NORTH FIFTH STREET

Project Feasibility Report

City Project Number 10531

December 13, 2017

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II. CERTIFICATION PAGE

CERTIFICATION

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly registered professional engineer under the laws of the state of Minnesota.

Michael J McCarty
Reg. No. 45505

12/20/17
Date

III. PROJECT CONTACTS

TITLE	NAME	PHONE	EMAIL
Mayor	Eric Anderson	507.386.1750	eanderson@ mankatomn.gov
Councilor at Large	Mike Laven	507.720.8674	mlaven@mankatomn.gov
Councilor Ward 1	Karen Foreman	507.382.4256	kforeman@ mankatomn.gov
Councilor Ward 2	Dennis Dieken	507.720.1817	ddieken@mankatomn.gov
Councilor Ward 3	Mark Frost	507.387.3169	mfrost@ mankatomn.gov
Councilor Ward 4	Jenn Melby-Kelley	507.720.2502	jmelby-kelley@mankatomn.gov
Councilor Ward 5	Trudy Kunkel	507.317.6990	tkunkel@mankatomn.gov
City Manager	Patrick Hentges	507.387.8695	phentges@ mankatomn.gov
Public Works Director	Jeffrey Johnson	507.387.8640	jjohnson@ mankatomn.gov
Project Engineer	Michael McCarty	507.387.8643	mmccarty@mankatomn.gov
Project Operations	Kari Lozinski	507.387.8634	klozinski@mankatomn.gov
Project Designer	Luke Pederson	507.387.8541	lpederson@mankatomn.gov
Project Representative	Luke Pederson	507.387.8541	lpederson@mankatomn.gov

IV. EXECUTIVE SUMMARY

North Fifth Street, from East Main Street to East Washington Street originally had utilities constructed in the mid 1890's. In the mid-1950's a trunk watermain was installed and new concrete pavement constructed. Since then minimal improvements have been made to the roadway. Currently the roadway and utilities are approaching the end of its useful life and need to be replaced. Updating the street and utilities will improve performance, increase reliability and reduce maintenance cost.

Suggested improvements include sanitary sewer, domestic water, and storm sewer mains; curb and gutter; aggregate base; bituminous surfacing; sidewalks; sewer and water services to each and every lot; street lighting; and signage.

The estimated cost of these necessary improvements is approximately $1,255,000.

From an engineering standpoint, the proposed improvements are necessary, cost effective, and feasible. This can best be accomplished by letting competitive bids for the work. It is recommended that the council accept this project feasibility report and schedule a preliminary assessment hearing for the proposed improvements.

V. PROJECT INTRODUCTION

The recommended pavement and utility improvements on North Fifth Street between the centerline of East Main Street and the centerline of East Washington Street are being proposed for the construction season of 2018. In accordance with Minnesota Statutes, Chapter 429, the City Council has authorized the preparation of a project feasibility report to define the scope and determine the reasonableness of the project. The specific objectives of this preliminary engineering report are to:

- Evaluate the need for this project.
- Determine the necessary improvements.
- Provide information on the estimated costs for the proposed project.
- Determine the project schedule.
- Determine the feasibility of the proposed project.

This project, as proposed, is 3 blocks or approximately 1340 feet. Specific items that will be included in the construction are as follows:

- Removal of existing roadway surface and utilities
- Install new 8-inch sanitary sewer
- Install new 8-inch domestic water
- Install new sewer and water end services
- Install new aggregate base
- Install new concrete curb and gutter
- Install new bituminous pavement
- Install new concrete sidewalk
- Install new concrete driveway approaches
- Install as necessary new street lighting
- Install new signage.

VI. EXISTING CONDITIONS

A. STREET

North Fifth Street from East Main Street to East Washington Street is currently a concrete street with localized areas bituminous pavement. This portion of North Fifth Street had utilities and pavement originally installed in the late 1890s with the domestic water still in service. In the mid-1950's a trunk watermain was installed and concrete pavement installed. Since then no major improvements have been made to the street. The pavement is beginning to fault and exhibt signs of failure. It has been determined that it is reaching the end of its useful life and need to be replaced. The existing street layout for North Fifth Street is located in Figure 1 in the Appendix.

The underlying soils are anticipated to be silty clays and loamy clays. It is anticipated that the soils will be moderately moisture sensitive and required moisture conditioning prior to road building activities.

