

GERMANIA PARK PHASE 5

Project Feasibility Report

City Project Number 11114

December 3, 2024



Project Feasibility Report

Germania Park Phase 5
City Project Number 11114
City Of Mankato

I. TABLE OF CONTENTS

I.	TABLE OF CONTENTS	2
II.	CERTIFICATION PAGE.....	3
III.	PROJECT CONTACTS.....	3
IV.	EXECUTIVE SUMMARY	4
V.	PROJECT INTRODUCTION.....	4
VI.	EXISTING CONDITIONS.....	5
A.	STREET	5
B.	STORM SEWER	5
C.	SANITARY SEWER	5
D.	WATERMAIN	5
E.	OTHER UTILITIES	5
VII.	PROPOSED IMPROVEMENTS	5
A.	STREET	6
B.	STORM SEWER	6
C.	SANITARY SEWER	6
D.	WATERMAIN	6
E.	OTHER UTILITIES	6
VIII.	PROJECT ALTERNATES.....	6
A.	BASE (FULL) PROJECT.....	7
B.	ALTERNATE 1 – ALL UTILITIES, NO SURFACE IMPROVEMENTS ON 8 TH AVE BETWEEN HARPER ST AND CLEVELAND ST	7
C.	ALTERNATE 2 – OMIT ALL WORK ON 8 TH AVENUE.....	7
IX.	RIGHT-OF-WAY AND EASEMENT	7
X.	APPROVALS/PERMITS	7
XI.	PROJECT COST ESTIMATE AND FINANCING	8
XII.	POSSIBLE SCHEDULE	8
XIII.	CONCLUSION AND RECOMMENDATIONS	9
XIV.	APPENDIX	10
A.	FIGURE 1: EXISTING LAYOUT OF GERMANIA PARK PHASE 5.....	10
B.	FIGURE 2: GERMANIA PARK PHASE 5 EXISTING STORM SEWER LAYOUT	11
C.	FIGURE 3: GERMANIA PARK PHASE 5 EXISTING SANITARY SEWER AND WATERMAIN LAYOUT	12
D.	FIGURES 4 AND 5: GERMANIA PARK PHASE 5 PROPOSED STREET CROSS SECTIONS AND PAVEMENT SECTIONS.....	13
E.	PRELIMINARY ASSESSMENT ROLL.....	14

Project Feasibility Report

Germania Park Phase 5
City Project Number 11114
City Of Mankato

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.



Alec W. Pietz, P.E.
Reg. No. 59617

12-03-2024
Date

III. PROJECT CONTACTS

TITLE	NAME	PHONE	EMAIL
Mayor	Najwa Massad	507.387.9693	nmassad@mankatomn.gov
Councilor at Large	Mike Laven	507.720.8674	mlaven@mankatomn.gov
Councilor Ward 1	Michael McLaughlin	507.720.1093	mmcclaughlin@mankatomn.gov
Councilor Ward 2	Dennis Dieken	507.720.1817	ddieken@mankatomn.gov
Councilor Ward 3	Kevin Mettler	507.995.0070	kmettler@mankatomn.gov
Councilor Ward 4	Jenn Melby-Kelley	507.720.2502	jmelby-kelley@mankatomn.gov
Councilor Ward 5	Jessica Hatanpa	507.613.8067	jhatanpa@mankatomn.gov
City Manager	Susan Arntz	507.387.8695	sarntz@mankatomn.gov
Public Works Director	Karl Keel	507.387.8640	kkeel@mankatomn.gov
Project Engineer	Alec Pietz	507.387.8643	apietz@mankatomn.gov
Project Operations	Kari Lozinski	507.387.8634	klozinski@mankatomn.gov
Project Designer	Brian Bentsdahl	507.387.8639	bbentsdahl@mankatomn.gov
Project Representative	Brian Bentsdahl	507.387.8639	bbentsdahl@mankatomn.gov

Project Feasibility Report

Germania Park Phase 5

City Project Number 11114

City Of Mankato

IV. EXECUTIVE SUMMARY

The Germania Park Phase 5 Capital Improvement Project proposes improvements to the following streets:

- 7th Avenue from Harper Street to Cleveland Street
- 8th Avenue from Harper Street to its northern terminus
- Lind Street from 6th Avenue to 8th Avenue
- Cleveland Street from 7th Avenue to 8th Avenue

City staff have been coordinating with a property owner with sufficient interest on 8th Avenue between Harper Street and Cleveland Street in which a future development may be constructed. Project alternates are provided in this report to help facilitate this development. The report is generally written and formatted as if the whole reconstruction project were to be built, and the alternates would reduce the scope of work if selected.

The existing street, water main, and sanitary sewer systems were installed in the 1950's, and are deteriorating and in need of repair. The existing roads are typically 25- to 30-foot wide with no curb and gutter, some gravel roads exist. There is no sidewalk in this area. Without improvements on Germania Park Phase 5 Capital Improvements, the roadway and utilities will continue to warrant high maintenance costs along with further deterioration until failure.

