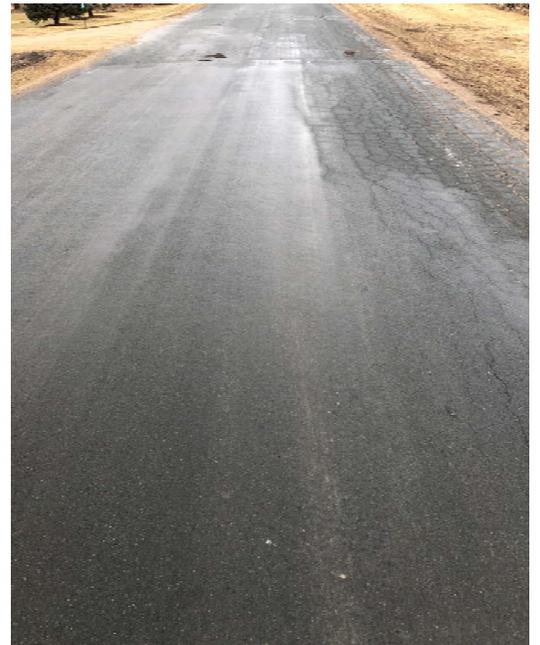


DENMARK TOWNSHIP, MINNESOTA

2020 STREET IMPROVEMENTS

120TH STREET S & MORGAN AVENUE S

FEASIBILITY REPORT



MARCH, 2020

DENMARK TOWNSHIP
Project No. 2019.302

www.FOCUSengineeringinc.com

FOCUS ENGINEERING, inc.

CERTIFICATION

FEASIBILITY REPORT 2020 STREET IMPROVEMENTS 120TH STREET SOUTH & MORGAN AVENUE SOUTH

DENMARK TOWNSHIP, MINNESOTA

MARCH, 2020
Project No: 2019.302

I hereby certify that this plan, specification, or report was prepared by me, or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



Cara L. Geheren | License No. **41616** | March 31, 2020
651.300.4261

**2020 STREET IMPROVEMENTS
120TH STREET SOUTH & MORGAN AVENUE SOUTH**

**DENMARK TOWNSHIP
PROJECT NO. 2019.302**

SUMMARY

Project No.:	2019.302 - 2020 Street Improvements
Locations:	The streets to be improved include 120 th Street South from 310 feet east of Margo Avenue South to Morgan Avenue South and Morgan Avenue South from 120 th Street South to 122 nd Street South as shown on the exhibit in the appendix.
Improvements:	The reclaim improvements involve grinding up and recycling the existing blacktop and gravel of the street to make a new base, followed subgrade correction as needed, installation of new pavement and restoration.
Initiation:	This is a Town Board initiated project, and affects approximately 4,600 feet of roadway.
Parcels Abutting:	14 (assessable)
Right of Way:	The project will be constructed within the existing rights of way.
Feasibility:	This project is feasible, necessary, and cost effective, and will result in benefits to the properties served.
Completion:	Fall of 2020

FUNDING SUMMARY:

1.) ESTIMATED TOTAL PROJECT COSTS:	\$370,000
(Includes Contingencies, Engineering & Project Management, Legal, Project Administration, and Bonding Costs)	
2.) FUNDING SOURCES:	
Special Assessments	\$105,000
Township Tax Revenue	\$265,000

***Assessments as a percentage of total costs = 28.4% > 25% (applicable if bonding)**

I. SPECIAL ASSESSMENTS

Special assessments will be levied in accordance with Minnesota Statutes Chapter 429 and Denmark Township Special Assessment Policy and Procedures for Public Improvements.

Per the assessment policy, assessments were calculated using the methods outlined in the policy. It is recommended that the assessment be calculated based on the per lot method. Per the policy, 75% of the costs for the improvements are assessed to the benefiting property owners. For this project, assessing 75% of the costs results in exceeding the cap amount outlined in the policy; therefore, the assessment amounts shall not exceed the Assessment Cap in Section 5.2 of the policy. A preliminary assessment roll has been prepared can be found in the Appendix of this report. The total estimated project costs for the street improvements and corresponding assessment amounts are listed in the table below:

2020 Street Improvements	Total Street Improvement Costs	Number of Abutting Lots	ASSESSMENT CAP
120 th Street South and Morgan Avenue South	\$370,000	14	\$7,500