B. STORM SEWER

The storm sewer system along within the project limits is composed of 9 manholes, 6 inlets, and 1055 feet of RCP varying in diameter from 12 inches to 30 inches. It is generally in poor condition due to the undulating alignment and intrusion of other utility lines. The system does not currently exhibit level of service that is standard for the drainage system. The existing storm water drainage system for the surrounding area is located in Figure 2 in the Appendix with the storm system shown in green.

C. SANITARY SEWER

The sanitary sewer system is composed of 9 manholes, 6 inlets, and 1055 feet of VC pipe varying in diameter from 8 inches to 10 inches. The existing sanitary sewer system for North Fifth Street is located in Figure 3 in the Appendix with the sanitary system shown in brown.

D. WATERMAIN

The domestic water system is composed 4 hydrants, 20 valves, and 2600 feet varying between 12 and 6 inch diameter Cast Iron pipe. The existing domestic water distribution system for North Fifth Street is located in Figure 3 in the Appendix with the domestic water distribution system shown in blue.

E. OTHER UTILITIES

Other non-municipal-owned utilities may be present in the right-of-way. These include natural gas, electric, and telecommunications. The condition of these utilities is unknown and their replacement is beyond the scope of this report.

VII. PROPOSED IMPROVEMENTS

A. STREET

The recommended street improvements for North Fifth Street includes a 38-foot wide street with 4-inches of bituminous pavement, 12-inches of class 5 aggregate, 6-inches of select granular borrow, and type 5 geotextile. The proposed width of the road allows for two lanes of travel and parking on both sides. A 5-foot sidewalk will be constructed on both sides of the road.

Any temporary damages that occur to the boulevard during construction will be repaired after the project with sod in all of the disturbed areas. Trees, bushes, and other vegetation located in the construction zone will be protected where possible; however, some trees and bushes may need to be removed as part of construction due to direct conflict with the proposed utilities or due to unavoidable root damage. Trees and other vegetation will be replaced in accordance with city policy and are typically installed in the spring following construction.

B. STORM SEWER

New storm sewer will be installed along the entire length of the project. The system will be designed to provide a level of service for a 10-year storm event. The new system will consist of 1026 feet of Reinforced Concrete Pipe (RCP) ranging in size from 12-inches to 30-inches in diameter. Additionally 5 new manholes and 6 new catch basins will be installed.

C. SANITARY SEWER

New sanitary sewer main and end services will be installed along the entire length of the project. The new sanitary sewer will consist of 4 manholes, 1,231 feet of 8- to 12-inch PVC main and 26 4-inch end services.

D. WATERMAIN

New domestic watermain and end services will be installed along the entire length of the project. The new domestic water will consist of 13 new valves, 3 hydrants, and 1,400 feet of 8-inch PVC watermain and 26 1-inch end services.

E. OTHER UTILITIES

The design of the proposed improvements will be coordinated with the owners of private utilities such as natural gas, electric, telephone, and cable television. A design coordination meeting will be held with all private utility companies to identify those utilities that are in conflict with the proposed improvements. Private utility companies will be requested to submit proposed designs and construction schedules for any relocation. The construction schedule for the proposed improvements will be coordinated with the utility relocation schedule to avoid unnecessary delays.

VIII. RIGHT-OF-WAY AND EASEMENT

The right-of-way on North Fifth Street is 80-feet wide. No additional right-of-way or easements will be required for this project.

IX. APPROVALS/PERMITS

Approvals and permits are required from various agencies for the construction of the project. They include:

- Minnesota Department of Health watermain extension permit
- Minnesota Pollution Control Agency construction stormwater permit
- City of Mankato land disturbance permit
- Minnesota Department of Transportation, State Aid plan approval

X. PROJECT COST ESTIMATE AND FINANCING

Estimated projections for the cost of this project are summarized below. A detailed cost estimate is included at the end of the report.

ITEM	COST
Street	$453,443.48
Storm Water	$166,505.63
Watermain	$161,818.62
Sanitary Sewer	$201,489.23
Construction Contingency	$98,325.70
TOTAL CONSTRUCTION	**$1,081,582.66**
Admin/bonding	$64,894.96
Engineering	$108,158.27
TOTAL PROJECT COST	**$1,254,635.88**

Funding for the proposed improvements is shown in the table below.