Suggested improvements include complete reconstruction with replacement of all pavements, sanitary sewer, water main, storm drains where needed, branch services to each lot, and concrete curb & gutter and driveways as applicable. These improvements were determined through a review and evaluation of city infrastructure and an extensive public engagement process. This was done to provide context sensitive improvements for reliability of service for the neighborhood.

The estimated cost of these necessary improvements is approximately \$2,222,843.

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 for Germania Park Phase 5 include the streets as noted in the Executive Summary. The proposed improvements are being proposed for the summer of 2025. 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 approximately 3,350 linear feet of roadway consisting of about eight city blocks. Specific items that will be included in the construction are as follows:

Project Feasibility Report

Germania Park Phase 5
City Project Number 11114
City Of Mankato

- Sanitary sewer
- Select storm sewer
- Watermain
- Bituminous pavement and aggregate base
- Select curb and gutter

VI. EXISTING CONDITIONS

A. STREET

The pavement of the project streets was originally constructed in the 1950's with no records of major maintenance found. These streets last had the pavement condition rated in 2023 and exhibited an average aggregate rating of 75 out of 100. The existing streets for Germania Park Phase 5 are illustrated in red on Figure 1 in the Appendix.

Due to the narrow width of the roadway, there are numerous non-compliant private parking areas constructed within the right-of-way. These have been constructed to satisfy on- and off-street parking demand that has developed over time.

This area generally has bedrock within two to three feet of the surface with the upper strata of soils being silty clay loam.

B. STORM SEWER

There is no existing storm sewer system in the limits of Germania Park Phase 5. The existing storm water drainage system for the surrounding area is shown in Figure 2 in the Appendix with the storm system shown in green.

C. SANITARY SEWER

Sanitary sewer exists on 7th Avenue and is not present elsewhere in the project limits. Some sanitary sewer was extended to the project limits from previous Germania Park phases in preparation for this project. The existing sanitary sewer system for the project is illustrated in Figure 3 in the Appendix with the system shown in brown.

There is one property on 8th Avenue south of Cleveland Street that is still on a septic system since sanitary sewer does not exist in 8th Avenue.

D. WATERMAIN

Watermain exists on 7th Avenue and is not present elsewhere in the project limits. Some water main was extended to the project limits from previous Germania Park phases in preparation for the project. The existing domestic water distribution system for Germania Park Phase 5 is shown in Figure 3 in the Appendix with the domestic water distribution system shown in blue.

The same property on septic is also provided water service by a well. This, like sanitary, is due to no watermain existing on 8th Avenue.

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

Project Feasibility Report

Germania Park Phase 5

City Project Number 11114

City Of Mankato

A. STREET

The proposed street improvements for Germania Park Phase 5 are the following:

- 7th/8th Avenues and Lind Street – 26-foot wide road matching that of previous Germania Park phases. The proposed road section includes 4-inches of bituminous pavement over 14-inches of Class 5 aggregate base and geotextile fabric. Curb and gutter are proposed in select areas as dictated by roadway grading during plan design.
- Cleveland Street – 36-foot wide road with curb and gutter on both sides of the street to match previous improvements of Cleveland Street. The road is designed with a 10-ton section for heavier vehicles and potential development to the west. The section includes 4-inches of bituminous pavement, 18-inches of Class 5 aggregate base, and geotextile fabric.

The proposed street cross section and pavement section are illustrated in Figures 4 and 5 in the Appendix.

Any temporary damage that occurs to the boulevard during construction will be repaired after the project with sod or seeding in all 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 unavoidable root damage.

B. STORM SEWER

Storm sewer is recommended for installation as needed due to limitations of roadway grading. In areas without curb and gutter, roadside swales are proposed. Any proposed pipe culvert would consist of reinforced concrete pipe.

C. SANITARY SEWER

Sanitary sewer is proposed for installation on 7th Avenue from Harper Street to Cleveland Street and 8th Avenue from Harper Street to its northern terminus. 8-inch PVC pipe is recommended for mainline installation, with service lines for each lot. The property with a septic system would be included in the servicing plan.

D. WATERMAIN

Like sanitary sewer, watermain is proposed for installation on 7th Avenue from Harper Street to Cleveland Street and 8th Avenue from Harper Street to its northern terminus. Watermain is also proposed on Cleveland Street from 7th to 8th Avenue to continue system looping. The watermain improvements would eliminate stagnant water around the 8th/Harper area, establish more system looping, and provide service to the property on a well.

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 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. PROJECT ALTERNATES

Project Feasibility Report

Germania Park Phase 5

City Project Number 11114

City Of Mankato

As mentioned in the Executive Summary, project alternates were considered to accommodate potential development along 8th Avenue between Harper Street and Cleveland Street. The project has recently been described by the developer's representative as approximately 40 affordable housing units. No formal submittals have been provided by the prospective developer to the City of Mankato at the issue date of this Feasibility Report.

