	35	\$ 8,750	-	\$ -	-	\$ -	35	\$ 8,750	-	\$ -
2503.603	8" PVC SDR 35 Sanitary Sewer (Regardless of Depth)	L.F.	\$ 32.00	3,945	\$ 126,240	-	\$ -	-	\$ -	3,945	\$ 126,240	-	\$ -
2503.603	10" PVC SDR 35 Sanitary Sewer (Regardless of Depth)	L.F.	\$ 40.00	1,145	\$ 45,800	-	\$ -	-	\$ -	1,145	\$ 45,800	-	\$ -
2503.603	12" PVC SDR 35 Sanitary Sewer (Regardless of Depth)	L.F.	\$ 46.00	1,880	\$ 86,480	-	\$ -	-	\$ -	1,880	\$ 86,480	-	\$ -
2503.603	4" PVC SDR 26 Sanitary Sewer Service Pipe	L.F.	\$ 24.00	2,700	\$ 64,800	-	\$ -	-	\$ -	2,700	\$ 64,800	-	\$ -
2503.603	Clean & Televis Sanitary Sewer	L.F.	\$ 1.40	6,970	\$ 9,758	-	\$ -	-	\$ -	6,970	\$ 9,758	-	\$ -
2506.516	Casting Assembly, Neenah R-1642 w/Concealed Pick Holes	Each	\$ 500.00	23	\$ 11,500	-	\$ -	-	\$ -	23	\$ 11,500	-	\$ -
2506.602	External Manhole Seal (Sanitary)	Each	\$ 220.00	23	\$ 5,060	-	\$ -	-	\$ -	23	\$ 5,060	-	\$ -
2506.603	Construct Sanitary Manhole Design 4007	L.F.	\$ 200.00	258	\$ 51,600	-	\$ -	-	\$ -	258	\$ 51,600	-	\$ -
<b>Sanitary Sewer Subtotal</b>					<b>\$ 437,988</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 437,988</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

#### Water Main

2104.501	Remove Water Main	L.F.	\$ 2.50	6,850	\$ 17,125	-	\$ -	-	\$ -	6,850	\$ 17,125	-	\$ -
2104.509	Remove Gate Valve/Manhole	Each	\$ 150.00	15	\$ 2,250	-	\$ -	-	\$ -	15	\$ 2,250	-	\$ -
2104.509	Remove Hydrant	Each	\$ 325.00	10	\$ 3,250	-	\$ -	-	\$ -	10	\$ 3,250	-	\$ -
2504.602	Connect to Existing Water Main	Each	\$ 900.00	10	\$ 9,000	-	\$ -	-	\$ -	10	\$ 9,000	-	\$ -
2504.602	Hydrant (Waterous WB67-250)	Each	\$ 3,500.00	13	\$ 45,500	-	\$ -	-	\$ -	13	\$ 45,500	-	\$ -
2504.602	6" Gate Valve and Box	Each	\$ 1,200.00	13	\$ 15,600	-	\$ -	-	\$ -	13	\$ 15,600	-	\$ -
2504.602	8" Gate Valve and Box	Each	\$ 1,600.00	14	\$ 22,400	-	\$ -	-	\$ -	14	\$ 22,400	-	\$ -
2504.602	12" Gate Valve and Box	Each	\$ 2,400.00	12	\$ 28,800	-	\$ -	-	\$ -	12	\$ 28,800	-	\$ -
2504.602	1" Corporation Stop w/Saddle	Each	\$ 250.00	76	\$ 19,000	-	\$ -	-	\$ -	76	\$ 19,000	-	\$ -
2504.602	1" Curb Stop and Box	Each	\$ 275.00	76	\$ 20,900	-	\$ -	-	\$ -	76	\$ 20,900	-	\$ -
2504.603	1" Service Pipe, Type PE w/ Tracer Wire	L.F.	\$ 25.00	2,590	\$ 64,750	-	\$ -	-	\$ -	2,590	\$ 64,750	-	\$ -
2504.603	6" PVC C-900 DR 18 Water Main w/Tracer Wire (Hydrant)	L.F.	\$ 26.00	325	\$ 8,450	-	\$ -	-	\$ -	325	\$ 8,450	-	\$ -
2504.603	8" PVC C-900 DR 18 Water Main w/Tracer Wire	L.F.	\$ 28.00	3,605	\$ 100,940	-	\$ -	-	\$ -	3,605	\$ 100,940	-	\$ -
2504.603	12" PVC C-900 DR 18 Water Main w/Tracer Wire	L.F.	\$ 38.00	3,275	\$ 124,450	-	\$ -	-	\$ -	3,275	\$ 124,450	-	\$ -
2504.604	4" Polystyrene Insulation	S.Y.	\$ 40.00	155	\$ 6,200	-	\$ -	-	\$ -	155	\$ 6,200	-	\$ -
2504.608	Water Main Fittings	Lbs.	\$ 6.00	1,170	\$ 7,020	-	\$ -	-	\$ -	1,170	\$ 7,020	-	\$ -
2506.516	Casting Assembly, Ford Type A1	Each	\$ 150.00	2	\$ 300	-	\$ -	-	\$ -	2	\$ 300	-	\$ -
<b>Water Main Subtotal</b>					<b>\$ 495,935</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 495,935</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

#### Lighting

2545.601	Street Lighting	L.S.	\$ 220,000.00	1	\$ 220,000	1	\$ 220,000	-	\$ -	-	\$ -	-	\$ -
<b>Lighting Subtotal</b>					<b>\$ 220,000</b>	<b>\$ 220,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Total Estimated Construction Cost</b>			\$ 4,456,843	\$ 2,220,706	\$ 404,660	\$ 1,759,994	\$ 71,484
Contingency	10%	\$ 445,684	\$ 222,071	\$ 40,466	\$ 175,999	\$ 7,148	
Project Related Costs, (Engineering, Admin, Fiscal, Legal, testing, etc.)	23%	\$ 1,025,074	\$ 510,762	\$ 93,072	\$ 404,799	\$ 16,441	
<b>TOTAL ESTIMATED PROJECT COST</b>			<b>\$ 5,927,601</b>	<b>\$ 2,953,538</b>	<b>\$ 538,198</b>	<b>\$ 2,340,792</b>	<b>\$ 95,073</b>

Assumptions:	Estimated Participating 5th St. Storm:	80%	\$430,558
	Estimated 5th St. Non-Participating Storm:	20%	\$107,640