FUNDING SOURCE	AMOUNT	PERCENT
Special Assessments	$272,250.00	22%
G.O. Bonding	$306,343.88	24%
Water Utility	$206,480.56	16%
Sewer Utility	$257,100.25	20%
Storm Utility	$212,461.19	17%
TOTAL FUNDS	**$1,254,635.88**	**100%**

XI. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements on North Fifth Street:

12/11/2017	Call for hearing
01/02/2018	Informational meeting
01/08/2018	Project feasibility hearing
02/12/2018	Preliminary assessment hearing
03/02/2018	Advertise for bids
03/30/2018	Open bids
04/09/2018	Award Bids
05/01/2018	Begin Construction
10/01/2018	Final Completion
11/12/2019	Adoption of Final Assessments
01/01/2020	Repayment of assessments beings

XII. CONCLUSION AND RECOMMENDATIONS

The existing conditions of North Fifth Street are unfavorable with only further deteriorations to come. If these road and utility improvements are not made, maintenance costs will continue to be an issue and failure of the road and systems will occur. From an engineering standpoint, this project is cost

effective, necessary, and feasible. The best way to accomplish this project is by letting competitive bids for the work. Feasibility is contingent upon City Council findings with respect to project financing.

We recommend the Council accept this project feasibility report, set a date for the preliminary assessment hearing, order the City Engineer to prepare final plans and specifications and instruct the City Manager to advertise for bids in accordance with the requirement of law.

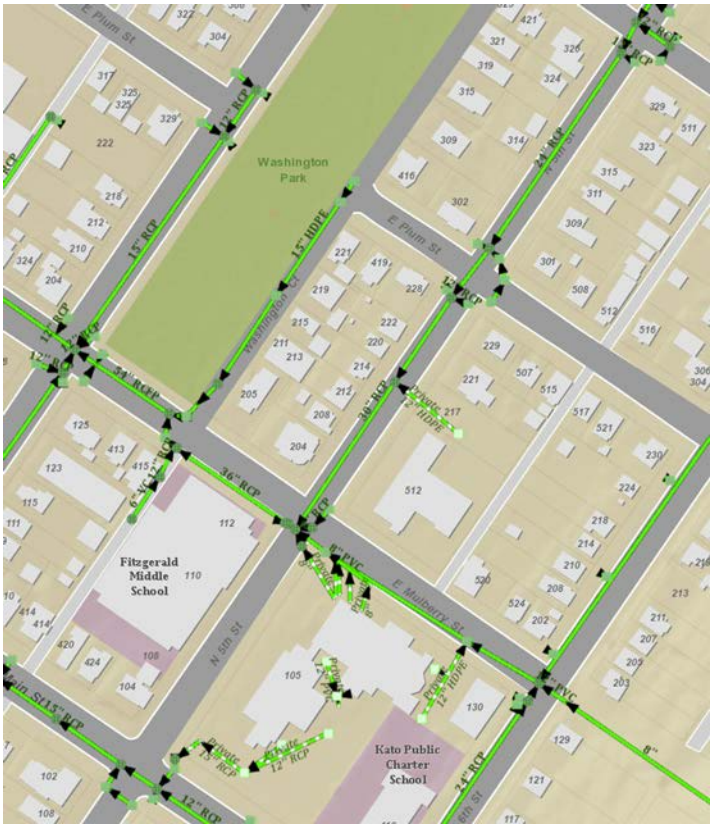
XIII. APPENDIX

A. FIGURE 1: EXISTING LAYOUT OF NORTH FIFTH STREET



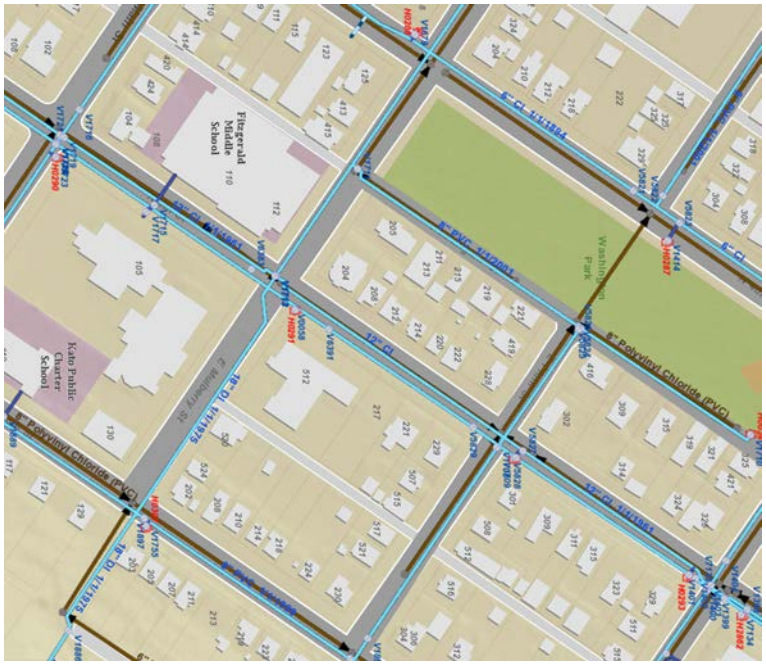
Existing layout of North Fifth Street from Main to Washington.

