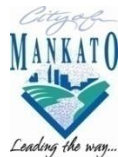


2025 RESURFACING, MISCELLANEOUS SIDEWALKS & ALLEYS

Project Feasibility Report

City Project Number 11131

January 27, 2025



Project Feasibility Report

2025 Resurfacing, Miscellaneous Sidewalks & Alleys
City Project Number 11131
City of Mankato

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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.



Alec W Pietz
Reg. No. 59617

January 27, 2025
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	mmclaughlin@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	Jeffrey Johnson	507.387.8640	jjohnson@mankatomn.gov
Project Engineer	Alec Pietz	507.387.8643	apietz@mankatomn.gov
Project Operations	Kari Lozinski	507.387.8634	klozinski@mankatomn.gov
Project Designer	Ethan Kuznia	507.995.4089	ekuznia@mankatomn.gov
Project Representative	Ethan Kuznia	507.995.4089	ekuznia@mankatomn.gov

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IV. EXECUTIVE SUMMARY

The 2025 resurfacing, miscellaneous sidewalks, and alleys project will provide pavement rehabilitation and drainage improvements to Adams Street as well as replace non-compliant sidewalk and pedestrian ramps throughout portions of the community. Several alleys were also identified for improvement – two alleys are proposed to be improved to City standards, and another alley was selected based on proximity to a petitioned alley (City Project Number 11125). Project areas include:

- Adams Street from Raintree Road to the west match point of the Hwy 22 roundabout.
- Various locations of sidewalk replacement throughout Mankato.
- Alley 6-331 B – Approximately 115-ft of alley south of Harper Street between 8th Avenue and 7th Avenue.
- Alley 7-208 – Approximately 300-ft of alley encompassed east of 4th Avenue, south of Maxfield Street, and west of 3rd Avenue.
- Alley 18-302 – Approximately 560-ft of alley encompassed south of Lincoln Street, north of Pleasant Street, east of Center Street, and west of Parsons Street.

Suggested improvements include pavement milling, bituminous surfacing, select curb and gutter, and ADA accessibility improvements.

The estimated cost of these necessary improvements is approximately \$1,073,528.15. Adams Street is a Municipal State Aid Street that qualifies for State Aid funding with plans subject to review at the State level.

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, 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.

V. PROJECT INTRODUCTION

The recommended improvements as noted in the Executive Summary 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 1,675 feet of Adams Street, various sidewalk replacements within the City, and the alleys as noted in the Executive Summary. Anticipated improvements are:

- Pavement rehabilitation and replacement.
- Select curb and gutter replacement and installation.
- Select pedestrian ramp and select sidewalk replacement.
- General alley improvements.

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VI. EXISTING CONDITIONS

A. STREETS, SIDEWALKS, & ALLEYS

Adams Street

The segment of Adams Street from Raintree Road to the west side of Highway 22 is approximately 50-feet in width and in poor condition necessitating rehabilitation. Cracking and deterioration of pavements is highly visible. Various sidewalk segments have been found to be non-compliant with the Americans with Disabilities Act (ADA) standard and the Mankato/North Mankato Area Planning Organization (MAPO) ADA Transition Plan. Improvements are required to extend the life of the pavement preventing a premature full reconstruction of the roadway. The project location pertaining to Adams Street is shown in Figure 1 in the Appendix. A previous portion of Adams Street west of the project location was rehabilitated in 2018.

Sidewalks

Various portions of sidewalks throughout the City of Mankato have been inventoried for ADA compliance and general condition. Areas of unsatisfactory conditions are subject to replacement. No figure specifically indicates these areas.

Alley 6-331 B and Alley 7-208

These alleys are within the Germania Park neighborhood, which have had street improvements in the last several years. The alleys are currently gravel, which is not up to City standards and have potential for drainage issues. Additionally, the condition of the alleys is substandard for vehicles and difficulties in plowing are reported by Public Works staff. Alley 6-331 B is shown in Figure 2 and Alley 7-208 is shown in Figure 3, both in the Appendix.

Alley 18-302

Alley 18-301 (City Project Number 11125) was petitioned for improvement by adjacent owners and the City has proposed to improve Alley 18-302, a neighboring alley in similar condition. Improvements are necessary to prevent complete failure of the alley. The pavement condition of the alley is incredibly poor such that extreme signs of wear and tear of the surfaces are present. The alley location is shown in Figure 4 in the Appendix.

B. SUBSURFACE CITY UTILITIES

City owned utilities such as watermain, sanitary sewer, and storm sewer exist within or adjacent to certain project locations. In areas where these utilities are within project limits, it was determined that sufficient design life remained, not requiring a full reconstruction.

C. 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. STREETS & SIDEWALKS

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Adams Street

The proposed improvement method on Adams Street is by way of milling the existing concrete surface, pavement cracking/sealing, and repaving with bituminous. Additional improvements include removal and replacement of curb and gutter along with sidewalk improvements, as needed.

Sidewalk Improvements

As part of the City of Mankato's yearly sidewalk improvements, various portions of pedestrian facilities throughout the City are proposed to be improved with replacement of non-compliant pedestrian ramps and sidewalk sections. Damaged areas of sidewalk are also subject to replacement.

Alley 6-331 B

This alley is proposed to be improved to City standards which includes establishing an aggregate road base with a 12-foot wide bituminous pavement as the final surface. Site grading will be done as able given generally tight constraints within alleys. Driveways will be accommodated as needed with the alley improvement.

3-inches of pavement and 8-inches of aggregate base is typical for City alleys and is proposed for all three alleys in this report.