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## Appendix B

### Preliminary Assessments

B-1 – Draft Assessment Roll

B-2 – Parcel Maps

B-3 – Assessment Policy Map

B-4 – Recommended Rates for 2015 per City Assessment Policy

DRAFT

Parcel No.	First Name	Last Name	Address 1	Address 2	PropertyAddress	City	State	Zip Code	Legal	Water Service Unit	Residential/Domestic Water Service Assess. @ \$1,200 Per Unit	Sanitary Sewer Service Unit	Residential/Domestic Sanitary Sewer Service Assess. @ \$1,000.00 Per Unit	Residential Reconstructed Street Unit	Residential Reconstructed Street Assess. @ \$6,500.00 Per Unit	Commercial/ Multi-Family Reconstructed Street Unit (FF)	Commercial/ Multi-Family Reconstructed Street Assess. @ \$86.67 Per Unit	Industrial Reconstructed Street Unit (FF)	Industrial Reconstructed Street Assess. @ \$104.00 Per Unit	Residential Mill & Overlay Street Unit	Residential Mill & Overlay Street Assess. @ \$1,500.00 Per Unit	Commercial/ Multi-Family Mill & Overlay Street Unit (FF)	Commercial/ Multi-Family Mill & Overlay Street Assess. @ \$20.00 Per Unit	Storm Unit	Storm Assess. @ \$1,500.00 Per Unit	Total Assessment
22.010.9354		Seneca Foods Corp	c/o Accounts Payable	600 5th St SE	(Industrial)	Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 THAT16.04 AC THAT PART OF SE 1/4 OF SW 1/4 E OF RR LESS 6.63 AC	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1257.5	\$130,780.00	0	\$0.00	0	\$0.00	16.77	\$25,150.00	\$155,930.00
22.680.0010		Seneca Foods Corp	c/o Accounts Payable	600 5th St SE	(Industrial)	Montgomery	MN	56069	SOUTH SLOPE ADDN BLOCK 1	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	439	\$45,656.00	0	\$0.00	0	\$0.00	5.85	\$8,780.00	\$54,436.00
22.999.0470		City of Montgomery	201 Ash Ave SW	Memorial Park	Park	Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 1.02 AC THAT PART OF ABANDONED RR R/W LYING IN NE 1/4 OF SW 1/4 E OF E LINE OF C & NW RR R/W & W/LY OF W LINE OF 5TH ST E & 1.06 AC OF ABANDONED RR IN SW 1/4 (ST) & .66 AC OF ABANDONED RR IN SW 1/4 OF NE 1/4	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
22.999.0200		City of Montgomery	201 Ash Ave SW	Memorial Park	Park	Montgomery	MN	56069	MARY RICHTER ADDN 11.80 AC LOTS 1 THRU 10, BLOCK 6 & LOTS 3 THRU 10, BLOCK 7 EXCEPT SUCH PORTIONS OF LOT 1-6 BLOCK 6 CONVEYED TO CM & ST P RR (MEMORIAL PARK)	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
22.540.0220	Elmer & Ruth	Kukacka	408 5th St SE			Montgomery	MN	56069	MARY RICHTER ADDN LOT-011 BLOCK-007	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.010.8750	Darrin	Seifert	412 Oak Ave SE			Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 .27 AC 80 X 150 FT OF NE 1/4 OF SW 1/4	1	\$1,200.00	1	\$1,000.00	0.5	\$3,250.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$6,950.00
22.580.0360	Merlin	Ptorensky	413 Oak Ave SE			Montgomery	MN	56069	PARK ADDN LOT-014 BLOCK-004	0	\$0.00	1	\$1,000.00	0.5	\$3,250.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$5,750.00
22.580.0250	John	Nelson	306 5th St SE			Montgomery	MN	56069	PARK ADDN BLOCK-004 S 1/2 OF LOTS 1-2	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.580.0260	Shirley	Pumper	412 Elm Ave E			Montgomery	MN	56069	PARK ADDN BLOCK-004 N 1/2 OF LOTS 1-2	1	\$1,200.00	1	\$1,000.00	0.5	\$3,250.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$6,950.00
22.580.0010	Timothy	Rosival	413 Elm Ave SE			Montgomery	MN	56069	PARK ADDN LOT-001 BLOCK-001	1	\$1,200.00	1	\$1,000.00	0.5	\$3,250.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$6,950.00
22.511.0030	Mark & Roseanne	Stephens	204 5th St SE			Montgomery	MN	56069	E P RICHTER 1ST ADDN BLOCK-001 LOTS 3-4	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.511.0020	Jason	Gangloff	119 4th St SE			Montgomery	MN	56069	E P RICHTER 1ST ADDN LOT-002 BLOCK-001	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.511.0010	Kevin Nickolay	& Stephanie Kotek	200 5th St SE			Montgomery	MN	56069	E P RICHTER 1ST ADDN LOT-001 BLOCK-001	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.512.0010	Andrew & Joy	Vosejпка	118 5th St SE			Montgomery	MN	56069	E P RICHTER 2ND ADDN LOT-001 BLOCK-001	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.512.0020	Robert	Segna	116 5th St SE			Montgomery	MN	56069	E P RICHTER 2ND ADDN LOT-002 BLOCK-001	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.512.0030	Mary	Rich	112 5th St SE			Montgomery	MN	56069	E P RICHTER 2ND ADDN BLOCK-001 LOTS 3-4	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.512.0040	Tom & Jessica	Popp	108 5th St SE			Montgomery	MN	56069	E P RICHTER 2ND ADDN BLOCK-001 LOTS 5-6	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.512.0050	Douglas	Bisek	104 5th St SE			Montgomery	MN	56069	E P RICHTER 2ND ADDN BLOCK-001 LOTS 7-8	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.512.0060	Bryan & Robin	Pikal	709 GoldenOak St NE		102 5th St SE	Lonsdale	MN	55046	E P RICHTER 2ND ADDN LOT-009 BLOCK-001	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.512.0070	Joel	Fogarty	100 5th St SE			Montgomery	MN	56069	E P RICHTER 2ND ADDN LOT-010 BLOCK-001	1	\$1,200.00	1	\$1,000.00	0.5	\$3,250.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$6,950.00
22.512.0170	Sharon	Caldwell	100 5th St NE			Montgomery	MN	56069	E P RICHTER 2ND ADDN LOT-001 BLOCK-002	1	\$1,200.00	1	\$1,000.00	0.5	\$3,250.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$6,950.00
22.512.0180	Harriet	Chlan	102 5th St NE			Montgomery	MN	56069	E P RICHTER 2ND ADDN LOT-002 BLOCK-002	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.512.0190	David	Washa	104 5th St NE			Montgomery	MN	56069	E P RICHTER 2ND ADDN LOT-003 BLOCK-002	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.512.0200	Leon & Deborah	Maxa	106 5th St NE			Montgomery	MN	56069	E P RICHTER 2ND ADDN BLOCK-002 LOTS 4-5	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.512.0210	Ernest	Koschade	110 5th St NE			Montgomery	MN	56069	E P RICHTER 2ND ADDN LOT-006 BLOCK-002	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.010.0150	Dale & Barbara	Danielson	112 5th St NE			Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 .17 AC 56 X 132 FT OF NE 1/4 OF NW 1/4	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.010.0100	Donna Honza	& William Tikalsky	114 5th St NE			Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 BEG 356 FT S OF NE COR OF LOT 4, BLK 25 RICHTER'S ADDN TO MONTGOMERY, TH S 176.82 FT, W 132 FT, N 176.82 FT, E 132 FT TO BEG	1	\$1,200.00	1	\$1,000.00	0.5	\$3,250.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$6,950.00
22.010.0500	Hattie	Vesely	300 5th St NE			Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 92.5 X 140 FT OF NE 1/4 OF NW 1/4	1	\$1,200.00	1	\$1,000.00	0.5	\$3,250.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$6,950.00
22.641.0380	Gary	Vlasak	302 5th St NE			Montgomery	MN	56069	RICHTER 1ST ADDN LOT-004 BLOCK-025 & E 30 FT LOT 3	0	\$0.00	0	\$0.00	0.5	\$3,250.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$4,750.00
22.641.0340	Michael	Jindra	402 5th St NE			Montgomery	MN	56069	RICHTER 1ST ADDN BLOCK-024 E 80 FT OF LOTS 5-6-7	0	\$0.00	0	\$0.00	0.5	\$3,250.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$4,750.00
22.641.0330	Donald & Constance	Tupy	416 Mill Ave E			Montgomery	MN	56069	RICHTER 1ST ADDN BLOCK-024 LOT 3-4 & LOT 2 LESS W 2 FT	0	\$0.00	1	\$1,000.00	0.5	\$3,250.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$5,750.00
22.003.7500	Arthur	Sladek	415 Mill Ave NE			Montgomery	MN	56069	SECT-03 TWP-111 RANGE-023 .22 AC 4 X 9 RODS LESS ALLEY IN SE COR OF SW 1/4	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.5	\$750.00	0	\$0.00	1	\$1,500.00	\$2,250.00
22.480.1130	Terrance	Kielty	506 5th St NE			Montgomery	MN	56069	COLUMBIA HEIGHTS ADD LOT-006 BLOCK-008	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	0	\$0.00	1	\$1,500.00	\$3,000.00
22.480.1120	Charles & Angie	O'Brien	508 5th St NE			Montgomery	MN	56069	COLUMBIA HEIGHTS ADD BLOCK-008 LOTS 4 & 5	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	0	\$0.00	1	\$1,500.00	\$3,000.00
22.480.1110	Christine	Napper	510 5th St NE			Montgomery	MN	56069	COLUMBIA HEIGHTS ADD LOT-003 BLOCK-008	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	0	\$0.00	1	\$1,500.00	\$3,000.00
22.480.1090	Gerald & Sandra	Deutsch	512 5th St NE			Montgomery	MN	56069	COLUMBIA HEIGHTS ADD LOT-002 BLOCK-008 LESS W 75 FT	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	0	\$0.00	1	\$1,500.00	\$3,000.00
22.480.1080		Brocter Properties LLC	18386 400th St		514 5th St NE	Le Center	MN	56057	COLUMBIA HEIGHTS ADD LOT-001 BLOCK-008 LESS W 75 FT	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.5	\$750.00	0	\$0.00	1	\$1,500.00	\$2,250.00
22.480.0090	Ronald	Dudo	600 5th St NE			Montgomery	MN	56069	COLUMBIA HEIGHTS ADD BLOCK-001 LOTS 9-10 LESS W 80 FT	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.5	\$750.00	0	\$0.00	1	\$1,500.00	\$2,250.00
22.480.0080	Kimberly	Glende	606 5th St NE			Montgomery	MN	56069	COLUMBIA HEIGHTS ADD BLOCK-001 LOT 7 & 8	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	0	\$0.00	1	\$1,500.00	\$3,000.00
22.480.0060	Justin	Fladhammer	& Melinda Sticha	608 5th St NE		Montgomery	MN	56069	COLUMBIA HEIGHTS ADD BLOCK-001 LOTS 5-6	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	0	\$0.00	1	\$1,500.00	\$3,000.00
22.480.0050	Jonathan	Harkins	610 5th St NE			Montgomery	MN	56069	COLUMBIA HEIGHTS ADD LOT-004 BLOCK-001	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	0	\$0.00	1	\$1,500.00	\$3,000.00
22.480.0030	Ricky & Susan	Black	614 5th St NE			Montgomery	MN	56069	COLUMBIA HEIGHTS ADD LOT-003 BLOCK-001	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	0	\$0.00	1	\$1,500.00	\$3,000.00
22.480.0010		Minn Valley Elec Co Op	125 Minn Valley Elec Dr	PO Box 125	Hickory Ave E	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	128	\$2,560.00	1.71	\$2,560.00	\$5,120.00
22.010.5500		Seneca Foods Corp	c/o Accounts Payable	600 5th St SE	(Industrial)	Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 28.85 AC NW 1/4 OF SE 1/4 SE OF RR & THAT PART OF SW 1/4 OF NE 1/4 LYING SE OF RR	1	\$1,200.00	1	\$1,000.00	0	\$0.00	0	\$0.00	445	\$46,280.00	0	\$0.00	0	\$0.00	5.93	\$8,900.00	\$57,380.00
22.010.5800	Brian & Lisa	Zipse	517 5th St SE		(Old RR ROW)	Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 1.34 AC THAT PART OF NW 1/4 OF SE 1/4 BEG 33 FT E & 730 FT S OF CTR OF SEC 10, TH NELY ALONG CURVE 551.96 FT, SE 100 FT, SWLY ALONG CURVE 621.63 FT, THN N 109.55 FT TO BEG	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00

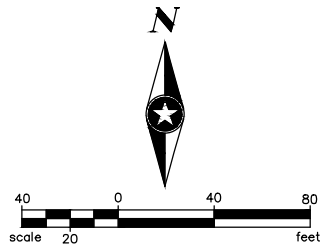
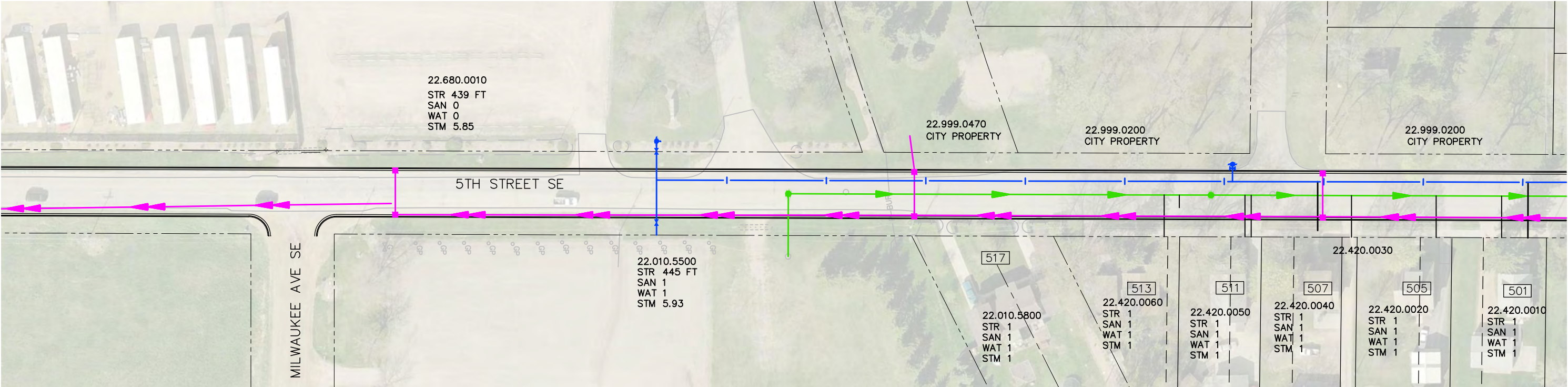
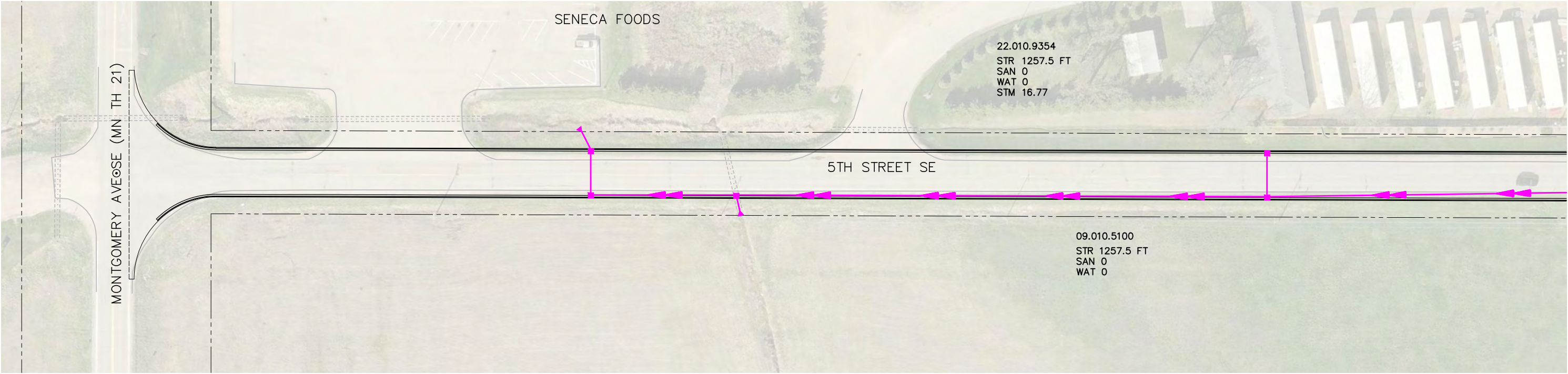
DRAFT