B. FIGURE 2: NORTH FIFTH STREET EXISTING STORM SEWER LAYOUT



Existing layout of storm sewer system of North Fifth Street.

C. FIGURE 3: NORTH FIFTH STREET EXISTING SANITARY SEWER AND WATERMAIN LAYOUT



Existing layout of sanitary sewer and watermain system of North Fifth Street.

D. ENGINEERS ESTIMATE

CITY PROJECT NUMBER 10531 NORTH FIFTH STREET ENGINEERS ESTIMATE				
CONTRACT ITEM	**UNIT**	**EST QTY**	**BID UNIT PRICE**	**BID PRICE**
MOBILIZATION	LS	1	$70,283.22	$70,283.22
MOBILIZATION	LS	1	$46,821.76	$46,821.76
CLEARING (6” TO 18”)	TREE	9	$307.27	$2,765.40
CLEARING (18” TO 30”)	TREE	9	$545.48	$4,909.36
GRUBBING (6” TO 18”)	TREE	9	$214.71	$1,932.41
GRUBBING (18” TO 30”)	TREE	9	$183.07	$1,647.63
REMOVE CURB AND GUTTER	LF	2432	$4.13	$10,054.80
REMOVE SEWER PIPE (STORM)	LF	1064	$9.12	$9,701.21
REMOVE SEWER PIPE (SANITARY)	LF	1228	$6.27	$7,705.59
REMOVE WATER MAIN	LF	2575	$4.84	$12,461.10
REMOVE CONCRETE SIDEWALK	SF	5625	$1.47	$8,248.08
REMOVE BITUMINOUS PAVEMENT	SY	4166	$5.33	$22,183.20
REMOVE CONCRETE PAVEMENT	SY	865	$7.72	$6,677.18
REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	91	$7.73	$704.22
REMOVE CATCH BASIN	EA	6	$307.10	$1,842.61
REMOVE MANHOLE	EA	9	$443.69	$3,993.21
REMOVE GATE VALVE & BOX	EA	16	$231.60	$3,705.63
REMOVE HYDRANT	EA	3	$326.44	$979.32
SAWCUT BITUMINOUS PAVEMENT	LF	248	$3.76	$931.61
COMMON EXCAVATION (P)(EV)	CY	2469	$11.10	$27,410.60
STABILIZING AGGREGATE 0”-4” (CV)	CY	100	$38.08	$3,808.04
GEOTEXTILE FABRIC TYPE V	SY	4974	$1.49	$7,402.82
COMMON LABORERS	HR	30	$60.64	$1,819.13
DOZER	HR	5	$114.22	$571.10
TAMPING ROLLER	HR	5	$96.66	$483.28
CRAWLER MOUNTED BACKHOE	HR	5	$142.64	$713.21
SKID LOADER	HR	5	$96.66	$483.28
STREET SWEEPER (WITH PICKUP BROOM)	HR	10	$110.91	$1,109.12
AGGREGATE BASE (CV) (P), CLASS 3	CY	829	$22.38	$18,553.19
AGGREGATE BASE (CV) (P), CLASS 5	CY	1105	$25.35	$28,015.63
TYPE SP 12.5 WEAR CRS MIX (3,C) 1.5” THICK	SY	4990	$11.21	$55,950.00
TYPE SP 19.0 NON WEAR CRS MIX (3,B) 2.5” THICK	SY	4990	$10.60	$52,869.17
CONCRETE STEP	EA	5	$353.90	$1,769.51
6” PERF PVC PIPE DRAIN, SDR 35	LF	2432	$13.12	$31,907.84