Alley 7-208

Like Alley 6-331 B, Alley 7-208 is also proposed to be improved to City standards. This alley may be improved with 12-foot wide concrete instead of bituminous for drainage purposes as the alley is not well drained. The final surface will be determined during design. If necessary, storm sewer may be extended to assist in drainage. Driveways will be accommodated as needed with the improvement.

Alley 18-302

This alley is proposed for improvement and is adjacent to a petitioned alley (18-301, City Project Number 11125). Improvements consist of removing the existing surface, establishing a new aggregate base, and paving a bituminous surface back. It is anticipated that the width will largely match what exists. While the existing condition appears that some concrete surfacing is beneath a bituminous overlay, it is recommended that the new surface be bituminous as the alley is a residential use and has adequate topography to drain bituminous well. Many driveways and various private improvements are adjacent to or within the alley right-of-way. These improvements will be further evaluated during final design with priority to minimize impacts.

Any temporary damage that occurs to green spaces during construction is proposed to have turf reestablished. 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.

B. SUBSURFACE CITY UTILITIES

It is anticipated that some storm sewer work will occur in Alley 7-208. Otherwise, utility work within the project limits is anticipated to be minimal and potentially limited to adjusting structure

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castings and water valve boxes. Further evaluation of drainage improvements will be completed with final design.

C. 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. RIGHT-OF-WAY AND EASEMENT

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

IX. APPROVALS/PERMITS

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

- City of Mankato Land Disturbance Permit.
- MPCA Construction Stormwater Permit.

X. PROJECT COST ESTIMATE AND FINANCING

Estimated costs of this project are summarized below.

ITEM	COST			
	ADAMS STREET & MISC. WALK	ALLEY 6-331 B	ALLEY 7-208	ALLEY 18- 302
Street and Landscaping	\$609,797.13	\$9,839.88	\$60,508.75	\$101,777.25
Stormwater Pollution Prevention	\$25,000.00	\$2,075.00	\$3,450.00	\$4,950.00
Storm Drainage Construction	\$3,000.00		\$13,925.00	
Sanitary Sewer Construction	\$2,500.00			
Watermain Construction	\$4,500.00			
TOTAL CONSTRUCTION	\$644,797.13	\$11,914.88	\$77,883.75	\$106,727.25
Construction Contingency	\$64,479.71	\$1,191.49	\$7,788.38	\$10,672.73
Administration	\$42,556.61	\$786.38	\$5,140.33	\$7,044.00
Engineering	\$70,927.68	\$1,310.64	\$8,567.21	\$11,740.00
TOTAL PROJECT SEGMENT COST	\$822,761.13	\$15,203.38	\$99,379.67	\$136,183.97
OVERALL PROJECT COST	\$1,073,528.15			

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

FUNDING SOURCE	AMOUNT	PERCENT
Special Assessments	\$211,325.45	19.69%
Sewer Revenue	\$2,940.00	0.27%
Water Revenue	\$5,292.00	0.49%

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2025 Resurfacing, Miscellaneous Sidewalks & Alleys

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State Aid	\$187,000.00	17.42%
Stormwater Revenue	\$19,903.80	1.85%
General Obligation Bonds	\$647,066.90	60.27%
TOTAL FUNDS	\$1,073,528.15	100.00%

XI. POSSIBLE SCHEDULE

The following is a possible schedule for the proposed improvements for City Project Number 11131:

01/27/2025	Call for Hearing
02/12/2025	Project Informational Meeting
02/24/2025	Project Improvement Hearing
03/10/2025	Advertise for Bids
04/11/2025	Bid Opening
04/28/2025	Award Bid
05/19/2025	Begin Construction
09/01/2025	Final Completion
Fall 2025	Final Assessment

XII. CONCLUSION AND RECOMMENDATIONS

The existing conditions of Adams Street, select sidewalk sections, and Alleys 6-331 B, 7-208, and 18-302 are unfavorable with only further deteriorations to come. If these proposed improvements are not made, maintenance costs will continue to be an issue with eventual premature failure of the systems. Similarly, pedestrian ramps and sidewalks need to be improved and in accordance with ADA compliance to prevent future failures and maintenance costs. 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.

It is recommended that the Council accept this project feasibility report, 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.

