



City Council Memorandum

To: Mayor Fasbender & City Council Members
From: Ryan Stempski – Public Works Director/City Engineer
Date: February 5, 2024
Item: Accept Feasibility & Assessments Report, and Order Public Hearings for Project Scope and for Assessments – 2024 Neighborhood Infrastructure Improvements

Council Action Requested:

Enclosed for Council consideration is a resolution accepting the Feasibility & Assessments Report, ordering public hearings, and declaring the amount to be assessed for the proposed 2024 Neighborhood Infrastructure Improvements project.

Background Information:

The 2024 Neighborhood Infrastructure Improvements project includes a variety of improvements on a total of 6 City Streets. A map of the project identifying streets to be reconstructed or reclaimed is included in the attached Feasibility & Assessments Report.

A complete reconstruction of the street would include replacement of base material, new pavement, and new curb and gutter. Also included is sanitary sewer main replacement, replacement of the water main, replacement of sanitary sewer and water services, pedestrian ramp improvements, and storm sewer extensions, repairs and replacements. The streets to be reconstructed are:

- **Brittany Road** – 15th Street W to Pleasant Drive
- **Highland Drive** – 15th Street W to 17th Street W
- **17th Street W** – Meadowview Court to Pleasant Drive

A reclaim would involve grinding up and recycling the existing pavement and gravel of the street to make a new base, followed by spot replacements of concrete curb and gutter and new pavement. Also included in the reclaim improvements are rehabilitation of water system valves, localized storm sewer extensions, repairs and replacements, pedestrian ramp improvements, and paved trail reconstruction entering Pleasant Park. The streets to be reclaimed are:

- **Highland Drive** – 17th Street W to South End
- **21st Street** – Highland Drive to Pleasant Drive
- **Brooke Lane** – 21st Street W to Northridge Drive
- **Brooke Court** – Brooke Lane to end

It is also worth noting that the project is proposing the reconstruction of existing trails within Pleasant Park, as well as the construction of one new trail segment within the park boundary, shown on the location map included in the attached Feasibility & Assessments Report.

A public hearing on the scope and features for the 2024 Neighborhood Infrastructure Improvements project will be held on March 4th, with an assessment hearing for this project being held on April 1st.

Financial Impact:

The project has a total estimated cost of \$4,210,000, including design and other project delivery overhead costs. The project will be funded by special assessments and General Obligation (G.O.) Bonds. The street portion of the G.O. Bonds is estimated at \$2,300,000, of which \$1,114,650 will be paid back by proposed special assessment revenue over time. The utility portion of the G.O. Bonds is estimated at \$1,910,000 (sanitary sewer is \$575,000, water is \$810,000, and storm sewer is \$525,000). The project continues to track with the City's approved funding parameters for 2024.

Council Committee Discussion:

Staff met with the Operations Committee on December 11, 2023, to discuss the recommended project scope (including the trail extensions through Pleasant Park) and proposed assessment amounts. The Committee was supportive of the project recommendations and directed Staff to obtain feedback from the residents.

A notice was mailed to each property owner to make them aware of the project website that includes a presentation and additional resources. The property owners were strongly encouraged to visit and view the website and to call Engineering Staff to provide their comments and ask questions. An open house was also conducted at St. Phillips Church (near the project area) on January 25th to provide another way for affected residents to get their questions answered.

To date we have connected with approximately 60 out of 154 individual property owners via these phone calls, mail-in surveys, online surveys, and the open house which is approximately 39% of properties affected by the project. There has been general support from the discussions we've had during the public outreach period for the proposed improvements as recommended in the Feasibility & Assessments Report.

The Council will be provided a fully detailed report and presentation on all design features, neighborhood feedback, cost and funding mix, project construction timelines, and project communications in a memo preceding the March 4th City Council Meeting.

Attachments:

- Resolution
- Feasibility and Assessments Report

Resolution No. _____

**RESOLUTION RECEIVING FEASIBILITY & ASSESSMENTS REPORT, DECLARING THE AMOUNT TO BE ASSESSED,
AND ORDERING PUBLIC HEARINGS FOR THE 2024 NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS PROJECT**

WHEREAS, a report has been prepared by the City Engineer and submitted to the City Council with reference to the following project:

2024 NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS – street reconstruction with new base material and pavement including concrete curb and gutter replacement, sanitary sewer main replacement, replacement of the water main, replacement of sanitary sewer and water services, pedestrian ramp improvements, storm sewer extensions, repairs and replacements, and paved trail construction within Pleasant Park, **street reclamation** with new pavement including spot curb and gutter repairs, rehabilitation of water system valves, localized storm sewer extensions, repairs and replacements, and select pedestrian ramp improvements.

