



City Council Memorandum

To: Mayor Fasbender & City Council Members
From: Ryan Stempski – Public Works Director/City Engineer
Date: February 1, 2023
Item: Accept Feasibility & Assessments Report, and Order Public Hearings for Project Scope and for Assessments – 2023 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 2023 Neighborhood Infrastructure Improvements project.

Background Information:

The 2023 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 and 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, paved trail construction, storm sewer extensions, repairs and replacements, and localized improvements to concrete sidewalk. The streets to be reconstructed are:

- **Pleasant Drive** – 15th Street W to Vermillion River Bridge
- **Old Bridge Lane** – Northridge Drive 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, sanitary sewer trenchless CIPP lining, localized storm sewer extensions, repairs and replacements, pedestrian ramp improvements, and a paved trail extension along Southview Drive where there is currently a gap in the system. The streets to be reclaimed are:

- **Pleasant Drive** – CSAH 46 to Vermillion River Bridge
- **Southview Drive** – Pleasant Drive to Westview Dr
- **Southview Place** – Southview Drive to end
- **Ridgewood Court** – Pleasant Drive to end
- **18th Court** – Pleasant Drive to end

A public hearing on the scope and features for the 2023 Neighborhood Infrastructure Improvements project will be held on March 6th, with an assessment hearing for this project being held on April 3rd.

Financial Impact:

The project has a total estimated cost of \$4,200,000, including design and other project delivery overhead costs. Street, storm sewer, and surface restoration costs estimated at \$3,250,000 will be funded primarily through bonded debt and special assessments to benefitting properties. Sanitary sewer and water system costs will be funded by Utility Revenue Bonds in the estimated amount of \$950,000. Please note that these sanitary sewer and water system costs are not included in the attached Resolution as they are not included in the special assessments (Minnesota Statutes Chapter 429). The project continues to track closely with the City's approved funding parameters for 2023.

Council Committee Discussion:

Staff met with the Operations Committee on January 12, 2023, to discuss the recommended project scope 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 and set up one-on-one meetings with Engineering Staff to provide their comments and ask questions. To date we have connected with 24 of 72 individual property owners via these meetings, phone calls, mail-in surveys, and an online survey which is approximately 33% of the properties in the project area. 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 6th City Council Meeting.

Attachments:

- Resolution
- Feasibility and Assessments Report

CITY OF HASTINGS

DAKOTA COUNTY, MINNESOTA

VIII-11

Resolution No. _____

RESOLUTION RECEIVING FEASIBILITY & ASSESSMENTS REPORT, DECLARING THE AMOUNT TO BE ASSESSED, AND ORDERING PUBLIC HEARINGS FOR THE 2023 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:

2023 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, paved trail construction, storm sewer extensions, repairs and replacements, and localized improvements to concrete sidewalk on Pleasant Drive from 15th Street West to the Vermillion River Bridge, and Old Bridge Lane from Northridge Drive to Pleasant Drive, **street reclamation** with new pavement including spot curb and gutter repairs, rehabilitation of water system valves, sanitary sewer trenchless CIPP lining, localized storm sewer extensions, repairs and replacements, and pedestrian ramp improvements on Southview Drive from Pleasant Drive to Westview Drive, Southview Place, Ridgewood Court, and 18th Court; and paved trail extension along Southview Drive from Pleasant Drive to Westview Drive.

AND WHEREAS, the total cost for the 2023 Neighborhood Infrastructure Improvements Project is estimated to be **\$3,250,000**,

AND WHEREAS, **\$496,462.50** 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 2023 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 2023 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: **\$496,462.50**.
3. A public hearing for the consideration of the project scope and features of the 2023 Neighborhood Infrastructure Improvements will be held at 7:00 PM, Monday, March 6, 2023 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 2023 Neighborhood Infrastructure Improvements Project at 7:00 PM, Monday, April 3, 2023 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 6TH DAY OF FEBRUARY, 2023.