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XIII. APPENDIX

A. FIGURE 1: ADAMS STREET PROJECT LOCATION



B. FIGURE 2: ALLEY 6-331 B PROJECT LOCATION



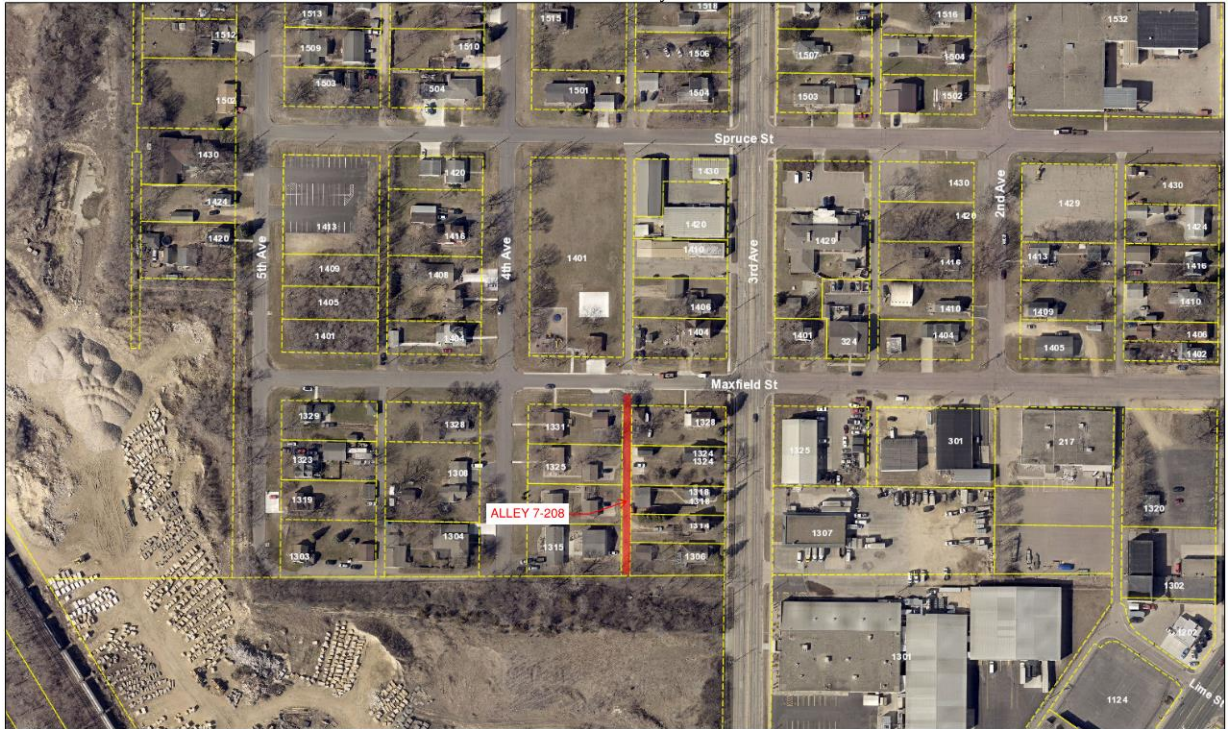
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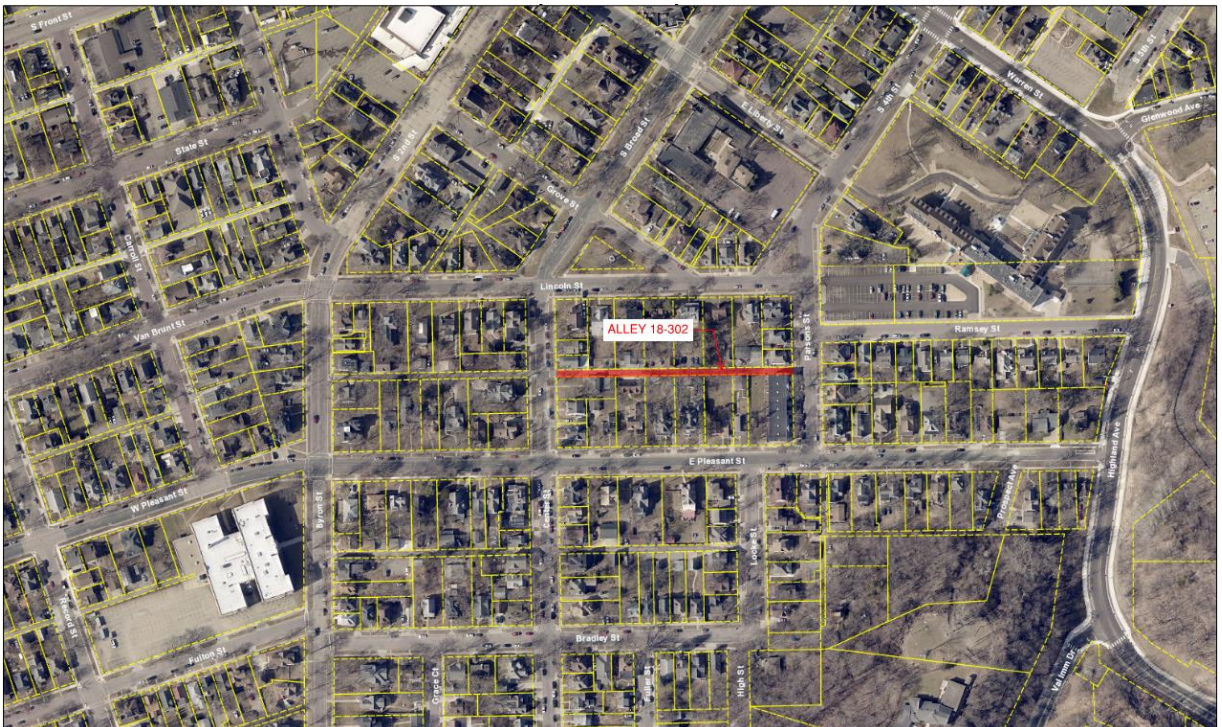
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C. FIGURE 3: ALLEY 7-208 PROJECT LOCATION



D. FIGURE 4: ALLEY 18-302 PROJECT LOCATION



Project Feasibility Report

2025 Resurfacing, Miscellaneous Sidewalks & Alleys

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E. PRELIMINARY ASSESSMENT ROLL

1. Special Assessments

The estimate assessment for each property consists of three items. The street assessment, the driveway cost, and sidewalk cost. Additional items can be added to the assessment as a part of the project.

For Adams Street – the street assessments are proposed at the 2025 resurfacing rate of \$24.50 per foot for homestead properties and non-homestead properties are assessed at a rate of \$37.86 per foot that are abutting the project.