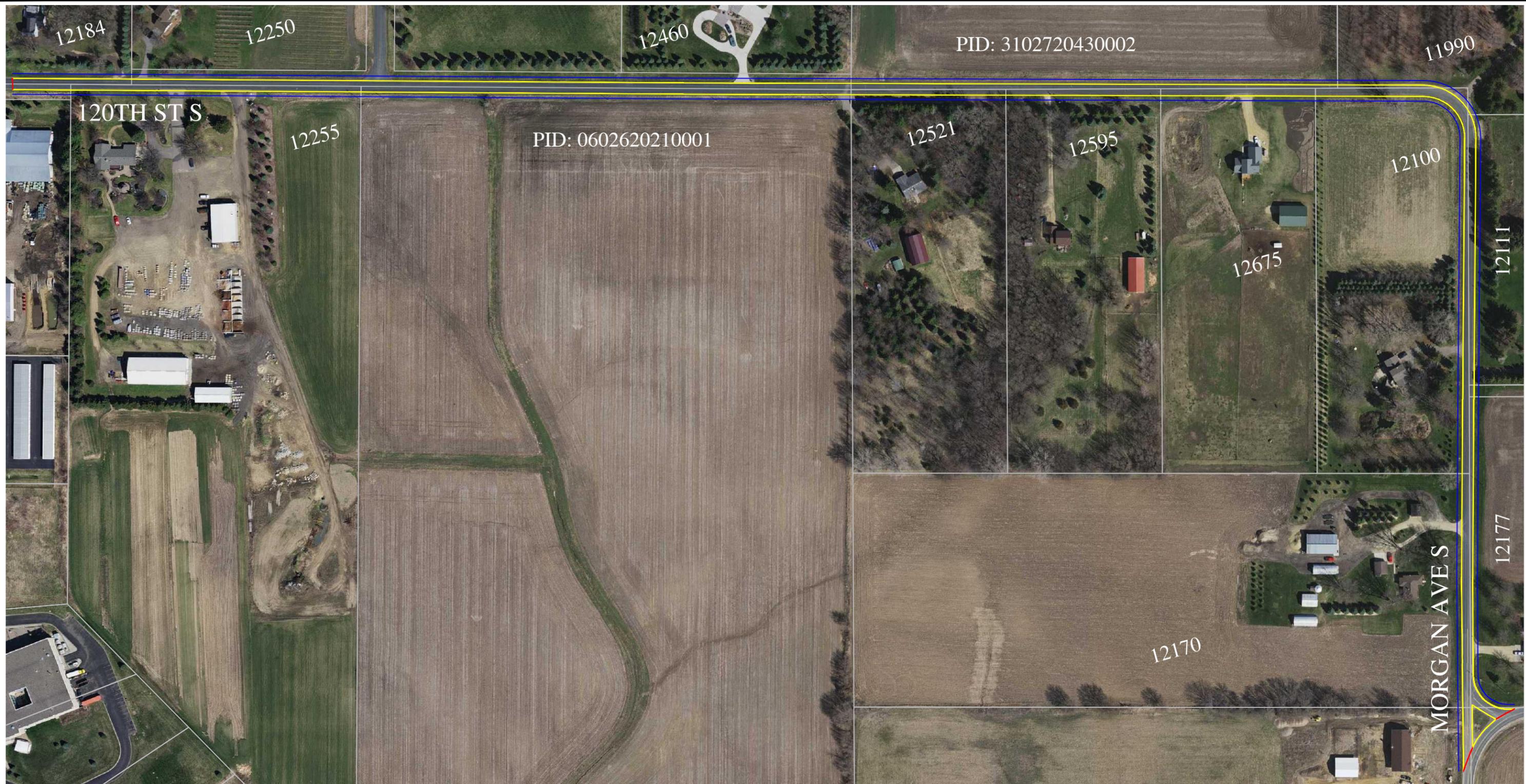
Assessment Terms: The street improvements will be levied over a 10-year period. Assessments will be charged an interest rate of 2% over the bond rate for the project or as set by the Town Board.

