

Feasibility Report

2022 Street and Utility Improvements

VERCT 159395

Vernon Center, Minnesota | October 5, 20221



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October 5, 2021

RE: 2022 Street and Utility Improvements
Feasibility Report
Vernon Center, Minnesota
SEH No. VERCT 159395 4.00

Honorable Mayor and
Members of the City Council
City of Vernon Center
PO Box 385
Vernon Center, MN 56090

Dear Mayor and Council Members:

Pursuant to your request, Short Elliott Hendrickson (SEH®) is submitting this Feasibility Report for the 2022 Street and Utility Improvements project. This project includes improvements to the City's streets, sanitary sewer collection system, water distribution system, and storm sewer as part of the larger USDA-Rural Development project. Improvements are to the following streets:

- 1st Street (CSAH 10 from Oak Street east approximately 2,500 feet
- Poplar Street from Park Avenue to East Street
- Alley between Poplar Street and Main Street from West Street (US 169) to East Street
- Main Street from alley east of Park Avenue to the end of 3rd Street
- Alley between Main Street and Kendall Street from West Street (US 169) to East Street
- Hilltop Street from cul-de-sac east of West Street (US 169) to Wastewater Treatment Facility
- Park Avenue from 1st Street (CSAH 10) to Main Street
- Oak Street from 1st Street (CSAH 10) to Grannis Street
- Centre Street from 1st Street (CSAH 10) to Kendall Street
- East Street from 1st Street (CSAH 10) to approximately 100 feet south of Hilltop Street and 80 feet east of East Street
- Easement from approximately 156 feet east of East Street south to Main Street
- Railroad Street from 1st Street (CSAH 10) to Main Street

The report describes the proposed improvements, project costs, project financing, special assessments, and drawings of the work. This report is a supplement to the Preliminary Engineering Report submitted as part of the USDA-Rural Development process and is to meet the requirements of the Special Assessment process as required by state statute.

Sincerely,

A handwritten signature in black ink that reads "Chris Knutson".

Chris Knutson, PE
Project Manager
(Lic. MN)

jb

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Feasibility Report

2022 Street and Utility Improvements
Vernon Center, Minnesota

SEH No. VERCT 159395

October 5, 2021

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.



Chris Knutson, PE

Date: October 5, 2021 License No.: 49534

Reviewed By: Doug Scott Date: October 5, 2021

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





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Letter of Transmittal
Certification Page
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Feasibility Report

2022 Street and Utility Improvements

Prepared for City of Vernon Center, Minnesota

1 Introduction

The City of Vernon Center has been pursuing improvements to its infrastructure for many years. This has included multiple studies and reports and the construction of a new water tower and reconstruction of approximately 6 city blocks of streets and utilities in 2015. Though this addressed many of the short-term needs of the City, there were still many infrastructure issues remaining.

In February of 2017, the City of Vernon Center authorized Short Elliott Hendrickson (SEH®) to study the City's infrastructure and prepare a Preliminary Engineering Report (PER). This PER would be used to pursue funding through the United States Department of Agriculture, Rural Development (USDA-RD). The report was completed in 2018 and submitted to USDA-RD in April of 2019, along with the Application for funding. After funding reviews were completed, it was found the City would still have significant external funding needs in order to keep utility rates affordable to the residents of the community. A bonding bill request to the Minnesota State legislature was made and formally approved in the fall of 2020.

1.1 Authorization

In March of 2021, the City of Vernon Center authorized SEH to begin preliminary design on the 2022 Street and Utility Improvements project. As part of the project is to be assessed to the properties benefitting from these improvements, a Feasibility Report was ordered by the City of Vernon Center on June 1, 2021, pursuant to Minnesota Statutes, Chapter 429.

This Feasibility Report outlines only improvements to be completed as part of the 2022 Street and Utility Improvements project, including: sanitary sewer and service improvements, water main and service improvements, storm sewer improvements, and street improvements. Additional improvements to the water treatment and wastewater treatment systems will be completed as part of separate projects, without assessments to properties.

2 Preliminary Engineering Report

The Preliminary Engineering Report (PER) as noted above was prepared and submitted to USDA-RD along with an Environmental Report (ER). These documents include a detailed description of the existing infrastructure along with options for improvements. While some minor changes are currently recommended for the project, these documents may be used as reference documents for additional information. The street and utility improvements proposed with this project significantly match the recommended improvements in the PER.

3 Existing Conditions and Proposed Improvements

Most properties within the City of Vernon Center are also within the proposed project area, except for those improved with the 2015 Street and Utility Project. See the Location map shown as Figure 1 at the end of this report.

3.1 Streets and Blue Earth County Participation

Street improvements are proposed to approximately 25 blocks of streets, with 9 of those blocks on the Blue Earth County Highway System. The streets located on the County Highway System are eligible for funding through County State Aid Highway (CSAH) funds, with approximately 90% of eligible costs to be paid through Blue Earth County and the remaining 10% to be paid by the City of Vernon Center. This includes the roadway, sidewalk, storm sewer, and restoration. Design of these streets will need to meet State Aid highway requirements and Blue Earth County has significant oversight to the design of these streets. A Cooperative Agreement will be necessary between Blue Earth County and the City of Vernon Center outlining the full cost participation.

As part of the Preliminary Engineering Report, street improvements and costs were apportioned according to the USDA-RD process for eligibility. As the USDA-RD cost participation has been decreased due to additional outside funding, it is no longer necessary to attribute street restoration to each of the affected utilities.

3.1.1 Existing Condition

The pavement condition of City streets within the project area can generally be described as fair to poor. While streets have been maintained with seal coats, overlays, and partial replacement in the past, there are many areas of settlement and cracking. Most streets are around 35 feet in width and have curb and gutter on both sides. Main Street between Oak Street and East Street varies in width from 41 feet to 54 feet. First Street (CSAH 10) has a rural section with no curb and gutter starting approximately halfway between East Street and Railroad Street. Sidewalks are located in various locations within the project area, with some discontinuous areas due to partial removals.

3.1.2 Proposed Improvements

Streets within the project area are generally proposed to be reconstructed to similar widths and locations as they are currently. Reconstruction will generally include new bituminous pavement (blacktop), aggregate base, concrete curb and gutter, and drain tile. Drain tile connections are proposed behind the curb to allow residents to connect their sump pumps so they no longer drain over sidewalks and curbs near the street.

Improvements to Main Street, between TH169 and East Street, will be more extensive. The existing street widths (54 feet and 50 feet) on these two blocks exceeds the traffic demand of the area. As these two blocks are mostly funded through Blue Earth County, they are required to meet MnDOT State Aid design requirements. Deviations from these requirements can require a variance request and approval by Blue Earth County. Improvements exceeding the minimum requirements would typically require additional local (City of Vernon Center) funding. See Figures 2,3,and 4 for more information on proposed street and sidewalk improvements.

3.2 Sanitary Sewer

3.2.1 Existing Condition

The wastewater in the City is conveyed through sewers by gravity to the treatment plant. The collection system within the project area generally consists primarily of 8 inch and 10 inch diameter sewer pipes made of vitrified clay constructed around 70 to 80 years ago. Only sanitary sewer pipes on TH169 and the 2015 project are plastic and in good condition.

Sewer services are a mixture of materials included vitrified clay, cast iron, orangeburg, and plastic. Sewer services that are not plastic are typically considered non-compliant and in need of replacement. Some older sewer services have been replaced due to failure or the City's ordinance requirement to meet the compliance condition.

The condition of the existing sanitary sewer system is a major driver to the entire project. Existing sanitary sewer mains and services are in generally poor condition, which allows clear water into the collection system. To meet permit requirements of the wastewater treatment facility (WWTF), it is necessary to remove this excess clear water.

3.2.2 Proposed Improvements

Sanitary sewer within the project area will mostly be reconstructed with new mains and services up to the right of way as shown in Figure 5. Sanitary sewer on East Street will be slightly enlarged to either 10 inches or 12 inches. New sanitary manholes are also proposed with the project at all junction locations. In a few cases, it may be necessary to complete some sanitary service replacement outside the right-of-way due to the location of the existing pipes. This will require easement and these costs are proposed to be passed on to the benefitting property owner through special assessment. It is expected that the new sewer mains and services will likely be polyvinyl chloride (PVC), though it is not possible to specify the pipe material due to USDA-RD funding requirements.

Improvements to existing sanitary sewer located on Park Avenue (north of Main Street) and Hilltop Street (between Centre Street and East Street) is proposed to be completed by cured-in-place-pipe (CIPP), often referred to as lining. This will be for both the sewer mains and services. This method of improvement includes pulling a liner material through the pipes that is expanded to fit the existing pipes and the cured until hard. This method of improvement has been selected as the streets are not otherwise proposed for or in need of improvement. With review of these sanitary sewers to be lined, it is expected there will be spot repairs of the sanitary sewer main requiring excavation of the streets. The pavement would then be patched after.

3.3 Water Main

3.3.1 Existing Condition

The water distribution system within the City is composed of water main, services pipes, valves, and hydrants. Water mains within the project area range in size from 1 inch to 6 inch diameter pipe, approximately 70 to 80 years old. Water main on TH169 is 8 inch diameter and ductile iron with pipe stubbed out to adjacent streets generally 6 inch diameter. The existing water system is in generally poor condition and has had many areas of failure, requiring repairs to broken water mains. Many of the water mains are also too small in size, with multiple homes often sharing 1 inch or 2 inch pipes for service. Many areas of the City do not have adequate water pressure due

to the small water mains and lack of redundancy and looping within the overall system. The water tower, constructed in 2015, is unable to sustain full levels due to concern over excess pressure causing water main breaks.

3.3.2 Proposed Improvements

It is proposed to replace all water main and water services within the right of way, along with new valves and hydrants as shown on Figure 6. Valve manholes located on TH169 are also proposed for rehabilitation with new valves, pipe coatings, new castings and rings, and sealing to reduce water intrusion. Water main currently on Centre Street north of Main Street is proposed for removal with services relocated to other streets. New water main is proposed on Railroad Street, Oak Street, and Poplar Street in areas that otherwise have long water services to improve pressure to these and surrounding areas through looping. It is expected that new water mains will be either plastic (PVC) or ductile iron, though this will be the contractor's decision as pipe materials cannot be specified on USDA-RD projects.

3.4 Storm Sewer

3.4.1 Existing Condition

Storm sewer within the project area is a mixture of steel, plastic, and concrete pipes with concrete manholes and catch basins. Most of the existing storm sewer is too small, too shallow, and in poor condition. Runoff within the project area generally drains toward the Blue Earth River. On the west side of TH169, most of this area drains through storm sewer installed as part of the 2015 project. Most of the area east of TH169 and west of Railroad Street drains either overland or through a shallow storm sewer on East Street. The remaining area on CSAH 10, east of Railroad Street, drains through rural ditches toward the east.

3.4.2 Proposed Improvements

It is proposed to replace all storm sewer within the project area with larger pipes and additional inlets as shown on Figure 7. The new storm sewer will be designed for a 3 year storm event to meet the requirements of work on the County State Aid highways. In addition to the surface drainage on the streets from rain events, subsurface drain tile will also be installed on the edges of the street to help drain the subgrade and convey sump pump connections.

Storm sewer on the west side of TH169 will be reconstructed and connected to the pipe installed on Park Avenue as part of the 2015 project. Storm sewer on Main Street between Oak Street and TH169 will be partially reconstructed with the east portion removed or abandoned as it is redundant and does not carry stormwater.

Storm sewer on the east side of the project will be drain through a storm sewer to be constructed on East Street and connected to an existing storm sewer behind the former meat market, south of Hilltop Street. Storm sewer will be extended further east at 1st Street and Main Street to pick up drainage currently going through these areas and causing flooding problems. Storm sewer will also be extended as far east on Hilltop Street as feasible to minimize surface drainage going toward the WWTF.

On the east side of 1st Street, drainage will continue to drain through ditches and culverts toward the east. A design option to construct storm sewer and curb further to the east is being considered by Blue Earth County and may impact the final design of this area.

4 Right-of-Way

Streets within the project areas have varying right-of-way widths. The project will primarily be reconstructed within the current right-of-way as this is a requirement of the primary financing sources (USDA-RD and State of Minnesota). It is likely that some temporary easements will be necessary for sanitary service, water service, or sidewalk reconstruction. Permanent easement, if not already in-place, will be necessary for sanitary sewer leading to the WWTF and for the storm sewer outfall south of Hilltop Street toward the Blue Earth River. A thorough review of right-of-way and easements will be completed as part of the USDA-RD legal review. Neither USDA-RD nor State Bonding Bill funding may be used for improvements outside of the right-of-way. As such, the City may need to fund those improvements through local funds. As sanitary sewer service and water service improvements outside the right-of-way will be assessed back to the property owner at 100% of their cost, the City will recoup these costs.

5 Special Assessments

Special assessments will be levied to properties adjacent to the project and benefiting from the improvements. These assessments are proposed to be based on the same policy as the 2015 Street and Utility Project, with the same rates (plus inflation) to be used. Only street and sewer services are proposed for assessment with the project. Based on information from the U.S. Bureau of Labor Statistics, inflation between 2015 and 2021 was approximately 12%. The proposed assessment rates are as follows:

Table 1 – Proposed Assessment Rates to Properties

Improvement	2015 Assessment	Proposed Assessment
Pavement Construction	Not Applicable	\$35.00 per L.F.
Full Street Reconstruction	\$81.00 per LF	\$90.00 per LF
Sewer Service (within R/W)	\$1,315.90 each	\$1,470.00 each
Sewer Service (outside R/W)	Actual Cost (\$250 to \$3,300)	Actual Cost
Water Service (within R/W)	No Assessment	No Assessment
Water Service (outside R/W)	Not Applicable	Actual Cost

Note that for street assessments, all properties within the project area are proposed to be assessed at the same rate independent of the street width, section, or location on a City or County street. The exception to this would be streets noted as pavement construction, that are proposed to have a lesser assessment to reflect the lower costs of the improvement. There were no streets proposed for Pavement Construction in 2015 for comparison. Properties on streets that are to remain gravel will have no assessable footage on the gravel side. The proposed assessment rates as noted above should be considered the top rates to be assessed for the improvements, as rates will be recalculated after bids are received based on the City's assessment policy.

Street assessments are based on the property footage abutting the project. For this report, this is referred to as the assessable frontage. On corner properties, the assessable frontage includes 100% of the front side of the property (side of property represented by street address) and 1/3 of the side frontage. On corner lots, this street assessment will only be applicable to the side(s) of

the property that are improved with the project. Frontages to the project are measured at the property lines and based on platted information.

It is important to note that sewer services are proposed for equal assessment within the right-of-way, independent of the actual length of sewer service pipe. Water services within the right-of-way are not proposed for assessment. Both water and sewer services are proposed to be assessed at the actual cost of replacement, where located outside the right-of-way. Sewer and water service improvements completed outside the right-of-way will only be completed as part of the project where required and affected property owners will be notified directly of this cost. These costs are not yet shown in the draft Assessment Roll as the extents of these improvements are not yet fully known.