Parcel No.	First Name	Last Name	Address 1	Address 2	PropertyAddress	City	State	Zip Code	Legal	Water Service Unit	Residential/Domestic Water Service Assess. @ \$1,200 Per Unit	Sanitary Sewer Service Unit	Residential/Domestic Sanitary Sewer Service Assess. @ \$1,000.00 Per Unit	Residential Reconstructed Street Unit	Residential Reconstructed Street Assess. @ \$6,500.00 Per Unit	Commercial/ Multi-Family Reconstructed Street Unit (FF)	Commercial/ Multi-Family Reconstructed Street Assess. @ \$86.67 Per Unit	Industrial Reconstructed Street Unit (FF)	Industrial Reconstructed Street Assess. @ \$104.00 Per Unit	Residential Mill & Overlay Street Unit	Residential Mill & Overlay Street Assess. @ \$1,500.00 Per Unit	Commercial/ Multi-Family Mill & Overlay Street Unit (FF)	Commercial/ Multi-Family Mill & Overlay Street Assess. @ \$20.00 Per Unit	Storm Unit	Storm Assess. @ \$1,500.00 Per Unit	Total Assessment	
22.420.0060	Dean & Jean	Braatz	35100 191st Ave		513 5th St SE	Montgomery	MN	56069	APPLE GROVE ADDN LOT-007 BLOCK-001 & S 10 FT OF W 140 FT LOT 6	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.420.0050	Mark	Wager	511 5th St SE			Montgomery	MN	56069	APPLE GROVE ADDN BLOCK-001 W 140 FT OF LOT 6 LESS S 10 FT & S 1/2 OF LOT 5	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.420.0040	David	Hildebrandt	507 5th St SE			Montgomery	MN	56069	APPLE GROVE ADDN LOT-001 LOT 4 LESS N 12 FT & N 1/2 OF LOT 5	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.420.0030	James & Michelle	Elton	600 Park Ln		(Small Parcel)	Montgomery	MN	56069	APPLE GROVE ADDN LOT-004 BLOCK-001 N 12 FT	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.420.0020	Elizabeth	Vikla	505 5th St SE			Montgomery	MN	56069	APPLE GROVE ADDN LOT-003 BLOCK-001 & S 1/2 LOT 2	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.420.0010	Willard & Joan	Hamlin	501 5th St SE			Montgomery	MN	56069	APPLE GROVE ADDN LOT-001 BLOCK-001 & N 1/2 LOT 2	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.010.5000	Anton & Ruth	Gaul	409 5th St SE			Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 .56 AC 104 X 241 FT OF NW 1/4 OF SE 1/4	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.010.5100	Dale	Hartje	405 5th St SE			Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 .56 AC 104 X 241 FT OF NW 1/4 OF SE 1/4	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.010.5200	Harold & Jane	Johnson	401 5th St SE			Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 .58 AC 104 X 241 FT OF HW 1/4 OF SE 1/4	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.010.3300	Cory	Sladek	309 5th St SE			Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 .46 AC 114.35 X 208.71 FT OF SW 1/4 OF NE 1/4 LESS S 18 FT (TO CITY FOR STREET)	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.010.3400	Ronald	Bair	307 5th St SE			Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 .40 AC 82.50 FT X 208 FT OF SW 1/4 OF NE 1/4	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.930.0090		State of Minnesota-Forfeited	Lafayette Rd	Box 30	305 5th St SE	Saint Paul	MN	55146	BECKER 1ST ADDN LOT-012 BLOCK-001	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.451.0060	Christopher	Kline	119 5th St SE			Montgomery	MN	56069	BECKER 1ST ADDN BLOCK-002 LOTS 1-2	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.451.0120	Marianne	Young	117 5th St SE			Montgomery	MN	56069	BECKER 1ST ADDN LOT-012 BLOCK-002 & S 1/2 LOT 11	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.451.0100	Marcella	Thorsen	115 5th St SE			Montgomery	MN	56069	BECKER 1ST ADDN LOT-010 BLOCK-001 & N 1/2 LOT 11	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.451.0110	Francine	Price	111 5th St SE			Montgomery	MN	56069	BECKER 1ST ADDN BLOCK-003 LOTS 1-2	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.451.0130	Francis & Yvonne	Trcka	105 5th St SE			Montgomery	MN	56069	BECKER 1ST ADDN LOT-003 BLOCK-003 & S 1/2 LOT 4	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.451.0140	Daniel & Marina	McGuire	101 5th St SE			Montgomery	MN	56069	BECKER 1ST ADDN BLOCK-003 LOTS 5-6-7-8-9 & N 1/2 OF LOT 4	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.451.0170	Jessica	Sheridan	101 5th St NE			Montgomery	MN	56069	BECKER 1ST ADDN LOT-001 BLOCK-004	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.530.0210	Jamon	Boessen	4517 Cedar Lake Rd S		103 5th St NE	Minneapolis	MN	55416	KUKACKA ADDN LOTS 18-19	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.530.0200	Gerald & Angeline	Tuma	105 5th St NE			Montgomery	MN	56069	KUKACKA ADDN LOT-017	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.530.0190	Harriet	Soukup	107 5th St NE			Montgomery	MN	56069	KUKACKA ADDN LOT-016	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.530.0180	James & Patricia	Mladek	109 5th St NE			Montgomery	MN	56069	KUKACKA ADDN LOT-015	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.530.0170	Anthony	Birdsell	111 5th St NE			Montgomery	MN	56069	KUKACKA ADDN LOT-014	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.530.0160	Michael	Pribyl	113 5th St NE			Montgomery	MN	56069	KUKACKA ADDN W 230 FT OF LOT 13 & E 80 FT OF W 230 FT OF LOT 12	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.530.0150	Tracy	Horejsi	201 5th St NE			Montgomery	MN	56069	KUKACKA ADDN W 150 FT OF LOT 12	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.530.0140	Jacob & Leta	Maxa	203 5th St NE			Montgomery	MN	56069	KUKACKA ADDN W 175.7 FT OF LOT 11	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.530.0130	Rebecca	Barrington	205 5th St NE			Montgomery	MN	56069	KUKACKA ADDN W 175.7 FT OF LOT 10	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.530.0120		RAK Properties LLC	17365 334th St		207 5th St NE	Montgomery	MN	56069	KUCACKA ADDN S 58 FT OF W 150 FT OF LOT 9	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.530.0110	David & Marsha	Franek	37295 161st Ave		305 5th St NE	Montgomery	MN	56069	KUKACKA ADDN W 175.7 FT OF LOTS 8-9 LESS S 58 FT OF W 150 FT OF LOT 9	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.530.0100	Johnathon & Ronna	Trnka	307 5th St NE			Montgomery	MN	56069	KUKACKA ADDN W 175.7 FT OF LOT 7	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.530.0090	Jeffrey & Maureen	Franek	403 5th St NE			Montgomery	MN	56069	KUKACKA ADDN W 175.7 FT OF LOT 6	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.530.0020	Dorothy	Trcka	405 5th St NE			Montgomery	MN	56069	KUKACKA ADDN LOT-001 S 55 FT	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00	
22.530.0010	Eric & Stacy	Wolf	407 5th St NE			Montgomery	MN	56069	KUKACKA ADDN LOT 1 LESS S 55 FT	1	\$1,200.00	1	\$1,000.00	0.5	\$3,250.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$6,950.00	
22.500.5200	Richard & Diane	Peterson	501 Mill Ave E			Montgomery	MN	56069	EMELIA KUKACKA ADDN 140 X 208.70 FT OF SW 1/4 OF SE 1/4 SEC 3 111 23	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0.5	\$750.00	0	\$0.00	1	\$1,500.00	\$2,250.00	
22.003.6200	Candace	Marx	47323 Country 11 Blvd		503 5th St NE	Mazeppa	MN	55956	SECT-03 TWP-111 RANGE-023 .40 AC THAT PART OF SW 1/4 OF SE 1/4 BEG 208.7 FT N OF SW COR OF SW 1/4 OF SE 1/4, TH E 210 FT, N 99 FT, W 210 FT, S 99 FT TO BEG LESS W 33 FT (HWY R/W)	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	0	\$0.00	1	\$1,500.00	\$3,000.00	
22.003.6500	Lawrence & Pamela	Edel	509 5th St NE			Montgomery	MN	56069	SECT-03 TWP-111 RANGE-023 .40 AC THAT PART OF SW 1/4 OF SE 1/4 BEG 33 FT E & 307.70 FT N OF S 1/4 COR OF SEC 3, TH N 99 FT, E 177 FT, S 99 FT, W 177 FT TO BEG	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	0	\$0.00	1	\$1,500.00	\$3,000.00	
22.003.6300	Mark & Deborah	Worm	511 5th St NE			Montgomery	MN	56069	SECT-03 TWP-111 RANGE-023 .40 AC THAT PART OF SW 1/4 OF SE 1/4 BEG 33 FT E & 406.70 FT N OF S 1/4 COR OF SEC 3, TH E 177 FT, N 99 FT, W 177 FT, S 99 FT TO BEG	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	0	\$0.00	1	\$1,500.00	\$3,000.00	
22.003.6100	Leona	Finken	601 5th St NE			Montgomery	MN	56069	SECT-03 TWP-111 RANGE-023 .49 AC THAT PART OF SW 1/4 OF SE 1/4 BEG 33 FT E & 505.70 FT N OF S 1/4 COR OF SEC 3, TH E 177 FT, N 120.40 FT, W 177 FT, S 120.40 FT TO BEG	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	0	\$0.00	1	\$1,500.00	\$3,000.00	
22.003.5500	Leona	Finken	601 5th St NE		601 5th St NE	Montgomery	MN	56069	SECT-03 TWP-111 RANGE-023 .43 AC BEG 626.1 FT N OF SW COR OF SE 1/4 SEC 3, TH E 210 FT, N 90 FT, W 210 FT, S 90 FT TO BEG LESS W 33 FT	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	0	\$0.00	1	\$1,500.00	\$3,000.00	
22.003.5300	James	Filipek	603 5th St NE			Montgomery	MN	56069	SECT-03 TWP-111 RANGE-023 .26 AC BEG 716.1 FT N OF SW COR OF SE 1/4 SEC TH E 210 FT, N 80 FT, W 210 FT, S 80 FT TO BEG LESS W 33 FT	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	0	\$0.00	1	\$1,500.00	\$3,000.00	
22.003.5400	Robert & Donna	Benzick	605 5th St NE			Montgomery	MN	56069	SECT-03 TWP-111 RANGE-023 .33 AC BEG 796.1 FT N OF SW COR OF SE 1/4 OF SEC 3, TH E 210 FT, TH N 80 FT, TH W 210 FT, TH S 80 FT TO BEG LESS W 33 FT	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	0	\$0.00	1	\$1,500.00	\$3,000.00	
22.003.5600	Erica	Lorscheter	609 5th St NE			Montgomery	MN	56069	SECT-03 TWP-111 RANGE-023 .30 AC 62 X 210 FT OF SW 1/4 OF SE 1/4 LESS W 33	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	0	\$0.00	1	\$1,500.00	\$3,000.00	
22.003.5700	Edward	Drentlaw	611 5th ST NE			Montgomery	MN	56069	SECT-03 TWP-111 RANGE-023 .52 AC 172 X 210 FT OF SW 1/4 OF SE 1/4 LESS W 33 FT OF N 100 FT	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	2	\$3,000.00						