Ayes:

Nays:

ATTEST: _____

Kelly Murtaugh, City Clerk

Mary D. Fasbender, Mayor

FEASIBILITY & ASSESSMENTS REPORT

2023 NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS

PROJECT 2023-1

2/1/2023

PROJECT SCOPE & FEATURES HEARING DATE: MARCH 6, 2023

ASSESSMENTS HEARING DATE: APRIL 3, 2023



CITY OF HASTINGS
ENGINEERING DEPARTMENT

City of Hastings, Minnesota
Feasibility & Assessments Report
2023 Neighborhood Infrastructure Improvements

Project 2023-1

2/1/2023



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 1, 2023

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

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

City of Hastings

2023 Neighborhood Infrastructure Improvements

Estimated Project Costs & Summary 2.1.2023

Project	Total Project Costs	FUNDING CATEGORIES				Total Project Funding
		Special Assessments Funding	Sanitary Sewer (Utility Revenue Bond)	Water System (Utility Revenue Bond)	Chapter 429 Bonded Debt	
2023 Neighborhood Infrastructure Improvements						
	\$4,200,000.00	\$500,000.00	\$300,000.00	\$650,000.00	\$2,750,000.00	\$4,200,000.00

Total Chapter 429 Bonded Debt Needed = \$ 2,750,000

Assessments as a Percentage of Total Roadway & Storm Sewer Costs = 15%

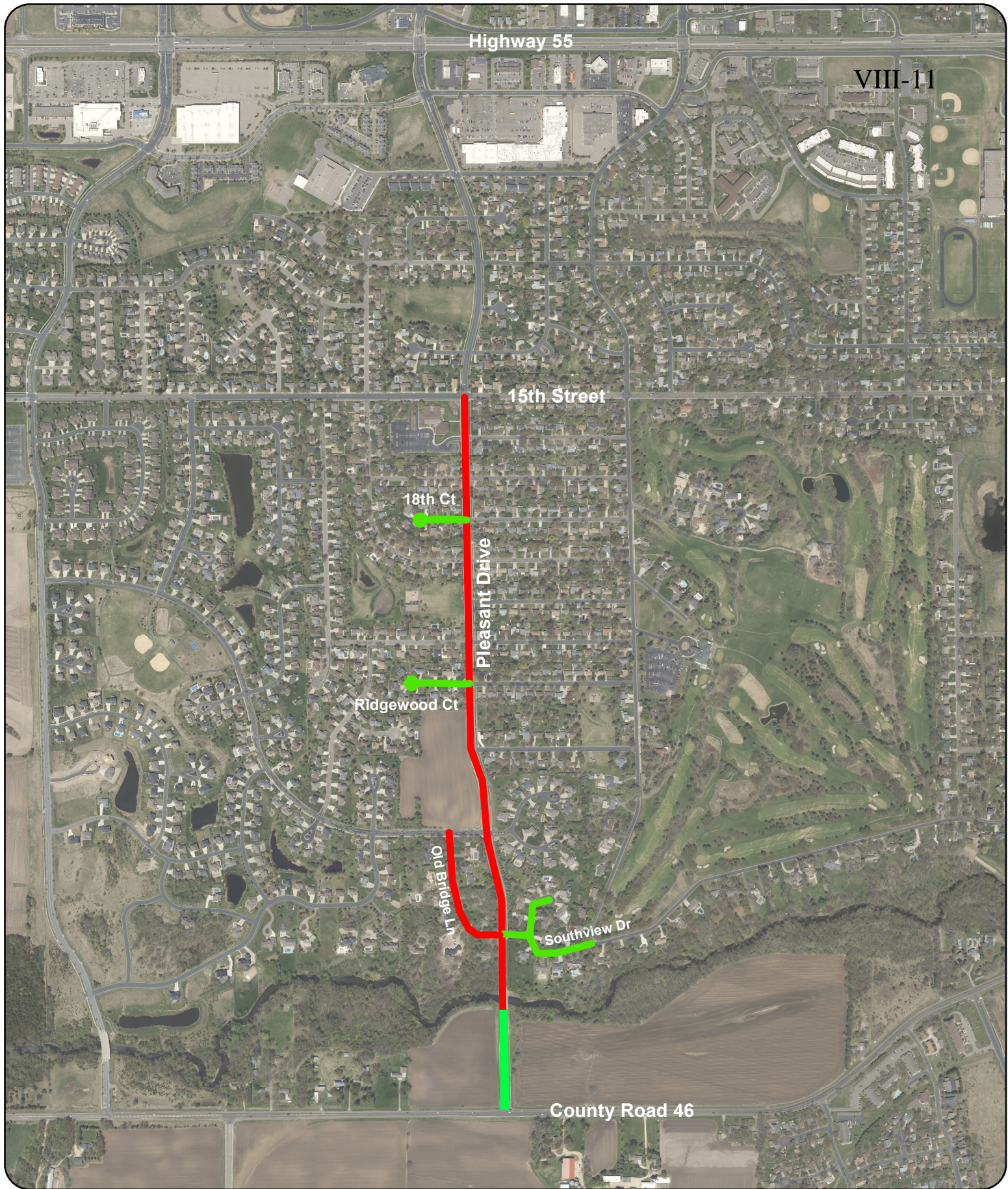
****If utilities expenses are bonded, they should not be issued under Chapter 429 proceedings, as the special benefit in the appraisal analysis, and resulting special benefit amount tied only to the roadway and storm sewer improvements, with utility systems benefits already derived from paying ongoing utility bill fees.**