A draft Assessment Roll is included in the Appendix B of this Report. A full copy of the City of Vernon Center's Assessment Policy, Amended October 22, 2014, is also included in Appendix B.

6 Required Permits and Approvals

- Minnesota Department of Health – Water Main Reconstruction
- Minnesota Department of Transportation – Detour Permit
- Minnesota Department of Transportation – Utility Permit
- Minnesota Department of Transportation – State Aid Review (County Segments only)
- Minnesota Pollution Control Agency (MPCA) – NPDES General Stormwater Permit
- Minnesota Pollution Control Agency (MPCA) – Review of Plans (for Grant Approval, anticipated to be completed by USDA-RD)
- Blue Earth County – Cooperative Agreements
- Blue Earth County – Review of Design and Bid Documents (County Segments only)
- Blue Earth County – Highway Permit
- USDA-RD – Approval of Design and Bid Documents

7 Estimated Costs

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. The figures include budget amounts for construction and project related costs, such as administrative, engineering, surveying, financing, and testing. The cost estimate as included is based on information provided in the PER document and will be updated as part of the USDA-RD submittal process. Due to the current Covid-19 pandemic and its effect on material costs and availability, there is some volatility to construction costs. Street and utility improvements have not typically been affected as much as other improvements. However, funding for all three projects included in the PER are tied together. It should be expected that much of the construction contingency will be required.

Table 2 – Proposed Project Costs

Improvement	Estimated Cost
Street Improvements	\$3,154,000
Water Distribution Improvements	\$809,000
Sanitary Sewer Improvements	\$835,000
Storm Sewer Improvements	\$817,000
Total Estimated Street and Utility Improvements Construction Cost	\$5,615,000
Wastewater Treatment Facility	\$988,850
Water Treatment Facility	\$2,097,110
Total Estimated Construction Cost (All Projects)	\$8,700,960
Construction Contingency	\$870,100
Engineering Costs	\$1,775,060
Legal and Administrative Costs	\$230,220
Testing Costs	\$65,970
Interim Interest	\$378,360
Total Estimated Project Cost	\$12,020,670

8 Proposed Project Financing

The City's Assessment Policy was applied to this project for the purpose of preparing the Feasibility Report and for consideration by the City Council.

The project will be funded through multiple sources. The funding sources will also be utilized for improvements at the wastewater treatment facility and the new water treatment plant. It is expected that the 2022 Street and Utility Improvements project will primarily be funded through the following sources: MnDOT County State Aid, USDA-Rural Development Loans and Grants, and Bonding Bill Grant. Any work occurring outside the right-of-way will not be fundable through those sources, so it is also possible the city may need to finance some work through General Levy funds. Assessments collected on the project will primarily be used to pay back the USDA-RD loan. The total estimated assessment is approximately \$1,344,071. The project is expected to draw upon USDA loans and grant at the end of the project, as other funding sources are to be used first. The funding by MnDOT County State Aid Highway Fund will be adjusted based on the final construction costs. The estimate of funding shown in the table below (\$1,693,100) is less than what is shown in the current cooperative agreement (\$1,876,832). For the purpose of this report, however, it has been left at its cost as estimated for the preliminary engineering report.

Table 3 – Proposed Project Funding

Improvement	Estimated Cost
Minnesota Department of Employment and Economic Development (DEED)	\$580,000
MnDOT County State Aid Highway Fund	\$1,693,100
USDA Rural Development Loan and Grant	\$1,764,570
MN State Bonding Bill Grant	\$7,983,000
Total Estimated Project Funding	\$12,020,670

9 Public Involvement

The project has included multiple opportunities for public involvement and input prior to preparation of this report.

1. Two Public Hearings were held as part of the USDA-RD application process.
2. A neighborhood meeting was held on June 23, 2021, at city hall.
3. A city-wide walkthrough of the project was completed over two days in early August 2021.
4. An on-site meeting with Main Street properties was completed in August 2021, including attendance by the County Engineer.

A Public Hearing will be held after acceptance of this report, and prior to final completion of bid documents. Another meeting will be held prior to beginning construction in 2022.

During the construction process, it is proposed to provide updates to property owners through electronic methods. This may include text message updates, social media, emails, and the City's website.

10 Proposed Schedule and Phasing

The overall project schedule related to the 2022 Street and Utility Improvements project is shown below:

Table 4 – Proposed Project Schedule

Action	Date
Neighborhood Meeting #1 (Complete)	June 2021
Neighborhood Meeting #2 (Complete)	August 2021
Main Street Property Owners Meeting (Complete)	August 2021
Submit Feasibility Report (Draft) for City Review	September 7, 2021
Receive Final Feasibility Report and Order Public Hearing	October 5, 2021
Public Hearing on Feasibility Report	TBD, First week of November 2021
Authorize Preparation of Plans and Specifications	November 2021 Council Meeting
Approved Plans and Specifications for Bids	January 4, 2022 (or special meeting)

Action	Date
Bid Opening	Early February, 2022
Award Contract	April 5, 2022 (or special meeting)
Start Construction (Year 1)	Late April 2022
End Construction (Year 1)	November 2022
Assessment Hearing	March 2023
Start Construction (Year 2)	April 2023
End Construction (Year 2)	September 2023
Assessments Certified to Blue Earth County	November 2023

The schedule above is meant to minimize the amount of design time prior to bidding the project. The City will incur costs for temporary financing up until the point that State Bonding Bill money is available, which will not occur until all projects are bid and full financing can be proven. The schedule is also dependent on USDA-RD review and concurrence, which based on previous experience, can take between 2 and 4 months. Concurrence on awarding the contract can often take most of two months on USDA-RD projects as well.

Due to the size of the project and the need to coordinate with improvements at the new water treatment plant, it is proposed to complete the project over two construction seasons. It is expected to complete work on all Ccounty roads in the first year of construction (2022) and most of the area east of TH169. Work in the second year of construction (2023) will include the west side of TH169 and other work to completed in the first year. Phasing of the project will be analyzed to reduce impact to property owners where possible. This may include offsetting work in alleys with work on streets to keep access where possible. Access to businesses will also be important, especially those requiring deliveries by large vehicles. SEH, the City of Vernon Center, and property owners will work together to develop plans for minimizing impacts.

11 Summary and Recommendations

From the results of the feasibility study and the previously completed Preliminary Engineer Report, it can be concluded that:

1. The project is technically feasible as it related to general engineering principles, practices, and construction procedures as it has been presented in this report.
2. The project is necessary in order to maintain the City's infrastructure and reduce potential maintenance issues in the future.
3. The project is cost-effective when all related costs are considered, both public and private.

We recommend the following:

1. Accept this feasibility report and order a public hearing to be held as soon as possible for those properties associated with the project.
2. After holding the public hearing, the city council should consider ordering the improvement and authorizing the preparation of plans and specifications.
3. A portion of the cost of the improvements will be recovered through assessments to the benefited properties and city contributions.

12 Standard of Care

The conclusions and recommendations contained in this report were arrived at in accordance with generally accepted professional engineering practice at this time and location. Other than this, no warranty is implied or intended.

jb

Figures

Figure 1 – Location Map

Figure 2 – Pavement Section Map

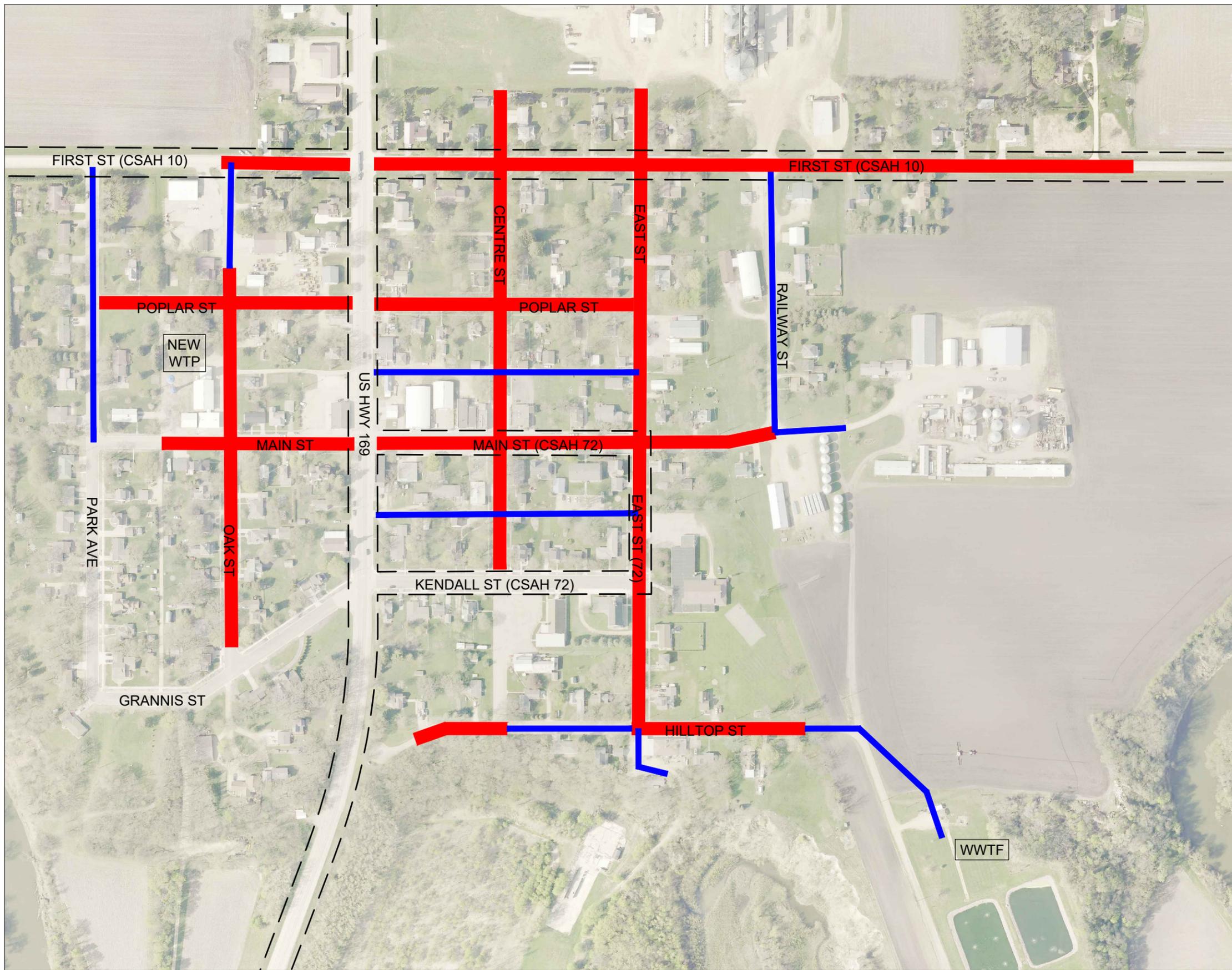
Figure 3 – Typical Sections

Figure 4 – Sidewalk Map

Figure 5 – Proposed Sanitary Sewer Map

Figure 6 – Proposed Water Main Map

Figure 7 – Proposed Storm Sewer Map



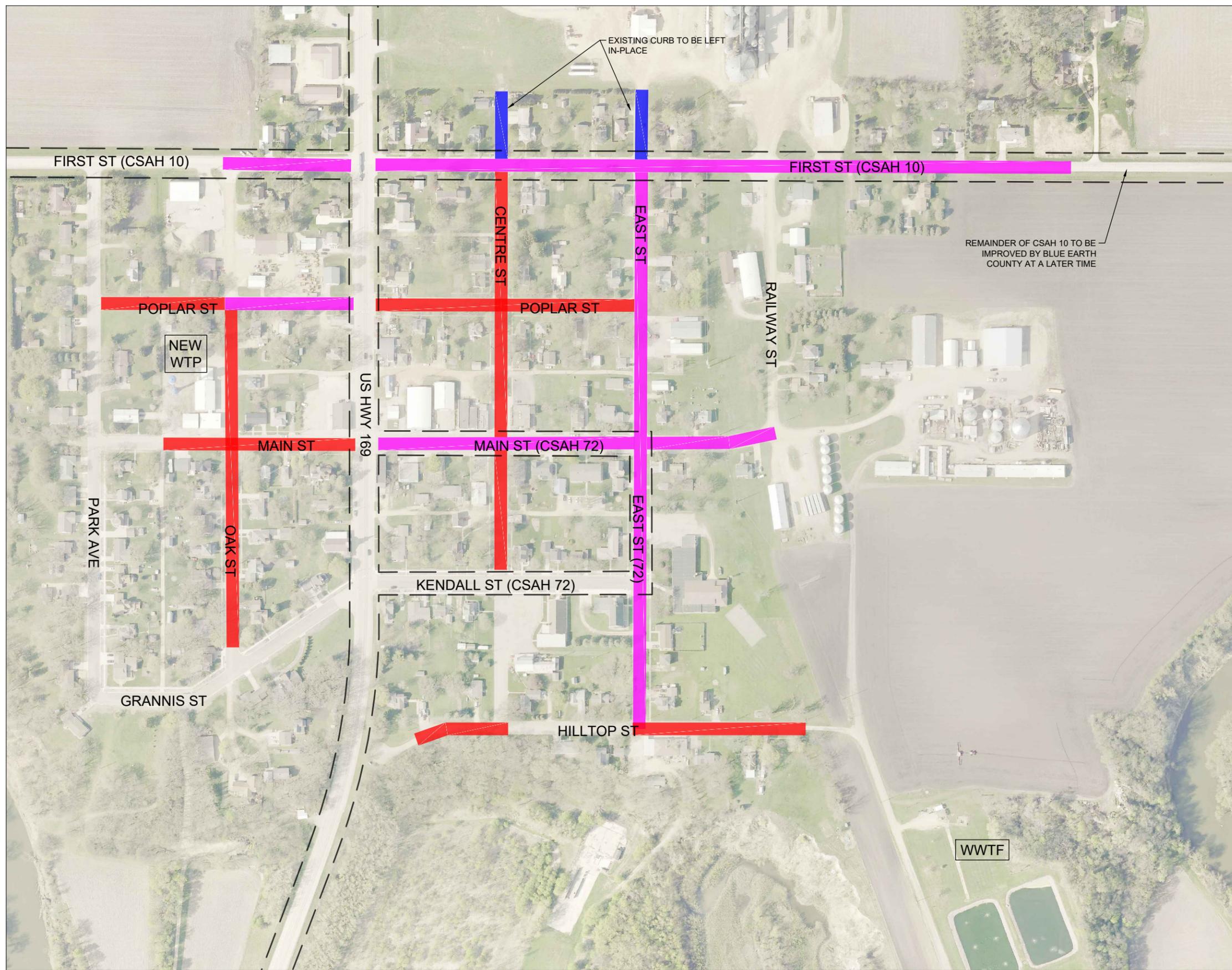
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-  PROPOSED WORK AREA
UTILITIES ONLY
-  COUNTY OR STATE HIGHWAY