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Parcel No.	First Name	Last Name	Address 1	Address 2	PropertyAddress	City	State	Zip Code	Legal	Water Service Unit	Residential/Domestic Water Service Assess. @ \$1,200 Per Unit	Sanitary Sewer Service Unit	Residential/Domestic Sanitary Sewer Service Assess. @ \$1,000.00 Per Unit	Residential Reconstructed Street Unit	Residential Reconstructed Street Assess. @ \$6,500.00 Per Unit	Commercial/ Multi-Family Reconstructed Street Unit (FF)	Commercial/ Multi-Family Reconstructed Street Assess. @ \$86.67 Per Unit	Industrial Reconstructed Street Unit (FF)	Industrial Reconstructed Street Assess. @ \$104.00 Per Unit	Residential Mill & Overlay Street Unit	Residential Mill & Overlay Street Assess. @ \$1,500.00 Per Unit	Commercial/ Multi-Family Mill & Overlay Street Unit (FF)	Commercial/ Multi-Family Mill & Overlay Street Assess. @ \$20.00 Per Unit	Storm Unit	Storm Assess. @ \$1,500.00 Per Unit	Total Assessment
22.010.5300	John & Angela	Goble	506 Oak Ave SE			Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 .32 AC BEG AT PT 241.7 FT E & 18 FT S OF CENTER OF SEC, TH S 200 FT, E 70 FT, N 200 FT, W 70 FT TO BEG IN SE 1/4 OF SEC	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.010.5400	Tim	Weiss	508 Oak Ave SE			Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 .25 AC BEG 311.7 FT E & 18 FT S OF CENTER OF SEC 10, TH S 200 FT, E 54.5 FT, N 200 FT, W 54.5 FT TO BEG	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.535.0120	Tim	Weiss	508 Oak Ave SE		Narrow Outlot - NOT Developable	Montgomery	MN	56069	MACH ADDN OUTLOT A	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
22.535.0010	Chris & Tanya	Hauer	600 Oak Ave SE			Montgomery	MN	56069	MACH ADDN LOT-001 BLOCK-001	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.535.0020	Richard & Elizabeth	Vlasak	602 Oak Ave SE			Montgomery	MN	56069	MACH ADDN LOT-002 BLOCK-001	1	\$1,200.00	1	\$1,000.00	0.5	\$3,250.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$6,950.00
22.535.0110	James & Marilyn	Squires	700 Oak Ave SE		700 Oak Ave SE	Montgomery	MN	56069	MACH ADDN LOT-011 BLOCK-001	0	\$0.00	0	\$0.00	0.5	\$3,250.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$4,750.00
22.010.5910	James & Marilyn	Squires	700 Oak Ave SE		Old RR ROW parcel behind 700 Oak Ave - NOT Developable	Montgomery	MN	56069	SEC-10 TWP-111 RANGE-023 .42 AC BEG AT NE COR OF LOT 11, BLK 1, MACH ADDN, TH E ON ELY EXT OF N LINE OF LOT 11, 126.69 FT TO E ROW OF ABANDONED RR, TH SE ALONG E LINE OF ABANDONED RR, 207.57 FT TO ELY EXXT OF S LINE OF LOT 11, TH W ALONG SAID EXT. 105.26 FT, TH NE 108.72 FT TO	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
22.451.0010	Thomas & Susan	Delray Tier LLC	30233 Lanesburgh Dr		509 Oak Ave E	New Prague	MN	56071	BECKER 1ST ADDN BLOCK-001 LOTS 5-6	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.491.0010	Thomas & Susan	Hotchkiss	601 Oak Ave SE			Montgomery	MN	56069	ELMWOOD SUB-DIV #1 LOT-001	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.491.0020	Barry & Nancy	Schmidt	605 Oak Ave E			Montgomery	MN	56069	ELMWOOD SUB-DIV #1 LOT-002	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.491.0030	John & Mary	Turek	609 Oak Ave E			Montgomery	MN	56069	ELMWOOD SUB-DIV #1 LOT-003	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.491.0040	Stephen & M A	Wroblewski	613 Oak Ave SE		613 Oak Ave SE	Montgomery	MN	56069	ELMWOOD SUB-DIV #1 LOTS 4-5	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.491.0060	Dennis & Lori	Benson	616 Elm Ave E		Vacant parcel east of 616 Elm Avenue - NOT Developable	Montgomery	MN	56069	ELMWOOD SUB-DIV #1 COMM AT NE COR OF LOT 6 TH E TO CITY LIMITS, S TO RR, SW TO PT E OF SE COR OF LOT 6, TH N TO BEG SEC 10	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	\$0.00
22.010.5700	Stephen & M A	Wroblewski	613 Oak Ave SE		Old RR ROW parcel east of Dead end Oak St. - NOT developable	Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 .76 AC THAT PART OF ABANDONED RR R/W LYING IN SW 1/4 OF NE 1/4 & IN THE N 30 FT OF NW 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	\$0.00	\$0.00
22.451.0040	Brian	Albaugh	502 Elm Ave E			Montgomery	MN	56069	BECKER 1ST ADDN LOT-011 BLOCK-001	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.451.0030	David & Mary	King	506 Elm Ave E			Montgomery	MN	56069	BECKER 1ST ADDN BLOCK-001 LOTS 9-10	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.451.0020	Steven	Miller	508 Elm Ave E			Montgomery	MN	56069	BECKER 1ST ADDN BLOCK-001 LOTS 7-8	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.010.2900	Donna	Morgan	600 Elm Ave SE			Montgomery	MN	56069	SECT-10 TWP-111 RANGE-23 BEG 60 FT E OF NE COR OF LOT 7 BLOCK 1 BECKERS FIRST ADD, TH E 100 FT, S 146.5 FT, W 100 FT, N 146.5 FT TO BEG .337 AC	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.010.3000	Aaron & Kelly	Passa	604 Elm Ave SE			Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 COMM 160 FT E OF NE COR OF LOT 7 BLOCK 1 BECKERS FIRST ADDN, TH E 100 FT, S 146.5 FT, W 100 FT, N 146.5 FT TO BEG .336 AC	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.010.3100	Ronald	Korbel	608 Elm Ave SE			Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 .37 AC BEG 260 FT E OF NE COR OF LOT 7 BLOCK 1 BECKERS FIRST ADD, TH E 110 FT, S 146.5 FT, W 110 FT, N 146.5 FT TO BEG	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.010.3200	George & Dorothy	Dvorak	612 Elm Ave SE			Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 .37 AC BEG 370 FT E OF NE COR OF BLOCK 1 BECKERS FIRST ADDN, THE E 110 FT, S 146.5 FT, W 110 FT, N 146.5 FT TO BEG	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.491.0050	Dennis & Lori	Benson	616 Elm Ave E		616 Elm Ave E	Montgomery	MN	56069	ELMWOOD SUB-DIV #1 LOT-006	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.451.0070	Richard & Deborah	Landkamer	505 Elm Ave E			Montgomery	MN	56069	BECKER 1ST ADDN LOT-003 BLOCK-002	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.451.0080	Stanley & Dean	Braatz	35100 191st Ave		507 Elm Ave E	Montgomery	MN	56069	BECKER 1ST ADDN LOT-004 BLOCK-002	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.451.0090	Tamara	Adamek	509 Elm Ave SE			Montgomery	MN	56069	BECKER 1ST ADDN BLOCK-002 LOTS 5-6	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.010.2500	Jeremy	Davidson	601 Elm Ave SE			Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 BEG 60 FT E OF SE COR OF LOT 6, BLOCK 2, BECKERS FIRST ADD, TH E 100 FT, N 160 FT, W 100 FT, S 160 FT TO BEG .368 AC	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.010.2600	Julitta	Franke	605 Elm Ave SE			Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 BEG 160 FT E OF SE COR OF LOT 6, BLOCK 2 BECKERS FIRST ADDN, TH E 100 FT, N 160 FT, W 100 FT, S 160 FT TO BEG .368 AC	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.010.2700	Christopher & Sarah	Abernathy	609 Elm Ave SE			Montgomery	MN	56069	SECT-10 TWP-111 RANGE-023 BEG 280 FT E OF SE COR OF BLOCK 2 BECKERS FIRST ADD, TH E 100 FT, N 160 FT W 100 FT, S 160 FT TO BEG .368 AC	1	\$1,200.00	1	\$1,000.00	1	\$6,500.00	0	\$0.00	0	\$0.00	0	\$0.00	0	\$0.00	1	\$1,500.00	\$10,200.00
22.010.2800	Richard & Wendelyn	Sembauer	613 Elm Ave SE			Montgomery	MN	56069	SECT-10 TWP-111 RANGE																	

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- LEGEND**
- PROPOSED SANITARY SEWER
  - PROPOSED WATER MAIN
  - PROPOSED STORM SEWER
  - PROPOSED B618 C&G

DRAWN BY: CDK  
DESIGNER: CDK  
CHECKED BY: CMC  
DESIGN TEAM

NO.	BY	DATE	REVISIONS

FEASIBILITY STUDY



PHONE: 507.388.1989  
12 CIVIC CENTER PLAZA  
SUITE 2088  
MANKATO, MN 56001-7787  
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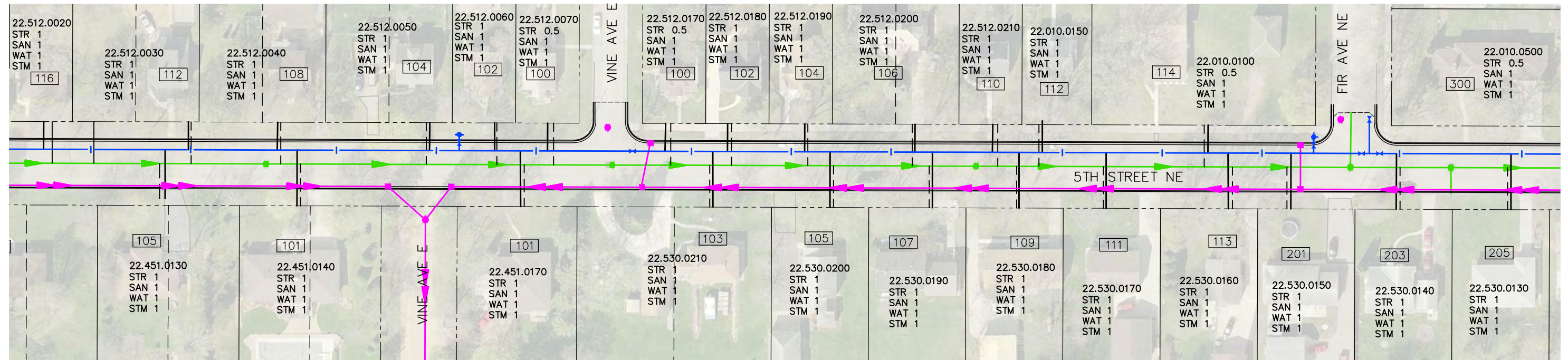
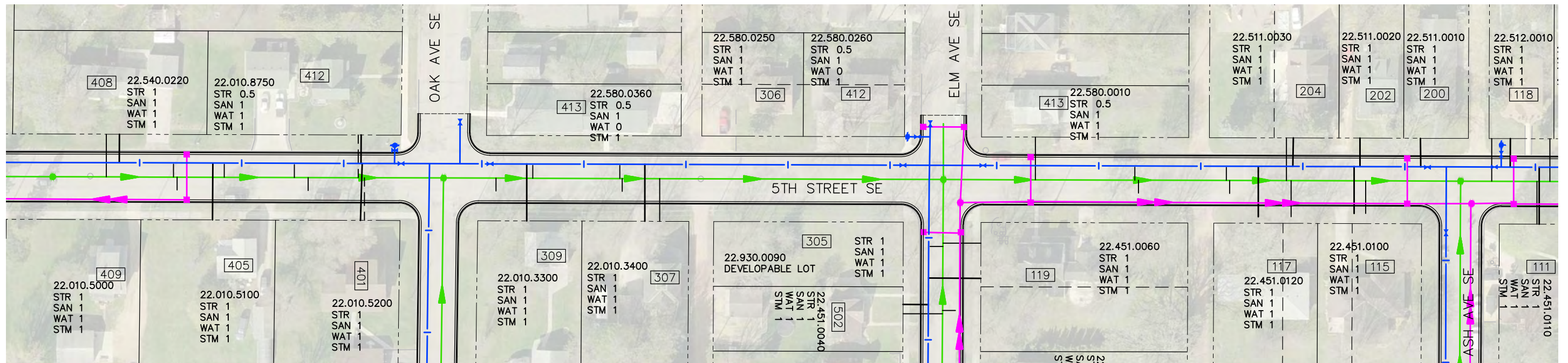
5TH STREET (CSAH 3) AREA  
IMPROVEMENTS PROJECT  
MONTGOMERY, MINNESOTA