4” PVC PIPE DRAIN, SDR 35 (SUMP SERVICE)	EA	26	$179.95	$4,678.70
8” PVC PIPE SEWER, SDR 35	LF	823	$41.77	$34,379.78
12” PVC PIPE SEWER, SDR 35	LF	408	$182.28	$74,368.74
12” RC PIPE SEWER DESIGN 3006 CLASS V	LF	118	$44.50	$5,228.39
18” RC PIPE SEWER DESIGN 3006 CLASS V	LF	55	$44.04	$2,422.47
24” RC PIPE SEWER DESIGN 3006 CLASS III	LF	378	$53.81	$20,341.32
30” RC PIPE SEWER DESIGN 3006 CLASS III	LF	476	$76.50	$36,376.93
CONNECT TO EXISTING STORM SEWER	EA	7	$837.40	$5,861.83
CONNECT TO EXISTING SANITARY SEWER	EA	3	$6,528.32	$19,584.96
6” CLEAN-OUT ASSEMBLY	EA	6	$285.14	$1,710.84
8” X 4” PVC WYE, HEAVEY WALL	EA	26	$241.66	$6,283.08
4” PVC SANITARY SERVICE PIPE, SDR 26	LF	1040	$34.00	$35,361.14
TEMPORARY WATER SERVICE	LS	1	$5,665.71	$5,665.71
CONNECT TO EXISTING WATER MAIN	EA	4	$1,799.74	$7,198.97
6” GATE VALVE AND BOX	EA	4	$1,524.61	$6,098.46
8” GATE VALVE AND BOX	EA	3	$1,925.20	$5,775.59
10” GATE VALVE AND BOX	EA	3	$3,309.30	$9,927.89
12” GATE VALVE AND BOX	EA	3	$3,201.47	$9,604.42
HYDRANT	EA	3	$4,028.35	$12,085.04
INSTALL HYDRANT	EA	3	$777.26	$2,331.79
1” CORPORATION STOP	EA	26	$257.37	$6,691.56
1” CURB STOP & BOX	EA	26	$282.10	$7,334.51
INSTALL 2” BLOW OFF	EA	4	$628.03	$2,512.11
1” WATER SERVICE	LF	1040	$18.78	$19,526.60
6” PVC WATERMAIN	LF	72	$52.48	$3,778.49
8” PVC WATERMAIN	LF	1337	$34.31	$45,872.20
WATERMAIN FITTINGS	LBS	30	$8.97	$269.23
CONST DRAINAGE STRUCTURE DESIGN 4007	LF	48	$307.96	$14,782.14
CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	LF	54	$340.28	$18,477.68
CONSTRUCT DRAINAGE STRUCTURE MANKATO STD. 3	EA	6	$2,106.66	$12,639.94
CASTING ASSEMBLY, MnDOT 7007 RING w/716 COVER	EA	6	$682.08	$4,092.50
CASTING ASSEMBLY, MnDOT 700-7 w/715 COVER	EA	10	$673.29	$6,732.86
CASTING ASSEMBLY, NEENAH R3067 W/V GRATE	EA	6	$884.76	$5,308.54
INTERIOR CHIMNEY SEAL	EA	6	$385.90	$2,315.38
MANHOLE INSERTS	EA	6	$150.84	$905.06
5” CONCRETE WALK	SF	6190	$5.75	$35,592.50
CONCRETE CURB & GUTTER DESIGN B618	LF	2476	$19.00	$47,044.00
6” CONCRETE DRIVEWAY PAVEMENT	SY	90	$54.99	$4,949.34
CONIFEROUS TREE 6’ HT B&B	TREE	12	$165.38	$1,984.50
DECIDUOUS TREE 2” CAL B&B – BICOLOR OAK	TREE	12	$445.00	$5,340.00
TREE INSTALLATION – MACHINE	EA	6	$245.00	$1,470.00
TREE INSTALLATION – HAND LABOR	EA	6	$245.00	$1,470.00
PRUNE TREES	HR	12	$166.22	$1,994.69

STORM DRAIN INLET PROTECTION	EA	6	$165.35	$992.12
STABILIZED CONSTRUCTION EXIT	EA	2	$1,364.95	$2,729.90
PERIMETER PROTECTION	LF	200	$3.34	$668.12
FERTILIZER TYPE 3	LB	100	$0.78	$78.28
SODDING TYPE SALT TOLERANT	SY	6076	$6.35	$38,585.03
RAPID STABILIZATION METHOD 3	MGAL	5	$673.76	$3,368.80
4” SOLID LINE WHITE-PAINT	LF	607	$0.55	$334.61
				$983,256.96

E. SPECIAL ASSESSMENTS AND PRELIMINARY ASSESSMENT ROLL

1. Special Assessments
   The estimate assessment for each property consists of three items. The street assessment, the sewer and water end service cost, and the driveway cost. Additional items can be added to the assessment as a part of the project. This project's street assessments are proposed to at the 2018 rate of $110.00 per foot for residential and non-residential properties are assessed at a rate of $165.00 per foot that are abutting the project. Three methods are used to determine the residents' propose street assessment: straight frontage, corner credit, and the offset measurement. The lengths of the frontage used to calculate assessments is provided the Blue Earth County Property Information System.

   a. Street Assessment
   The simplest assessment method used for an interior lot not on a corner is multiplying front footage by the assessment rate. If a lot is 100 feet wide it would resulted in a street assessment of 100 feet x $110.00 = $11,000.