For alleys – the street assessments are proposed at the 2025 alley rate of \$22.27 per foot for homestead properties and non-homestead properties are assessed at a rate of \$49.01 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 is provided the Blue Earth County Property Information System.

a. Street Assessment – example represents a homestead property being assessed for a resurfacing project

The simplest assessment method used for an interior lot not on a corner is multiplying front footage by the assessment rate. If a homestead lot is 100 feet wide it would result in a street assessment of 100 feet x \$24.50 = \$2,450.

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 feet x \$24.50 = \$1,470. 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 contact engineering personnel to go over assessments individually, if desired.

b. Driveway Approaches

Driveway approaches are assessed at the full contract cost. Any driveways listed in the preliminary assessment roll were measured using aerial photography or a project survey. The cost shown on the assessments are estimated at \$93.65 per square yard for 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.

c. Sidewalk Replacement

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Sidewalks will be replaced as identified by City staff for general maintenance and accessibility improvements. Sidewalk is assessed to adjacent properties on a per linear foot basis at \$16.80 per foot. For example, if an adjacent property has a total of 15 linear feet of sidewalk measured parallel to the street (regardless of width of sidewalk), the assessment would be $15 \text{ FT} \times \$16.80/\text{FT} = \252.00 . The final assessment would be adjusted based on the actual replaced amount of sidewalk per property.

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 of adding one or all 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 2025 over a 5-year period beginning with the first half of 2026 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.

2025 Resurfacing and Misc Sidewalks

Preliminary Assessment Roll
City Project 11131

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage						
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk	Total Preliminary Assessment
			Front Feet		Area (SY)	
			cost/ft		Cost/SY	
01.09.09.426.015 Target Corporation T-0663 PO Box 9456 Minneapolis, MN 55440	River Hills Mall Addition Lot 11 Block 1 No Address	NH	24.00	\$908.64	\$0.00	\$908.64 5 years
					0.00	
			\$37.86		\$16.80	
01.09.09.426.019 Penney Property Holdings 2495 LLC 6501 Legacy Dr MS 5213 Plano, TX 75024	River Hills Mall Addition Lot 10 Block 1 No Address	NH	20.19	\$764.39	\$0.00	\$764.39 5 years
					0.00	
			\$37.86		\$16.80	
01.09.09.426.031 FCPT Holdings LLC 591 Redwood Hwy Mill Valley, CA 94941	River Hills Mall Addition Part of Lot 6 Beginning in the Southeast Corner (1880 Adams Street)	NH	201.78	\$7,639.39	\$0.00	\$7,639.39 5 years
					0.00	
			\$37.86		\$16.80	
01.09.09.426.044 River Hills Mall Realty Holding LLC 1350 Avenue of Americas New York, NY 10019	River Hills Mall Addition No 2 Lot 2 Excluding 10.37 Acre Tract in Lot 2 Block 1 (1850 Adams Street)	NH	67.01	\$2,537.00	\$0.00	\$2,537.00 5 years
					0.00	
			\$37.86		\$16.80	
01.09.09.426.048 River Hills Land LLC 530 S Front St Ste 100 Mankato, MN 56001	River Hills Mall Addition No 3 Lot 1 Block 1 (1820 Adams Street)	NH	357.09	\$13,519.43	\$0.00	\$13,519.43 5 years
					0.00	
			\$37.86		\$16.80	
01.09.09.426.049 River Hills Land LLC 530 S Front St Ste 100 Mankato, MN 56001	River Hills Mall Addition No 3 Lot 2 Block 1 (1830 Adams Street)	NH	208.69	\$7,901.00	\$0.00	\$7,901.00 5 years
					0.00	
			\$37.86		\$16.80	
01.09.09.426.050 River Hills Land LLC 530 S Front St Ste 100 Mankato, MN 56001	River Hills Mall Addition No 3 Lot 3 Block 1 (1840 Adams Street)	NH	190.89	\$7,227.10	\$0.00	\$7,227.10 5 years
					0.00	
			\$37.86		\$16.80	
01.09.09.426.051 Tailwind Re Holdings LLC 530 S Front St Ste 100 Mankato, MN 56001	River Hills Mall Addition No 3 Lot 1 Block 2 (1860 Adams Street)	NH	248.01	\$9,389.66	\$0.00	\$9,389.66 5 years
					0.00	
			\$37.86		\$16.80	