Staff are requesting consideration of these alternatives by City Council followed by a vote on which project to construct.

Staff recommend the Base (Full) Project be constructed. However, Alternate 1 is a viable option if the Council wishes to provide flexibility to the prospective developer.

Alternate 2 is posed as another option for additional timing flexibility to the prospective developer for Council consideration. Staff do not recommend this project alternate as it eliminates public utility benefit that the Base Project and Alternate 1 provide. It also assumes that the potential development would move forward when convenient for the City, which is not guaranteed.

A. BASE (FULL) PROJECT

The Base Project would include the improvements described on all streets within the project area. Completing the full project is the most straightforward path for the City to finalize the Germania Park reconstruction projects.

B. ALTERNATE 1 – ALL UTILITIES, NO SURFACE IMPROVEMENTS ON 8TH AVE BETWEEN HARPER ST AND CLEVELAND ST

Alternate 1 would include the utility improvements on all streets within the project area. Surface improvements would be made on all streets except on 8th Avenue from Harper Street to Cleveland Street. This portion of roadway would be replaced in-kind with what exists.

This project alternate would provide the necessary utilities to service the property on well and septic along with providing necessary watermain looping. Services for the potential development may be coordinated with the Developer during design and construction. The omitted pavement on 8th Avenue is suggested to minimize risk of replacement due to development construction wear or potential utility alterations.

With the 3rd Avenue reconstruction project planned for 2026, it is recommended that the remainder of surface improvements be planned for 2027 at the earliest.

C. ALTERNATE 2 – OMIT ALL WORK ON 8TH AVENUE

Alternate 2 would only include utility and surface improvements for:

- 7th Avenue from Harper Street to Cleveland Street
- Lind Street from 8th Avenue to 6th Avenue
- Cleveland Street from 7th Avenue to the east side of 8th Avenue

No utility or surface improvements would be made to 8th Avenue. Like the omitted work in Alternate 1, this remaining work would be planned for 2027 at the earliest.

IX. RIGHT-OF-WAY AND EASEMENT

No acquisition of right-of-way or easement is required for this project.

X. APPROVALS/PERMITS

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

- City of Mankato Land Disturbance

Project Feasibility Report

Germania Park Phase 5
City Project Number 11114
City Of Mankato

- Minnesota Pollution Control Agency Construction Stormwater
- Minnesota Pollution Control Agency Sanitary Sewer Extension (8th Avenue)
- Minnesota Department of Health Watermain Permit

XI. PROJECT COST ESTIMATE AND FINANCING

Estimated projections for the cost of this project are summarized below. The amounts shown reflect the Base Project. Special Assessments were prepared assuming that the Base Project were voted to move forward, adjustments to the assessment roll would be made if either of the Alternates were selected instead.

ITEM	COST
Street and Landscaping	\$854,841.78
Stormwater Pollution Prevention	\$45,575.00
Storm Drainage Construction	\$38,200
Sanitary Sewer Construction	\$376,825.00
Watermain Construction	\$426,598.08
TOTAL CONSTRUCTION	\$1,742,039.86
Construction Contingency	\$174,203.99
Administration	\$114,974.63
Engineering	\$191,624.38
TOTAL PROJECT COST	\$2,222,842.86

Funding for the proposed improvements (Base Project) is shown in the table below.

FUNDING SOURCE	AMOUNT	PERCENT
Sewer Revenue	\$443,146.20	19.94%
Water Revenue	\$501,679.34	22.57%
General Obligation Bonds	\$631,199.35	28.40%
Special Assessments	\$601,894.77	27.08%
Stormwater Revenue	\$44,923.20	2.02%
TOTAL FUNDS	\$2,222,842.86	100%

If Alternate 1 is selected, the total project cost is estimated at \$2,102,026.40.

If Alternate 2 is selected, the total project cost is estimated at \$1,441,705.97

An updated project estimate breakdown, funding, and assessment roll would be provided if Alternate 1 or 2 is selected.

XII. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements of Germania Park Phase 5:

12/09/2024	Set Date of Hearing
12/18/2024	Project Informational Meeting
01/13/2025	Project Improvement Hearing
02/13/2025	Advertise for Bids
03/14/2025	Open Bids
03/24/2025	Award Bid

Project Feasibility Report

Germania Park Phase 5

City Project Number 11114

City Of Mankato

04/25/2025	Begin Construction
09/19/2025	Substantial Completion
06/19/2026	Final Lift of Pavement (Final Completion)
11/09/2026	Adopt Final Assessments
01/01/2027	Assessment Repayment Begins

XIII. CONCLUSION AND RECOMMENDATIONS

The existing conditions of Germania Park Phase 5 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 utility system 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, consider staff's recommendation to select the Base Project or consider Alternate 1, 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.