AND WHEREAS, the total cost for the 2024 Neighborhood Infrastructure Improvements Project is estimated to be **\$4,210,000**,

AND WHEREAS, **\$1,114,650.00** is proposed to be special assessed,

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HASTINGS AS FOLLOWS; that

1. The City Council hereby receives said Feasibility & Assessments Report and will consider the 2024 Neighborhood Infrastructure Improvements Project in accordance with said report.
2. The Council will consider assessments of the benefited abutting property for a portion of the cost of the 2024 Neighborhood Infrastructure Improvements Project, pursuant to Chapter 429 of the Minnesota Statutes. The amount of proposed assessments for said project is hereby declared to be: **\$1,114,650.00**.
3. A public hearing for the consideration of the project scope and features of the 2024 Neighborhood Infrastructure Improvements will be held at 7:00 PM, Monday, March 4, 2024 during the regular City Council Meeting, and the City shall give mailed and published notice of such hearing and improvements as required by law.
4. A separate public hearing will be held specifically regarding proposed assessments for the 2024 Neighborhood Infrastructure Improvements Project at 7:00 PM, Monday, April 1, 2024 during the regular City Council Meeting, and the City shall give mailed and published notice of such hearing and assessments as required by law.

ADOPTED BY THE CITY COUNCIL OF HASTINGS, MINNESOTA, THIS 5TH DAY OF FEBRUARY, 2024.

Ayes:

Nays:

ATTEST: _____

Kelly Murtaugh, City Clerk

Mary D. Fasbender, Mayor

FEASIBILITY & ASSESSMENTS REPORT

2024 NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS

PROJECT 2024-1

2/5/2024

PROJECT SCOPE & FEATURES HEARING DATE: MARCH 4, 2024

ASSESSMENTS HEARING DATE: APRIL 1, 2024



CITY OF HASTINGS
ENGINEERING DEPARTMENT

City of Hastings, Minnesota
Feasibility & Assessments Report
2024 Neighborhood Infrastructure Improvements

Project 2024-1

2/5/2024



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.

Date: February 5, 2024

A handwritten signature in blue ink, appearing to read "R. Stempki", is written over a horizontal line.

Ryan W. Stempki, P.E.
Registration No. 45395

2024 NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS
Hastings, Minnesota

VIII-15

Project No.: 2024-1 – Neighborhood Infrastructure Improvements

Locations: The streets to be reconstructed include:

- **Brittany Road** – 15th Street W to Pleasant Drive
- **Highland Drive** – 15th Street W to 17th Street W
- **17th Street W** – Meadowview Court to Pleasant Drive

The streets to be reclaimed include:

- **Highland Drive** – 17th Street W to South End
- **21st Street** – Highland Drive to Pleasant Drive
- **Brooke Lane** – 21st Street W to Northridge Drive
- **Brooke Court** – Brooke Lane to end

Improvements: The improvements on streets to be reconstructed would include replacement of base material, new pavement, and new curb and gutter. Also included is sanitary sewer main replacement, replacement of the water main, replacement of sanitary sewer and water services, pedestrian ramp improvements, and storm sewer extensions, repairs and replacements. The streets to be reconstructed are:

The improvements on streets to be reclaimed would include grinding up and recycling the existing pavement and gravel of the street to make a new base, followed by spot replacements of concrete curb and gutter and new pavement. Also included in the reclaim improvements are rehabilitation of water system valves, localized storm sewer extensions, repairs and replacements, pedestrian ramp improvements, and paved trail reconstruction entering Pleasant Park.

Also included in the project scope is the reconstruction of existing trails within Pleasant Park, as well as the construction of one new trail segment within the park boundary.

Initiation: This is a City initiated project, and affects approximately 1.53 miles of roadway.

Parcels Assessed: 154

Right of Way: The project will be constructed within the existing rights of way and on City property.

Feasibility: This project is feasible, necessary, and cost effective, and will result in benefits to the properties served.

Completion: Fall of 2024

FUNDING SUMMARY:

1.) ESTIMATED TOTAL PROJECT COSTS:	\$4,210,000
(Includes Contingencies, Engineering & Project Management, Legal, Project Administration, and Bonding Costs)	
2.) FUNDING SOURCES:	
Special Assessments (Revenue to be paid back to the City over time)	\$1,114,650
Street Improvement Portion (G.O. Bonds)	\$2,300,000
Utility Improvement Portion (G.O. Bonds)	\$1,910,000

City of Hastings

2024 Neighborhood Infrastructure Improvements

Estimated Project Costs & Summary 2.5.2024

Project	Total Project Costs	FUNDING CATEGORIES				Total Project Funding
		Street Improvements (G.O. Bonds)	Sanitary Sewer (G.O. Bond)	Water System (G.O. Bond)	Storm Sewer System (G.O. Bond)	
2024 Neighborhood Infrastructure Improvements						
	\$4,210,000	\$2,300,000	\$575,000	\$810,000	\$525,000	\$4,210,000