ASSESSMENT MAP

FILE NO.  
LESUR 125487

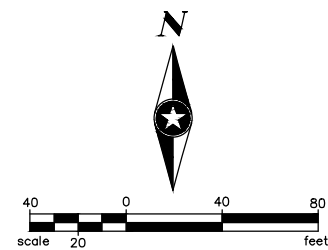
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LEGEND

- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER
- PROPOSED B618 C&G



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DESIGNER: CDK  
CHECKED BY: CMC  
DESIGN TEAM

NO.	BY	DATE	REVISIONS

FEASIBILITY STUDY



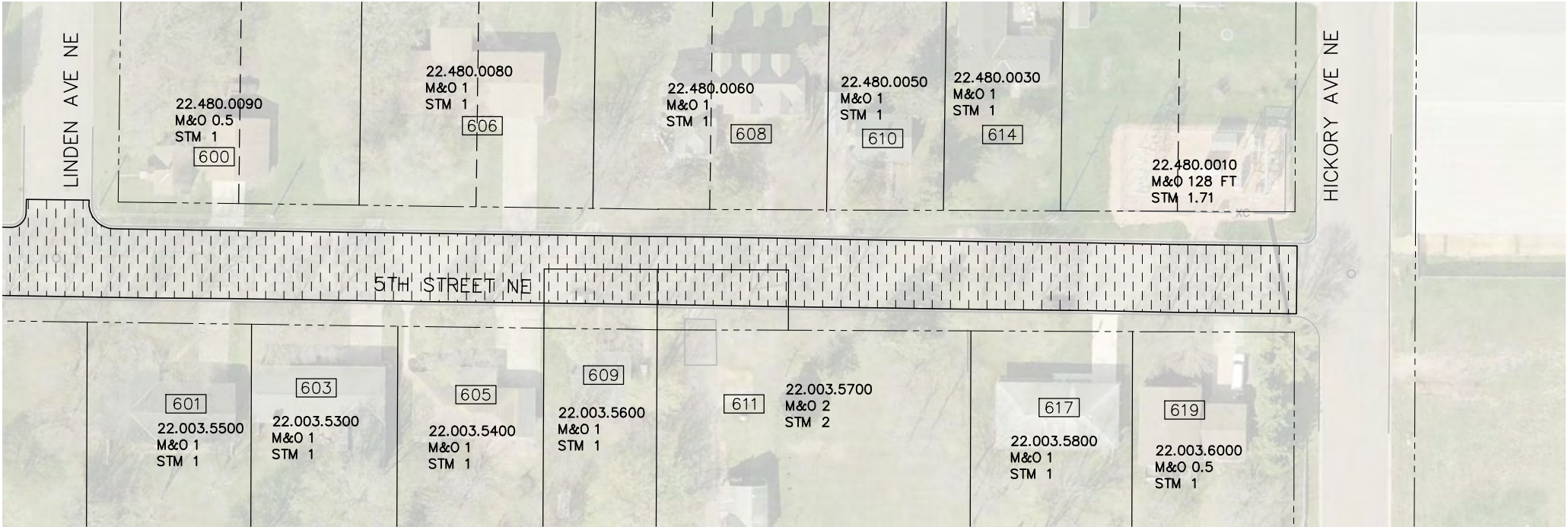
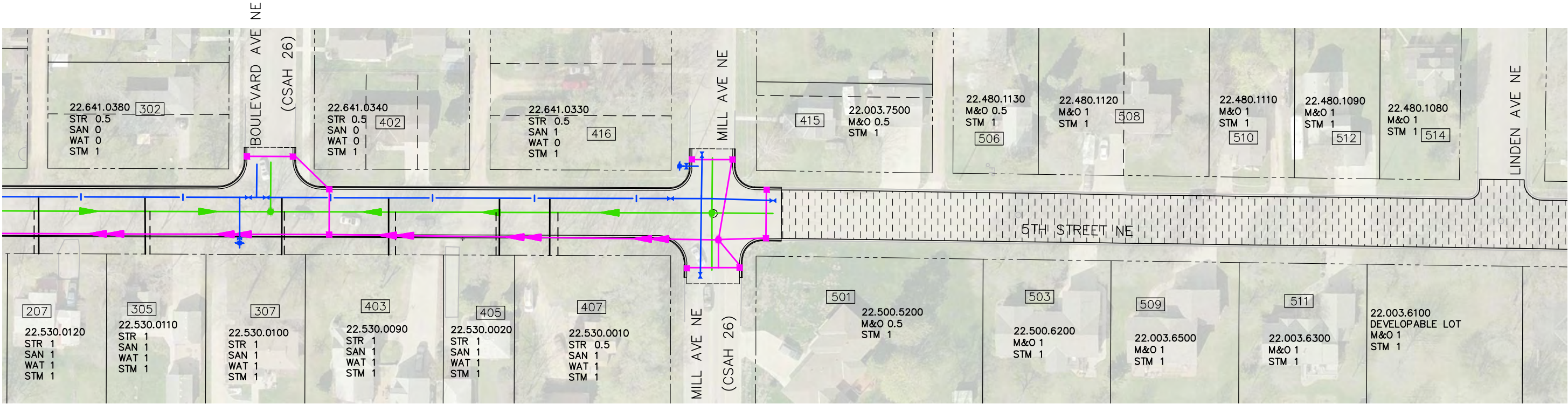
5TH STREET (CSAH 3) AREA  
IMPROVEMENTS PROJECT  
MONTGOMERY, MINNESOTA

ASSESSMENT MAP

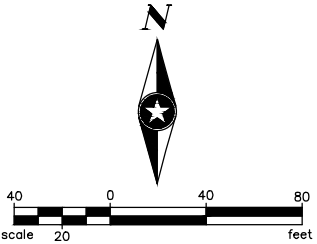
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LESUR 125487

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- LEGEND**
- PROPOSED SANITARY SEWER
  - PROPOSED WATER MAIN
  - PROPOSED STORM SEWER
  - PROPOSED B618 C&G



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DESIGNER: CDK				
CHECKED BY: CMC				
DESIGN TEAM	NO.	BY	DATE	REVISIONS

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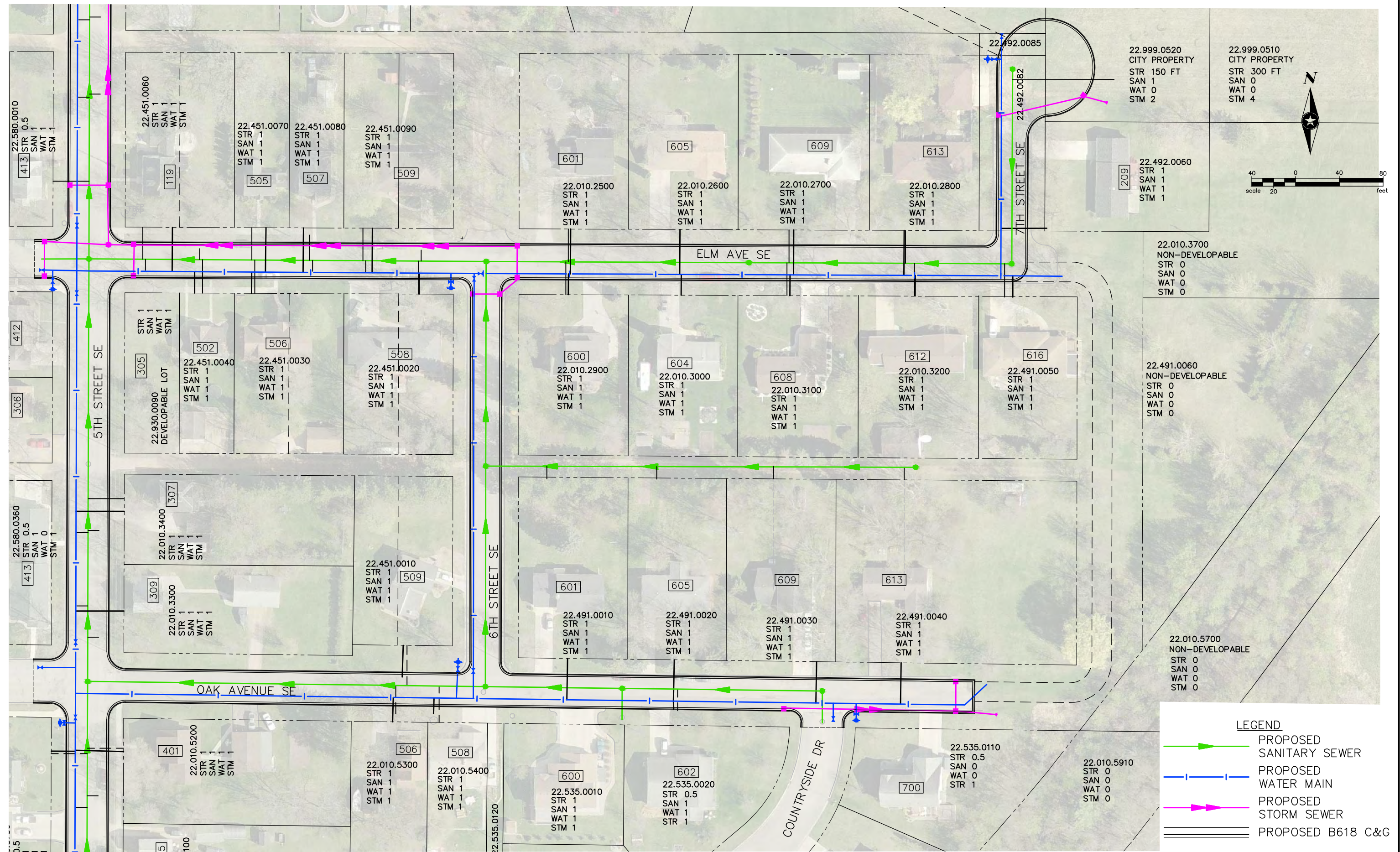
5TH STREET (CSAH 3) AREA  
IMPROVEMENTS PROJECT  
MONTGOMERY, MINNESOTA