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LOCATION MAP

FIGURE 1



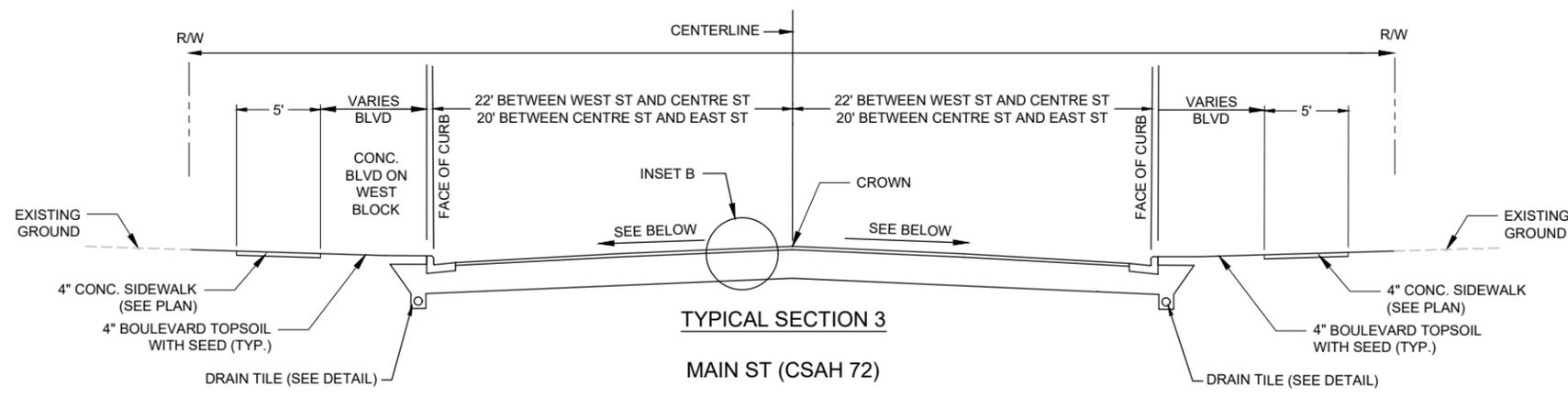
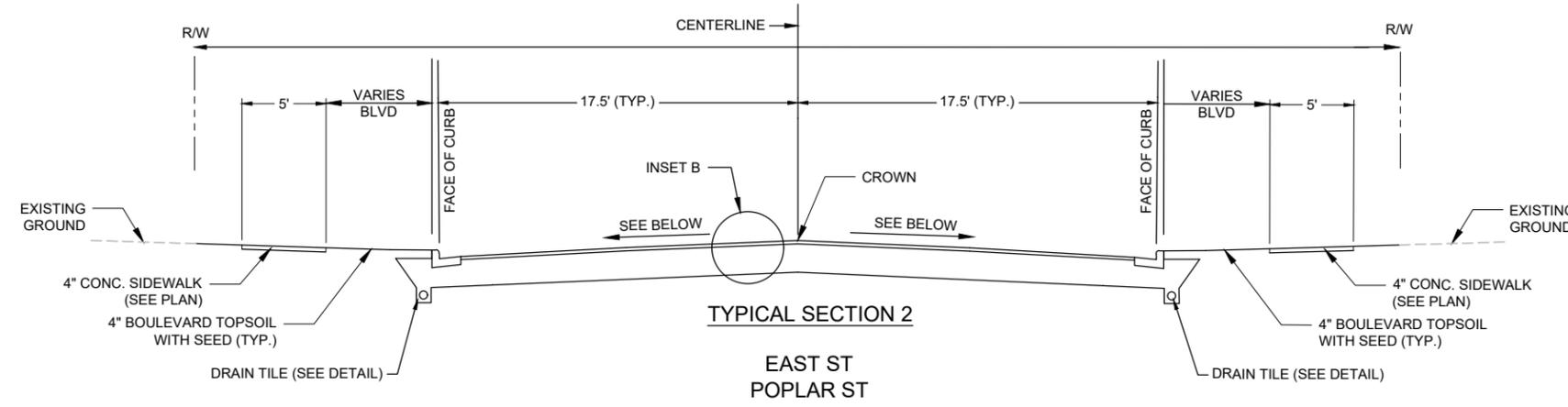
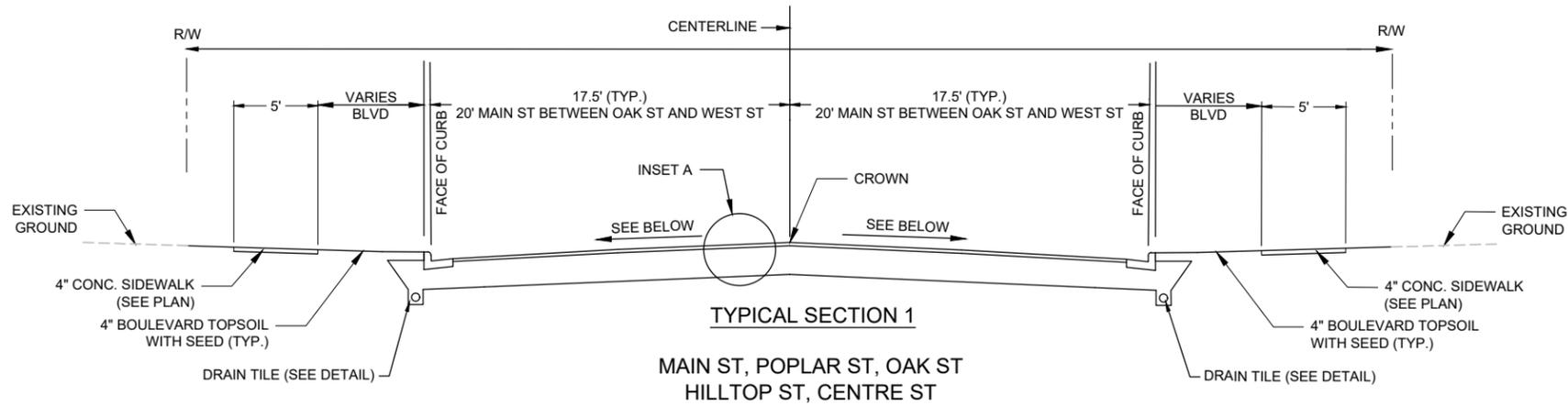
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-  HEAVY STREET SECTION
-  PARTIAL STREET SECTION
-  COUNTY OR STATE HIGHWAY

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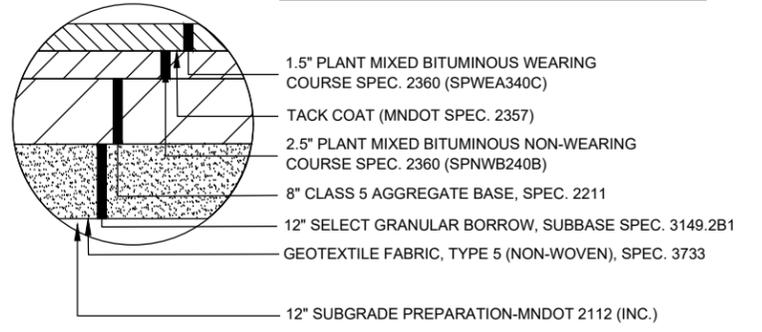
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**PAVEMENT SECTION
MAP**

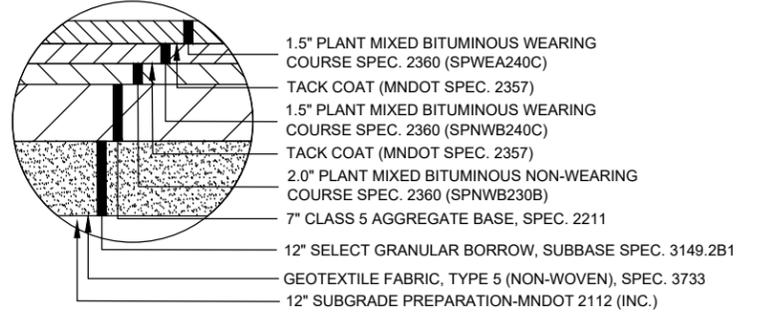
FIGURE 2



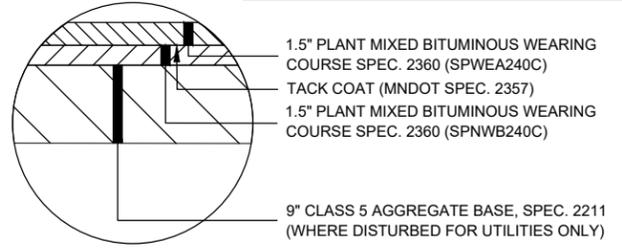
INSET A - LOCAL PAVEMENT SECTION



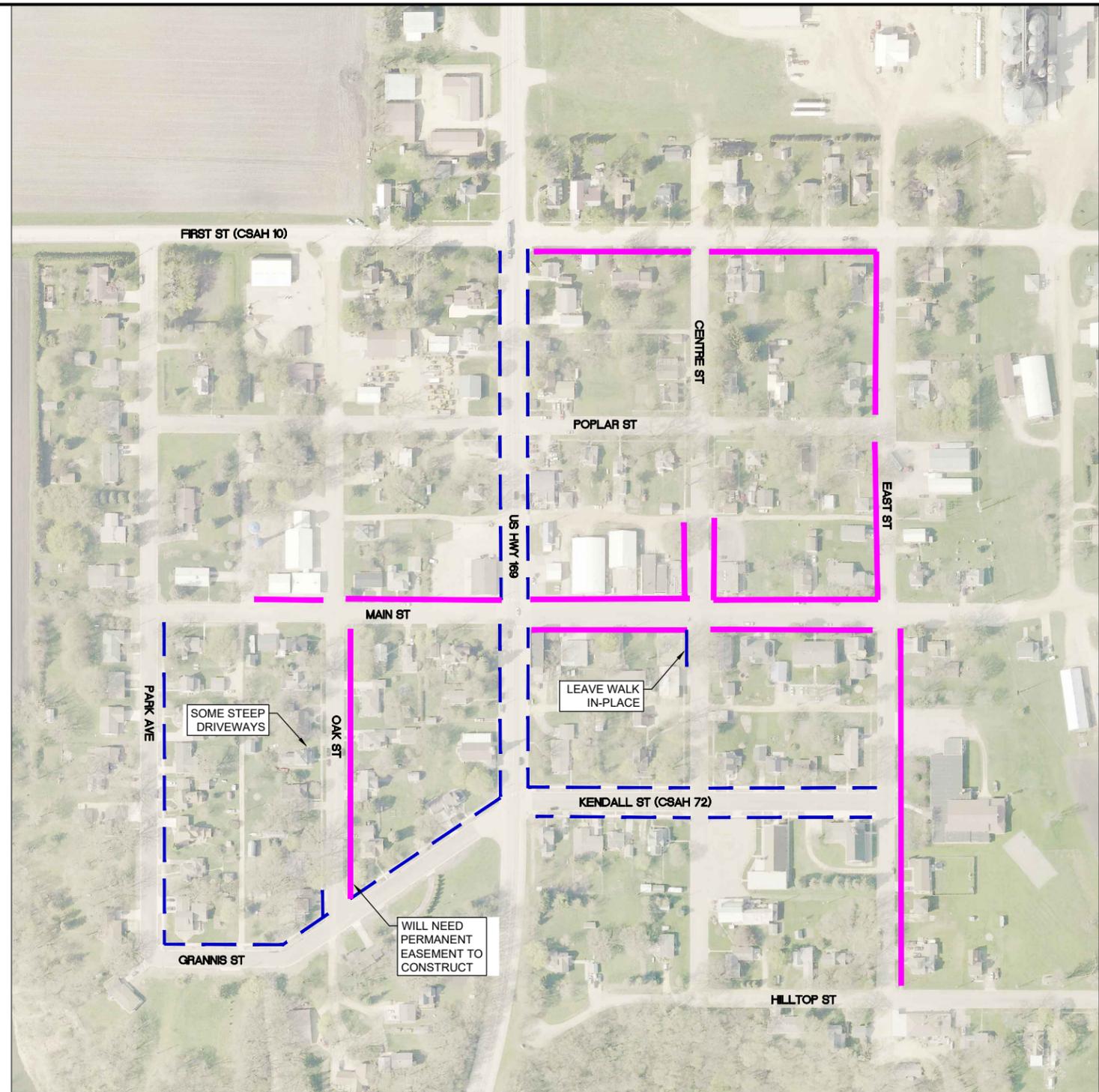
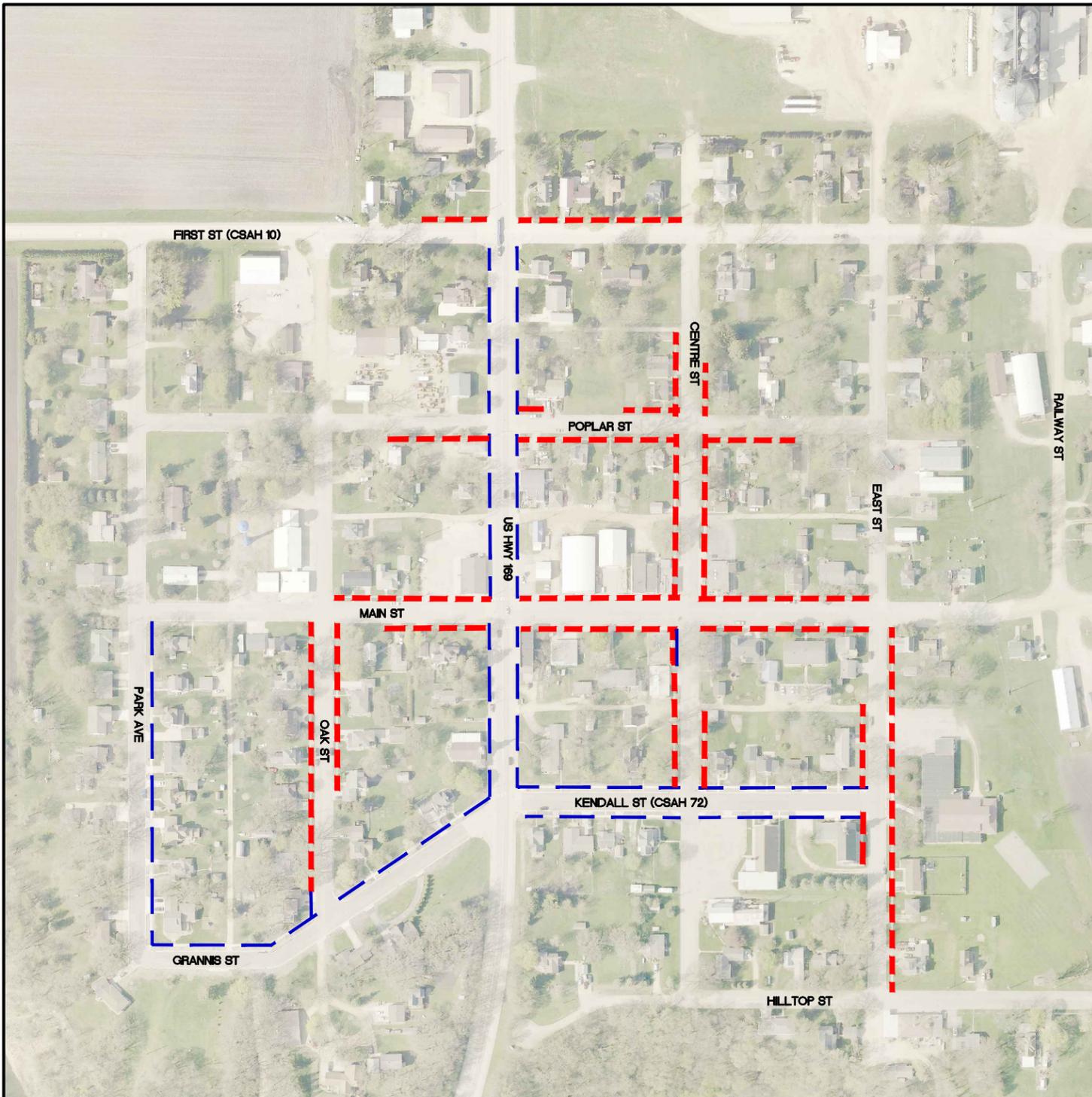
INSET B - HEAVY PAVEMENT SECTION