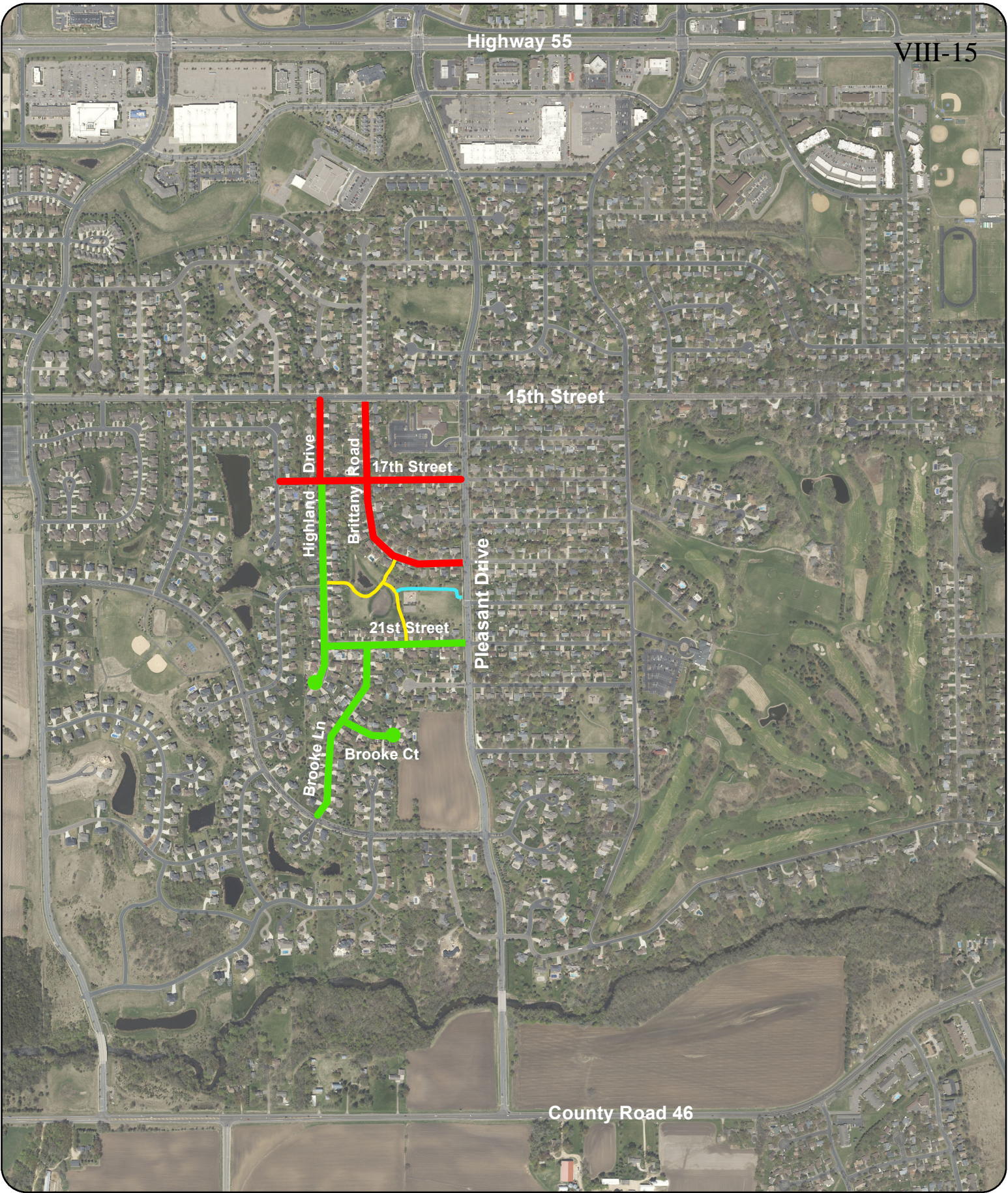
Proposed Special Assessments = \$ 1,114,650

Street Improvement Portion (G.O. Bonds) = \$ 2,300,000

Utility Improvement Portion (G.O. Bonds) = \$ 1,910,000

Total Project Costs = \$ 4,210,000

Special Assessments as a Percentage of Total Project Costs = 26%



2024 Neighborhood Infrastructure Improvements

Note Project Limits are Subject to Change

- Full Reconstruction
- Reclaim
- Trail Reconstruction
- New Trail Construction



SAMPLE Statement of Special Assessments
Project 2024-1, Neighborhood Infrastructure Improvements

Owner	Parcel ID	Assessment Amount
Owner Name	XXXXXXXXXX	\$X,XXX.XX
Owner Address		
Owners City, State, & ZIP		
Property Address		
Property Address		

This is a Statement of Special Assessments against your property. The total assessment that is being applied on your property is: **\$X,XXX.XX**

NO PAYMENT WILL BE ACCEPTED BY THE CITY FOR THESE ASSESSMENTS UNTIL OCTOBER 1, 2024.

If the entire assessment is paid on or before November 30, 2024, it can be paid without interest or a \$60.00 per assessment Dakota County Certification Fee. Payments through November 30, 2024 are to be made at the City Hall, 101 E. 4th Street, Hastings, Minnesota. Make checks payable to the City of Hastings. Office hours are 8:00 A.M. to 4:30 P.M. Monday through Friday.

If the assessment is not paid on or before November 30, 2024, then a \$60.00 per assessment certification fee will be added to the assessment total and the assessment may be paid in **10 annual installments with interest at (Rate TBD) per annum**. The remaining amount will also then appear on your Dakota County Property Tax Statement as a Special Assessment, beginning in the Spring of 2025. The first year's interest will run from December 1 to December 31, 2024, and for the entirety of each calendar year thereafter until paid in full. The law provides that unpaid assessments become a lien against the property.