ASSESSMENT MAP

FILE NO.  
LESUR 125487

APP.  
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## FEASIBILITY STUDY



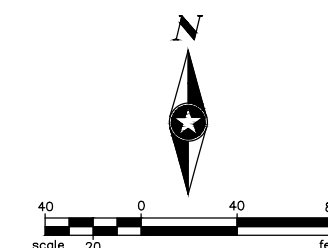
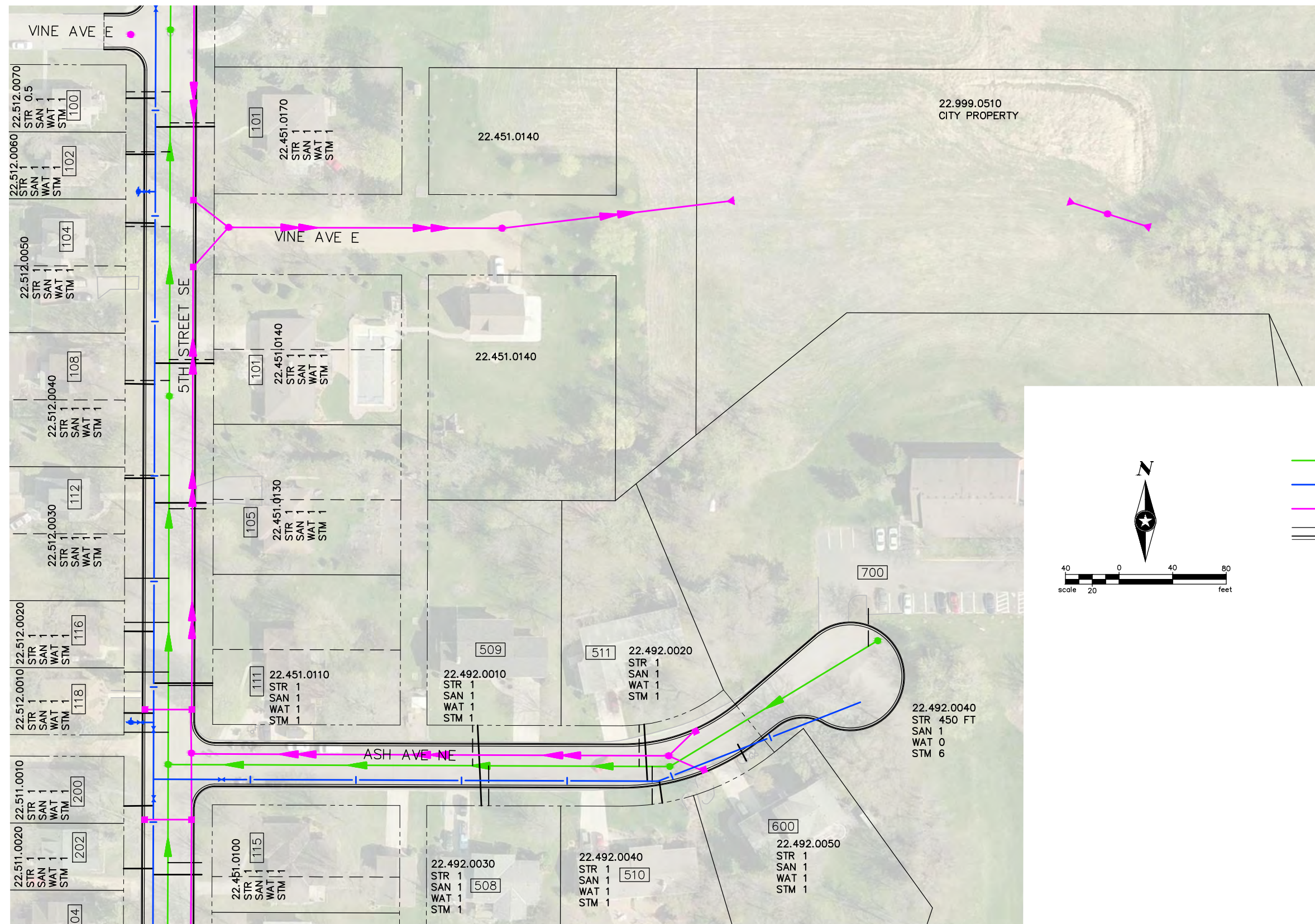
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**5TH STREET (CSAH 3) AREA  
IMPROVEMENTS PROJECT**  
MONTGOMERY, MINNESOTA

ASSESSMENT MAP

FILE NO.  
LESUR 125487

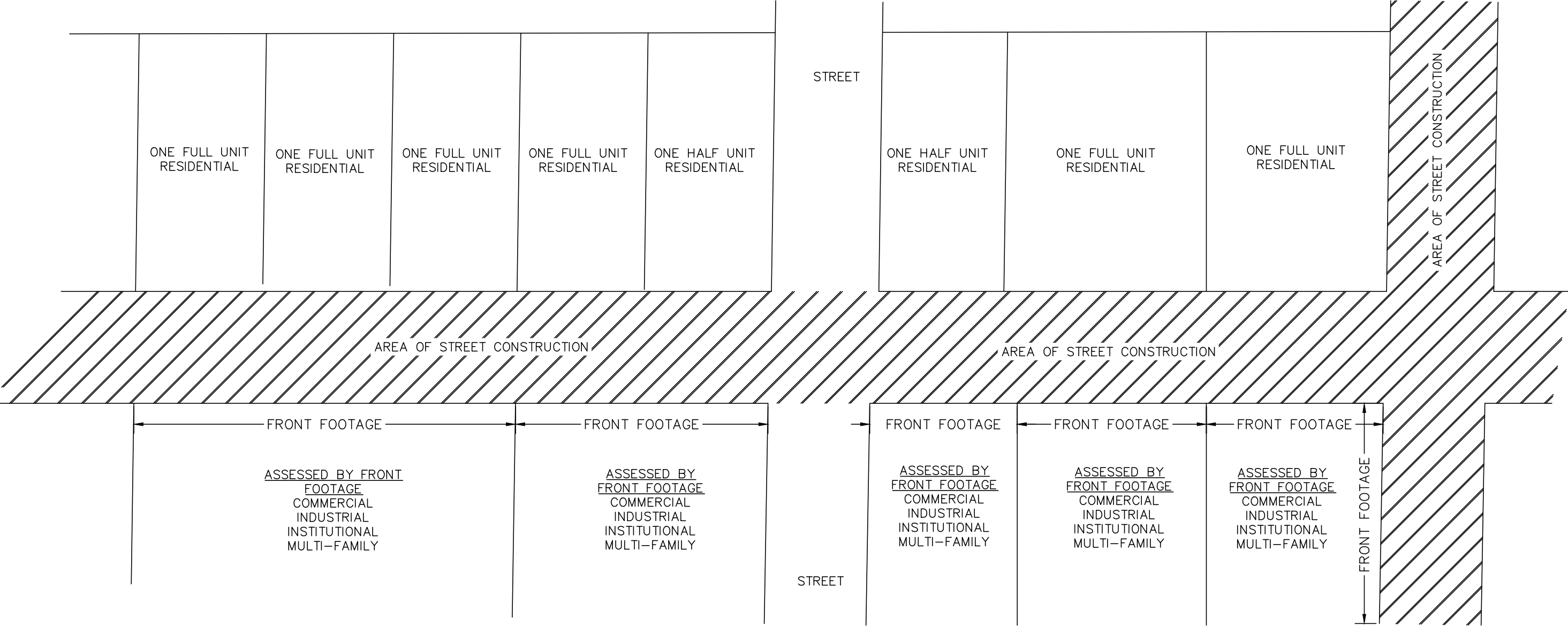
APP.  
B-2



- LEGEND**
- PROPOSED SANITARY SEWER
  - PROPOSED WATER MAIN
  - PROPOSED STORM SEWER
  - PROPOSED B618 C&G

NO.	BY	DATE	REVISIONS	

P:\KO\L\Lesur\125487\4-prelim-dsgn-rpts\41-drawing\10-Civil\cad\dwg\LE125487 ASSESS POLICY.dwg 4/30/2014 11:24 AM cknutson



DRAWN BY: _____	CDK				
DESIGNER: _____	CDK				
CHECKED BY: _____	CMC				
DESIGN TEAM	NO.	BY	DATE	REVISIONS	

FEASIBILITY STUDY



PHONE: 507.388.1989  
12 CIVIC CENTER PLAZA  
SUITE 2088  
MANKATO, MN 56001-7787  
www.sehinc.com

5TH STREET (CSAH 3) AREA  
IMPROVEMENTS PROJECT  
MONTGOMERY, MINNESOTA

ASSESSMENT POLICY

FILE NO.  
LESUR 125487

APP.  
B-3

**SUGGESTED 2015 ASSESSMENT RATES  
FIFTH STREET (CSAH 3) AREA STREET AND UTILITY IMPROVEMENT PROJECT  
MONTGOMERY / LE SUEUR COUNTY, MINNESOTA**

**From the City of Montgomery Assessment Policy: Section 726 of Montgomery City Code:**

**Public Street Improvement Assessments:**

	<u>Residential Per Unit</u>	<u>Commercial Per Front Foot</u>	<u>Industrial Per Front Foot</u>
Mill and overlay:	\$1,500.00	\$20.00	\$24.00
Rehabilitate/Pavement Replacement	\$4,000.00	\$53.33	\$64.00
Partial Reconstruction	\$5,000.00	\$66.67	\$80.00
Full Reconstruction	\$6,500.00	\$86.67	\$104.00
Storm Drainage	\$1,500.00	Case by Case	Case by case

**Utility Improvement Assessments:**

	<u>Residential/Domestic</u>	<u>Commercial/ Industrial</u>
Water service w/new main construction	\$1,200.00	Case by case
Sewer service w/new main construction	\$1,000.00	Case by case

	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>
Water service w/tap to existing main	Case by case	Case by case	Case by case
Sewer service w/tap to existing main	Case by case	Case by case	Case by case

\* Residential is assumed 1" to 1 1/2" water service line and all others will be assessed based on actual construction.

\*\* Sewer services are assumed 4" or 6" service line and all others will be assessed based on actual construction.

\*\*\* Storm drainage assessment may be considered if a storm water utility has not been previously established. Assessments for storm drainage will be based on a residential base rate. All other land uses are to be assessed on a case by case basis and based on their storm water runoff contribution attributed to land area and impervious surface.