2025 Resurfacing and Misc Sidewalks

Preliminary Assessment Roll
City Project 11131

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage						
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk	Total Preliminary Assessment
			Front Feet		Area (SY)	
			cost/ft		Cost/SY	
01.09.09.426.052 Diversified Growth LLC 530 S Front St Ste 100 Mankato, MN 56001	River Hills Mall Addition No 3 Lot 2 Block 2 (1870 Adams Street)	NH	241.50	\$9,143.19	\$0.00	\$9,143.19 5 years
					0.00	
			\$37.86		\$16.80	
01.09.09.453.005 Supervalu Inc PO Box 990 Minneapolis, MN 55440	Madison Raintree Subdivision Part of Lot 1 Beginning in the Northeast Corner..... (1800 Madison Avenue)	NH	451.32	\$17,086.98	\$0.00	\$17,086.98 5 years
					0.00	
			\$37.86		\$16.80	
01.09.09.454.002 TDY LLC 5 Mary Oak Ln Mankato, MN 56001	Apache Subdivision Lot 1 Block 2 (1800 Adams Street)	NH	222.95	\$8,440.89	\$0.00	\$8,440.89 5 years
			CC= 302.95		0.00	
			\$37.86		\$16.80	
01.09.09.477.003 River Place Center LLC 931 Madison Ave Mankato, MN 56001	Apache Subdivision No 2 All of Lot 2 Excluding the West 50 Feet Lying North... (1809 Adams Street)	NH	551.69	\$20,886.98	\$0.00	\$20,886.98 5 years
			CC= 631.69		0.00	
			\$37.86		\$16.80	
01.09.09.477.004 Mankato Citizens Telephone Co PO Box 3248 Mankato, MN 56002	Apache Subdivision No 2 West 50 Feet Lying North of the South 60' of Lot 2... (1805 Adams Street)	NH	60.32	\$2,283.72	\$0.00	\$2,283.72 5 years
					0.00	
			\$37.86		\$16.80	
01.09.09.478.005 Tailwind 1895 Adams LLC 530 S Front St Ste 100 Mankato, MN 56001	Apache Subdivision No 5 East 408 Feet of Lot 3 Block 1 (1895 Adams Street)	NH	408.00	\$15,446.88	\$0.00	\$15,446.88 5 years
					0.00	
			\$37.86		\$16.80	
01.09.09.478.008 Tailwind 1861 Adams LLC 530 S Front St Ste 100 Mankato, MN 56001	Apache Subdivision No 5 North 272.54 Feet of the West 309 Feet of Lot 3.... (1861 Adams Street)	NH	229.00	\$8,669.94	\$0.00	\$8,669.94 5 years
			CC= 309.00		0.00	
			\$37.86		\$16.80	
01.08.13.310.011 Catherine Bergum 520 Blue Earth St Mankato, MN 56001	West Mankato N17' of Vacated Blue Earth St Adj & East Half of Lots 2 & 3 Block 162	H	0.00	\$0.00	\$50.40	\$50.40 5 years
					3.00	
			\$0.00		\$16.80	

2025 Resurfacing and Misc Sidewalks

Preliminary Assessment Roll
City Project 11131

CC= Denotes Corner Credit Applied; SB= Denotes Setback; REAR=Denotes Rearage						
Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk Area (SY) Cost/SY	Total Preliminary Assessment
			Front Feet			
			cost/ft			
01.08.13.310.012 Margo Miles 518 Blue Earth St Mankato, MN 56001	West Mankato North 17 Feet of Vacated Blue Earth Street Adj Lot 4 Block 162	H	0.00	\$0.00	\$105.00	\$105.00 5 years
					6.25	
			\$0.00		\$16.80	
01.08.13.357.012 Todd Braun & Mary Jane Obien 508 Moreland Mankato, MN 56001	Ray & Noes Addition Lot 9 Block 5 0.00	H	0.00	\$0.00	\$109.20	\$109.20 5 years
					6.50	
			\$0.00		\$16.80	
01.09.18.176.029 Sharon Hardel & Joan Brosam 6690 Golden Ct Chanhassen, MN 55317	City of Mankato E55' of Lot 1 Block 33 & Warrens Add E55' of N16' of Lot 2 Block 10 (315 E Jackson St)	NH	0.00	\$0.00	\$210.00	\$210.00 5 years
					12.50	
			\$0.00		\$16.80	
01.09.18.132.005 Thomas & Catherine Dunn 323 Maple Island Rd Burnsville, MN 55306	City of Mankato North 2.25' of East 60' of Lot 9 & East 60' of Lot 10 Block 35 (208 S 4th St)	NH	0.00	\$0.00	\$739.20	\$739.20 5 years
					44.00	
			\$0.00		\$16.80	
01.09.08.108.001 Helen Camacho 1435 N Broad St Mankato, MN 56001	Dukes Addition Lot 1 Block 8 0.00	H	0.00	\$0.00	\$201.60	\$201.60 5 years
					12.00	
			\$0.00		\$16.80	
01.09.09.329.015 Sterling Management LLC PO Box 2108 Fargo, ND 58107	North Star Subdivision #2 Lots 7 and 8 Block 2 (35 Teton Ln)	NH	0.00	\$0.00	\$411.60	\$411.60 5 years
					24.50	
			\$0.00		\$16.80	
01.09.30.280.005 Alexander Joseph & Rachel Marie Resner 100 Ella Ct Mankato, MN 56001	South Brook Addition Phase 4 Lot 5 Block 3 0.00	H	0.00	\$0.00	\$248.47	\$248.47 5 years
					14.79	
			\$0.00		\$16.80	
01.09.07.476.003 Paul & Ladona Lange 621 N 4th Mankato, MN 56001	Waite & Roelofsons Addition Lot 2 Block 5 0.00	H	0.00	\$0.00	\$1,016.40	\$1,016.40 5 years
					60.50	
			\$0.00		\$16.80	