Project Feasibility Report

Germania Park Phase 5
City Project Number 11114
City Of Mankato

XIV. APPENDIX

A. FIGURE 1: EXISTING LAYOUT OF GERMANIA PARK PHASE 5



Project Feasibility Report

Germania Park Phase 5

City Project Number 11114

City Of Mankato

B. FIGURE 2: GERMANIA PARK PHASE 5 EXISTING STORM SEWER LAYOUT



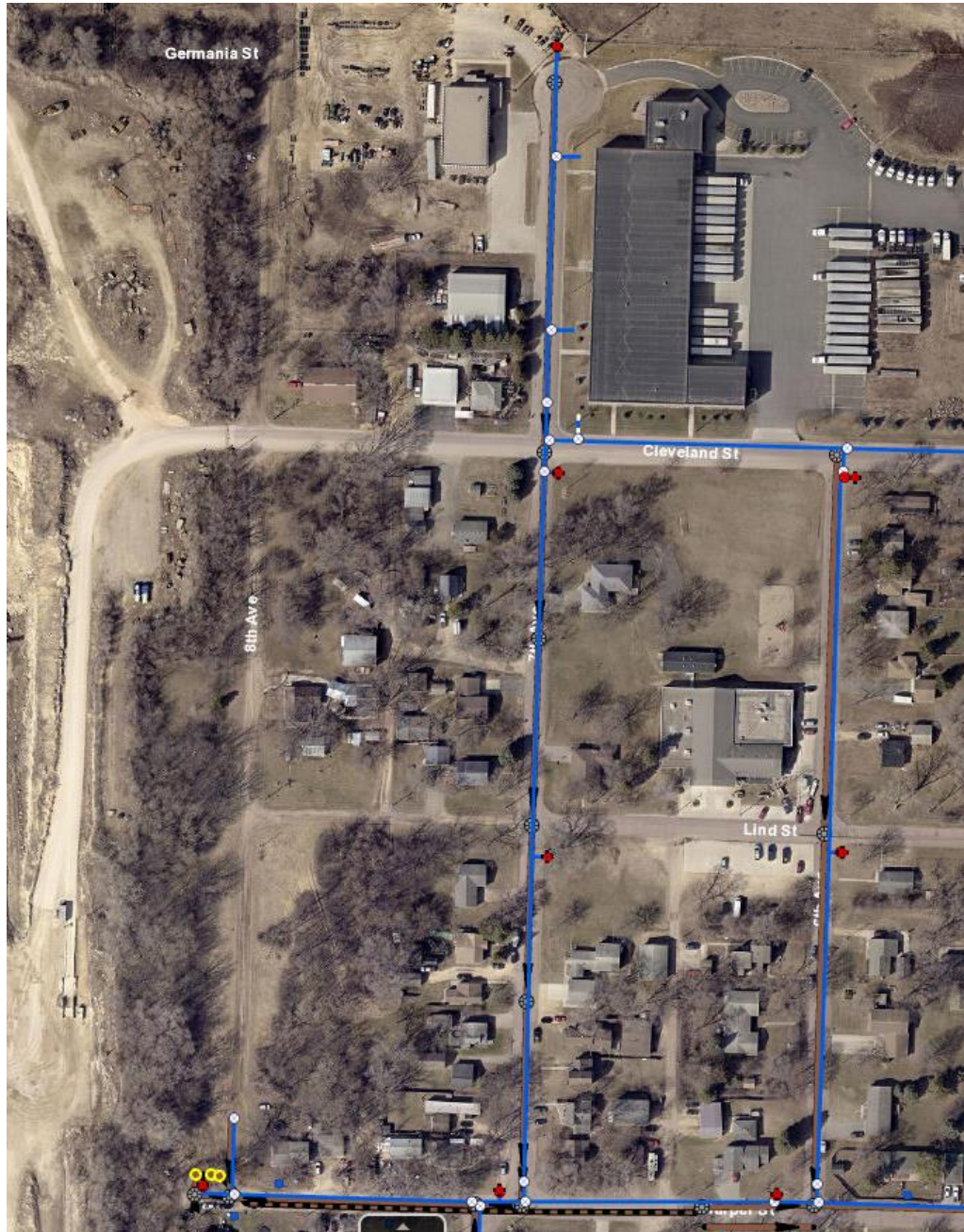
Project Feasibility Report

Germania Park Phase 5

City Project Number 11114

City Of Mankato

C. FIGURE 3: GERMANIA PARK PHASE 5 EXISTING SANITARY SEWER AND WATERMAIN LAYOUT



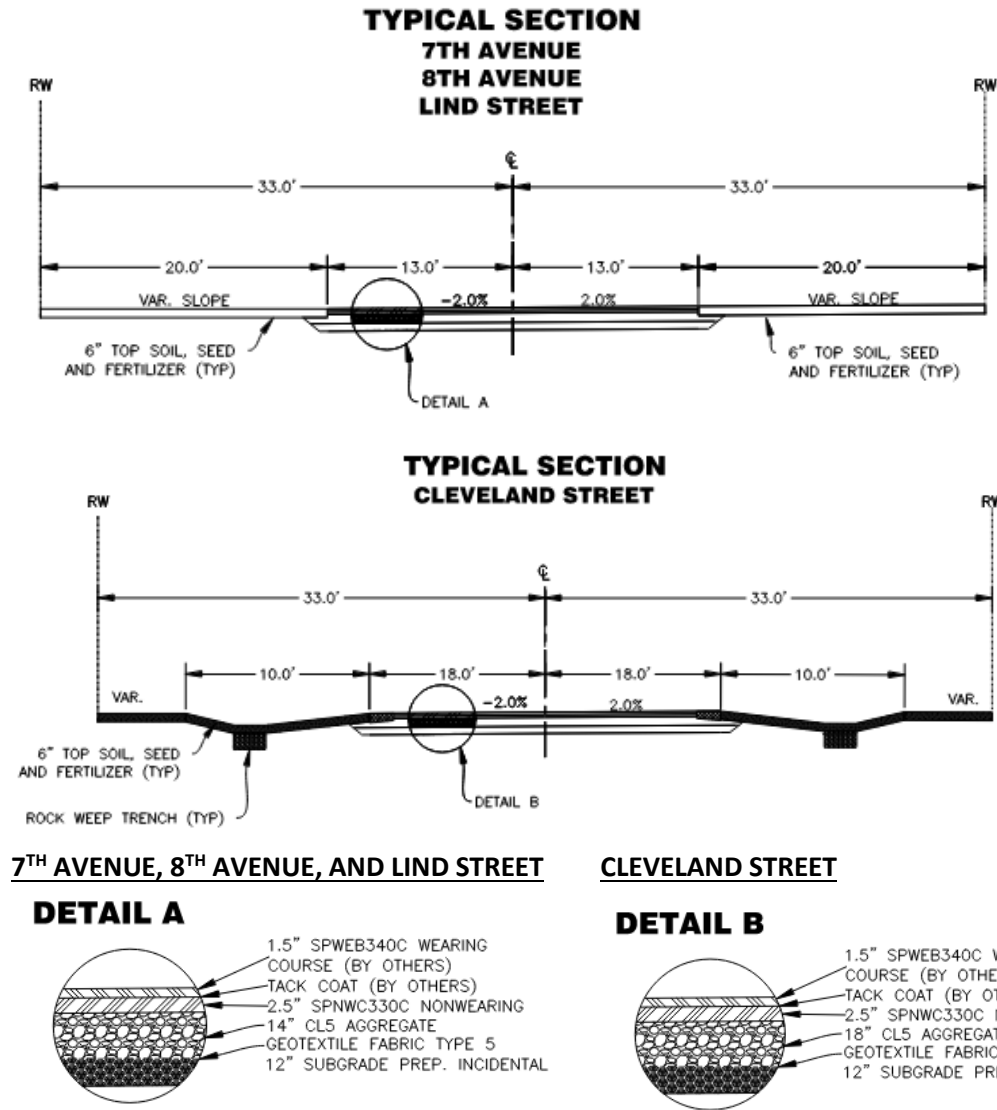
Project Feasibility Report

Germania Park Phase 5

City Project Number 11114

City Of Mankato

D. FIGURES 4 AND 5: GERMANIA PARK PHASE 5 PROPOSED STREET CROSS SECTIONS AND PAVEMENT SECTIONS



Project Feasibility Report

Germania Park Phase 5

City Project Number 11114

City Of Mankato

E. PRELIMINARY ASSESSMENT ROLL

As previously mentioned in the report, the Preliminary Assessment Roll reflects the Base Project.

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 2025 rate of \$45.76 per foot for homestead properties and non-homestead properties are assessed at a rate of \$67.81 per foot that are abutting the project. Three methods are used to determine the residents' proposed street assessment: straight frontage, corner credit, and the offset measurement. The lengths of the frontage used to calculate assessments are provided by 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 result in a street assessment of $100 \text{ feet} \times \$45.76 = \$4,576$.

Lots that are on a corner of two streets are given a corner credit. This is done to normalize the frontage length of 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 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 $60 \text{ feet} \times \$45.76 = \$2,745.60$. 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 benefit from the services. The cost of the assessment is estimated to be \$7,000 for both sanitary and water. This amount will be adjusted to the actual contract cost once the construction contract is awarded. 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 \$93.65 per square yard for homestead properties and will be adjusted to actual contract cost once a construction contract is awarded along with the actual constructed amount for each parcel. For example, a 16-foot wide by 15-foot depth driveway approach will cost $26.66 \text{ SY} \times \$93.65 = \$2,496.70$. This adjustment will be made on the final assessment roll.

d. Additional assessment items

Project Feasibility Report

Germania Park Phase 5

City Project Number 11114

City Of Mankato

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 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 2026 over a 10-year period beginning with the first half of 2027 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.