INSET C - PAVING ONLY PAVEMENT SECTION



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EXISTING SIDEWALK SYSTEM

-  EXISTING SIDEWALK (OUTSIDE PROJECT)
-  EXISTING SIDEWALK (WITHIN PROJECT AREA)

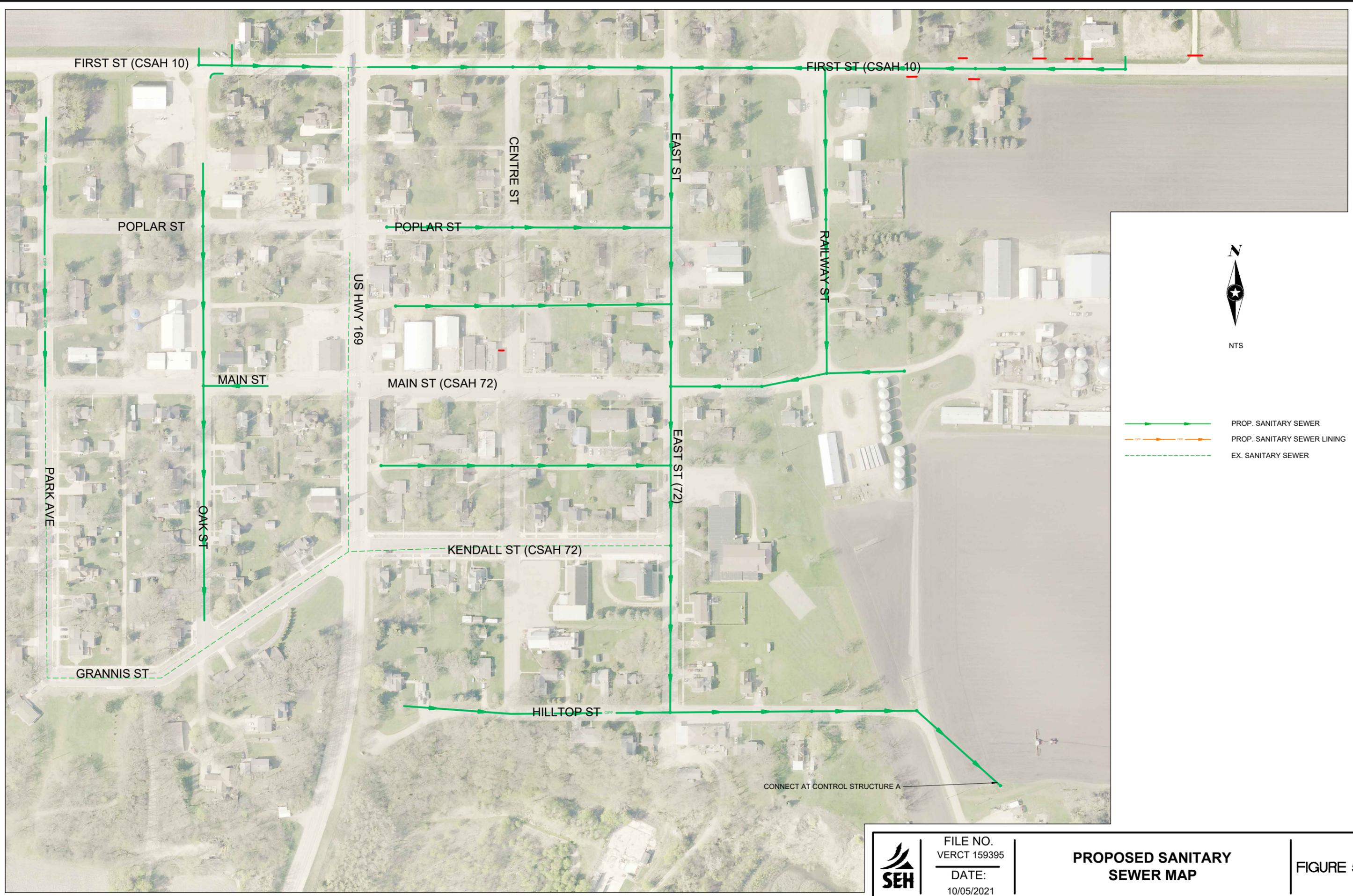


PROPOSED SIDEWALK

-  EXISTING SIDEWALK (OUTSIDE PROJECT)
-  PROPOSED SIDEWALK (WITHIN PROJECT AREA)

	FILE NO. VERCT 159395	SIDEWALK MAP	FIGURE 4
	DATE: 10/05/2021		

Save: 10/1/2021 10:09 AM c:\nason Plot: 10/1/2021 10:17 AM X:\UZ\VERCT\159395\4-prelim-dgn-r-pls\47-final-pt\dwg\exhibits\VE159395 FEAS EX 2 - UT OVERALLS.dwg

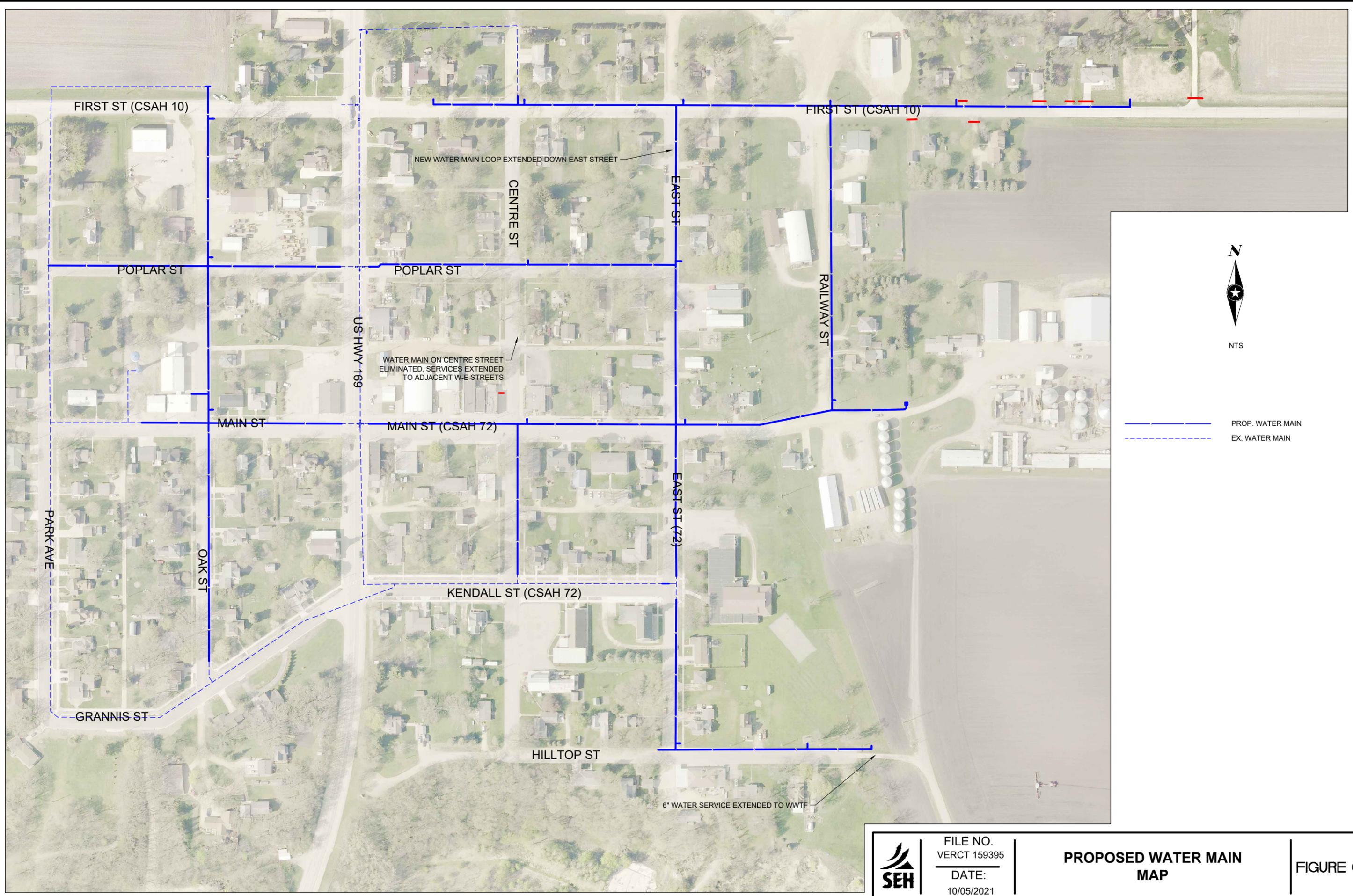



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 VERCT 159395
DATE:
 10/05/2021

PROPOSED SANITARY SEWER MAP

FIGURE 5

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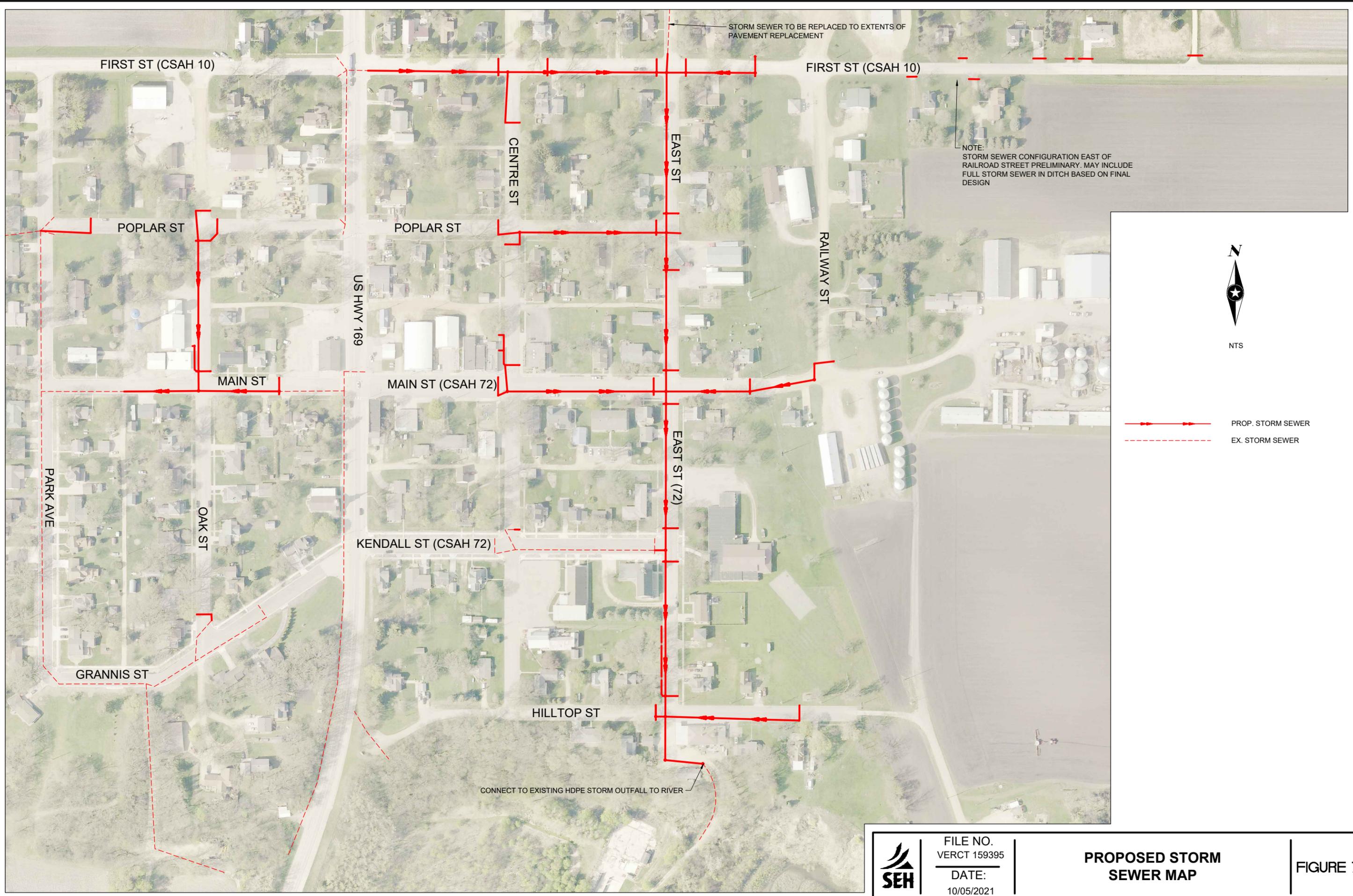