Please note that the City Council adopted a policy authorizing the deferral of special assessments for eligible senior citizens, disabled, or military persons that is based on income. If you are a senior citizen, disabled or a member of the National Guard who has been deployed and the first year's installment of the special assessment, either alone or together with the installments of any other special assessments due against your property totals more than one percent (1%) of your Adjusted Gross Income, then you are likely eligible for the deferment. The deferment does not forgive the assessments but delays payment, with interest, until certain events occur, such as when the property is sold. If you believe you may qualify for a deferral due to your income, an application form is available at the City Clerk's office or online on the City's website. The application does not need to be filed now but will need to be submitted prior to November 1, 2024.

If you have any questions about your assessment, please contact the Hastings Engineering Department at (651) 480-2334.

If you intend for the assessment to roll over to the Dakota County Property Tax Statement, please check with your mortgage company to see if this payment is being held in an escrow account.

**PLEASE RETURN THIS STATEMENT WITH YOUR PAYMENT IF YOU ARE PAYING
 ALL OR PART OF YOUR ASSESSMENT PRIOR TO NOVEMBER 30TH, 2024**

City of Hastings
City Project 2024-1, Neighborhood Improvements Project
Property Owner Information & Assessment Amounts
October 30, 2023
Property Owners Updated 10.19.23



Property No.	Parcel ID	Site Address	Owner	Corner Lot (X=Yes)	Lot Frontage Type	Long Side Unit (0.25)	Standard Frontage Unit	Total Units	Assessment Rate Standard	Assessment Rate Long Side*	Total Assessment	
BRITTANY ROAD												
1	193285008140	1500 BRITTANY RD	GLENN J & POLLY G BAUER	X	CSS		1	1.00	\$7,650.00		\$7,650.00	
2	193285007010	1501 BRITTANY RD	TRAVIS ROLFE	X	CSS		1	1.00	\$7,650.00		\$7,650.00	
3	193285008130	1510 BRITTANY RD	LINSEY SANTAMARIA				1	1.00	\$7,650.00		\$7,650.00	
4	193285007020	1511 BRITTANY RD	BENJAMIN & SARAH SCHWIEGER				1	1.00	\$7,650.00		\$7,650.00	
5	193285008120	1520 BRITTANY RD	KYLE JOSEPH KING				1	1.00	\$7,650.00		\$7,650.00	
6	193285007030	1521 BRITTANY RD	BRIAN FRANK				1	1.00	\$7,650.00		\$7,650.00	
7	193285008110	1530 BRITTANY RD	MARY REUCKERT				1	1.00	\$7,650.00		\$7,650.00	
8	193285007040	1531 BRITTANY RD	DANIEL C & JULIANN B BEYING				1	1.00	\$7,650.00		\$7,650.00	
9	193285008100	1600 BRITTANY RD	DAWN JUELSGAARD				1	1.00	\$7,650.00		\$7,650.00	
10	193285007050	1601 BRITTANY RD	TODD & MANDY BREMER				1	1.00	\$7,650.00		\$7,650.00	
11	193285008090	1610 BRITTANY RD	KENITH CHRISTENSEN				1	1.00	\$7,650.00		\$7,650.00	
12	193285008080	1620 BRITTANY RD	XAVIER KOPP	X	CBS	0.25	1	1.25	\$7,650.00	\$7,650.00	\$9,562.50	
13	193285003020	1700 BRITTANY RD	ROBERT J & GLORIA BURR	X	CBS	0.25	1	1.25	\$7,650.00	\$7,650.00	\$9,562.50	
14	193285003030	1720 BRITTANY RD	THOMAS J & RENE L LUCKING				1	1.00	\$7,650.00		\$7,650.00	
15	193285006190	1735 BRITTANY RD	KIM K & JOYCE KOCHENDORFER				1	1.00	\$7,650.00		\$7,650.00	
16	193285003040	1740 BRITTANY RD	MATHEW T WILLET				1	1.00	\$7,650.00		\$7,650.00	
17	193285006180	1755 BRITTANY RD	KATHRYN MCBRIDE				1	1.00	\$7,650.00		\$7,650.00	
18	193285003050	1760 BRITTANY RD	CHARLES & DEANE RIZZO				1	1.00	\$7,650.00		\$7,650.00	
19	193285006170	1775 BRITTANY RD	GREGORY & JAMES HOLMSETH				1	1.00	\$7,650.00		\$7,650.00	
20	193285003060	1780 BRITTANY RD	KEVIN C & JOAN M MCNAMARA				1	1.00	\$7,650.00		\$7,650.00	
21	193285003070	1800 BRITTANY RD	ROBERT J & CYNTHIA A MAJESKI				1	1.00	\$7,650.00		\$7,650.00	
22	193285003080	1820 BRITTANY RD	RUSSELL A & LISA M WELCH				1	1.00	\$7,650.00		\$7,650.00	
23	193285006160	1821 BRITTANY RD	STEPPING OUT INC				1	1.00	\$7,650.00		\$7,650.00	
24	193285003090	1840 BRITTANY RD	MICHAEL W & SHERRI L LEFLAY				1	1.00	\$7,650.00		\$7,650.00	
25	193285006150	1841 BRITTANY RD	JUDITH LEE RATZLAFF				1	1.00	\$7,650.00		\$7,650.00	
26	193285004010	1860 BRITTANY RD	COLLIN M & ERIANE PETERSON				1	1.00	\$7,650.00		\$7,650.00	
27	193285005090	1861 BRITTANY RD	RICHARD A HOLMES				1	1.00	\$7,650.00		\$7,650.00	
28	193285004020	1880 BRITTANY RD	DAVID J & KAREN J HARTUNG				1	1.00	\$7,650.00		\$7,650.00	
29	193285005080	1881 BRITTANY RD	LEATRICE JANELL KURILLA				1	1.00	\$7,650.00		\$7,650.00	
30	193285004030	1900 BRITTANY RD	MARGARET M BARINGER				1	1.00	\$7,650.00		\$7,650.00	
31	193285004040	1920 BRITTANY RD	MARY L ANDERSON				1	1.00	\$7,650.00		\$7,650.00	
32	193285005070	1921 BRITTANY RD	DAVID J & CANDY M SWENSON				1	1.00	\$7,650.00		\$7,650.00	
33	193285004050	1940 BRITTANY RD	JORDIAN HORSCH				1	1.00	\$7,650.00		\$7,650.00	
34	193285005060	1941 BRITTANY RD	MICHAEL & TAMARA MCMENOMY				1	1.00	\$7,650.00		\$7,650.00	
35	193285004060	1960 BRITTANY RD	PAUL D & RAE ANN CANEFF	X	CSS		1	1.00	\$7,650.00		\$7,650.00	
36	193285005050	1961 BRITTANY RD	KENNETH L & LINDA T TREMBATH	X	CSS		1	1.00	\$7,650.00		\$7,650.00	
										Brittany Road Total Assessed		\$279,225.00