Germania Park Phase 5

Preliminary Assessment Roll
City Project 11114

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$7,000.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
01.09.06.328.003 Silas Danielson 124 Viking Ct Mankato, MN 56001	Columbia Park Addition Lot 15 Block 6 (2005 7th Avenue)	NH	50.00	\$3,390.50	\$4,209.12	\$7,000.00	\$14,599.62 10 years
					36.29		
			\$67.81		\$116.00		
01.09.06.327.009 Ryan J T Garver & Angela G Blais 2008 7th Ave Mankato, MN 56001	Columbia Park Addition Lot 2 Block 7 0.00	H	50.00	\$2,288.00	\$0.00	\$7,000.00	\$9,288.00 10 years
					0.00		
			\$45.76		\$93.65		
01.09.06.185.002 Grace Baptist Church 600 Lind St Mankato, MN 56001	Germania Park Addition Lots 2 and 11 Block 23 0.00	NH	100.00	\$6,781.00	\$0.00	\$7,000.00	\$13,781.00 10 years
					0.00		
			\$67.81		\$116.00		
01.09.06.186.003 Grace Baptist Church 600 Lind St Mankato, MN 56001	Germania Park Addition South 35 Feet of Lot 10 and all of Lots 11 and 12 Block 22	NH	139.00	\$9,425.59	\$0.00	\$7,000.00	\$16,425.59 10 years
					0.00		
			\$67.81		\$116.00		
01.09.06.328.016 Bethany Larow 2011 7th Ave Mankato, MN 56001	Columbia Park Addition Lot 14 Block 6 0.00	H	50.00	\$2,288.00	\$0.00	\$7,000.00	\$9,288.00 10 years
					0.00		
			\$45.76		\$93.65		
01.09.06.327.008 Jay Pappas 4801 Frederica St Owensboro, KY 42301	Columbia Park Addition Lot 3 Block 7 0.00	H	50.00	\$2,288.00	\$2,018.26	\$7,000.00	\$11,306.26 10 years
					21.55		
			\$45.76		\$93.65		
01.09.06.181.005 Kirk T Saiki & Karen Willaert 1315 E Main St Mankato, MN 56001	Germania Park Addition Lots 15 and 16 Block 20 and West Half of Vacated Alley Adjacent	NH	160.00 CC= 140.00	\$9,493.40	\$0.00	\$7,000.00	\$16,493.40 10 years
			\$67.81		\$116.00		
01.09.06.328.004 Tammy & Wendi Walania 20885 State Hwy 83 Mankato, MN 56001	Columbia Park Addition Lot 16 Block 6 0.00	H	50.00	\$2,288.00	\$0.00	\$7,000.00	\$9,288.00 10 years
					0.00		
			\$45.76		\$93.65		

Germania Park Phase 5

Preliminary Assessment Roll
City Project 11114

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$7,000.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
01.09.06.327.010 Deborah L Olson 2004 7th Ave Mankato, MN 56001	Columbia Park Addition Lot 1 Block 7 0.00	H	50.00	\$2,288.00	\$0.00	\$7,000.00	\$9,288.00 10 years
					0.00		
			\$45.76		\$93.65		
01.09.06.327.003 Duwayne M & Melody F Roberts 2001 Eighth Ave Mankato, MN 56001	Columbia Park Addition Lot 16 Block 7 0.00	H	50.00	\$2,288.00	\$0.00	\$7,000.00	\$9,288.00 10 years
					0.00		
			\$45.76		\$93.65		
01.09.06.184.004 Pentagon Acquisition LLC 3301 3rd Ave Mankato, MN 56001	Germania Park Addition Lot 1 Block 24 0.00	NH	75.00	\$5,085.75	\$0.00	\$7,000.00	\$12,085.75 10 years
					0.00		
			\$67.81		\$116.00		
01.09.06.181.015 Randy L Johnson 2202 Seventh Ave Mankato, MN 56001	Germania Park Addition Lots 1 thru 4 Block 20 and East Half of Vacated Alley Adjacent	H	140.00	\$6,406.40	\$10,416.27	\$7,000.00	\$23,822.67 10 years
					111.23		
			\$45.76		\$93.65		
01.09.06.181.004 Sanco Properties LLP 1030 County E Rd W Ste 200 Saint Paul, MN 55126	Germania Park Addition Lots 13 and 14 Block 20 and West Half of Vacated Alley Adjacent	NH	100.00	\$6,781.00	\$0.00	\$7,000.00	\$13,781.00 10 years
					0.00		
			\$67.81		\$116.00		
01.09.06.328.015 Derek Cruz 2017 7th Ave Mankato, MN 56001	Columbia Park Addition Lot 13 Block 6 0.00	H	50.00	\$2,288.00	\$0.00	\$7,000.00	\$9,288.00 10 years
					0.00		
			\$45.76		\$93.65		
01.09.06.327.007 Justin Kemp 2014 7th Ave Mankato, MN 56001	Columbia Park Addition Lot 4 Block 7 0.00	H	50.00	\$2,288.00	\$0.00	\$7,000.00	\$9,288.00 10 years
					0.00		
			\$45.76		\$93.65		
01.09.06.327.006 Shannon Williams 2018 Seventh Ave Mankato, MN 56001	Columbia Park Addition Lot 5 Block 7 0.00	H	50.00	\$2,288.00	\$0.00	\$7,000.00	\$9,288.00 10 years
					0.00		
			\$45.76		\$93.65		