NTS

 PROP. WATER MAIN
 EX. WATER MAIN

	FILE NO.	PROPOSED WATER MAIN MAP	FIGURE 6
	VERCT 159395		
	DATE:		
	10/05/2021		

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NTS

-  PROP. STORM SEWER
-  EX. STORM SEWER

	FILE NO. VERCT 159395	PROPOSED STORM SEWER MAP	FIGURE 7
	DATE: 10/05/2021		

Appendix A

Cost Estimate

Street & Utility Improvements Construction Cost Estimates

Item No.	Item Description	Unit	Unit Cost	Est. Qty	Est. Cost
Street, Curb and Gutter, Drainage Pipe, Driveways					
1	MOBILIZATION	LUMP SUM	\$ 170,000.00	1	\$ 180,846
2	CLEARING & GRUBBING	TREE	\$ 540.00	13	\$ 7,020
3	REMOVE CONCRETE CURB AND GUTTER	LIN FT	\$ 2.60	17,700	\$ 46,020
4	REMOVE CONCRETE WALK	SQ YD	\$ 4.20	2,747	\$ 11,537
5	REMOVE BITUMINOUS SURFACE	SQ YD	\$ 3.20	38,820	\$ 124,224
6	REMOVE DRIVEWAY PAVEMENT	SQ YD	\$ 4.20	800	\$ 3,360
7	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$ 5.80	345	\$ 2,001
8	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	\$ 2.60	720	\$ 1,872
9	COMMON EXCAVATION (EV)(P)	CU YD	\$ 16.00	27,990	\$ 447,840
10	SUBGRADE EXCAVATION (EV)	CU YD	\$ 16.00	930	\$ 14,880
11	SELECT GRANULAR BORROW (CV) (P)	CU YD	\$ 25.00	16,720	\$ 418,000
12	GEOTEXTILE FABRIC, TYPE V (NON-WOVEN)	SQ YD	\$ 1.60	49,980	\$ 79,968
13	AGGREGATE SURFACING CLASS 5	TON	\$ 26.00	985	\$ 25,610
14	AGGREGATE SURFACING CLASS 5 (TEMPORARY)	TON	\$ 19.00	290	\$ 5,510
15	INVESTIGATIVE EXCAVATION	HOUR	\$ 520.00	23	\$ 11,960
16	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	\$ 150.00	34	\$ 5,100
17	WATER (DUST CONTROL)	MGAL	\$ 80.00	111	\$ 8,880
18	AGGREGATE BASE, CLASS 5 (CV)(P)	CU YD	\$ 30.00	11,160	\$ 334,800
19	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	\$ 3.65	2,850	\$ 10,403
20	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$ 75.00	4,400	\$ 330,000
21	TYPE SP 12.5 NON WEAR COURSE MIX (3,B)	TON	\$ 65.00	6,230	\$ 404,950
22	TYPE SP 12.5 WEARING COURSE MIX (2,B) (SPWEB240B), 3" THICK W/ 6" AGGREGATE BASE (DRIVEWAYS)	SQ YD	\$ 26.00	150	\$ 3,900
23	AGGREGATE (GRANULAR) BACKFILL (CV)	CU YD	\$ 25.00	930	\$ 23,250
24	4" CONCRETE WALK	SQ FT	\$ 5.20	23,550	\$ 122,460
25	6" CONCRETE WALK (ADA RAMPS)	SQ FT	\$ 9.40	1,720	\$ 16,168
26	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	\$ 13.50	18,380	\$ 248,130
27	7" CONCRETE DRIVEWAY PAVEMENT W/6" AGGREGATE BASE (RESIDENTIAL)	SQ YD	\$ 65.00	835	\$ 54,275
28	TRUNCATED DOMES	SQ FT	\$ 52.00	200	\$ 10,400
29	TRAFFIC CONTROL	LUMP SUM	\$ 30,000.00	1	\$ 32,044
30	ALTERNATE PEDESTRIAN ROUTE	LUMP SUM	\$ 5,000.00	1	\$ 5,000
31	SIGN PANELS TYPE C AND SPECIAL	SQ FT	\$ 47.00	157	\$ 7,379
32	STORM DRAIN INLET PROTECTION	EACH	\$ 150.00	129	\$ 19,350
33	TEMPORARY ROCK CONSTRUCTION ENTRANCE	EACH	\$ 990.00	14	\$ 13,860
34	PERMANENT TURF ESTABLISHMENT	SQ YD	\$ 1.10	24,460	\$ 26,906
35	TEMPORARY TURF ESTABLISHMENT	SQ YD	\$ 0.80	24,460	\$ 19,568
36	COMMON TOPSOIL BORROW (LV)	CU YD	\$ 32.00	670	\$ 21,440
37	WATER (TURF ESTABLISHMENT)	MGAL	\$ 42.00	947	\$ 39,774
38	4" DOUBLE SOLID LINE EPOXY (YELLOW)	LIN FT	\$ 2.50	3,582	\$ 8,955
39	8" SOLID LINE EPOXY (WHITE)	LIN FT	\$ 6.00	910	\$ 5,460
Eligible Street, Curb and Gutter, Drainage Pipe, Driveways Subtotal					\$ 2,468,000
Noneligible Street, Curb and Gutter, Drainage Pipe, Driveways Subtotal					\$ 686,000
Street, Curb and Gutter, Drainage Pipe, Driveways Subtotal					\$ 3,154,000
Storm Sewer					
1	REMOVE PIPE SEWER (STORM)	LIN FT	\$ 8.50	5,933	\$ 50,431
2	REMOVE CATCH BASIN OR MANHOLE	EACH	\$ 315.00	66	\$ 20,790
3	CRUSHED ROCK (PIPE FOUNDATION) MN/DOT 3149.2H	TON	\$ 19.25	324	\$ 6,240
4	4" PERF PIPE DRAIN (SUMPS)	LIN FT	\$ 7.00	20,434	\$ 143,038
5	4" PERF PIPE DRAIN (COUNTY)	LIN FT	\$ 7.00	6,914	\$ 48,398
6	6" PIPE DRAIN CLEANOUT	EACH	\$ 260.00	40	\$ 10,400
7	LAWN SUMP CATCH BASIN (TOTAL UNIT)	EACH	\$ 290.00	82	\$ 23,780
8	CONNECT TO EXISTING STORM MANHOLE OR PIPE	EACH	\$ 1,100.00	11	\$ 12,100
9	12" STORM SEWER	LIN FT	\$ 42.00	898	\$ 37,716
10	15" STORM SEWER	LIN FT	\$ 46.00	2,640	\$ 121,440
11	15" STORM CULVERT	LIN FT	\$ 46.00	400	\$ 18,400
12	18" STORM SEWER	LIN FT	\$ 48.00	750	\$ 36,000
13	24" STORM SEWER	LIN FT	\$ 55.00	760	\$ 41,800
14	30" STORM SEWER	LIN FT	\$ 73.00	1,035	\$ 75,555
15	15" APRON	EACH	\$ 400.00	18	\$ 7,200
16	30" APRON AND DISCHARGE BASIN	LUMP SUM	\$ 8,000.00	1	\$ 8,000
17	CONSTRUCT DRAINAGE STRUCTURE TYPE 477	LIN FT	\$ 340.00	129	\$ 43,860
18	CONSTRUCT DRAINAGE STRUCTURE 48-4020	LIN FT	\$ 350.00	133	\$ 46,550
19	CONSTRUCT DRAINAGE STRUCTURE 60-4020	LIN FT	\$ 500.00	28	\$ 14,000
20	CONSTRUCT DRAINAGE STRUCTURE 72-4020	LIN FT	\$ 600.00	21	\$ 12,600
21	CASTING ASSEMBLY	EACH	\$ 585.00	66	\$ 38,610
Storm Sewer Subtotal					\$ 817,000
Sanitary Sewer					
1	REMOVE MANHOLE (SANITARY)	EACH	\$ 425.00	19	\$ 8,075
2	CRUSHED ROCK (PIPE FOUNDATION) MN/DOT 3149.2H	TON	\$ 20.00	191	\$ 3,827
3	SANITARY SEWER BYPASS	LUMP SUM	\$ 10,400.00	1	\$ 10,504

4	TRACER WIRE SYSTEM (SANITARY)	LUMP SUM	\$ 6,000.00	1	\$ 6,060
5	CONNECT TO EXISTING SANITARY MANHOLE OR PIPE	EACH	\$ 2,080.00	7	\$ 14,560
6	8" X 4" OR 10" X 4" WYE	EACH	\$ 520.00	77	\$ 40,040
7	TRACER WIRE BOX (SANITARY)	EACH	\$ 155.00	77	\$ 11,935
8	LATERAL LINING 10' SECTION	EACH	\$ 2,700.00	16	\$ 43,200
9	LATERAL LINING 30' SECTION	EACH	\$ 3,700.00	20	\$ 74,000
10	LINING SEWER PIPE 8"	LIN FT	\$ 34.00	3,130	\$ 106,420
11	8" SANITARY SEWER (REGARDLESS OF DEPTH)	LIN FT	\$ 44.00	5,365	\$ 236,060
12	10" SANITARY SEWER (REGARDLESS OF DEPTH)	LIN FT	\$ 44.00	1,315	\$ 57,860
13	4" SANITARY SEWER SERVICE PIPE	LIN FT	\$ 37.00	3,000	\$ 111,000
14	CLEAN & TELEWISE SANITARY SEWER	LIN FT	\$ 3.00	5,740	\$ 17,220
15	CASTING ASSEMBLY W/ SEAL	EACH	\$ 730.00	25	\$ 18,250
16	MANHOLE REHAB - TRENCHLESS	EACH	\$ 4,000.00	5	\$ 20,000
17	CONSTRUCT SANITARY MANHOLE DESIGN 4007	LIN FT	\$ 305.00	181	\$ 55,205
	Sanitary Sewer Subtotal				\$ 835,000
Water Main					
1	REMOVE OR ABANDON WATER MAIN	LIN FT	\$ 4.00	7,735	\$ 30,940
2	REMOVE GATE VALVE/MANHOLE	EACH	\$ 260.00	26	\$ 6,760
3	REMOVE HYDRANT	EACH	\$ 350.00	14	\$ 4,900
4	TEMPORARY WATER SERVICE	LUMP SUM	\$ 25,000.00	1	\$ 25,000
5	CONNECT TO EXISTING WATER MAIN	EACH	\$ 1,450.00	28	\$ 40,600
6	HYDRANT	EACH	\$ 4,200.00	15	\$ 63,000
7	6" GATE VALVE AND BOX	EACH	\$ 1,900.00	21	\$ 39,900
8	8" GATE VALVE AND BOX	EACH	\$ 2,200.00	16	\$ 35,200
9	1" CORPORATION STOP W/SADDLE	EACH	\$ 470.00	90	\$ 42,300
10	1" CURB STOP AND BOX	EACH	\$ 540.00	87	\$ 46,980
11	TRACER WIRE BOX (WATER)	EACH	\$ 155.00	89	\$ 13,795
12	1" SERVICE PIPE	LIN FT	\$ 24.00	4,955	\$ 118,920
13	6" WATER MAIN (HYDRANT AND MAIN)	LIN FT	\$ 33.00	7,880	\$ 260,040
14	8" WATER MAIN	LIN FT	\$ 48.00	1,275	\$ 61,200
15	4" POLYSTYRENE INSULATION	SQ YD	\$ 37.00	105	\$ 3,885
16	WATER MAIN FITTINGS	LBS	\$ 8.50	1,590	\$ 13,515
17	CASTING ASSEMBLY, METER BOX COVER	EACH	\$ 150.00	13	\$ 1,950
	Water Main Subtotal				\$ 809,000

Street & Utility Improvements Estimated Construction Cost (No Contingency) \$ **5,615,000**

Appendix B

Preliminary Assessment Information

B-1 – Draft Assessment Roll

B-2 – City of Vernon Center's Assessment Policy, Amended October 22, 2014

Parcel No.	Name 1	Name 2	Property Address	Legal	Front Footage Abutting Project	Side Footage Abutting Project	Assessable Frontage	Pavement Construction Assessable Frontage (L.F.)	Pavement Construction Assess.	Full Street Reconstruction Assessable Frontage (L.F.)	Reconstructed Street Assess.	Sanitary Sewer Service in ROW (Each)	Sanitary Sewer Service in ROW Assessment	Total Assessment
1st Street from Oak Street east approx. 2,500 feet (Total Reconstruction - County Street and Utilities)														
R191722476004	MARK PENTICO		100 W FIRST ST	W101' OF E282.5' OF N157.5' OF S190.5' OF SE4 OF SE4 022 106 28 000.380A	101.00		101.00			101.00	\$9,090.00	1.0	\$1,475.00	\$10,565.00
R191722476009	BETHANY ZELLMER		301 N WEST ST	W148.5' OF E181.5' OF N127.5' OF S160.5' OF SE4 022 106 28 0.430A	0.00	148.50	49.50			49.50	\$4,455.00	1.0	\$1,475.00	\$5,930.00
R191723352001	DOUGLAS O & JENNIE L KROSCHE		101 E FIRST ST	WILBERS ADD 1 & W2 OF 002 001 00	0.00	150.00	50.00			50.00	\$4,500.00	1.0	\$1,475.00	\$5,975.00
R191723352002	MARIANO & MARIA TOPETE		103 E 1ST ST	WILBERS ADD E2 OF LOT 2 & ALL OF 003 001 00	78.63		78.63			78.63	\$7,076.70	1.0	\$1,475.00	\$8,551.70
R191723352003	KARL LISOWSKI		105 E 1ST ST	WILBERS ADD LOT 4 & W7FT 7IN OF 005 001 00	60.00		60.00			60.00	\$5,400.00	1.0	\$1,475.00	\$6,875.00
R191723352004	PHILLIP HENDRICKSON		107 3 1ST ST	WILBERS ADD E44FT 10IN OF 5 & ALL OF 006 001 00	97.25	150.00	147.25	50.00	\$1,750.00	97.25	\$8,752.50	1.0	\$1,475.00	\$11,977.50
R191723353001	JAY L & JANET M KIENHOLZ		201 E 1ST ST	WILBERS ADD 1 & 002 002 00	104.84	150.00	154.84	50.00	\$1,750.00	104.84	\$9,435.60	1.0	\$1,475.00	\$12,660.60
R191723353002	KEVIN MOUNTAIN	HARLEY HARRISON	203 E FIRST ST	WILBERS ADD 3 & 004 002 00	104.84		104.84			104.84	\$9,435.60	1.0	\$1,475.00	\$10,910.60
R191723353004	CURTIS D & STEPHANIE L REID		205 E FIRST ST	WILBERS ADD 005 002 00	52.42		52.42			52.42	\$4,717.80	1.0	\$1,475.00	\$6,192.80
R191723353005	TIFFANY EMERY		301 N EAST ST	WILBERS ADD 006 002 00	150.00	52.42	167.47	150.00	\$5,250.00	17.47	\$1,572.60	1.0	\$1,475.00	\$8,297.60
R191723354001	HAILEY MEKELAND	TYLER CORBETT	201 E FIRST ST	WILBERS ADD 1 TO 003 003 00	153.65	150.00	203.65	50.00	\$1,750.00	153.65	\$13,828.50	1.0	\$1,475.00	\$17,053.50
R191723351009	CRYSTAL VALLEY COOPERATIVE			SW4 OF SW4 EX 14.85A, EX.74A, EX5.28A, EX WILBURS ADD, & EX N178' OF S211' OF E150' EXC.34AHWY 023 106 28 013.460A	215.00		215.00			215.00	\$19,350.00	1.0	\$1,475.00	\$20,825.00
R191723351006	CRYSTAL VALLEY COOPERATIVE		401 E FIRST ST	COMSECORSW4SW4N33'TOBN178' W150'S178'E150'TOBN&W52.5'OF N163.5'OF S196.5'OF SE4 OF SW4 023 106 28 000.810A	202.50		202.50			202.50	\$18,225.00	1.0	\$1,475.00	\$19,700.00
R191723376002	STATE OF MINNESOTA		403 E FIRST ST	S178' OF E105' OF W160' OF SE4 OF SW4 023 106 28 000.430A	105.00		105.00			105.00	\$9,450.00	1.0	\$1,475.00	\$10,925.00
R191723376003	RANDY & TINA GRAVELLE		405 E FIRST ST	S178' OF E177' OF W337' OF SE4 OF SW4 023 106 28 000.720A	177.00		177.00			177.00	\$15,930.00	1.0	\$1,475.00	\$17,405.00
R191723376009	MARJORIE & ROBERT L SCHMIESING		407 1ST ST E	PT SE4 OF SW4 BEG 337'E OF SWCOR OF SE4 OF SW4, N280', E163', S138', E17', S142', W180' TO BEG 23-106-28 1.10A	180.00		180.00			180.00	\$16,200.00	1.0	\$1,475.00	\$17,675.00
R191723376010	CONSTANCE ROLLINGS		409 E FIRST ST	BEG 492.17'W OF SE COR OF SE4 OF SW4 N650'W360'S370'E22.75' S138'E17'S142'E320.25' TO BEG 023 106 28 005.170A	190.00		190.00			190.00	\$17,100.00	1.0	\$1,475.00	\$18,575.00
R191727227006	BLUE EARTH COUNTY			RANNIS 3RD ADD LOTS 1 & 2 & LOT 3 EX S13' OF E90' 001 001 00	0.00	0.00	0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
R191727228001	KIMBERLY WEBER		101 W FIRST ST	GRANNIS ADD 1 & 002 001 00	140.00	0.00	140.00			140.00	\$12,600.00	1.0	\$1,475.00	\$14,075.00
R191727228004	CRYSTAL HAAS		203 N WEST ST	N130FT OF N1A OF E5.5A OF NE4 OF NE4 027 106 28 000.740A	0.00	148.50	49.50			49.50	\$4,455.00	-	\$0.00	\$4,455.00
R191726101001	MICHAEL HOLDEN		204 N WEST ST	VERNON CENTRE N58' OF 4 THRU 006 003 00	0.00	157.50	52.50			52.50	\$4,725.00	1.0	\$1,475.00	\$6,200.00
R191726101010	MICHAEL H & DANIELLE L HELLEKSON		100 E 1ST ST	VERNON CENTRE LOTS 1 THRU 003 003 00	157.50	150.00	207.50			207.50	\$18,675.00	1.0	\$1,475.00	\$20,150.00
R191726102001	RICHARD E & JAYNE DOYEN		200 N CENTRE ST	VERNON CENTRE LOTS 5 & 006 002 00	150.00	105.00	185.00			185.00	\$16,650.00	1.0	\$1,475.00	\$18,125.00
R191726102002	RICHARD E & JAYNE DOYEN		200 E 1ST ST	VERNON CENTRE LOTS 3 & 004 002 00	105.00	0.00	105.00			105.00	\$9,450.00	1.0	\$1,475.00	\$10,925.00
R191726102003	TYLER PFARR		201 N EAST ST	VERNON CENTRE LOTS 1 & 002 002 00	150.00	105.00	185.00			185.00	\$16,650.00	1.0	\$1,475.00	\$18,125.00
R191726103001	REX HAMMERSCHMIDT		300 E FIRST ST	VERNON CENTRE N2 OF BLK 1 EX S75' THEREOF 000 000 00	156.00	82.50	183.50			183.50	\$16,515.00	1.0	\$1,475.00	\$17,990.00
R191726103006	URBAN OIL INC		107 RAILROAD ST	BEG NE COR VERNON CENTER TOWN-SITE E210' S213' W TO W LN ABD RR N TO BEG EXC .15A & EX ROAD 026 106 28 000.500A	0.00	66.00	22.00			22.00	\$1,980.00	-	\$0.00	\$1,980.00
R191726103005	MERVIN URBAN		109 RAILROAD ST	.15A TRACT IN NW4 OF NW4 ADJ TO RR REC BK 212 PG 637 026 106 28 000.150A	0.00	80.00	26.67			26.67	\$2,400.00	1.0	\$1,475.00	\$3,875.00
R191726104002	KRANZ PROPERTIES LLC			EAST VERNON CENTRE LOTS 1 THRU 10 BLOCK 1 EXC S7' OF LOT 10 & VACATED ALLEY ADJ	0.00	150.00	50.00			50.00	\$4,500.00	1.0	\$1,475.00	\$5,975.00