HIGHLAND DRIVE - RECONSTRUCT AREA (15TH TO 17TH)												
37	193285001010	1500 HIGHLAND DR	RANDY C & CARMEN NEI	X	CSS		1	1.00	\$7,650.00		\$7,650.00	
38	193285008010	1501 HIGHLAND DR	DONALD G & PAULA ANGELL	X	CSS		1	1.00	\$7,650.00		\$7,650.00	
39	193285001020	1510 HIGHLAND DR	ROBERT J & PAMELA J NIEBUR				1	1.00	\$7,650.00		\$7,650.00	
40	193285008020	1511 HIGHLAND DR	GUY R & LUANN KOCHENDORFER				1	1.00	\$7,650.00		\$7,650.00	
41	193285001030	1520 HIGHLAND DR	RANDY A RASKIN				1	1.00	\$7,650.00		\$7,650.00	
42	193285008030	1521 HIGHLAND DR	RICHARD B & DANA L LEIBBRAND				1	1.00	\$7,650.00		\$7,650.00	
43	193285001040	1530 HIGHLAND DR	LAURA J SYKES				1	1.00	\$7,650.00		\$7,650.00	
44	193285008040	1531 HIGHLAND DR	IAN E & KELLIE GORIESKY				1	1.00	\$7,650.00		\$7,650.00	
45	193285001050	1600 HIGHLAND DR	ANN M SKOGLUND				1	1.00	\$7,650.00		\$7,650.00	
46	193285008050	1601 HIGHLAND DR	MATTHEW R & CHRISTINE C HALVERSON				1	1.00	\$7,650.00		\$7,650.00	
47	193285001060	1610 HIGHLAND DR	KENNETH L & PHYLLIS MASON				1	1.00	\$7,650.00		\$7,650.00	
48	193285008060	1611 HIGHLAND DR	JEFFREY E & PATRICIA REBARCHIK				1	1.00	\$7,650.00		\$7,650.00	
49	193285001070	1620 HIGHLAND DR	MARTY ELLSWORTH	X	CBS	0.25	1	1.25	\$7,650.00	\$7,650.00	\$9,562.50	
50	193285008070	1621 HIGHLAND DR	JASON C & TRACY L LILJA	X	CBS	0.25	1	1.25	\$7,650.00	\$7,650.00	\$9,562.50	
HIGHLAND DRIVE - RECLAIM AREA (17TH TO SOUTH)												
51	193285002010	1700 HIGHLAND DR	DAVID D & TERESA M MEYER	X	CBS	0.25	1	1.25	\$6,750.00	\$7,650.00	\$8,662.50	
52	193285003010	1701 HIGHLAND DR	JOSEPHINE STEPAN	X	CBS	0.25	1	1.25	\$6,750.00	\$7,650.00	\$8,662.50	
53	193285201010	1740 HIGHLAND DR	RICHARD D WOOD				1	1.00	\$6,750.00		\$6,750.00	
54	193285202010	1745 HIGHLAND DR	WALLACE L & CYNTHIA OBINGER				1	1.00	\$6,750.00		\$6,750.00	
55	193285202020	1775 HIGHLAND DR	MARK S & CONNIE L KOLODZIEJ				1	1.00	\$6,750.00		\$6,750.00	
56	193285201020	1780 HIGHLAND DR	LINDA FOX				1	1.00	\$6,750.00		\$6,750.00	
57	193285202030	1815 HIGHLAND DR	ROGER W FERRELL				1	1.00	\$6,750.00		\$6,750.00	
58	193285201030	1820 HIGHLAND DR	RICHARD M & CARRIE A ZAK				1	1.00	\$6,750.00		\$6,750.00	
59	193285202040	1845 HIGHLAND DR	KODY BUTLER				1	1.00	\$6,750.00		\$6,750.00	
60	193285201040	1850 HIGHLAND DR	LAWRENCE D & DEBRA M LACOUSIERE				1	1.00	\$6,750.00		\$6,750.00	
61	193285202050	1875 HIGHLAND DR	ANTHONY T WIENEKE				1	1.00	\$6,750.00		\$6,750.00	
