



### **City Council Memorandum**

**To:** Mayor Fasbender & City Council Members  
**From:** Ryan Stempki – Public Works Director/City Engineer  
**Date:** March 27, 2024  
**Item:** Conduct Public Hearing & Consider Resolution to Adopt Assessments for the 2024 Neighborhood Infrastructure Improvements

#### **COUNCIL ACTION REQUESTED**

Council is requested to conduct a public hearing, and to consider the enclosed resolution to adopt the proposed assessments for City Project 2024-1, the 2024 Neighborhood Infrastructure Improvements. This resolution requires a simple majority vote of support for approval. The scope and features for this project were approved by the City Council at the regular meeting on March 4<sup>th</sup> and the City will be receiving bids for the project on April 5<sup>th</sup>.

#### **BACKGROUND INFORMATION**

The 2024 Neighborhood Infrastructure Improvements contain street and utility improvements to six City streets ranging in scope of work from street reclamation to full street and utility reconstruction. The project scope was presented to City Council on March 4<sup>th</sup>, 2024 (please refer to the attached Project Map). Existing paved trails within Pleasant Park will be reconstructed as part of this project and a new paved trail will also extend to Pleasant Drive.

#### **ASSESSMENT POLICY & FINAL PROPOSED RATES**

All properties in the project area that are abutting an improved street are proposed to be assessed in accordance with City Ordinance. The assessment rates are based on the estimated special benefit to the assessed properties accruing from the constructed improvements. A certified property appraiser was hired to determine the estimated special benefit range for each property type within the proposed project area based on the improvement project. The low end of this range was taken and then further reduced to 90% of that value to establish assessment rates for each lot.

Apart from a few irregularly shaped properties along cul-de-sacs, the majority of the 154 properties to be assessed with this project are standard single family residential lots approximately 0.25 acres in size. Consistent with how assessments were conducted in 2023, a per lot methodology was applied. This allowed for an equitable approach to assess all neighborhoods in this geographic area the same in 2023 and 2024.

It is important to note that the special benefits valuation is based on the street and storm sewer improvements only. The City does not levy special assessments associated with utility improvements, since the cost of those improvements are funded from sources other than special assessments.

**The standard assessment for single family homes in reconstruction areas is \$7,650 and for reclaim areas the standard assessment is \$6,750.**

<b>Reconstruction Streets</b>	
<i>17<sup>th</sup> St, Brittany Rd, and Highland Dr from 15<sup>th</sup> St to 17<sup>th</sup> St</i>	
<b>Unit Type</b>	<b>Assessed Rate</b>
Single Family Home – Standard*	\$7,650 per Lot

<b>Reclaim Streets</b>	
<i>21<sup>st</sup> St, Brooke Ln, Brooke Ct, and Highland Dr from 17<sup>th</sup> St to South End</i>	
<b>Unit Type</b>	<b>Assessed Rate</b>
Single Family Home – Standard*	\$6,750 per Lot

**\*Standard Lots are non-corner lots which front an improved street. Corner lots are assessed 100% of the rate for a short side fronting an improved street and 25% for the long side fronting an improved street.**

The assessment rates were supported by the Operations Committee on December 11, 2023, and would result in the City collecting approximately \$1,114,650 to help fund the project. For a copy of the proposed assessments, please refer to the attached Preliminary Assessment Rolls dated October 30, 2023.

#### **FINANCIAL IMPACTS**

**The project has a total pre-bid cost estimate of \$4,210,000** including design, engineering, construction, and other project delivery overhead costs, as detailed in the Feasibility & Assessments Report delivered to the Council on February 5, 2024.

- 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** which breaks down as follows:
    - Sanitary sewer System - \$575,000
    - Water System - \$810,000
    - Storm Sewer System - \$525,000
- The project is tracking to be funded within the City's funding parameters for the 2024 Budget.

#### **STAFF RECOMMENDATION**

Staff recommends that the Council hold the public hearing and consider the attached resolution to adopt assessments as proposed for the 2024 Neighborhood Infrastructure Improvements.