Parcel No.	Name 1	Name 2	Property Address	Legal	Front Footage Abutting Project	Side Footage Abutting Project	Assessable Frontage	Pavement Construction Assessable Frontage (L.F.)	Pavement Construction Assess.	Full Street Reconstruction Assessable Frontage (L.F.)	Reconstructed Street Assess.	Sanitary Sewer Service in ROW (Each)	Sanitary Sewer Service in ROW Assessment	Total Assessment
R191726126001	JOHN RYTHER		402 E FIRST ST	W8.80R OF N11.09R OF NE4 OF NW4 026 106 28 000.600A	145.20		145.20			145.20	\$13,068.00	1.0	\$1,475.00	\$14,543.00
R191726126002	TERRY A & JANET K OTHOUDT		404 E 11ST ST	E8R OF W16.8R OF N11.09R OF NE4 OF NW4 026 106 28 000.550A	132.00		132.00			132.00	\$11,880.00	1.0	\$1,475.00	\$13,355.00
R191726126003	MARJORIE & ROBERT L SCHMIESING		103 E THIRD ST	.5A IN NE4 OF NW4 RB 72 PG 32 & N60A OF E2 OF NW4 EXC 6.55A & EX5.9A VILLAGE PROP 026 106 28 048.050A	0.00	420.00	140.00			140.00	\$12,600.00	1.0	\$1,475.00	\$14,075.00
Poplar Street from Park Avenue to East Street (Total Reconstruction - City Street and Utilities)														
R191727227001	DOUGLAS & JENNINE KROSCHE		202 W POPLAR ST	GRANNIS THIRD ADD 5 TO 008 001 00	150.00	0.00	150.00			150.00	\$13,500.00	1.0	\$1,475.00	\$14,975.00
R191727227005	STEVEN D & KAREN M DOTY		200 W POPLAR ST	GRANNIS 3RD ADD LOT 4 & S8' OF E90' OF 003 001 00	150.00	0.00	150.00			150.00	\$13,500.00	1.0	\$1,475.00	\$14,975.00
R191727228009	ROBERT & PEGGY A KELLEY		104 W POPLAR ST	GRANNIS ADD S50' OF W70' 004 001 00	70.00	0.00	70.00			70.00	\$6,300.00	1.0	\$1,475.00	\$7,775.00
R191727228010	DENNIS L & DENISE G PETERSON		200 N OAK ST	GRANNIS ADD LOT 3 & LOT 4 EXC S50' OF W70' 000 001 00	0.00	70.00	23.33			23.33	\$2,100.00	1.0	\$1,475.00	\$3,575.00
R191727228012	DENNIS L & DENISE G PETERSON			BARNES ADD S2 OF W65' OF LOTS 7 & 008 003 00	65.00		65.00			65.00	\$5,850.00	-	\$0.00	\$5,850.00
R191727228007	CITY OF VERNON CENTER		100 W POPLAR ST	BARNES ADD E85' OF LOTS 7 & 008 003 00	85.00	0.00	85.00			85.00	\$7,650.00	-	\$0.00	\$7,650.00
R191726101004	KAREN SWENSON		101 E POPLAR ST	VERNON CENTRE S75' OF LOTS 7 & 008 003 00	105.00	0.00	105.00			105.00	\$9,450.00	1.0	\$1,475.00	\$10,925.00
R191726101007	LARRY & KATHLEEN ALLEN		103 E POPLAR ST	VERNON CENTRE LOTS 9 & 010 003 00	105.00		105.00			105.00	\$9,450.00	1.0	\$1,475.00	\$10,925.00
R191726101008	LARRY & KATHLEEN ALLEN		105 E POPLAR ST	VERNON CENTRE 011 003 00	52.50		52.50			52.50	\$4,725.00	1.0	\$1,475.00	\$6,200.00
R191726101009	LARRY & KATHLEEN ALLEN		105 E POPLAR ST	VERNON CENTRE 012 003 00	52.50	150.00	102.50			102.50	\$9,225.00	1.0	\$1,475.00	\$10,700.00
R191726102004	TIMOTHY & ANGELA BOUTIN		201 E POPLAR ST	VERNON CENTRE LOTS 7 & 008 002 00	105.00	150.00	155.00			155.00	\$13,950.00	1.0	\$1,475.00	\$15,425.00
R191726102005	MATTHEW R & ANGELA R POTZ		203 E POPLAR ST	VERNON CENTRE LOTS 9 & 010 002 00	105.00		105.00			105.00	\$9,450.00	1.0	\$1,475.00	\$10,925.00
R191726102006	TABITHA MORTENSON		205 E POPLAR ST	VERNON CENTRE LOTS 11 & 012 002 00	105.00	150.00	155.00			155.00	\$13,950.00	1.0	\$1,475.00	\$15,425.00
R191727229001	H CALVIN & SUSAN BAARTS		PARK/POPLAR	GRANNIS THIRD ADD 001 002 00	0.00	150.00	50.00			50.00	\$4,500.00	-	\$0.00	\$4,500.00
R191727229004	MICHAEL KUMP		103 N OAK ST	GRANNIS SECOND ADD 001 001 00	75.00	150.00	125.00			125.00	\$11,250.00	1.0	\$1,475.00	\$12,725.00
R191727230001	LEO W & MARY SUE ROSIN		102 N OAK ST	GRANNIS ADD W2 OF LOTS 1 & 002 002 00	150.00	75.00	175.00			175.00	\$15,750.00	1.0	\$1,475.00	\$17,225.00
R191727230002	KELLY JUBERIAN		101 W POPLAR ST	GRANNIS ADD E2 OF 1 & 002 002 00	75.00		75.00			75.00	\$6,750.00	1.0	\$1,475.00	\$8,225.00
R191727230003	ERIC PEDERSON		107 N WEST ST	BARNES ADD 006 002 00	0.00	150.00	50.00			50.00	\$4,500.00	-	\$0.00	\$4,500.00
R191726105001	JEREMY A & SUSAN R GEIFER		102 N WEST ST	VERNON CENTRE 006 004 00	0.00	52.50	17.50			17.50	\$1,575.00	1.0	\$1,475.00	\$3,050.00
R191726105002	JEREMY A & SUSAN R GEIFER		100 E POPLAR ST	VERNON CENTRE LOTS 4 & 005 004 00	105.00		105.00			105.00	\$9,450.00	1.0	\$1,475.00	\$10,925.00
R191726105003	JEREMY A & SUSAN R GEIFER		102 E POPLAR ST	VERNON CENTRE W2 OF LOT 2 & ALL OF 003 004 00	78.75		78.75			78.75	\$7,087.50	1.0	\$1,475.00	\$8,562.50
R191726105004	NICOLE PETERSON		101 N CENTRE ST	VERNON CENTRE LOT 1 & E2 OF 002 004 00	150.00	78.75	176.25			176.25	\$15,862.50	1.0	\$1,475.00	\$17,337.50
R191726106001	BRENNAN GUSTAFSON		100 N CENTRE ST	VERNON CENTRE 006 005 00	150.00	52.50	167.50			167.50	\$15,075.00	1.0	\$1,475.00	\$16,550.00
R191726106002	BROCK FISCHER		200 E POPLAR ST	VERNON CENTRE W26FT OF 4 & ALL OF 005 005 00	78.50		78.50			78.50	\$7,065.00	1.0	\$1,475.00	\$8,540.00
R191726106003	DOUGLAS O & JENNIE L KROSCHE		202 E POPLAR ST	VERNON CENTRE LOT 3 & E26.5' OF 004 005 00	78.50		78.50			78.50	\$7,065.00	1.0	\$1,475.00	\$8,540.00
R191726106009	KERSTYN K CAFARELLI	JORDAN R MOORE		VERNON CENTRE 002 005 00	52.50		52.50			52.50	\$4,725.00	-	\$0.00	\$4,725.00
R191726106010	KERSTYN K CAFARELLI	JORDAN R MOORE	204 E POPLAR ST	VERNON CENTRE 001 005 00	52.50	150.00	102.50			102.50	\$9,225.00	1.0	\$1,475.00	\$10,700.00
Main Street from Alley east of Park Avenue to West Street (US 169) (Total Reconstruction - City Street and Utilities)														
R191727229007	CITY OF VERNON CENTER		200 W MAIN ST	GRANNIS 2ND ADD 004 001 00 FIRE STATION	150.00	75.00	175.00			175.00	\$15,750.00	1.0	\$1,475.00	\$17,225.00
R191727230006	TABER KELTGEN		102 W MAIN ST	GRANNIS ADD S88FT OF 003 002 00	75.00	88.00	104.33			104.33	\$9,390.00	1.0	\$1,475.00	\$10,865.00
R191727230007	THOMAS A MCCABE		100 W MAIN ST	GRANNIS ADD 004 002 00	75.00		75.00			75.00	\$6,750.00	1.0	\$1,475.00	\$8,225.00
R191727230014	PAUL R & LISA M DEHN		101 N WEST ST	BARNES ADD LOTS 3 & 004 002 00	0.00	150.00	50.00			50.00	\$4,500.00	-	\$0.00	\$4,500.00
R191727232009	DENISE FRITSCHMANN		100 S OAK ST	GRANNIS SECOND ADD 006 001 00	75.00	150.00	125.00			125.00	\$11,250.00	1.0	\$1,475.00	\$12,725.00
R191727233010	ERIC BUCK	MELODY TAYLOR	101 S OAK ST	GRANNIS ADD N90' 001 003 00	90.00	150.00	140.00			140.00	\$12,600.00	1.0	\$1,475.00	\$14,075.00
R191727233006	GEORGE A & DELORIS J SMITH		100 S WEST ST	BARNES ADD N42' OF 1 & ALL OF 002 001 00	0.00	150.00	50.00			50.00	\$4,500.00	-	\$0.00	\$4,500.00
Main Street (CSAH 72) from West Street (US 169) to East Street (Total Reconstruction - County Street and Utilities)														
R191726105005	B AND G SUPER SOAK		100 N WEST ST	VERNON CENTRE COMM 100'N OF SW COR OF LT 7 S100' E65' N80' NW TO BEG IN LOTS 7 & 008 004 00	0.00	52.50	17.50			17.50	\$1,575.00	1.0	\$1,475.00	\$3,050.00
R191726105006	H BAAARTS		101 E MAIN ST	VERNON CENTRE PART OF LOTS 7 & 8 & ALL OF 009 004 00	92.50	0.00	92.50			92.50	\$8,325.00	1.0	\$1,475.00	\$9,800.00