Germania Park Phase 5

Preliminary Assessment Roll
City Project 11114

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$7,000.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
01.09.06.328.013 Thomas J & Lynn M Meyer 2021 Seventh Ave Mankato, MN 56001	Columbia Park Addition Lots 11 and 12 Block 6 0.00	H	100.00	\$4,576.00	\$4,302.59	\$7,000.00	\$15,878.59 10 years
					45.94		
			\$45.76		\$93.65		
01.09.06.327.005 Benjamin A Werner 2020 7th Ave Mankato, MN 56001	Columbia Park Addition Lot 6 Block 7 0.00	H	50.00	\$2,288.00	\$0.00	\$7,000.00	\$9,288.00 10 years
					0.00		
			\$45.76		\$93.65		
01.09.06.328.001 Grace Baptist Church 600 Lind St Mankato, MN 56001	Columbia Park Addition Lots 7, 8, 9 and 10 Block 6 0.00	NH	300.00 CC= 280.00	\$18,986.80	\$0.00	\$7,000.00	\$25,986.80 10 years
			\$67.81		0.00		
					\$116.00		
01.09.06.327.004 Steven C Betzing 2032 Seventh Ave Mankato, MN 56001	Columbia Park Addition Lots 7 and 8 Block 7 0.00	H	160.00 CC= 140.00	\$6,406.40	\$3,565.26	\$7,000.00	\$16,971.66 10 years
			\$45.76		38.07		
					\$93.65		
01.09.06.185.011 Roger & Kathleen Albrecht 2100 Seventh Ave Mankato, MN 56001	Columbia Park Addition Lot 1 and South 10 Feet Lot 2 Block 10 0.00	H	120.00 CC= 140.00	\$6,406.40	\$4,635.47	\$7,000.00	\$18,041.87 10 years
			\$45.76		49.50		
					\$93.65		
01.09.06.185.004 Kenneth D & Cynthia L Mead 2113 Eighth Ave Mankato, MN 56001	Columbia Park Addition Lot 3 Block 10 0.00	H	23.70	\$1,084.51	\$0.00	\$7,000.00	\$8,084.51 10 years
					0.00		
			\$45.76		\$93.65		
01.09.06.185.010 Michael Flynn & Carol Flynn 2104 7th Ave Mankato, MN 56001	Columbia Park Addition Excluding South 10 Feet Lot 2 Block 10 0.00	H	28.30	\$1,295.01	\$0.00	\$7,000.00	\$8,295.01 10 years
					0.00		
			\$45.76		\$93.65		
01.09.06.186.004 Michel Family Rev Living Trust 614 NE Bristol Dr Ankeny, IA 50021	Columbia Park Addition Lots 3 and 4 Excluding 25 Feet There of Block 11	H	129.63 CC= 115.00	\$5,262.40	\$4,285.01	\$7,000.00	\$16,547.41 10 years
			\$45.76		45.76		
					\$93.65		