2023 NEIGHBORHOOD INFRASTRUCTURE IMPROVEMENTS
Hastings, Minnesota

Project No.:	2023-1 – Neighborhood Infrastructure Improvements
Locations:	The streets to be reconstructed include: <ul style="list-style-type: none">• Pleasant Drive – 15th Street W to Vermillion River Bridge• Old Bridge Lane – Northridge Drive to Pleasant Drive The streets to be reclaimed include: <ul style="list-style-type: none">• Pleasant Drive – CSAH 46 to Vermillion River Bridge• Southview Drive – Pleasant Drive to Westview Dr• Southview Place – Southview Drive to end• Ridgewood Court – Pleasant Drive to end• 18th Court – Pleasant Drive to end
Improvements:	<p>The reconstruction improvements would involve complete reconstruction of the street with engineered base material and new pavement along with new concrete 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, paved trail construction, storm sewer extensions, repairs and replacements, and localized improvements to concrete sidewalk.</p> <p>The reclaim improvements would involve reclamation of existing base material and pavement, new pavement surface, and spot replacements of concrete curb and gutter. Also included in the reclaim improvements are rehabilitation of water system valves, sanitary sewer trenchless CIPP lining, and storm sewer components. Trail extensions and pedestrian ramp improvements will also be installed at selective locations.</p>
Initiation:	This is a City initiated project, and affects approximately 1.44 miles of roadway.
Parcels Assessed:	75
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 2023

FUNDING SUMMARY:

1.) ESTIMATED TOTAL PROJECT COSTS:	\$4,200,000
(Includes Contingencies, Engineering & Project Management, Legal, Project Administration, and Bonding Costs)	
2.) FUNDING SOURCES:	
Special Assessments	\$500,000
Chapter 429 Bonded Debt	\$2,750,000
Utility Revenue Bonds	\$950,000



VIII-11

Highway 55

15th Street

18th Ct

Pleasant Drive

Ridgewood Ct



Old Bridge Ln

Southview Dr

County Road 46

Proposed City Project 2023-1

2023 Infrastructure Improvements

-  Full Reconstruction
-  Reclaim



Statement of Special Assessments

Project 2023-1, 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, 2023.

If the entire assessment is paid on or before November 30, 2023, it can be paid without interest or a \$50.00 per assessment Dakota County Certification Fee. Payments through November 30, 2023 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, 2023, then a \$50.00 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 2024. The first year's interest will run from December 1 to December 31, 2023, 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.

As of January 18, 2022 the City has adopted a deferment policy pursuant to Section 435.193 through 435.195 of the Minnesota Statutes which may apply to certain persons who are elderly, disabled, or ordered into active military service.

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.