Parcel No.	Name 1	Name 2	Property Address	Legal	Front Footage Abutting Project	Side Footage Abutting Project	Assessable Frontage	Pavement Construction Assessable Frontage (L.F.)	Pavement Construction Assess.	Full Street Reconstruction Assessable Frontage (L.F.)	Reconstructed Street Assess.	Sanitary Sewer Service in ROW (Each)	Sanitary Sewer Service in ROW Assessment	Total Assessment
R191726105013	H BAAARTS		101 E MAIN ST	VERNON CENTRE LOT 10 & W22' OF 011 004 00	74.50		74.50			74.50	\$6,705.00	-	\$0.00	\$6,705.00
R191726105014	CHAD KROSCH		E MAIN ST	VERNON CENTRE, E30.5' OF LOT 11 BLOCK 4	30.50		30.50			30.50	\$2,745.00	1.0	\$1,475.00	\$4,220.00
R191726105011	CHAD KROSCH		105 E MAIN ST	VERNON CENTRE W26FT 012 004 00	26.00		26.00			26.00	\$2,340.00	1.0	\$1,475.00	\$3,815.00
R191726105012	BUTLER GULCH LLC		107 E MAIN ST	VERNON CENTRE E26.5' 012 004 00	26.50	150.00	76.50			76.50	\$6,885.00	1.0	\$1,475.00	\$8,360.00
R191726106005	COMMUNITY BANK MANKATO		201 E MAIN ST	VERNON CENTRE LOTS 7 & 008 005 00	105.00	150.00	155.00			155.00	\$13,950.00	1.0	\$1,475.00	\$15,425.00
R191726106006	JUSTIN D & ELIZABETH E GWALTNEY		203 E MAIN ST	VERNON CENTRE 009 005 00	52.50		52.50			52.50	\$4,725.00	-	\$0.00	\$4,725.00
R191726106007	JUSTIN D & ELIZABETH E GWALTNEY		203 E MAIN ST	VERNON CENTRE 010 005 00	52.50		52.50			52.50	\$4,725.00	1.0	\$1,475.00	\$6,200.00
R191726106008	CALVIN BAARTS		205 E MAIN ST	VERNON CENTRE LOTS 11 & 012 005 00	105.00	150.00	155.00			155.00	\$13,950.00	1.0	\$1,475.00	\$15,425.00
R191726109001	VINCE T & JUDITH A PENTICO		100 E MAIN ST	VERNON CENTRE 006 009 00	52.50	0.00	52.50			52.50	\$4,725.00	1.0	\$1,475.00	\$6,200.00
R191726109010	VINCE PENTICO		102 E MAIN ST	VERNON CENTRE N75' OF LOT 4 EXC E15' & ALL OF 005 009 00	90.00		90.00			90.00	\$8,100.00	1.0	\$1,475.00	\$9,575.00
R191726109011	TODD & ANGIE OWENS		104 E MAIN ST	VERNON CENTRE LOTS 2 & 3 & E15' OF N75' OF 004 009 00	120.00		120.00			120.00	\$10,800.00	1.0	\$1,475.00	\$12,275.00
R191726109005	CITY OF VERNON CENTER		MAIN/CENTRE	VERNON CENTRE EXC S80' 001 009 00	52.50	70.00	75.83			75.83	\$6,825.00	-	\$0.00	\$6,825.00
R191726110001	CHRISTINA PETERSON		101 S CENTRE ST	VERNON CENTRE 006 008 00	150.00	52.50	167.50			167.50	\$15,075.00	1.0	\$1,475.00	\$16,550.00
R191726110010	ROBERT A & LISA J PETERSON		200 E MAIN ST	VERNON CENTRE LOTS 4 & 005 008 00	105.00		105.00			105.00	\$9,450.00	1.0	\$1,475.00	\$10,925.00
R191726110004	THOMAS APARTMENTS LLC		202 E MAIN ST	VERNON CENTRE LOTS 2 & 003 008 00	105.00		105.00			105.00	\$9,450.00	1.0	\$1,475.00	\$10,925.00
R191726110005	TIMOTHY J & WENDY M BENNETT		204 E MAIN ST	VERNON CENTRE 001 008 00	52.50	150.00	102.50			102.50	\$9,225.00	1.0	\$1,475.00	\$10,700.00
Main Street from East Street to Railroad Street (Total Reconstruction - City Street and Utilities)							0.00							\$0.00
R191726107003	BERNICE L BAILEY REV FARM TR AGMT		301 E MAIN ST	VERNON CENTRE EXC N161' 000 006 00	150.00	154.00	201.33			201.33	\$18,120.00	2.0	\$2,950.00	\$21,070.00
R191726107004	BERNICE L BAILEY REV FARM TR AGMT		305 E MAIN ST	.4A OF ABD RR ADJ TO BLK 6 VERNON CENTER IN NW4 OF NW4	96.00		96.00			96.00	\$8,640.00	-	\$0.00	\$8,640.00
R191726107005	WAYNE B & PATRICIA A KROSCH		MAIN/RAILROAD	COMM SW COR OF LOT 6 BLK 2 V C TWS W92.9' SE180.2' E71.80' N180' TO BEG 026 106 28 000.370A	0.00	0.00	0.00			0.00	\$0.00	-	\$0.00	\$0.00
R191726111001	CHRISTOPHER SHELTON		300 E MAIN ST	VERNON CENTRE W52.5' 000 007 00	52.50	150.00	102.50			102.50	\$9,225.00	1.0	\$1,475.00	\$10,700.00
R191726111002	JEFFERY ERICKSON		302 E MAIN ST	VERNON CENTRE EXC W52.5' 000 007 00	154.00		154.00			154.00	\$13,860.00	1.0	\$1,475.00	\$15,335.00
R191726111025	ZACHARY S & CRYSTAL A JANSSEN		304 E MAIN ST	VERNON CENTRE EAST PT LT 1 & PT OLB W OF LN BG 4.07'W OFNECOR OLB STO PT 10.87'W OFSECOR LT1 001 001 00	81.99		81.99			81.99	\$7,379.10	1.0	\$1,475.00	\$8,854.10
3rd Street from Railroad Street to the end of 3rd Street (Utility Improvements Only)							0.00							\$0.00
R191726108003	MARJORIE & ROBERT L SCHMIESING		3RD/RAILROAD	EAST VERNON CENTRE, LOTS 13 TO 15 BLOCK 2 & VACATED ALLEY ADJ	0.00	0.00	0.00			0.00	\$0.00	-	\$0.00	\$0.00
R191726111030	MARJORIE & ROBERT L SCHMIESING		3RD/RAILROAD	EAST VERNON CENTRE, LOTS 1-15 BLK 3 & ABD RR IN NW4 OF NW4 SEC 26 & VERNON CENTER EAST, OLC & D & PT LOTS 1 & 2 & PT OLB LYG E OF LINE BEG 4.07'W OF NECOR OF OLB, S183.05', S106.1' & VAC ALLEY ADJ	0.00		0.00			0.00	\$0.00	-	\$0.00	\$0.00
Alley between Main Street and Kendall Street from West Street *US 169) to East Street (Utility Improvements Only)							0.00							\$0.00
R191726109003	MID-COMMUNICATIONS INC			VERNON CENTRE S75' OF 004 009 00	0.00		0.00			0.00	\$0.00	-	\$0.00	\$0.00
R191726109006	BARBARA GLYNN		100 S CENTRE ST	VERNON CENTRE S80' OF 001 009 00	80.00		80.00			80.00	\$7,200.00	1.0	\$1,475.00	\$8,675.00
R191726109007	SHANE R GLYNN		101 S WEST ST	WARRENS ADDITION VERNON CENTER, LOTS 7 & 8 & W 1/2 OF LOT 9 BLOCK 9	0.00	0.00	0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
R191726109008	SHANE R GLYNN		101 KENDALL ST	WARRENS ADDITION VERNON CENTER, E 1/2 OF LOT 9 & W 1/2 OF LOT 10 BLOCK 9	0.00		0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
R191726109009	BARBARA GLYNN		103 KENDALL ST	WARRENS ADDITION VERNON CENTER, E 1/2 OF LOT 10 & ALL OF LOTS 11 & 12 BLOCK 9	0.00	150.00	50.00			50.00	\$4,500.00	1.0	\$1,475.00	\$5,975.00
R191726110006	ALEX ANDERSON		201 KENDALL ST	KENDALLS ADD LOT 7 & W2 OF 008 008 00	0.00	150.00	50.00			50.00	\$4,500.00	-	\$0.00	\$4,500.00
R191726110007	ADAM THELEN		203 KENDALL ST	KENDALLS ADD E2 OF 8 & ALL OF 009 008 00	0.00		0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00

Parcel No.	Name 1	Name 2	Property Address	Legal	Front Footage Abutting Project	Side Footage Abutting Project	Assessable Frontage	Pavement Construction Assessable Frontage (L.F.)	Pavement Construction Assess.	Full Street Reconstruction Assessable Frontage (L.F.)	Reconstructed Street Assess.	Sanitary Sewer Service in ROW (Each)	Sanitary Sewer Service in ROW Assessment	Total Assessment
R191726110008	AYLIN FLORES		205 KENDALL ST	KENDALLS ADD 010 008 00	0.00		0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
R191726110009	ST PETERS EVANG LUTH CHURCH		207 KENDALL ST	KENDALLS ADD 11 & 012 008 00 PARSONA	0.00	150.00	50.00			50.00	\$4,500.00	1.0	\$1,475.00	\$5,975.00
Hilltop Street from cul-de-sac east of West Street (US 169) to Centre Street (Total Reconstruction - City Street and Utilities)														
R191726151006	JORDAN MANN		101 HILLTOP ST	KENDALLS 2ND ADD 003 001 00	35.00		35.00	35.00	\$1,225.00		\$0.00	1.0	\$1,475.00	\$2,700.00
R191726151007	JORDAN MANN		103 HILLTOP ST	KENDALLS 2ND ADD 002 001 00	80.05		80.05	80.05	\$2,801.75		\$0.00	1.0	\$1,475.00	\$4,276.75
R191726151008	FRANK & LAURA NEAGLE		200 S CENTRE ST	KENDALLS 2ND ADD 001 001 00		78.75	26.25	26.25	\$918.75		\$0.00	1.0	\$1,475.00	\$2,393.75
R191726153002	P & H ACRES LLC		HILLTOP ST	N233'OFW622'OFN60AOFW2OFNW4OF HILLTOPSTEXKNDLLS2NDADD&EX1.2A &EX.40AHWY&EX.74A&EX.369A 026 106 28 002.220A	208.00		208.00	208.00	\$7,280.00		\$0.00	-	\$0.00	\$7,280.00
Hilltop Street from Centre Street to East Street (Utility Improvements Only)														
R191726152004	HOMETOWN PROPERTY SOLUTIONS LLC		203 S CENTRE ST	KENDALLS 2ND ADD S2 OF LOTS 7 & 8 & S2 OF W2 OF 009 002 00	0.00	0.00	0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
R191726152005	HAROLD E & FLORENCE BAARTS		201 HILLTOP ST	KENDALLS 2ND ADD E2 OF 9 & ALL OF 010 002 00	0.00		0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
R191726152006	TROY ZELLMER		200 S EAST ST	KENDALLS 2ND ADD 11 & 012 002 00	160.75	0.00	160.75			160.75	\$14,467.50	1.0	\$1,475.00	\$15,942.50
R191726153003	ONALIE IKIER		200 HILLTOP ST	COMNWCORLT9BLK3KENDALLS2NDADD W156' TO BG S178.68' NW203.04' N143.68' E200' TO BEG 026 106 28 000.740A	0.00		0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
R191726153004	NORMA HECKMAN		202 HILLTOP ST	COM AT NW COR OF LT 9 BLK 3 KENDALLS 2ND ADD W66'TO BG S178.68'W90'N178.68'E90'BEG 026 106 28 0.369A	0.00	0.00	0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
R191726153007	P & H ACRES LLC				33.00	0.00	33.00			33.00	\$2,970.00	-	\$0.00	\$2,970.00
R191726153009	P & H ACRES LLC			BEG 16' W OF LT 9 BLK 3 KENDAL ADD, S 70', E 16' S' 110, SE 95.4', S' 146', TO BLUE EARTH RVR, MORE OR LESS 360' ALONG RVR, TO W LINE SEC 26, N TO HWY 169 ROW, NE 220', E'520, N50', E 100', N 178.68', E 30'. 5.9 AC SEC 26 TWP 106 RG 28	0.00	0.00	0.00			0.00	\$0.00	-	\$0.00	\$0.00
Hilltop Street from East Street end of street (Total Reconstruction - City Street and Utilities)														
R191726111019	SHAWN WARD		207 EAST ST S	VERNON CENTRE EAST 005 001 00 0.30A	100.00	130.00	143.33			143.33	\$12,900.00	1.0	\$1,475.00	\$14,375.00
R191726111021	DYLAN BIRCH		303 HILLTOP ST	VERNON CENTRE EAST 006 001 00 0.280A	82.00		82.00			82.00	\$7,380.00	1.0	\$1,475.00	\$8,855.00
R191726111022	CITY OF VERNON CENTER			VERNON CENTRE EAST 007 001 00 0.280A	82.00		82.00			82.00	\$7,380.00	-	\$0.00	\$7,380.00
R191726111023	CITY OF VERNON CENTER			VERNON CENTRE EAST 008 001 00 0.280A	82.00		82.00			82.00	\$7,380.00	1.0	\$1,475.00	\$8,855.00
R191726111024	CITY OF VERNON CENTER			VERNON CENTRE EAST 009 001 00 0.30A	114.01		114.01			114.01	\$10,260.90	-	\$0.00	\$10,260.90
R191726153008	RONNIE MONTGOMERY			COMM 16'W OF NW COR LOT 9 BLK 3 KENDALLS 2ND S70' W20' N70' E20' TO BEG 026 106 28 000.030A	20.00	0.00	20.00			20.00	\$1,800.00	-	\$0.00	\$1,800.00
R191726154001	RONNIE MONTGOMERY			KENDALLS SECOND ADD N70' OF 8 & 9 & TRACT 70' X 16' W OF 009 003 00	121.00		121.00			121.00	\$10,890.00	1.0	\$1,475.00	\$12,365.00
R191726154002	P & H ACRES LLC		300 HILLTOP ST	KENDALLS 2ND ADD EXC N70FT OF LOTS 8 & 009 003 00	0.00	0.00	0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
R191726154003	SHIRLEY RANDT		302 HILLTOP ST	KENDALLS 2ND ADD 6 & 007 003 00	105.00		105.00			105.00	\$9,450.00	1.0	\$1,475.00	\$10,925.00
R191726154004	LARRY A & LINDA TIETZ		304 HILLTOP ST	KENDALLS 2ND ADD LOTS 4 & 005 003 00	107.70		107.70			107.70	\$9,693.00	1.0	\$1,475.00	\$11,168.00
R191726154005	LARRY A & LINDA TIETZ		306 HILLTOP ST	KENDALLS 2ND ADD N150FT OF 2 & 003 003 00	105.00		105.00			105.00	\$9,450.00	1.0	\$1,475.00	\$10,925.00
Hilltop Street from end of street to WWTF (Utility Improvements Only)														
R191726111008	MARJORIE & ROBERT L SCHMIESING			1.26A OF ABD RR IN S2 OF NW4 026 106 28 001.260A	0.00		0.00			0.00	\$0.00	-	\$0.00	\$0.00
R191726154006	LARRY A & LINDA TIETZ		308 HILLTOP ST	KENDALLS 2ND ADD LOT 1 & EXC N150' OF LOTS 2 & 003 003 00	25.00		25.00			25.00	\$2,250.00	1.0	\$1,475.00	\$3,725.00