2025 Resurfacing and Misc Sidewalks

Preliminary Assessment Roll
City Project 11131

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Parcel Number / Owner / Address	Property Description	Property Class	Frontage Charge		Sidewalk	Total Preliminary Assessment
			Front Feet		Area (SY)	
			cost/ft		Cost/SY	
01.08.13.304.006 Camille Crane 619 W 5th St Mankato, MN 56001	West Mankato North 52 Feet of Lot 13 Block 175 0.00	NH	0.00	\$0.00	\$420.00	\$420.00 5 years
					25.00	
			\$0.00		\$16.80	
01.09.07.378.015 S Properties LLC 117 E Washington St Mankato, MN 56001	City of Mankato West 42 Feet of Lot 10 Block 17 0.00	NH	0.00	\$0.00	\$235.20	\$235.20 5 years
					14.00	
			\$0.00		\$16.80	
01.08.13.354.004 Paul & Nancy Laman 1029 Carney Ave Mankato, MN 56001	Ray & Noes Addition Lots 9 and 10 Block 3 0.00	NH	0.00	\$0.00	\$159.94	\$159.94 5 years
					9.52	
			\$0.00		\$16.80	
01.08.24.105.001 Dylan Volk 1403 Carney Ave Mankato, MN 56001	Residence Park Addition Lot 11 Block 3 0.00	NH	0.00	\$0.00	\$190.51	\$190.51 5 years
					11.34	
			\$0.00		\$16.80	
01.09.07.476.001 David Brandt 415 E Rock St Mankato, MN 56001	Waite & Roelofsons Addition West Half of Lot 1 Block 5 0.00	H	0.00	\$0.00	\$1,108.80	\$1,108.80 5 years
					66.00	
			\$0.00		\$16.80	
01.09.18.153.003 Liberty Ventures LLC 56348 202nd St Mankato, MN 56001	Warrens Addition South 44' of Lot 1 & all of Lot 2 and rear 95' of Lot 3 Block 3 (709 S Front St)	NH	0.00	\$0.00	\$361.20	\$361.20 5 years
					21.50	
			\$0.00		\$16.80	
01.09.04.404.018 Russell Zuehlke & Marky Carlson Zuehlke 605 St Andrews Dr Mankato, MN 56001	Country Club Estates #7 Lot 5 Block 2 0.00	H	0.00	\$0.00	\$285.60	\$285.60 5 years
					17.00	
			\$0.00		\$16.80	
01.09.05.403.666 Beacon Ridge Townhomes Association No Address Mankato, MN 56001	CIC 91 Beacon Ridge Townhomes Common Element Valued with Units	NH	0.00	\$0.00	\$375.48	\$375.48 5 years
					22.35	
			\$0.00		\$16.80	

2025 Resurfacing and Misc Sidewalks

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City Project 11131

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			Front Feet			
			cost/ft			
01.09.05.355.008 Donald Sandon 1636 N 2nd St Mankato, MN 56001	Dukes 2nd Addition East 100 Feet of Lot 18 Block 20 0.00	H	0.00	\$0.00	\$1,096.20	\$1,096.20 5 years
					65.25	
			\$0.00		\$16.80	
01.08.13.451.008 Merifel Kellogg Rev Trust Agmt 737 Baker Ave Mankato, MN 56001	Peltons Subdivision South 98 Feet of Lot 10 0.00 0.00	H	0.00	\$0.00	\$201.60	\$201.60 5 years
					12.00	
			\$0.00		\$16.80	
01.08.13.451.009 Shawn & Sherri Blasing 803 Baker Ave Mankato, MN 56001	Peltons Subdivision North 54.35 feet of Lot 11 0.00 0.00	H	0.00	\$0.00	\$94.75	\$94.75 5 years
					5.64	
			\$0.00		\$16.80	
01.08.24.201.006 John Banwart 919 Baker Ave Mankato, MN 56001	Oak Knoll Addition South Half of Lot 10 and North 30 Feet of Lot 11 0.00	H	0.00	\$0.00	\$194.21	\$194.21 5 years
					11.56	
			\$0.00		\$16.80	
01.09.07.455.007 Hennis Living Trust 42335 Wisconsin Ave Palm Desert, CA 92211	City of Mankato South Half of Lot 3 Block 40 (413 N Broad St)	NH	0.00	\$0.00	\$193.20	\$193.20 5 years
					11.50	
			\$0.00		\$16.80	
01.09.07.455.006 Reginald & Linda Williams 417 N Broad St Mankato, MN 56001	City of Mankato North Half of Lot 3 Block 40 0.00	H	0.00	\$0.00	\$142.80	\$142.80 5 years
					8.50	
			\$0.00		\$16.80	
01.09.04.407.007 Garrett & Barbara Benton 100 Torrey Pines Dr Mankato, MN 56001	Country Club Estates No 11 Lot 1 Block 1 0.00	H	0.00	\$0.00	\$514.08	\$514.08 5 years
					30.60	
			\$0.00		\$16.80	
01.09.09.176.010 Mankato Building & Development LLC 1701 W Michican St Duluth, MN 55806	Raintree Addition #1 Lot 1 Block 1 (1010 Raintree Rd)	NH	0.00	\$0.00	\$537.60	\$537.60 5 years
					32.00	
			\$0.00		\$16.80	