City of Hastings

City Project 2023-1, Neighborhood Improvements Project

Property Owner Information & Assessment Amounts

January 13, 2023

Property Owners Updated 11.23.22

Property No.	Parcel ID	Owner	Site Address	Owner Address	Corner Lot (X=Yes)	Lot Frontage Type	Long Side Unit (0.25)	Standard Frontage Unit	Total Units	Assessment Rate Standard	Assessment Rate Long/Rear	Total Assessment
1	190320005015	CITY OF HASTINGS	Pleasant Park	101 4TH ST E		S		1	1.00	\$50,400.00		\$50,400.00
2	190320082011	WRB LLC	WEST SIDE OF PLEASANT, S OF BRIDGE	10985 160TH ST E	X	CLS		1	1.00	\$6,750.00		\$6,750.00
3	190320085020	WILLARD & LOREN BAUER	EAST SIDE OF PLEASANT, S OF BRIDGE	11224 160TH ST E	X	CLS		1	1.00	\$6,750.00		\$6,750.00
4	190320001010	ST PHILIPS LUTH CH	1401 15TH ST W	1401 15TH ST W	X	CSS		1	1.00	\$41,400.00		\$41,400.00
5	197700001010	SHANNON J & KRYSSTYN KONO	1359 15TH ST W	1359 15TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
6	197700001070	ERVEN C & JUDITH ZARUBA	1356 16TH ST W	1356 16TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
7	197700002010	RAYMOND C & DIANNE A RAWAY	1359 16TH ST W	1359 16TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
8	197700002070	NOLAN J & JEAN N APPERT	1356 17TH ST W	1356 17TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
9	197700003010	ROCK RIDGE TRUST	1359 17TH ST W	1359 17TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
10	193285007130	TOMAS J & LORI L BRAUCKS	1400 17TH ST W	1400 17TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
11	193285006080	JOSEPH & CHRISTINA ESLER	1401 17TH ST W	1401 17TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
12	197700003070	DANIEL W KOPLIN	1358 18TH ST W	1358 18TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
13	197700004010	CHRISTOPHER STONE	1359 18TH ST W	1359 18TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
14	197700004070	JANE L CARLSON	1358 19TH ST W	1358 19TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
15	197700005010	ADAM A & LINDSEY POTTER	1359 19TH ST W	1359 19TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
16	197700005070	JENNIFER S LUCHSINGER	1358 20TH ST W	1358 20TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
17	197700006010	SHARON R SMITH	1359 20TH ST W	1359 20TH ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
18	197700006070	MERLE H & MARY V MUENCH	1356 21ST ST W	1356 21ST ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
19	197700007010	GENE RAY HICKS	1359 21ST ST W	1359 21ST ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
20	193285102050	SCOTT ALAN OLSON	1400 21ST ST W	1400 21ST ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
21	193285103050	LAURA ANN SACCHETTI	1401 21ST ST W	1401 21ST ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
22	197700008010	JONATHAN P GUIDROZ	1359 22ND ST W	1359 22ND ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
23	197700007070	JESSE A KLINTWORTH	1356 22ND ST W	1356 22ND ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