Parcel No.	Name 1	Name 2	Property Address	Legal	Front Footage Abutting Project	Side Footage Abutting Project	Assessable Frontage	Pavement Construction Assessable Frontage (L.F.)	Pavement Construction Assess.	Full Street Reconstruction Assessable Frontage (L.F.)	Reconstructed Street Assess.	Sanitary Sewer Service in ROW (Each)	Sanitary Sewer Service in ROW Assessment	Total Assessment
R191726176002	MARJORIE & ROBERT L SCHMIESING			3.44A OF ABD RR IN S2 OF NW4 & IN NE4 OF SW4 026 106 28 3.440A	0.00		0.00			0.00	\$0.00	-	\$0.00	\$0.00
R521726400011	MARJORIE & ROBERT L SCHMIESING			IRREG 113.38A TRACT LYG W OF BLUE EARTH RIVER IN W2 OF SE4 & IN W2 OF SECTION LYG E OF RIVER 26-106-28 123.76A	0.00		0.00			0.00	\$0.00	-	\$0.00	\$0.00
R191726176001	CITY OF VERNON CENTER		312 HILLTOP ST	5.90A IN RB224 PG868 026 106 28 005.900A SEWAGE TREATMENT PLANT	0.00		0.00			0.00	\$0.00	-	\$0.00	\$0.00
Park Avenue from 1st Street (CSAH 10) to Main Street (Utility Improvements Only)														
R191727226002	ROBERT A & ANNIE L WILLIAMS		207 N PARK AVE	HANSONS ADD 001 001 00	0.00		0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
R191727226003	DANNY G RIGGS		205 N PARK AVE	HANSONS ADD 002 001 00	0.00		0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
R191727226004	BRIANNA BEDARD		203 N PARK AVE	HANSONS ADDITION 003 001 00	0.00		0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
R191727226005	DREW PETERSON & LINDSAY MARIE TURNER		201 N PARK AVE	HANSONS ADD 004 001 00	0.00		0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
R191727226006	PATRICIA DOTTER		105 N PARK AVE	HANSONS ADD 005 001 00	0.00		0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
R191727226007	WILLIS L & PAULA J PURVIS		103 N PARK AVE	HANSONS ADD 6 & 007 001 00	0.00		0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
R191727226008	JUSTIN D DAVIS		101 N PARK AVE	HANSONS ADD 008 001 00	0.00		0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
R191727229002	GLAUBITZ TROY D				0.00		0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
Oak Street from 1st Street (CSAH 10) to Grannis Street (Total Reconstruction - City Street and Utilities)														
R191727229005	CITY OF VERNON CENTER		101 N OAK ST	GRANNIS SECOND ADD 002 001 00	82.50		82.50			82.50	\$7,425.00	1.0	\$1,475.00	\$8,900.00
R191727229006	CITY OF VERNON CENTER			GRANNIS SECOND ADD 003 001 00	82.50		82.50			82.50	\$7,425.00	-	\$0.00	\$7,425.00
R191727232010	DIANE SIEBERG		102 S OAK ST	GRANNIS SECOND ADD 007 001 00	75.00		75.00			75.00	\$6,750.00	1.0	\$1,475.00	\$8,225.00
R191727232011	LESLIE JOHNSON		104 S OAK ST	GRANNIS SECOND ADD 008 001 00	75.00		75.00			75.00	\$6,750.00	1.0	\$1,475.00	\$8,225.00
R191727232012	JOHN J & CARRIE A SULLIVAN		106 S OAK ST	GRANNIS SECOND ADD 009 001 00	75.00		75.00			75.00	\$6,750.00	1.0	\$1,475.00	\$8,225.00
R191727232013	SUSAN KELLEY-SARO		108 S OAK ST	GRANNIS SECOND ADD 010 001 00	75.00		75.00			75.00	\$6,750.00	1.0	\$1,475.00	\$8,225.00
R191727232020	SUSAN KELLEY-SARO		108 S OAK ST	GRANNIS SECOND ADD EXC S25' 011 001 00	50.00		50.00			50.00	\$4,500.00	1.0	\$1,475.00	\$5,975.00
R191727232021	SANDRA M GOUGH		110 S OAK ST	GRANNIS SECOND ADD S25' OF LOT 11 & ALL OF 012 001 00	100.00		100.00			100.00	\$9,000.00	1.0	\$1,475.00	\$10,475.00
R191727232023	BRANDON JACQUES	KASEY HASSIG		BEG 15' E OF NE COR LT 9 BLK 3 GRANNIS 3RD E85' S54.5' SW100' W1.7' N110' TO BEG 27 106 28 .16A	54.50	0.00	54.50			54.50	\$4,905.00	-	\$0.00	\$4,905.00
R191727230005	PAUL LARSON		100 N OAK ST	GRANNIS ADD N62FT OF 003 002 00	62.00		62.00			62.00	\$5,580.00	1.0	\$1,475.00	\$7,055.00
R191727233011	JEFFREY L & JANE I KIETZER		103 S OAK ST	GRANNIS ADD S110' 001 003 00	110.00		110.00			110.00	\$9,900.00	1.0	\$1,475.00	\$11,375.00
R191727233003	DOUGLAS L & MARSHA E HELLEKSON		105 S OAK ST	GRANNIS ADD 002 003 00	75.00		75.00			75.00	\$6,750.00	1.0	\$1,475.00	\$8,225.00
R191727233004	MOSES LANGLEY		107 S OAK ST	GRANNIS ADD 003 003 00	75.00		75.00			75.00	\$6,750.00	1.0	\$1,475.00	\$8,225.00
R191727233005	DANNY JOE & CAROLYN M VANCE		102 GRANNIS ST	GRANNIS ADD LOTS 4 & 005 003 00	0.00	183.40	61.13			61.13	\$5,502.00	-	\$0.00	\$5,502.00
East Street from 1st Street (CSAH 10) to Hilltop Street (Total Reconstruction - City Street and Utilities)														
R191726152002	ST PETERS EVANG LUTH CHURCH		202 KENDALL ST	KENDALLS 2ND ADD LOTS 1 TO 003 002 00 CHURCH	0.00	160.75	53.58			53.58	\$4,822.50	1.0	\$1,475.00	\$6,297.50
R191726103009	TIMOTHY VAN ALLEN	TAYLOR J FISH	204 N EAST ST	VERNON CENTRE, S122.5' OF N205' OF BLOCK 1	122.50		122.50			122.50	\$11,025.00	1.0	\$1,475.00	\$12,500.00
R191726103004	TODD R & KARI J SCHWARZ		200 N EAST ST	VERNON CENTRE, S110' OF BLK 1 & N2 VAC POPLAR ST ADJ 000 001 00	142.00		142.00			142.00	\$12,780.00	1.0	\$1,475.00	\$14,255.00
R191726107001	SCHWARZ GRAIN LLC		102 N EAST ST	VERNON CENTRE, N111' OF BLK 6 & S2 VAC POPLAR ST ADJ 000 006 00	144.00		144.00			144.00	\$12,960.00	1.0	\$1,475.00	\$14,435.00
R191726107002	BLUE EARTH NICOLLET CO-OP ELEC		100 N EAST ST	VERNON CENTRE S50' OF N161' OF 000 006 00	50.00		50.00			50.00	\$4,500.00	-	\$0.00	\$4,500.00
R191726111027	OE MARKETING INC			VERNON CENTRE EAST EX PT LYG E OF LN BEG 10.87'W OF NECOR LT 2 EXTNDNG SELY 106.1' TO END 002 001 00 0.06A	216.00		216.00			216.00	\$19,440.00	-	\$0.00	\$19,440.00
R191726111027	OE MARKETING INC			VERNON CENTRE EAST EX PT LYG E OF LN BEG 10.87'W OF NECOR LT 2 EXTNDNG SELY 106.1' TO END 002 001 00 0.06A	75.26		75.26			75.26	\$6,773.40	-	\$0.00	\$6,773.40
R191726111017	COREY & TRINA DRISCOLL		203 EAST ST S	VERNON CENTRE EAST 003 001 00 0.280A	80.00		80.00			80.00	\$7,200.00	1.0	\$1,475.00	\$8,675.00
R191726111018	COREY J NORRIS	STEPHANIE L PELTIER	205 EAST ST S	VERNON CENTRE EAST 004 001 00 0.250A	80.00		80.00			80.00	\$7,200.00	1.0	\$1,475.00	\$8,675.00

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Parcel No.	Name 1	Name 2	Property Address	Legal	Front Footage Abutting Project	Side Footage Abutting Project	Assessable Frontage	Pavement Construction Assessable Frontage (L.F.)	Pavement Construction Assess.	Full Street Reconstruction Assessable Frontage (L.F.)	Reconstructed Street Assess.	Sanitary Sewer Service in ROW (Each)	Sanitary Sewer Service in ROW Assessment	Total Assessment
Railroad Street from 1st Street (CSAH 10) to 3rd Street (Utility Improvements Only)														
R191726103007	HERMAN SPECK		103 RALIROAD ST	.703A OF ABD RR IN W2 OF NW4 026 106 28 000.703A	0.00		0.00			0.00	\$0.00	-	\$0.00	\$0.00
R191726103008	HERMAN SPECK		105 RAILROAD ST	TRACT IN NW4 OF NW4 REC BK 169 PG 484 026 106 28	0.00		0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
R191726104003	LORI SPENCE		104 RAILROAD ST	EAST VERNON CENTRE 57' OF LOT 10 & ALL OF LOTS 11 THRU 15 BLOCK 1 & N 1/2 OF VACATED 2ND ST ADJ & VACATED ALLEY ADJ	0.00		0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
R191726108001	WAYNE B & PATRICIA A KROSCH		102 RAILROAD ST	EAST VERNON CENTRE, LOTS 1 THRU 9 BLOCK 2 & S1/2 OF VACATED 2ND ST ADJ & VACATED ALLEY ADJ	0.00		0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
R191726108002	TIMOTHY B DODGE		100 RAILROAD ST	EAST VERNON CENTRE, LOTS 10 TO 12 BLOCK 2 & VACATED ALLEY ADJ	0.00		0.00			0.00	\$0.00	1.0	\$1,475.00	\$1,475.00
TOTALS					11,037.34	6,489.07	13,200.36	649.30	22,725.50	12,551.06	\$1,129,595.70	130.0	\$191,750.00	\$1,344,071.20

**CITY OF VERNON CENTER
ASSESSMENT POLICY
Amended October 22, 2014**

Purpose

The purpose of this policy is to establish a fair and equitable manner of assessing special benefit associated with public improvements. The procedures used for levying special assessments are those specified by MN Statutes, Chapter 429 which provides that all or part of the cost of improvements may be assessed against benefiting properties.

Scope & Limits

This assessment policy is designed to serve only as a general guide for the City of Vernon Center in allocating benefits to properties for the purpose of defraying the cost of public improvement projects. The City reserves the right to vary from these policies if they act to create obvious inequities, or where assignment of benefit to a property is difficult because of an extreme and unusual situation, or if such variance is deemed to be in the best interest of the City.

Initiation of Public Improvement Projects

The City Council may initiate an improvement when, in its judgment, such action is required for the best interest of the City. Public improvement projects can also be initiated by petition by no less than 35% of the affected property owners.

Feasibility Report

Whether initiated by the City Council or petition, MN Statutes, Chapter 429 requires the city engineer prepare a feasibility report. The report must cover such factors as whether the project is necessary, the availability of money in the general fund to pay the City's share of the cost, an estimate of the cost, whether the improvement is cost effective, and any other information necessary for City Council consideration.

Engineering & Legal Fees

The City may, at its discretion, pay for all or a portion of engineering & legal fees related to any construction/improvement. If the City pays for a portion, the balance will be assessed back to all affected properties.

Rate & Terms for Assessment

The terms of the assessment shall be determined by the City Council for each separate project. The Council shall establish an interest rate to be paid on unpaid balances to be not less than the interest rate charged to meet the bond principal and interest payments.

Prepayment of Assessment

The right to prepay an assessment against an owner's lot, piece, or parcel of land is accepted.

Deferred Assessment for Seniors

The Council may defer any assessment against improvement of benefited property by resolution for a Senior Citizen. This applies to homestead property owned by a person 65 years of age or older for who it would be a hardship to make payment. Deferred assessments may be granted to any person claiming that the average annual principal and interest due on the assessment is

in excess of 3% of their current annual gross income. Said deferment shall terminate and all amounts accumulated plus applicable interest shall become due upon the occurrence of any one of the following:

1. Death of the owner when no spouse is eligible for deferment.
2. Sale, transfer, or subdivision of all or part of the property.
3. Loss of homestead status on the property.
4. Determination by the City Council that payment or partial payment would not constitute undue hardship.

An application for Assessment Deferral will be provided by the City and must be submitted for review by the City Council. All special assessments approved for deferral are a lien on the property on which the City levies the special assessment.

ASSESSMENT DISTRIBUTION

General Policy (does not apply to new subdivision/development)

1. **Storm Sewer Construction**
City pays 100% of costs

2. **Street, Driveway, Curb & Gutter, Sidewalk**
 - a. Reconstruction of Street, Driveway, Curb & Gutter, Sidewalk--70% assessed to City and 30% assessed to property owner
 - b. New Construction of Street, Driveway, Curb & Gutter, Sidewalk--100% assessed to property owner

3. **Assessable Frontage & Corner Lots**
For the determination of assessable frontage, the amount assigned to each property shall be the linear footage abutting or benefited by the street improvement and it shall be figured by measuring at the frontage of each property the distance between property lines. In the case of corner lots abutting improvements, 100% of the front side (side of property represented by its street address) will be assessed at the rate given for curb & gutter and street construction and 1/3 of the side frontage will be assessed at the rate given for curb & gutter and street construction.

4. **Reconstruction of Mains, Service Lines, & Laterals**
Water Main or Sewer Main—100% assessed to City

Curb Stop/Shut Off—100% assessed to City

Water Service Line (from the main to the curb stop/shut off)—100% assessed to City

Water Service Line (from the curb stop/shut off to the building/structure served by that line)—100% assessed to property owner

Sewer Service Lateral (from the sewer main to the building/structure served by that line)—100% assessed to property owner

ASSESSMENT DISTRIBUTION

New Subdivision/Development

1. **Storm Sewer Construction**
100% assessed to developer
2. **Curb & Gutter Construction**
City pays 100% of radius & alley frontage and developer pays balance
3. **Street Construction & Drainage**
100% assessed to developer
4. **Sanitary Sewer Main & Sewer Service Line (from the Main to the property line)**
100% assessed to developer
\$500 new service fee due from owner upon connection
5. **Water Service Main & Water Service Line (from the Main to the property line)**
100% assessed to developer
\$500 new service fee due from owner upon connection
6. **Sidewalk**
100% of the cost for the initial installation shall be assessed against abutting properties
7. **Street Lighting (after curb & gutter installed)**
100% assessed to developer
8. **Street Signs**
100% assessed to City

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Sustainable buildings, sound infrastructure, safe transportation systems, clean water, renewable energy and a balanced environment. Building a Better World for All of Us communicates a company-wide commitment to act in the best interests of our clients and the world around us.

We're confident in our ability to balance these requirements.

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