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## Appendix C

### Reference Drawings - 1996 Stormwater Study



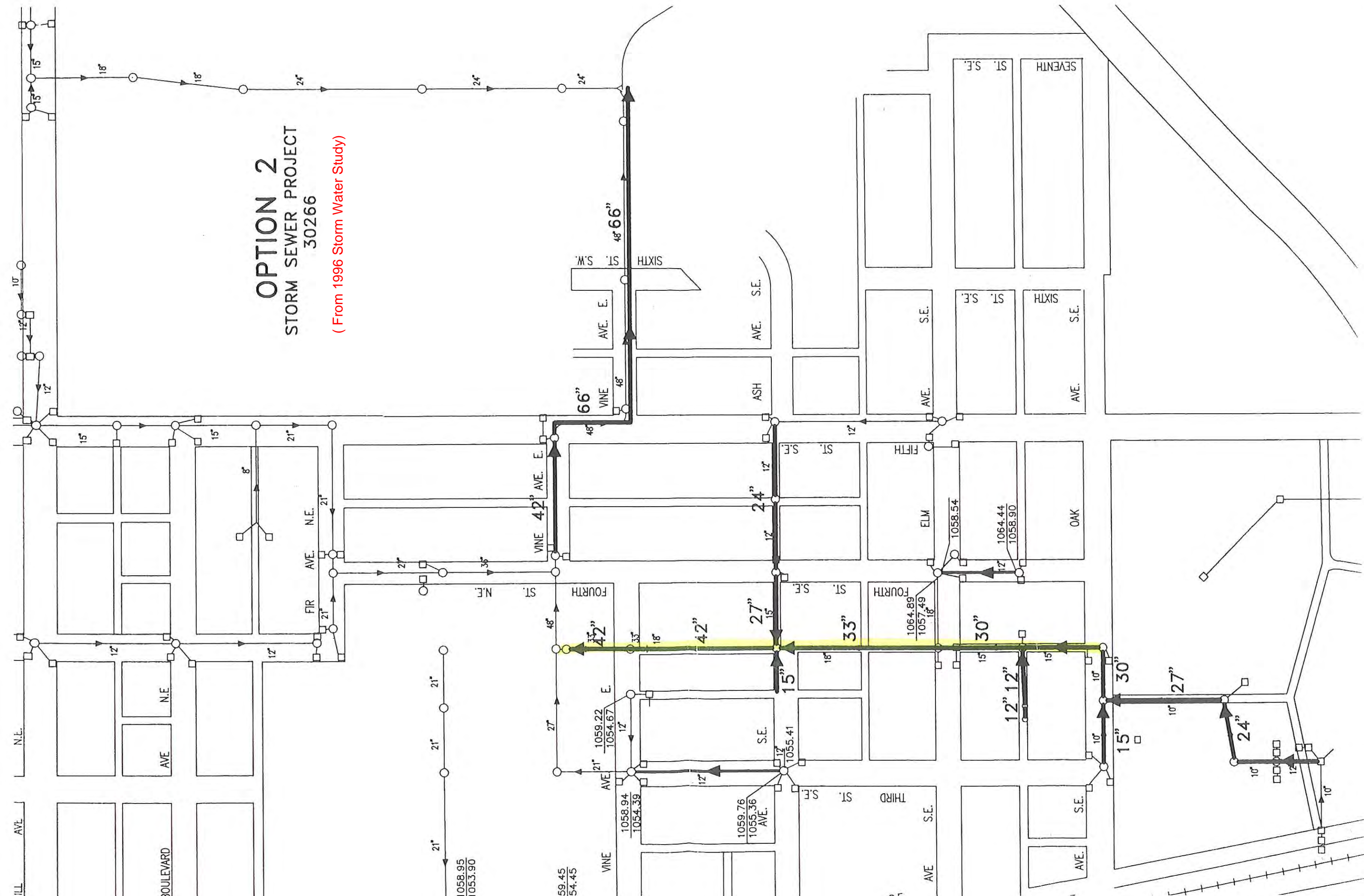
**OPTION 1**  
**STORM SEWER PROJECT**  
**30266**  
from: 1996 Storm water Study

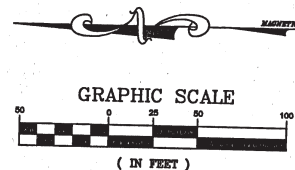
ALTERNATE ROUTE

OPEN

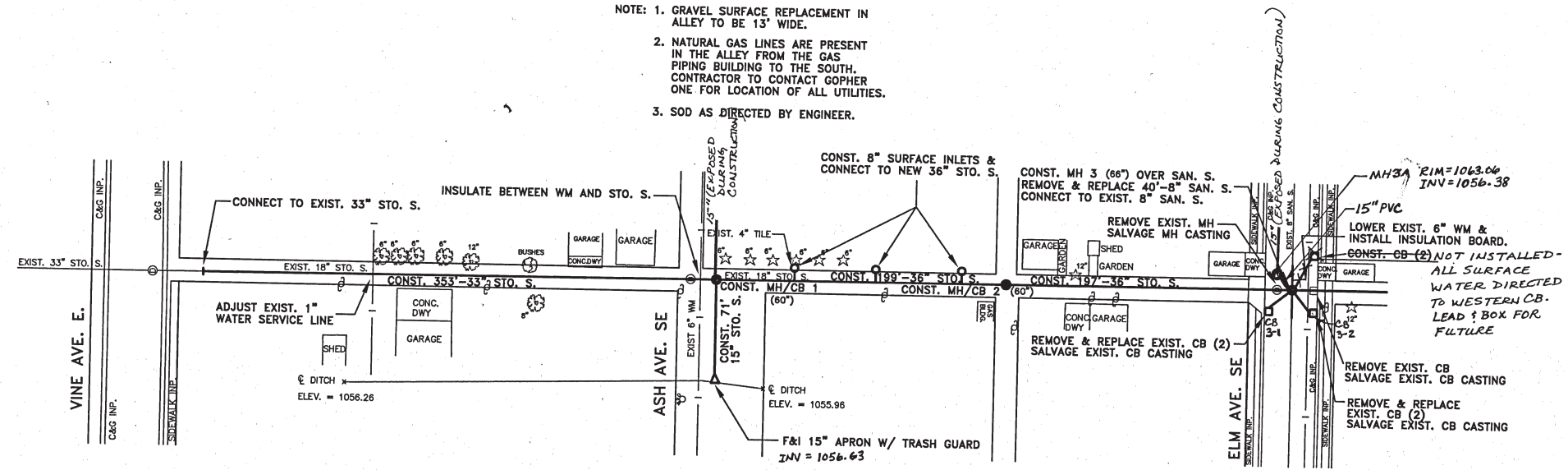
**OPTION 2**  
**STORM SEWER PROJECT**  
**30266**

(From 1996 Storm Water Study)



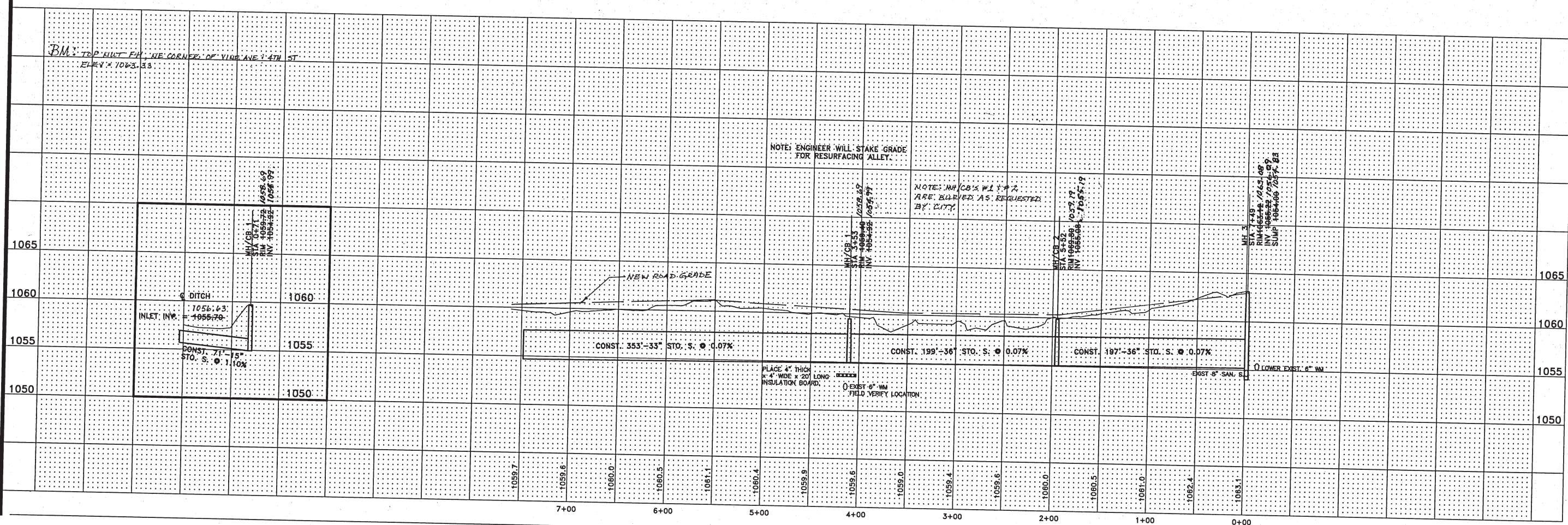


- NOTE: 1. GRAVEL SURFACE REPLACEMENT IN ALLEY TO BE 13' WIDE.  
2. NATURAL GAS LINES ARE PRESENT IN THE ALLEY FROM THE GAS PIPING BUILDING TO THE SOUTH. CONTRACTOR TO CONTACT GOPHER ONE FOR LOCATION OF ALL UTILITIES.  
3. SOD AS DIRECTED BY ENGINEER.



SEE SHEET 2

CB 3-1  
TC = 1062.42  
INV = 1058.36  
  
CB 3-2  
TC = 1062.21  
INV = 1058.24  
(SEE ELM AVE INTERSECTION)