24	194130001010	DAVID T & PATRICIA M RADWELL	1360 23RD ST W	1360 23RD ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
25	191345001010	JAMES W RGNONTI	1361 23RD ST W	1361 23RD ST W	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
26	193285004060	PAUL D & RAE ANN CANEFF	1960 BRITTANY RD	1960 BRITTANY RD	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
27	193285005050	KENNETH L & LINDA T TREMBATH	1961 BRITTANY RD	1961 BRITTANY RD	X	CLS	0.25		0.25		\$7,650.00	\$1,912.50
Pleasant Drive Total Assessed												\$149,287.50
28	195100001010	KENT A & CHRISTINA M KUMMER	2504 OLD BRIDGE LN	2504 OLD BRIDGE LN	X	CSS		1	1.00	\$7,650.00		\$7,650.00
29	195100002010	JAMES & LAURA LEARY	2505 OLD BRIDGE LN	2505 OLD BRIDGE LN	X	CSS		1	1.00	\$7,650.00		\$7,650.00
30	195100001020	KYLE R & KATHERINE G MONTAG SCHAFFER	2506 OLD BRIDGE LN	2506 OLD BRIDGE LN		S		1	1.00	\$7,650.00		\$7,650.00
31	195100002020	JASON & MEGAN VIER	2509 OLD BRIDGE LN	2509 OLD BRIDGE LN		I		1	1.00	\$7,650.00		\$7,650.00
32	195100001030	THOMAS W RADKE	2510 OLD BRIDGE LN	2510 OLD BRIDGE LN		S		1	1.00	\$7,650.00		\$7,650.00
33	195100001040	THOMAS W RADKE	2510 OLD BRIDGE LN	2510 OLD BRIDGE LN		S		1	1.00	\$7,650.00		\$7,650.00
34	195100002030	JOSE AND CYNTHIA MELENDEZ	2517 OLD BRIDGE LN	2517 OLD BRIDGE LN		I		1	1.00	\$7,650.00		\$7,650.00
35	195100001050	CRAIG W & MEGAN J LATCH	2518 OLD BRIDGE LN	2518 OLD BRIDGE LN		S		1	1.00	\$7,650.00		\$7,650.00
36	195100001071	PATRICIA SHATEK	2520 OLD BRIDGE LN	2520 OLD BRIDGE RD		I		1	1.00	\$7,650.00		\$7,650.00
37	195100001060	DONALD J FLUEGEL	2522 OLD BRIDGE LN	2522 OLD BRIDGE LN		I		1	1.00	\$7,650.00		\$7,650.00
38	195100001072	STEVEN & SYLVIA BAUER	2524 OLD BRIDGE LN	2524 OLD BRIDGE LN		I		1	1.00	\$7,650.00		\$7,650.00
39	195100002040	JEFFREY & SUSAN M TOMASSONI	2527 OLD BRIDGE LN	2527 OLD BRIDGE LN	X	CBS	0.25	1	1.25	\$7,650.00	\$7,650.00	\$9,562.50
40	195100001091	SHANE T & CRYSTAL L LANNING	2530 OLD BRIDGE LN	2530 OLD BRIDGE LN	X	CBS	0.25	1	1.25	\$7,650.00	\$7,650.00	\$9,562.50
Old Bridge Lane Total Assessed												\$103,275.00
41	193285103060	JAMES & MOLLY HOFFMAN	1400 RIDGEWOOD CT	1400 RIDGEWOOD CT	X	CBS	0.25	1	1.25	\$6,750.00	\$7,650.00	\$8,662.50
42	193285104080	DEREK A & ALAN R LIPINSKI	1401 RIDGEWOOD CT	1401 RIDGEWOOD CT	X	CBS	0.25	1	1.25	\$6,750.00	\$7,650.00	\$8,662.50
43	193285103070	JUDITH A GILBERT	1410 RIDGEWOOD CT	1410 RIDGEWOOD CT		S		1	1.00	\$6,750.00		\$6,750.00
44	193285104070	ELIZABETH M OTTO	1411 RIDGEWOOD CT	1411 RIDGEWOOD CT		S		1	1.00	\$6,750.00		\$6,750.00
45	193285104060	TIMOTHY & MARIA HANEBERG	1421 RIDGEWOOD CT	1421 RIDGEWOOD CT		S		1	1.00	\$6,750.00		\$6,750.00
46	193285103080	MARK R & MARY M MATZEK	1430 RIDGEWOOD CT	1430 RIDGEWOOD CT		S		1	1.00	\$6,750.00		\$6,750.00
47	193285104050	ANDREW & MEGHAN CAVALIER	1431 RIDGEWOOD CT	1431 RIDGEWOOD CT		I		1	1.00	\$6,750.00		\$6,750.00
48	193285103090	JANICE M TSTE HERTEL	1440 RIDGEWOOD CT	1440 RIDGEWOOD CT		I		1	1.00	\$6,750.00		\$6,750.00
49	193285104040	JAMES R & DANIELLE L KELLER	1441 RIDGEWOOD CT	1441 RIDGEWOOD CT		I		1	1.00	\$6,750.00		\$6,750.00