   Lots that are on a corner of two streets are given a corner credit. This is done to normalize the frontage length of the the long side of the lot. The corner credit is equal to one-third of the first 120 feet, plus any length in excess of 120 feet. If a lot was 40 feet wide on the side street and 140 feet wide along the project frontage, the corner credit would be calculated for the long side of the property. The assessable frontage would be determined by of one-third of 120 feet (120/3=40) plus the length in excess of 120 feet (140-120=20). The result of the assessable frontage would be 40+20 = 60 feet. The assessment for this property is $ 110x60 = $6,600. If the project abuts the short side of the lot the assessment would be calculated using the previous method for straight frontage.

   Lots that are on a curve, cul-de-sac or otherwise irregular shaped have the assessment calculated using the offset measurement. In this type of measurement, the lot line is offset 40 feet parallel to the front line, making the dimension larger. Residents with offset measurements should contract engineering personnel to go over assessments individually.

   b. Sewer and water end services
   The cost of the sewer and water services are assessed to the property owner that receives service from the services. If the sewer and water services and found to be compliant, then the assessment will be eliminated for these items. If the sewer and water services are required to be replaced, the cost for the replacement will be assess at the full contract cost. The costs on the assessment are estimated to be $3,000. This amount will be adjusted to the actual contract cost once the construction contract is awarded. Historically the assessment are adjusted downward. Recent projects cost have been typically 15%-20% below the estimated amount. This adjustment will be made on the final assessment roll.

   c. Driveway approaches

   Driveway approaches are assessed at the full contract cost. The size of the driveway for the preliminary assessment roll was measured using aerial photography or a project survey. The cost shown on the assessments are estimated at $76 per square yard and will be adjusted to actual contract cost once a construction contract is awarded. For example, a 16-foot driveway approach will cost $2,26.16. Historically the assessments

have been adjusted downward. Recent projects cost have been typically 20%-25% below the estimated amount. This adjustment will be made on the final assessment roll.

d. Additional assessment items

Other items that may be added to the assessment include complete driveway replacement, outwalk replacement and sewer and water services from the right-of-way into the home.

The process to add one or all of these items to an assessment for a property is as follows:

1) Obtain a petition form from the engineering department.
2) Have the work completed by the contractor of the property owners choosing.
3) Submit the contractor bill and signed assessment form to the engineering department once the property owner is satisfied with the work.
4) The city will pay the bill and add the cost to the final assessment.
5) Property owners (not the contractor) need to complete and submit the petition forms.
6) Petition for extra work need to be submitted prior to adoption of the final assessment by the City Council.

e. Levies and hardship deferrals

Project assessments are scheduled to be levied in the fall of 2019 over a 10-year period beginning with the first half of 2020 property taxes. If a total assessment is more than $5,000, residents may have it levied over a 15-year period. To do so, write a letter indicating the desire to do this and send it to the engineering department. Staff will note this on the final assessment.

Property owners may apply for a hardship deferral if they are: The property owner of homesteaded property and will be over 65-years-old prior to adoption of the final assessments for whom it would be a hardship to make the payments; the property owner of homesteaded property who is retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments; a member of the National Guard or military reserves ordered to active duty, for whom it would be a hardship to make the payments. a member of the National Guard or military reserves ordered to active duty, for whom it would be a hardship to make the payments.

Deferral requests, or changing to a 15-year assessment period need to be applied for on or before the preliminary assessment hearing.