II. PROJECT SCHEDULE

The following schedule is proposed to accommodate construction of the improvements in 2020:

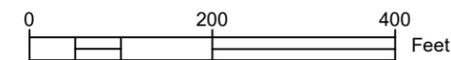
April 6, 2020	Town Board Accepts Feasibility Report and Approves Resolution to Order Public Hearing, Declare Amount to be Assessed, and Order Assessment Hearing.
April 9, 2020	Notice of Public Hearing sent to Hastings Star Gazette.
April 16, 2020	1 st Publication of Public Hearing Notice in Hastings Star Gazette. Mail Notice of Public Hearing to Property Owners. Publish Notice of Public Hearing on Township Website.
April 23, 2020	2 nd Publication of Public Hearing Notice in Hastings Star Gazette.
May 4, 2020	Public Hearing. Town Board Considers Resolution to Order the Improvements, Approve P&S, and Authorize Advertisement for Bids.
May 7, 2020	Notice of Assessment Hearing sent to Hastings Star Gazette.
May 14, 2020	1 st Publication of Assessment Hearing Notice in Hastings Star Gazette. Mail Notice of Assessment Hearing to Property Owners. Publish Notice of Assessment Hearing on Township Website.
May 22, 2020	Placement of Advertisement for Bids. (Posted May 28)
June 1, 2020	Assessment Hearing. Town board Considers a Resolution to Adopt Proposed Assessments.
June 22, 2020	Receive Contractor bids.
July 6, 2020	Town Board accepts bids and awards Contract.
July 23, 2020	Conduct Pre-construction meeting and Issue Notice to Proceed.
September 25, 2020	Substantial Completion.
October 9, 2020	Final Completion of Work.

APPENDIX



LEGEND

- 24 FT WIDE RECLAIM AREA
- - - BOULEVARD RESTORATION LIMIT
- - - PROJECT LIMITS



FOCUS ENGINEERING, inc.

DENMARK TOWNSHIP

2020 STREET IMPROVEMENTS
PROJECT NO. 2020.305
MARCH, 2020

PROJECT LIMITS
120TH ST AND MORGAN AVE



LEGEND

 ASSESSABLE PROPERTY - STREET IMPROVEMENTS



2020 STREET IMPROVEMENTS
120TH STREET SOUTH AND MORGAN AVENUE SOUTH
PRELIMINARY ASSESSMENT ROLL

NAME	ADDRESS	MAILING ADDRESS	PID	UNIT ASSESSMENT AMOUNT
ENGLER JOSEPH	12184 120TH ST	12184 120TH ST HASTINGS MN 55033	3102720330002	\$7,500.00
CORDES KENNETH C & KAREN L	12255 120TH ST	12255 120TH ST HASTINGS MN 55033	0602620220001	\$7,500.00
SAHOUANI HASSAN & DAWN	12250 120TH ST	12250 120TH ST HASTINGS MN 55033	3102720340005	\$7,500.00
SCREATON-LEE FAMILY TRS		711 MANNING AVE N LAKE ELMO MN 55042	0602620210001	\$7,500.00
CARLSON STACY H & JEFFREY R	12460 120TH ST	12460 120TH ST S HASTINGS MN 55033	3102720340002	\$7,500.00
ROSSING LEROY A & SANDRA J	12521 120TH ST	12521 120TH ST S HASTINGS MN 55033	0602620120001	\$7,500.00
ORNER KENNETH & TERESA L	12595 120TH ST	12595 120TH ST S HASTINGS MN 55033	0602620120004	\$7,500.00
SCHWARTZ ALAN & JUDITH	12675 120TH ST	12675 120TH ST HASTINGS MN 55033	0602620120003	\$7,500.00
MUHL LEVI J & KRISTIN J	12100 MORGAN AVE	12100 MORGAN AVE HASTINGS MN 55033	0602620120005	\$7,500.00
KING WILLIAM C & THERESA A		11990 MORGAN AVE S HASTINGS MN 55033	3102720430002	\$7,500.00
KING WILLIAM C & THERESA A	11990 MORGAN AVE	11990 MORGAN AVE S HASTINGS MN 55033	3102720440001	\$7,500.00
SWANLUND DAVID L & SUSAN C	12111 MORGAN AVE	12111 MORGAN AVE S HASTINGS MN 55033	0602620110004	\$7,500.00
FOWLER DUANE A & AMY J	12177 MORGAN AVE	12177 MORGAN AVE S HASTINGS MN 55033	0602620110005	\$7,500.00
DEBAERE PATRICK & JENNA	12170 MORGAN AVE	12170 MORGAN AVE S HASTINGS MN 55033	0602620120002	\$7,500.00
			TOTAL	\$105,000.00