50	193285104020	THEODORE E & LUANN AMUNDSON	1450 RIDGEWOOD CT	1450 RIDGEWOOD CT		I		1	1.00	\$6,750.00		\$6,750.00
51	193285104030	MICHAEL D & SHELLY J JOHNSON	1451 RIDGEWOOD CT	1451 RIDGEWOOD CT		I		1	1.00	\$6,750.00		\$6,750.00
Ridgewood Ct Total Assessed												\$78,075.00
52	193285006090	MICHAEL S & JANICE RAWAY	1400 18TH CT	1400 18TH CT	X	CBS	0.25	1	1.25	\$6,750.00	\$7,650.00	\$8,662.50
53	193285005040	JOHN CARL & CINDY K AARNES	1401 18TH CT	1401 18TH CT	X	CBS	0.25	1	1.25	\$6,750.00	\$7,650.00	\$8,662.50
54	193285006100	SCOTT F & LEANN M LITSCHKE	1410 18TH CT	1410 18TH CT		S		1	1.00	\$6,750.00		\$6,750.00
55	193285005030	KARLA MARIE GREEN	1411 18TH CT	1411 18TH STREET CT		S		1	1.00	\$6,750.00		\$6,750.00
56	193285006110	EVONNE MARIA CHRISTENSEN	1420 18TH CT	1420 18TH STREET CT		S		1	1.00	\$6,750.00		\$6,750.00
57	193285005020	CALVIN R & DEBRA A HORNER	1421 18TH CT	1421 18TH STREET CT W		S		1	1.00	\$6,750.00		\$6,750.00
58	193285006120	LEE M & PAMELA T KOCHENDORFER	1430 18TH CT	1430 18TH CT		I		1	1.00	\$6,750.00		\$6,750.00
59	193285005010	RUSSELL K & CYNTHIA POND	1431 18TH CT	1431 18TH CT		I		1	1.00	\$6,750.00		\$6,750.00
60	193285006130	CAROL ANN NOVAK	1440 18TH CT	1440 18TH CT		I		1	1.00	\$6,750.00		\$6,750.00
61	193285006140	JERRY A & CAREY BREKKEN	1441 18TH CT	1441 18TH CT		I		1	1.00	\$6,750.00		\$6,750.00
18th Ct Total Assessed												\$71,325.00
62	191345102050	JANNA PARKS	1301 SOUTHVIEW DR	1301 SOUTHVIEW DR		S		1	1.00	\$6,750.00		\$6,750.00
63	191345101090	MICHAEL P & KATHLEEN ELLIS	1310 SOUTHVIEW DR	PO BOX 532		I		1	1.00	\$6,750.00		\$6,750.00
64	191345102040	PATRICK O & MARY K REGAN	1321 SOUTHVIEW DR	1321 SOUTHVIEW DR		S		1	1.00	\$6,750.00		\$6,750.00
65	191345101080	ARLEEN M GUERBER	1330 SOUTHVIEW DR	1330 SOUTHVIEW DR		I		1	1.00	\$6,750.00		\$6,750.00
66	191345102030	TIMOTHY M & HOLLY J OBRIEN	1341 SOUTHVIEW DR	1341 SOUTHVIEW DR		I		1	1.00	\$6,750.00		\$6,750.00
67	191345102010	JERAD A STEWART	1361 SOUTHVIEW DR	1361 SOUTHVIEW DR		I		1	1.00	\$6,750.00		\$6,750.00
68	191345102020	JERAD A STEWART	1361 SOUTHVIEW DR	1361 SOUTHVIEW DR		S		1	1.00	\$6,750.00		\$6,750.00
Southview Drive Total Assessed												\$47,250.00
69	191345101040	CHAD & KARA TERHARK	2500 SOUTHVIEW PL	2500 SOUTHVIEW PL		I		1	1.00	\$6,750.00		\$6,750.00
70	191345101050	DONALD K & NICOLE T LATCH	2525 SOUTHVIEW PL	2525 SOUTHVIEW PL		I		1	1.00	\$6,750.00		\$6,750.00
71	191345101030	JOHN N II & DIANE J FOX	2530 SOUTHVIEW PL	2530 SOUTHVIEW PL		I		1	1.00	\$6,750.00		\$6,750.00
72	191345101060	RICHARD J & PAMELA S ANDREWS	2555 SOUTHVIEW PL	2555 SOUTHVIEW PL		I		1	1.00	\$6,750.00		\$6,750.00
73	191345101020	BRIAN BEZDICHEK	2560 SOUTHVIEW PL	2560 SOUTHVIEW PL		I		1	1.00	\$6,750.00		\$6,750.00
74	191345101070	TIMOTHY D & BARBARA WEDEKIND	2575 SOUTHVIEW PL	2575 SOUTHVIEW PL		I		1	1.00	\$6,750.00		\$6,750.00
75	191345101010	KEVIN & MONA ROACH	2580 SOUTHVIEW PL	2580 SOUTHVIEW PL	X	CBS		1	1.00	\$6,750.00		\$6,750.00
Southview Place Total Assessed												\$47,250.00

\$496,462.50

Total Amount Assessed