Germania Park Phase 5

Preliminary Assessment Roll
City Project 11114

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach Area (SY) Cost/SY	Sewer & Water Services @ \$7,000.00	Total Preliminary Assessment
			Front Feet				
			cost/ft				
01.09.06.186.006 Grace Baptist Church 600 Lind St Mankato, MN 56001	Columbia Park Addition Lots 1 and 2 and East 25 Feet of Lots 3 and 4 Block 11 (Church)	NH	100.00 CC= 180.00 \$67.81	\$12,205.80	\$12,546.95 108.16 \$116.00	\$7,000.00	\$31,752.75 10 years
01.09.06.185.008 Michael Flynn & Carol Flynn 2104 7th Ave Mankato, MN 56001	Germania Park Addition Lot 1 Block 23 0.00	H	58.00 \$45.76	\$2,654.08	\$3,972.63 42.42 \$93.65	\$7,000.00	\$13,626.71 10 years
01.09.06.185.003 Kenneth D & Cynthia L Mead 2113 Eighth Ave Mankato, MN 56001	Germania Park Addition Lot 12 Block 23 0.00	H	70.00 \$45.76	\$3,203.20	\$0.00 0.00 \$93.65	\$7,000.00	\$10,203.20 10 years
01.09.06.186.002 Grace Baptist Church of Mankato 614 NE Bristol Dr Ankeny, IA 50021	Germania Park Addition Lot 9 and North 15 Feet of Lot 10 Block 22 (2121 7th Ave)	NH	65.00 \$67.81	\$4,407.65	\$7,009.62 60.43 \$116.00	\$7,000.00	\$18,417.27 10 years
01.09.06.185.007 Michel Family Rev Living Trust 614 NE Bristol Dr Ankeny, IA 50021	Germania Park Addition Lots 3 to 4 Block 23 0.00	H	100.00 \$45.76	\$4,576.00	\$0.00 0.00 \$93.65	\$7,000.00	\$11,576.00 10 years
01.09.06.186.001 Grace Baptist Church 600 Lind St Mankato, MN 56001	Germania Park Addition Lots 7 and 8 Block 22 0.00	NH	100.00 \$67.81	\$6,781.00	\$0.00 0.00 \$116.00	\$7,000.00	\$13,781.00 10 years
01.09.06.185.006 Joy L Melvin 2126 7th Ave Mankato, MN 56001	Germania Park Addition Lots 5 and 6 Block 23 0.00	H	160.00 CC= 140.00 \$45.76	\$6,406.40	\$7,857.34 83.90 \$93.65	\$7,000.00	\$21,263.74 10 years
01.09.06.185.001 Michel Family Rev Living Trust 614 NE Bristol Dr Ankeny, IA 50021	Germania Park Addition Lots 7 to 10 Block 23 0.00	NH	260.00 CC= 200.00 \$67.81	\$13,562.00	\$0.00 0.00 \$116.00	\$7,000.00	\$20,562.00 10 years

Germania Park Phase 5

Preliminary Assessment Roll
City Project 11114

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage							
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Driveway Approach	Sewer & Water Services @ \$7,000.00	Total Preliminary Assessment
			Front Feet		Area (SY)		
			cost/ft		Cost/SY		
01.09.06.181.013 Sanco Properties LLP 1030 County E Rd W Ste 200 Saint Paul, MN 55126	Germania Park Addition Lots 11 and 12 Block 20 and all Vacated Alley Adjacent	NH	100.00	\$6,781.00	\$0.00	\$7,000.00	\$13,781.00 10 years
					0.00		
			\$67.81		\$116.00		
01.09.06.181.012 Sanco Properties LLC 1030 County E Rd W Ste 200 Saint Paul, MN 55126	Germania Park Addition Lot 9 Blocks 20 and 33 X 140' Portion of Vacated Germania Street North....	NH	83.00	\$5,628.23	\$0.00	\$7,000.00	\$12,628.23 10 years
					0.00		
			\$67.81		\$116.00		
01.09.06.181.001 Sanco Properties LLC 1030 County E Rd W Ste 200 Saint Paul, MN 55126	Germania Park Addition Lots 16 and 33 X 140' Part of Vacated South Germania Street South....	NH	83.00	\$5,628.23	\$0.00	\$7,000.00	\$12,628.23 10 years
					0.00		
			\$67.81		\$116.00		
01.09.06.179.002 Grace Baptist Church 600 Lind St Mankato, MN 56001	Germania Park Addition Lot 1 Block 18 (2302 8th Avenue)	NH	50.00	\$3,390.50	\$0.00	\$7,000.00	\$10,390.50 10 years
					0.00		
			\$67.81		\$116.00		
01.09.06.331.009 Pentagon Acquisition LLC 3301 3rd Ave Mankato, MN 56001	Columbia Park Addition 10.02 Acres in Blocks 1 thru 4 and in Blocks 7 thru 10	NH	1070.50	\$27,124.00	\$0.00	\$7,000.00	\$34,124.00 10 years
			CC= 400.00		0.00		
			\$67.81		\$116.00		
01.09.06.180.008 Pentagon Acquisition LLC 3301 3rd Ave Mankato, MN 56001	Germania Park Addition All of Block 19 and Lots 2-9 Block 24 0.00	NH	650.00	\$44,076.50	\$0.00	\$7,000.00	\$51,076.50 10 years
					0.00		
			\$67.81		\$116.00		
01.09.06.181.016 Sanco Properties LLC 1030 County E Rd W Ste 200 Saint Paul, MN 55126	Germania Park Addition Lot 10 Block 20 and all of Vacated Alley Adjacent 0.00	NH	50.00	\$3,390.50	\$0.00	\$7,000.00	\$10,390.50 10 years
					0.00		
			\$67.81		\$116.00		