62	193285201050	1880 HIGHLAND DR	BRIAN J & SUSAN K DRUMMOND				1	1.00	\$6,750.00		\$6,750.00	
63	193285202060	1915 HIGHLAND DR	NICHOLAS A & JOANN B BRUELS				1	1.00	\$6,750.00		\$6,750.00	
64	193285201060	1920 HIGHLAND DR	ADAM & SARA QUALE				1	1.00	\$6,750.00		\$6,750.00	
65	193285202070	1945 HIGHLAND DR	MICHAEL E & SHARON A BROWN				1	1.00	\$6,750.00		\$6,750.00	
66	193285201070	1950 HIGHLAND DR	DAVID R & PATRICIA L THURMES				1	1.00	\$6,750.00		\$6,750.00	
67	193285202080	1975 HIGHLAND DR	DAVID G MADLAND				1	1.00	\$6,750.00		\$6,750.00	
68	193285201080	1980 HIGHLAND DR	SANDRA K W STRANDBERG	X	CSS		1	1.00	\$6,750.00		\$6,750.00	
69	193285204010	1995 HIGHLAND DR	ERIC M & ELIZABETH A DECKER				1	1.00	\$6,750.00		\$6,750.00	
70	193285203010	2000 HIGHLAND DR	TERRANCE A & MAUREEN SIEBEN	X	CSS		1	1.00	\$6,750.00		\$6,750.00	
71	193285204020	2005 HIGHLAND DR	JOSEPH J & JOAN G BECKER				1	1.00	\$6,750.00		\$6,750.00	
72	193285203020	2020 HIGHLAND DR	SUZANNE M KIRTZ				1	1.00	\$6,750.00		\$6,750.00	
73	193285204030	2025 HIGHLAND DR	ERIK M LUNDSTED				1	1.00	\$6,750.00		\$6,750.00	
74	193285203030	2040 HIGHLAND DR	DIANE DILLINGER				1	1.00	\$6,750.00		\$6,750.00	
75	193285204040	2045 HIGHLAND DR	ROBERT C & JULIE K HICKS				1	1.00	\$6,750.00		\$6,750.00	
76	193285203040	2060 HIGHLAND DR	JACKSON & MALLORY BELILLE				1	1.00	\$6,750.00		\$6,750.00	
77	193285204050	2075 HIGHLAND DR	KENT S DUFAULT	X	CBS	0.25	1	1.25	\$6,750.00	\$6,750.00	\$8,437.50	
78	193285203050	2080 HIGHLAND DR	TIMOTHY T & SHEILA J GROTH				1	1.00	\$6,750.00		\$6,750.00	
79	193285203060	2100 HIGHLAND DR	ROBERT E & JACKIE N BARCHENGER				1	1.00	\$6,750.00		\$6,750.00	
80	193285206010	2105 HIGHLAND DR	JEFFREY E & JOANNE L DOLD	X	CBS	0.25	1	1.25	\$6,750.00	\$6,750.00	\$8,437.50	
81	193285401060	2133 HIGHLAND DR	MARK R & PATRICIA A STONEBERG				1	1.00	\$6,750.00		\$6,750.00	
82	193285401050	2155 HIGHLAND DR	BRIAN D & MARLYS M KOENIG				1	1.00	\$6,750.00		\$6,750.00	
83	193285401010	2166 HIGHLAND DR	RYAN & MIRANDA BRINK				1	1.00	\$6,750.00		\$6,750.00	
84	193285401040	2177 HIGHLAND DR	COOPER VALESANO				1	1.00	\$6,750.00		\$6,750.00	
85	193285401020	2188 HIGHLAND DR	JASON STOFFEL				1	1.00	\$6,750.00		\$6,750.00	
86	193285401030	2199 HIGHLAND DR	DENNIS W & JOAN L MILLERBERND				1	1.00	\$6,750.00		\$6,750.00	
										Highland Drive Total Assessed		\$361,125.00