2025 Resurfacing and Misc Sidewalks

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City Project 11131

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			Front Feet			
			cost/ft			
01.08.13.310.014 John & Kathryn Lyons 512 Blue Earth St Mankato, MN 56001	West Mankato North 17 Feet of Vacated Blue Earth Street Adj & Lot 6 Block 162	H	0.00	\$0.00	\$89.71	\$89.71 5 years
					5.34	
			\$0.00		\$16.80	
01.09.20.477.019 Paul & Elena Eichberger 104 Tattler Ln Mankato, MN 56001	Pohl Creek Subdivision #2 Lot 4 Block 1 0.00	H	0.00	\$0.00	\$1,327.20	\$1,327.20 5 years
					79.00	
			\$0.00		\$16.80	
01.09.20.477.018 Ramos Falcon D Restrepo & Denbaun Nofiya 100 Tattler Ln Mankato, MN 56001	Pohl Creek Subdivision #2 Lot 3 Block 1 0.00	H	0.00	\$0.00	\$1,443.12	\$1,443.12 5 years
					85.90	
			\$0.00		\$16.80	
01.09.20.477.017 Barbara Baynes 120 Tanager Rd Mankato, MN 56001	Pohl Creek Subdivision #2 Lot 2 Block 1 0.00	H	0.00	\$0.00	\$134.40	\$134.40 5 years
					8.00	
			\$0.00		\$16.80	
01.09.20.301.018 Hy-Vee Inc 5280 Westown Parkway West Des Moines, IA 50266	Stadium Place Lot 2A Block 1 0.00	NH	0.00	\$0.00	\$336.00	\$336.00 5 years
					20.00	
			\$0.00		\$16.80	
01.09.18.127.013 Walnut Towers Limited Partnership 614 First St N Minneapolis, MN 55401	City of Mankato Lots 1 and 2 Block 13 (105 E Walnut St)	NH	0.00	\$0.00	\$84.00	\$84.00 5 years
					5.00	
			\$0.00		\$16.80	
01.09.18.155.011 NHHI-Mankato Barrier F H Corp 1050 Thorndale Avenue New Brighton, MN 55112	Warrens Addition Lot 6 Exc S22' of E61.5' Exc N22' of S44' of E27.5' & all of Lot 5... (621 S 2nd St)	NH	0.00	\$0.00	\$302.40	\$302.40 5 years
					18.00	
			\$0.00		\$16.80	
01.09.09.301.014 Keystone Communities of Mkto 550 Heritage Dr Jupiter, FL 33458	Elwin Addition No 2 Lot 1 Block 1 (100 Dublin Rd)	NH	0.00	\$0.00	\$403.20	\$403.20 5 years
					24.00	
			\$0.00		\$16.80	

2025 Resurfacing and Misc Sidewalks

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City Project 11131

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			Front Feet		Area (SY)	
			cost/ft		Cost/SY	
01.09.18.327.023 Ann Chantler 330 E Pleasant St Mankato, MN 56001	Auditors Plat 59 Lot 1 0.00 0.00	H	0.00	\$0.00	\$588.00	\$588.00 5 years
					35.00	
			\$0.00		\$16.80	
01.09.18.158.007 Naomi Olson Family Trust 633 S Broad St Mankato, MN 56001	Auditors Plat #4 South 41 Feet of West 107.5 Feet of Lot 5 Block 12	H	0.00	\$0.00	\$176.40	\$176.40 5 years
					10.50	
			\$0.00		\$16.80	
01.09.05.352.008 Paul Rosenberg 1630 N Riverfront Dr Mankato, MN 56001	Subdivision of Outlots of Dukes 2nd Addition East 107.5 Feet of Lots 13 and 14 Block 18	H	0.00	\$0.00	\$67.20	\$67.20 5 years
					4.00	
			\$0.00		\$16.80	

2025 Alley Improvements

Preliminary Assessment Roll
City Project 11131

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Parcel Number / Owner / Address	Property Description	Alley	Property Class	Frontage Charge			Total Preliminary Assessment
				Front Feet cost/ft		Requested Additional Work	
01.09.18.302.003 Hrnjez Branislav 113 Center St Mankato, MN 56001	Warrens Addition No 2 South 33 Feet of West 6 Feet of Lot 7 and South 33 Feet of Lot 8 Block 20	18-302	H	72.00	\$1,603.44		\$1,603.44 5 years
				\$22.27			
01.09.18.302.004 Nicholas D Paterson 117 Center St Mankato, MN 56001	Warrens Addition No 2 North 50 Feet of Lot 9 and Lot 10 Block 20	18-302	H	132.00	\$2,939.64		\$2,939.64 5 years
				\$22.27			
01.09.18.302.007 Peter D & Wendy J Williams 209 Lincoln St Mankato, MN 56001	Warrens Addition No 2 East 60 Feet of Lot 7 Block 20 0.00	18-302	H	60.00	\$1,336.20		\$1,336.20 5 years
				\$22.27			
01.09.18.302.008 Mary A Hanna 217 Lincoln St Mankato, MN 56001	Warrens Addition No 2 Lot 6 Block 20 0.00	18-302	NH	66.00	\$3,234.66		\$3,234.66 5 years
				\$49.01			
01.09.18.302.009 Charles W & Jane H Thomas 221 Lincoln St Mankato, MN 56001	Warrens Addition No 2 Lot 5 Block 20 0.00	18-302	H	66.00	\$1,469.82		\$1,469.82 5 years
				\$22.27			
01.09.18.302.010 Phi Kappa Psi Minnesota Gamma Corporation 227 Lincoln St Mankato, MN 56001	Warrens Addition No 2 Lot 4 Block 20 0.00	18-302	NH	66.00	\$3,234.66		\$3,234.66 5 years
				\$49.01			
01.09.18.302.011 Angelina Gandini 233 Lincoln St Mankato, MN 56001	Warrens Addition No 2 Lot 3 Block 20 0.00	18-302	H	66.00	\$1,469.82		\$1,469.82 5 years
				\$22.27			
01.09.18.302.012 Alchemy 101 LLC & Maclean Properties LLC PO Box 426 Mankato, MN 56002	Warrens Addition No 2 Lot 2 Block 20 0.00	18-302	NH	66.00	\$3,234.66		\$3,234.66 5 years
				\$49.01			