NORTH FIFTH STREET

Preliminary Assessment Roll
City Project Number 10531

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage; R=Residential; NR=Nonresidential

Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge: Front Feet	Frontage Charge: Residential Cost/ft $110.00	Frontage Charge: Nonresidential Cost/ft $165.00	Driveway Approach @ $76.00 $93.09	Sewer & Water Services @ $3,000.00	**Total Preliminary Assessment**
01.09.07.460.004 Top Tier Properties LLC 223 S Broad St Ste 103 Mankato, MN 56001	Mankato City E 80' of Lot 10 Block 46 (326 N 5th St)	R	66.00	$7,260.00		$ - 0.00 SY	$3,000.00	**$ 10,260.00 10 yrs**
01.09.07.460.006 Karla C Van Eman 109 Manchester Ct Mankato, MN 56001	Mankato City E 78.5' of N 33' of Lot 9, Block 46 (324 N 5th St)	R	33.00	$3,630.00		$ 1,452.44 19.11 SY	$3,000.00	**$ 8,082.44 10 yrs**
01.09.07.460.007 Darold D Rupp 319 Washington Ct Mankato, MN 56001	Mankato City S 1/2 of Lot 9 Block 46 0.00	R	33.00	$3,630.00		$ - 0.00 SY	$3,000.00	**$ 6,630.00 10 yrs**
01.09.07.460.009 David W & Dawn Slocum 314 N Fifth St Mankato, MN 56001	Mankato City E 69.75' of Lot 8, Block 46 0.00	R	66.00	$7,260.00		$ 3,217.33 42.33 SY	$3,000.00	**$ 13,477.33 10 yrs**
01.09.07.460.010 Anthony Zaragoza 309 Washington Ct Mankato, MN 56001	Mankato City Lot 7, Block 46 0.00 0.00	R	66.00	$7,260.00		$ - 0.00 SY	$3,000.00	**$ 10,260.00 10 yrs**

Project Feasibility Report

North Fifth Street
City Project Number 10531
City Of Mankato

01.09.07.460.012 Sundal Family Revocable Living Trust 2260 Aspen Ln North Mankato, MN 56003	Mankato City E 70' of Lot 6 Block 46 (302 N 5th St)	R	66.00	$7,260.00		$ - 0.00 SY	$3,000.00	**$ 10,260.00** **10 yrs**
01.09.07.461.004 Gene & Corrine Wesely 114 Kings Ct North Mankato, MN 56003	Mankato Plat by Everett E 60' of Lot 10, Block 65 (228 N 5th St)	R	22.00 66.00 CC=	$2,420.00		$ - 0.00 SY	$3,000.00	**$ 5,420.00** **10 yrs**
01.09.07.462.001 Robert E & Rebecca L Lee 329 N Fifth St Mankato, MN 56001	Mankato City W 75' of Lot 1, Block 61 0.00	R	66.00	$7,260.00		$ - 0.00 SY	$3,000.00	**$ 10,260.00** **10 yrs**
01.09.07.462.005 Heidi W Beske 323 N 5th St Mankato, MN 56001	Mankato City N 60' of Lot 2, Block 61 0.00	R	60.00	$6,600.00		$ - 0.00 SY	$3,000.00	**$ 9,600.00** **10 yrs**
01.09.07.462.006 Lisa L George 315 N Fifth St Mankato, MN 56001	Mankato City S 6' of Lot 2 & N 33' of Lot 3 Block 61	R	39.00	$4,290.00		$ - 0.00 SY	$3,000.00	**$ 7,290.00** **10 yrs**
01.09.07.462.007 Joseph A Becker 14175 Cottonwood Canyon Rd Bozeman, MT 59718	Mankato City S 33' of Lot 3, Block 61 (311 N 5th St)	R	33.00	$3,630.00		$ - 0.00 SY	$3,000.00	**$ 6,630.00** **10 yrs**
01.09.07.462.008 Jeffrey F Eaton 309 N Fifth St Mankato, MN 56001	Mankato City Exc 45' x 50' Lot 4, Block 61 0.00	R	66.00	$7,260.00		$ - 0.00 SY	$3,000.00	**$ 10,260.00** **10 yrs**
01.09.07.462.009 John Mayberry 1103 S Front St Mankato, MN 56001	Mankato City Front 67.5' of Lot 5, Block 61 (301 N 5th St)	R	66.00	$7,260.00		$ - 0.00 SY	$3,000.00	**$ 10,260.00** **10 yrs**