#### **ATTACHMENTS**

- Resolution to Adopt the Assessments
- Project Map
- Preliminary Assessment Roll dated October 30, 2023

**CITY OF HASTINGS**

IX-01 (a,b)

DAKOTA COUNTY, MINNESOTA

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION TO ADOPT THE ASSESSMENTS**

**FOR PROJECT 2024-1, 2024 NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS**

**WHEREAS**, pursuant to proper notice duly given as required by law, the City Council of the City of Hastings has met, heard, and passes upon all objections to the proposed assessments for the following project:

**2024-1, Neighborhood Infrastructure Improvements** – The reconstruction improvements would involve complete reconstruction of the street 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 within the right-of-way, pedestrian ramp improvements, storm sewer extensions, repairs and replacements, and paved trail construction within Pleasant Park. Reclamation improvements would involve reclamation of existing base material and pavement with new pavement surface including spot curb and gutter repairs, rehabilitation of water system valves, localized storm sewer extensions, repairs, and replacements, and select pedestrian ramp improvements.

**NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HASTINGS AS FOLLOWS:**

1. The proposed assessments for Project 2024-1 the Neighborhood Infrastructure Improvements, a copy of which is filed with the Hastings Engineering Department and with the City Clerk, are hereby accepted and shall constitute the special assessment against the properties named therein, and each tract of land therein included is hereby found to be benefited by the constructed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of ten (10) years, the first of the installments to be payable with the first property tax installment of 2025 and shall bear interest at the rate for which City bonds are sold plus 1.5%, per annum from December 1, 2024. To the first installment shall be added interest on the entire assessment from December 1, 2024, until December 31, 2024. To each subsequent installment, when due, shall be added interest for one year on all unpaid balances.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole or part of the assessment on such property with interest accrued to the date of the payment to the City Clerk, except that no interest or Dakota County assessment certification fee shall be charged if the entire assessment is paid by November 30, 2024. The owner may, at any time thereafter, pay to the County Treasurer the entire amount of the assessment remaining unpaid with interest accrued to December 31 of the year in which such payment is made. Such payments to the County Treasurer must be made before December 30, or interest will be charged through December 31 of the next succeeding year.
4. The Clerk shall forthwith, transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the County, and such assessments shall be collected and paid over in the same manner as other municipal taxes.
5. The amount specially assessed is hereby affirmed to be \$1,114,650.00

**ADOPTED BY THE CITY COUNCIL OF HASTINGS, MINNESOTA, THIS 1<sup>ST</sup> DAY OF APRIL, 2024.**

Ayes:

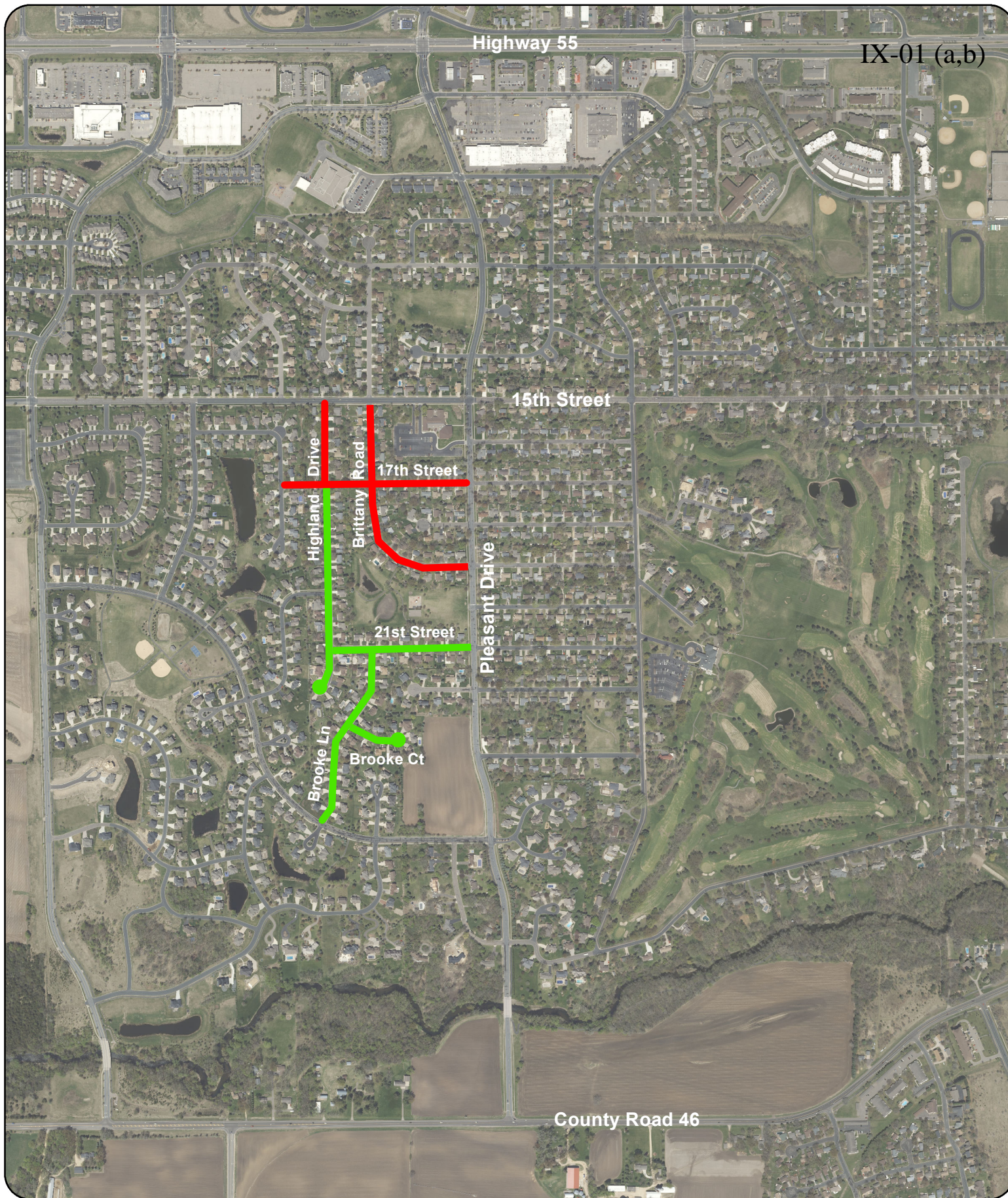
Nays:

ATTEST:

\_\_\_\_\_  
Kelly Murtaugh, City Clerk

\_\_\_\_\_  
Mary D. Fasbender, Mayor

SEAL



# 2024 Neighborhood Infrastructure Improvements

Note Project Limits are Subject to Change

- 
 Full Reconstruction
  Reclaim
 



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
<b>BRITTANY ROAD</b>											
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 & RENEE 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
<b>Brittany Road Total Assessed</b>											<b>\$279,225.00</b>

<b>HIGHLAND DRIVE - RECONSTRUCT AREA (15TH TO 17TH)</b>											
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
<b>HIGHLAND DRIVE - RECLAIM AREA (17TH TO SOUTH)</b>											
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
<b>Highland Drive Total Assessed</b>											<b>\$361,125.00</b>

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
<b>17TH STREET</b>											
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
<b>17th Street Total Assessed</b>											<b>\$130,050.00</b>

<b>BROOKE LANE</b>											
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
<b>Brooke Lane Total Assessed</b>											<b>\$165,375.00</b>

<b>BROOKE COURT</b>											
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
<b>Brooke Court Total Assessed</b>											<b>\$70,875.00</b>

<b>21ST STREET</b>											
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
<b>21st Street Total Assessed</b>											<b>\$108,000.00</b>

<b>Total Assessments</b>	<b>\$1,114,650.00</b>
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\*Corner lots with long sides abutting an improved street will be assessed 25% of the rate for that street improvement

<b>Assessment Policy Key</b>		
<b>Lot Frontage Type</b>		<b>Assessment Formula</b>
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