2025 Alley Improvements

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City Project 11131

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				Front Feet cost/ft		Requested Additional Work	
01.09.18.302.015 Gail M Hagberg 147 Decoria Hts Mankato, MN 56001	Warrens Addition No 2 South 40 Feet of Lot 1 Block 20 (112 Parsons St)	18-302	NH	66.00	\$3,234.66		\$3,234.66 5 years
				\$49.01			
01.09.18.302.017 Harley C & Janet S Goff Revocable Trust 216 E Pleasant St Mankato, MN 56001	Warrens Addition No 2 Lot 11 Block 20 0.00	18-302	H	66.00	\$1,469.82		\$1,469.82 5 years
				\$22.27			
01.09.18.302.018 Beacon Harbor Holdings LLC 62517 Shorewood Ln Madison Lake, MN 56063	Warrens Addition No 2 Lot 12 Block 20 (222 E Pleasant St)	18-302	NH	66.00	\$3,234.66		\$3,234.66 5 years
				\$49.01			
01.09.18.302.019 Jordan Greer 228 E Pleasant St Mankato, MN 56001	Warrens Addition No 2 Lot 13 Block 20 0.00	18-302	H	66.00	\$1,469.82		\$1,469.82 5 years
				\$22.27			
01.09.18.302.020 Nathaniel Lee Holmes 234 E Pleasant St Mankato, MN 56001	Warrens Addition No 2 West 64 Feet of Lot 14 Block 20 0.00	18-302	NH	64.00	\$3,136.64		\$3,136.64 5 years
				\$49.01			
01.09.18.302.021 Steven B Johnson 236 E Pleasant St Mankato, MN 56001	Warrens Addition No 2 East 2' of Lot 14 and Excluding East 2' of West 2' of Lot 15 Block 20	18-302	H	33.00	\$734.91		\$734.91 5 years
				\$22.27			
01.09.18.302.024 AJR Properties Limited Liability Company 29171 160th St Waseca, MN 56093	Warrens Addition No 2 East 35 Feet of Lot 15 and All of Lot 16 Block 20 (116 Parsons St)	18-302	NH	101.00	\$4,950.01		\$4,950.01 5 years
				\$49.01			
01.09.06.331.001 Jennifer J Wunsch 1963 Eighth Ave Mankato, MN 56001	Columbia Park Addition Lot 9 Block 2 0.00	6-331B	H	50.00	\$1,113.50		\$1,113.50 5 years
				\$22.27			

2025 Alley Improvements

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Parcel Number / Owner / Address	Property Description	Alley	Property Class	Frontage Charge			Total Preliminary Assessment
				Front Feet cost/ft		Requested Additional Work	
01.09.06.331.004 Todd Stoeckel 1964 Seventh Ave Mankato, MN 56001	Columbia Park Addition Lot 8 Block 2 0.00	6-331B	H	50.00	\$1,113.50		\$1,113.50 5 years
				\$22.27			
01.09.06.331.005 Danielle Anderson 1956 7th Ave Mankato, MN 56001	Columbia Park Addition Lot 7 Block 2 0.00	6-331B	H	50.00	\$1,113.50		\$1,113.50 5 years
				\$22.27			
01.09.06.331.006 Louis J Jr & Rosemarie Chatleain 1948 7th Ave Mankato, MN 56001	Columbia Park Addition Lots 5 and 6 Block 2 0.00	6-331B	H	100.00	\$2,227.00		\$2,227.00 5 years
				\$22.27			
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	6-331B	NH	150.00	\$7,351.50		\$7,351.50 5 years
				\$49.01			
01.09.07.208.002 Darlene C Brandt 1328 3rd Ave Mankato, MN 56001	Mankato City Lot 4 Block 28 0.00	7-208	H	66.00	\$1,469.82		\$1,469.82 5 years
				\$22.27			
01.09.07.208.003 Andrew & Liza Johnson PO Box 2045 Mankato, MN 56002	Mankato City Lot 3 Block 28 0.00	7-208	NH	66.00	\$3,234.66		\$3,234.66 5 years
				\$49.01			
01.09.07.208.004 Chad W Baldwin & Kyla M Zuhlsdorf 18182 568th Ave Mankato, MN 56001	Mankato City North 48 Feet of Lot 2 Block 28 (1318 3rd Avenue)	7-208	NH	48.00	\$2,352.48		\$2,352.48 5 years
				\$49.01			
01.09.07.208.005 Carolyn M Manning 1314 Third Ave Mankato, MN 56001	Mankato City North 31 Feet of Lot 1 and South 18 Feet of Lot 2 Block 28	7-208	H	49.00	\$1,091.23		\$1,091.23 5 years
				\$22.27			

2025 Alley Improvements

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Parcel Number / Owner / Address	Property Description	Alley	Property Class	Frontage Charge			Total Preliminary Assessment
				Front Feet cost/ft		Requested Additional Work	
01.09.07.208.006 Donald K Kruse 1306 Third Ave Mankato, MN 56001	Mankato City South 49 Feet of Lot 1 Block 28 0.00	7-208	H	49.00	\$1,091.23		\$1,091.23 5 years
				\$22.27			
01.09.07.208.007 Rebecca L Hottinger 1331 Fourth Ave Mankato, MN 56001	Mankato City Lot 5 Block 28 0.00	7-208	H	66.00	\$1,469.82		\$1,469.82 5 years
				\$22.27			
01.09.07.208.008 Nicholas R Adolph 1325 4th Ave Mankato, MN 56001	Mankato City Lot 6 Block 28 0.00	7-208	H	66.00	\$1,469.82		\$1,469.82 5 years
				\$22.27			
01.09.07.208.010 Hoang Quang K & Thuyet Thi 1321 4th Ave Mankato, MN 56001	Mankato City Lot 7 Block 28 0.00	7-208	H	66.00	\$1,469.82		\$1,469.82 5 years
				\$22.27			
01.09.07.208.011 Karla J & Howard F Tauer 1315 Fourth Ave Mankato, MN 56001	Mankato City Lot 8 Block 28 0.00	7-208	H	90.00	\$2,004.30		\$2,004.30 5 years
				\$22.27			