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01.09.18.202.004 Matthew T Miller 222 N Fifth St Mankato, MN 56001	Mankato Plat by Everett N 33' of E 77.5' of Lot 9, Block 65 0.00	R	33.00	$3,630.00		$ - 0.00 SY	$3,000.00	**$ 6,630.00** **10 yrs**
01.09.18.202.005 Thea A & Larry C Ballman 220 N Fifth St Mankato, MN 56001	Mankato Plat by Everett S 33' of E 77.5' of Lot 9, Block 65 0.00	R	33.00	$3,630.00		$ - 0.00 SY	$3,000.00	**$ 6,630.00** **10 yrs**
01.09.18.202.006 Jorge Portillo 214 N 5th St Mankato, MN 56001	Mankato Plat by Everett E 71.3' of N 44' of Lot 8, Block 65 0.00	R	44.00	$4,840.00		$ 1,401.78 18.44 SY	$3,000.00	**$ 9,241.78** **10 yrs**
01.09.18.202.007 Dean R & Lisa Lay 212 N Fifth St Mankato, MN 56001	Mankato Plat by Everett E 72.5' of N 22' of Lot 7 & S 22' of Lot 8 Block 65	R	44.00	$4,840.00		$ 1,536.89 20.22 SY	$3,000.00	**$ 9,376.89** **10 yrs**
01.09.18.202.008 Timothy R & Tonya J Paulsen 1702 Countryside Dr North Mankato, MN 56003	Mankato Plat by Everett E 85' of S 44' of Lot 7, Block 65 (208 N 5th St)	R	44.00	$4,840.00		$ 1,418.67 18.67 SY	$3,000.00	**$ 9,258.67** **10 yrs**
01.09.18.202.009 Sundal Family Revocable Living Trust 2260 Aspen Ln North Mankato, MN 56003	Mankato Plat by Everett E 90' of Lot 6, Block 65 (204 N 5th St)	R	66.00	$7,260.00		$ - 0.00 SY	$3,000.00	**$ 10,260.00** **10 yrs**
01.09.18.203.012 St Peter & Paul Church 105 N 5th St Mankato, MN 56001-4494	Mankato City N 24' of Lot 7 & All of Lots 8-10, Block 48 (110 N 5th St)	NR	##### ##### CC=		$23,430.00	$ - 0.00 SY	$3,000.00	**$ 26,430.00** **10 yrs**

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01.09.18.203.013 Church of St Peter & Paul 105 N 5th St Mankato, MN 56001-4494	Mankato City S 42' of Lot 7, Block 48 (108 N 5th St)	R	42.00	$4,620.00		$ 4,002.67 52.67 SY	$0.00 No Service	**$ 8,622.67** **10 yrs**
01.09.18.203.016 St Peter & Paul Church 105 N 5th St Mankato, MN 56001-4494	Mankato City E 67.5' of Lot 6, Block 48 (104 N 4th St)	R	66.00	$7,260.00		$ 1,976.00 26.00 SY	$3,000.00	**$ 12,236.00** **10 yrs**
01.09.18.206.001 Jonathan P & Britta A Greve 229 N Fifth St Mankato, MN 56001	Mankato City N 55' of W 75' of Lot 1 & N 2/3 of Lot 2 Block 60	R	55.00	$6,050.00		$ - 0.00 SY	$3,000.00	**$ 9,050.00** **10 yrs**
01.09.18.206.002 Sundal Family Revocable Living Trust 2260 Aspen Ln North Mankato, MN 56003	Mankato City S 1' of Lot 1 & N10' of S 11' of W 75' of Lot 1 & N 2/3 of Lot 2, Block 60 (221 N 5th St)	R	55.00	$6,050.00		$ - 0.00 SY	$3,000.00	**$ 9,050.00** **10 yrs**
01.09.18.206.003 Church of St Peter & Paul 105 N 5th St Mankato, MN 56001-4494	Mankato City S 1/3 of Lot 2 & N 1/2 of Lot 3, Block 60 (217 N 5th St)	NR	55.00		$9,075.00	$ - 0.00 SY	$0.00 No Service	**$ 9,075.00** **10 yrs**
01.09.18.206.004 St Peter & Paul Church 105 N 5th St Mankato, MN 56001-4494	Mankato City S 1/2 of Lot 3 & All of Lots 4-5, Block 60 (512 E Mulberry St)	NR	85.00 ##### CC=		$14,025.00	$ - 0.00 SY	$3,000.00	**$ 17,025.00** **10 yrs**
01.09.18.207.001 Church of St Peter & Paul 105 N 5th St Mankato, MN 56001-4494	Mankato City All of Block 59 (104 N 5th St) 0.00	NR	##### ##### CC=		$41,250.00	$ - 0.00 SY	$6,000.00 2 services	**$ 47,250.00** **10 yrs**

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01.09.18.206.016 Alex Hanel 520 E Mulberry Street Mankato, MN 56001	Mankato City W 1/2 of S 52' of Lot 6, Block 60 0.00	R	0.00	$0.00		$ - 0.00 SY	$3,000.00 Service via North Fifth	**$ 3,000.00** **10 yrs**