City of Hastings
City Project 2024-1, Neighborhood Improvements Project
Property Owner Information & Assessment Amounts
October 30, 2023
Property Owners Updated 10.19.23



Property No.	Parcel ID	Site Address	Owner	Corner Lot (X=Yes)	Lot Frontage Type	Long Side Unit (0.25)	Standard Frontage Unit	Total Units	Assessment Rate Standard	Assessment Rate Long Side*	Total Assessment
17TH STREET											
87	193285007130	1400 17TH ST W	TOMAS J & LORI L BRAUCKS	X	CSS		1	1.00	\$7,650.00		\$7,650.00
88	193285006080	1401 17TH ST W	JOSEPH & CHRISTINA ESLER	X	CSS		1	1.00	\$7,650.00		\$7,650.00
89	193285007120	1410 17TH ST W	OPAL HOMES 21 LLC				1	1.00	\$7,650.00		\$7,650.00
90	193285006070	1411 17TH ST W	DANIEL M & DAWN F KLEIN				1	1.00	\$7,650.00		\$7,650.00
91	193285007110	1420 17TH ST W	US BANK TRUST NA TSTE				1	1.00	\$7,650.00		\$7,650.00
92	193285006060	1421 17TH ST W	BRUCE PERRY				1	1.00	\$7,650.00		\$7,650.00
93	193285007100	1430 17TH ST W	WILLIAM D & REBECCA RUDER				1	1.00	\$7,650.00		\$7,650.00
94	193285006050	1431 17TH ST W	LANCE & KRISTIN POELLINGER				1	1.00	\$7,650.00		\$7,650.00
95	193285007090	1440 17TH ST W	DENNIS M & WENDY MARTIN				1	1.00	\$7,650.00		\$7,650.00
96	193285006040	1441 17TH ST W	SCOTT R & MARGARET R WESTRE				1	1.00	\$7,650.00		\$7,650.00
97	193285007080	1450 17TH ST W	JOSEPH FOWLER				1	1.00	\$7,650.00		\$7,650.00
98	193285006030	1451 17TH ST W	GLENN H & CYNTHIA M GROTH				1	1.00	\$7,650.00		\$7,650.00
99	193285007070	1460 17TH ST W	GRETTE VIETHS				1	1.00	\$7,650.00		\$7,650.00
100	193285006020	1461 17TH ST W	PHILIP & BERNADETTE VARGAS				1	1.00	\$7,650.00		\$7,650.00
101	193285007060	1470 17TH ST W	CAITLIN KLEIN	X	CBS	0.25	1	1.25	\$7,650.00	\$7,650.00	\$9,562.50
102	193285006010	1471 17TH ST W	DANIEL C & CATHLEEN STAYBERG	X	CBS	0.25	1	1.25	\$7,650.00	\$7,650.00	\$9,562.50
103	198323004120	1621 MEADOW VIEW TRL	GENESE MONJEAU	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
104	198323007010	1701 MEADOW VIEW CT	TRAVIS & SHEENA GREINER	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
										17th Street Total Assessed	\$130,050.00

BROOKE LANE											
105	193285206020	2100 BROOKE LN	JOHN R TSTE KENNEDY	X	CBS	0.25	1	1.25	\$6,750.00	\$6,750.00	\$8,437.50
106	193285207010	2105 BROOKE LN	MICHAEL A & SUSAN M CHRISTIANSON	X	CBS	0.25	1	1.25	\$6,750.00	\$6,750.00	\$8,437.50
107	193285401070	2120 BROOKE LN	REX & ELIZABETH A GILLMER				1	1.00	\$6,750.00		\$6,750.00
108	193285402010	2125 BROOKE LN	MICHAEL D & ELLSPETH C LUNDSTROM				1	1.00	\$6,750.00		\$6,750.00
109	193285401080	2150 BROOKE LN	TAMRA LEE CAUDILL-DODSON				1	1.00	\$6,750.00		\$6,750.00
110	193285402020	2155 BROOKE LN	CRAIG L & JOAN L MORRISON				1	1.00	\$6,750.00		\$6,750.00
111	193285402030	2175 BROOKE LN	ANDREW R KNOLL				1	1.00	\$6,750.00		\$6,750.00
112	193285401090	2180 BROOKE LN	THOMAS M & JEANNE R LOESCH				1	1.00	\$6,750.00		\$6,750.00
113	193285402040	2205 BROOKE LN	KATHLEEN E PENGELLY				1	1.00	\$6,750.00		\$6,750.00
114	193285401100	2210 BROOKE LN	MICHEAL J BISKUPSKI				1	1.00	\$6,750.00		\$6,750.00
115	193285401110	2230 BROOKE LN	JASON D & MEGAN E BAUER				1	1.00	\$6,750.00		\$6,750.00
116	193285401120	2250 BROOKE LN	KURT MEYER				1	1.00	\$6,750.00		\$6,750.00
117	193285401130	2270 BROOKE LN	CHRISTOPHER J & ARTIST A CLOUTIER				1	1.00	\$6,750.00		\$6,750.00
118	193285402150	2285 BROOKE LN	TRENT & AMY HANSON				1	1.00	\$6,750.00		\$6,750.00
119	193285401140	2290 BROOKE LN	ERLEND & JAIME LARSEN				1	1.00	\$6,750.00		\$6,750.00
120	198323602130	2330 BROOKE LN	SCOTT W & ABBY L SCHULTE				1	1.00	\$6,750.00		\$6,750.00
121	198323603010	2337 BROOKE LN	TIMOTHY M & JODY RUDH				1	1.00	\$6,750.00		\$6,750.00
122	198323602120	2372 BROOKE LN	STEVEN L & ANNE S ANDERSON				1	1.00	\$6,750.00		\$6,750.00
123	198323603020	2375 BROOKE LN	DONALD M MOEHRLE				1	1.00	\$6,750.00		\$6,750.00
124	198323603030	2413 BROOKE LN	JOSHUA & PAMELA JOHNSON				1	1.00	\$6,750.00		\$6,750.00
125	198323602110	2414 BROOKE LN	DAKE WANG				1	1.00	\$6,750.00		\$6,750.00
126	198323603040	2441 BROOKE LN	TIMOTHY P & PATRICIA L WELT				1	1.00	\$6,750.00		\$6,750.00
127	198323602100	2446 BROOKE LN	JOSEPH & RACHAEL TIX	X	CSS		1	1.00	\$6,750.00		\$6,750.00
128	198323603050	2479 BROOKE LN	PETER D & KELLY L KLEIS	X	CSS		1	1.00	\$6,750.00		\$6,750.00
										Brooke Lane Total Assessed	\$165,375.00