rikle  
corral  
muller  
associates inc.  
architects engineers and surveyors

DESIGNED EDP & DAP  
DRAWN EDP  
CHECKED DAP

CONSTRUCTION PLAN FOR  
SOUTHEAST STORM SEWER  
IMPROVEMENTS  
MONTGOMERY, MN

REVISIONS  
DATE DESCRIPTION  
8-7-98 RECORDED DRAWINGS

DATE 11/11/96

FILE NO.  
30266

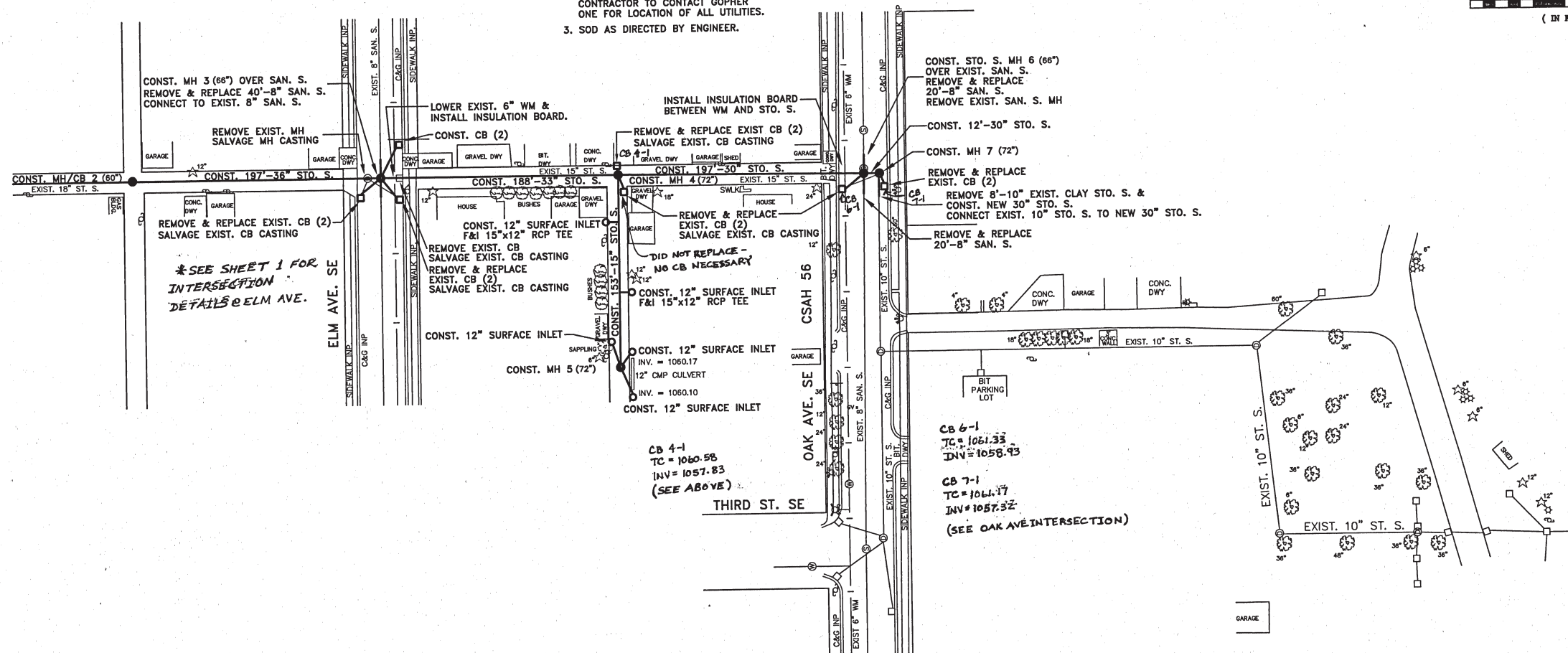
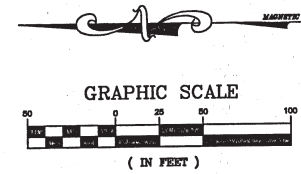
SHEET NO.  
1

DRAWING FILE NO.  
30266-3.dwg

RECORD DRAWINGS

SEE SHEET 1

- NOTE: 1. GRAVEL SURFACE REPLACEMENT IN ALLEY TO BE 13' WIDE.  
2. NATURAL GAS LINES ARE PRESENT IN THE ALLEY FROM THE GAS PIPING BUILDING TO THE SOUTH. CONTRACTOR TO CONTACT GOPHER ONE FOR LOCATION OF ALL UTILITIES.  
3. SOD AS DIRECTED BY ENGINEER.

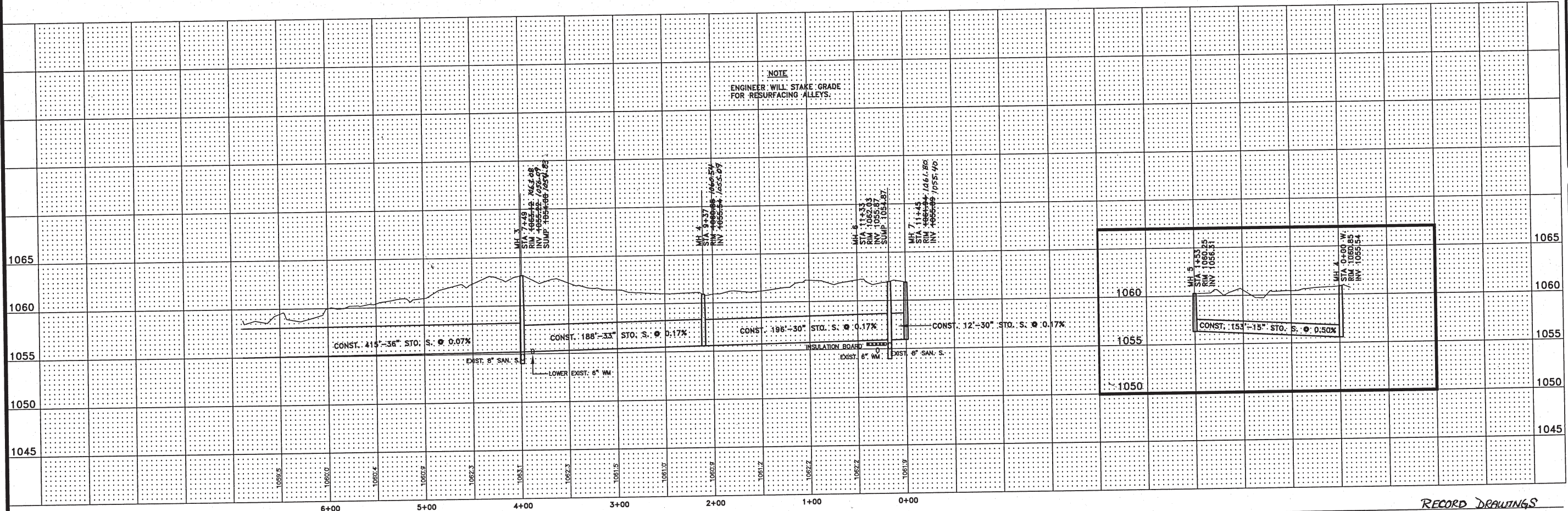


CB 4-1  
TC = 1060.58  
INV = 1057.83  
(SEE ABOVE)

CB 6-1  
TC = 1061.33  
INV = 1058.93

CB 7-1  
TC = 1061.17  
INV = 1057.52  
(SEE OAK AVE INTERSECTION)

NOTE  
ENGINEER WILL STAKE GRADE  
FOR RESURFACING ALLEYS.



nieke carroll muller associates inc.  
architects engineers and land surveyors

DESIGNED EDP & DAP  
DRAWN EDP  
CHECKED DAP

CONSTRUCTION PLAN FOR  
SOUTHEAST STORM SEWER  
IMPROVEMENTS  
MONTGOMERY, MN

DRAWING FILE NO.  
30266-2/06

REVISIONS  
DATE 8-7-98  
BY EDP  
REASON RECORD DRAWINGS

DATE 11/11/96

FILE NO.  
30266

SHEET NO.  
2

RECORD DRAWINGS

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## Appendix D

### Arborist Summary Report

# **Tree Inventory**

**An  
Inventory of Trees  
in  
Montgomery, Minnesota**

**Prepared for:**

**SEH ENGINEERING**

**Mr. Chris Cavett**

**12 Civic Center Plaza, Suite 2088**

**Mankato, MN 56001-7787**

**Prepared by:**

**Arbor Life Consulting Forestry LLC**

**Mark Schnobrich**

**Forester**

**April 8, 2014**

## Summary

Mr. Chris Cavett of SEH Engineering, Mankato, Minnesota contacted me to perform an inventory of trees located along or adjacent to 5<sup>th</sup> Street in Montgomery, Minnesota. This report will conclude that 72 trees will be recommended for removal and 17 trees will be recommended for further review.

## Introduction

### Background and History

The proposed street construction site is located on 5<sup>th</sup> Street in Montgomery, Minnesota. In addition the adjacent streets of Oak, Ash, and Elm Avenues, all located east of 5<sup>th</sup> Street, will have full street and utility work performed on them in 2014. At present there are over 80 trees that have potential of being affected by this construction.

### ASSIGNMENT

Mr. Cavett hired me to assist him in determining what affects the construction could potentially have on the adjacent trees. I agreed to perform the following services.

- 1.) Complete an onsite tree inventory of those trees along 5<sup>th</sup> Street between station points 15+31.07 and 52+89.47. Also review trees along Ash, Elm and Oak Avenues east of 5<sup>th</sup> Street.
- 2.) Determine tree species, size, condition and whether construction would affect the trees along the construction route.
- 3.) Recommend whether trees should be removed or could be saved. Determine if any salvageable logs can be retrieved from the trees. Suggest a replanting program in respect to replacement trees and future planting locations.
- 4.) Submit in written form, a report documenting and summarizing my observations, opinions and recommendations.

### LIMITS OF THE ASSIGNMENT

I make no attempt to determine with this report the condition of the tree beyond the visual inspection of the tree. Information collected by me will be the basis by which this tree will be



rated. No absolute rule can be made to cover the natural variability of trees and their defects. There is no tree that is without some inherent risk. Every effort will be made to determine if this tree poses a risk beyond accepted industry and reasonable standards.

## **PURPOSE AND USE OF THE REPORT**

The purpose of this report is to present the results of my findings regarding the trees along 5<sup>th</sup> Street. The report is for Mr. Cavett and SEH Engineering to keep and to use the recommendations to help them manage the trees along the construction area.

## **Observations**

The field data collection resulted in walking the entire construction site while observing where each tree was identified by map designs presented me by Mr. Cavett. Some areas along the street included park land and residential with both sidewalk and no sidewalk right of ways.

## **Discussion**

There are many factors to be considered when making an observation of whether a tree was able to be retained or not as a result of the future construction. Factors used to make my determinations were, proximity of tree to the future sidewalk, whether existing roots would become damaging to future sidewalks and whether the current health of the tree made it worth retaining or not.

### **Discussion of General Site and above Ground Observations**

A good portion of the trees along the street are mature and their beneficial effects on the local environment are at their greatest. A number of trees are directly in the path of the construction and no alteration to the tree or the construction plans would allow those trees to be kept. Also as noted in the field sheets included with this report, numerous trees are in poor condition as they exist now. I did have numerous contacts with residents who indicated they were interested in access to the wood in various forms such as firewood and some interest in saw logs.

## **Conclusion**

The results of my investigation lead me to conclude that although the trees are of considerable age and stature, the risk level is moderate to low in those trees being recommended for retention. In my opinion the remainder of the trees recommended for removal should be removed for either their inability to overcome construction damage or because of their current state of condition.



Some logs can be salvaged from the trees but it is sporadic in occurrence. Those trees that have salvageable logs are noted in the field sheets included with this report and are comprised of ten or so trees.

In the interests of the community of Montgomery, replacement trees should be planted to offset the loss of the approximately 72 trees due the construction. The planting of trees is best planned and designed for after final specifications for the construction is determined and exact locations of utilities and infrastructure are determined.

My conclusions are based on the results of personal on site observation made by myself on March 28, 29 2014.

## **Recommendations**

Based on the results of my investigation of the trees and the data collected from the inventory, I recommend the following course of action to be taken:

1. At this time 72 trees, as listed in the field notes, should be removed.
2. 17 trees, as noted in the field sheets, need further discussion as to whether they should be removed or retained. This discussion should be the result of mutual agreement between the engineers, the city of Montgomery and the adjacent land owners involved.
3. The planting of 72 trees at the appropriate time in the post construction period.  
Suggested tree species would be site specific but would include – Hackberry, Oak, Elm, Linden, Ironwood, Locust, Aspen, Pine, White Cedar and a limited number of Maple, Alder and Flowering crab trees.
4. The reorganization of at least one, possibly two sidewalks in order to retain valuable oak trees located at station point 36+73.48 and 47+81.41.
5. As otherwise noted in images provided, the blocks of Ash, Elm and Oak Avenues have no tree conflicts as a result of the future construction.



## **Appendix A**

### **Tree Inventory Tally sheets**

See attached inventory

**NOTE:** The complete report is available in the office of the engineer





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