BROOKE COURT											
129	193285402090	1420 BROOKE CT	JASON P & JACQUELINE J WROLSTAD				1	1.00	\$6,750.00		\$6,750.00
130	193285402100	1441 BROOKE CT	TODD N & JONI M SIEWERT				1	1.00	\$6,750.00		\$6,750.00
131	193285402080	1442 BROOKE CT	JAY A WEBBER				1	1.00	\$6,750.00		\$6,750.00
132	193285402110	1463 BROOKE CT	JODIE M WELSHONS				1	1.00	\$6,750.00		\$6,750.00
133	193285402070	1464 BROOKE CT	TODD & DAWN QUIST				1	1.00	\$6,750.00		\$6,750.00
134	193285402120	1485 BROOKE CT	CURTIS D MATTISON				1	1.00	\$6,750.00		\$6,750.00
135	193285402060	1486 BROOKE CT	LAURA J SYKES				1	1.00	\$6,750.00		\$6,750.00
136	193285402130	1497 BROOKE CT	MATTHEW & CHRISTA HAMANN				1	1.00	\$6,750.00		\$6,750.00
137	193285402050	1500 BROOKE CT	LOGAN & CANDIS ROME	X	CBS	0.25	1	1.25	\$6,750.00	\$6,750.00	\$8,437.50
138	193285402140	1505 BROOKE CT	DANIEL & JACQUELINE ROTHER	X	CBS	0.25	1	1.25	\$6,750.00	\$6,750.00	\$8,437.50
										Brooke Court Total Assessed	\$70,875.00

21ST STREET											
139	193285102050	1400 21ST ST W	SCOTT ALAN OLSON	X	CSS		1	1.00	\$6,750.00		\$6,750.00
140	193285103050	1401 21ST ST W	LAURA ANN SACCHETTI	X	CSS		1	1.00	\$6,750.00		\$6,750.00
141	193285102040	1410 21ST ST W	COLLEEN D HEISE				1	1.00	\$6,750.00		\$6,750.00
142	193285103040	1411 21ST ST W	TROY & MELISSA BLACKSTAD				1	1.00	\$6,750.00		\$6,750.00
143	193285102030	1420 21ST ST W	JAMES HERMAN JACOBSEN				1	1.00	\$6,750.00		\$6,750.00
144	193285103030	1421 21ST ST W	PATRICK L & MARY L MCNAUGHTON				1	1.00	\$6,750.00		\$6,750.00
145	193285102020	1430 21ST ST W	JAMES & COLLEEN ENGELS				1	1.00	\$6,750.00		\$6,750.00
146	193285103020	1431 21ST ST W	GIG K CIMMINO				1	1.00	\$6,750.00		\$6,750.00
147	193285102010	1440 21ST ST W	DANNY L & JEANETTE I MACE				1	1.00	\$6,750.00		\$6,750.00
148	193285103010	1441 21ST ST W	PETER & PAMELA SORENSON				1	1.00	\$6,750.00		\$6,750.00
149	193285101010	1450 21ST ST W	STEVEN J & ANDREA BEAL				1	1.00	\$6,750.00		\$6,750.00
150	193285104010	1451 21ST ST W	KEITH SMEAD				1	1.00	\$6,750.00		\$6,750.00
151	193285205020	1470 21ST ST W	TRACI GAY JOHNSON				1	1.00	\$6,750.00		\$6,750.00
152	193285205010	1490 21ST ST W	JAMES S & LORI A SCHULTZ				1	1.00	\$6,750.00		\$6,750.00
153	193285204070	1510 21ST ST W	BRUCE E & LORI A MARSH				1	1.00	\$6,750.00		\$6,750.00
154	193285204060	1540 21ST ST W	JAMIE J & AIMEE M SWANSON				1	1.00	\$6,750.00		\$6,750.00
										21st Street Total Assessed	\$108,000.00

Total Assessments	\$1,114,650.00
--------------------------	-----------------------

*Corner lots with long sides abutting an improved street will be assessed 25% of the rate for that street improvement

Assessment Policy Key		
Lot Frontage Type		Assessment Formula
S	Standard (rectangular more/less)	100% of Frontage
CLS	Corner - Work on Long Side Only	25% of Frontage
CSS	Corner - Work on Short Side Only	100% of Frontage
CBS	Corner - Work on Both Sides	100% of Short Side + 25% of Long Side