



# Council Action Recommendation

**Meeting Date:**

April 17, 2023 – City Council

**Subject:**

City Project CP No. 5959 – 2023 Street and Utility Improvement Project No. 2  
Stanton Avenue Reconstruction Improvement Project

**Recommendation:**

- Open the Preliminary Improvement Project Hearing
- Resolution ordering the project plans and specifications

**Background/Key Points:**

Legal publications along with individual mailed notices have been sent to all benefitting properties. The preliminary project data as follows:

**Type of Project:**

Reconstruct Sanitary Sewer, Water Main, Storm Sewer, Sewer & Water Services and Bituminous Street, etc. Concrete curb & gutter and walks replaced as needed to facilitate utility construction.

**Location:**

Stanton Avenue: Broadway to Union Avenue

**Legal Description:**

Lots 12 – 22, Block 5; Lots 1 – 7, Block 8; and East 12.5 feet of adjacent Vacated Broadway R/W: McLane’s Addition

Lots 6 – 12, Block 22 (including vacated alley R/W, Vacated Vine Street R/W and Vacated Stanton Avenue R/W); Lots 6 – 10, Block 23; Lots 1 – 5, Block 24; and vacated alley R/W: Original Plat of Fergus Falls

Parts of Lot S, R, Q, and vacated Oak Street R/W: Original Plat of Fergus Falls

Part of Government Lot 4 of 34-133-43

Reserve Blocks 70, 71, 72 & Part of 73: Amended Original Plat of Fergus Falls

All located within the City of Fergus Falls

**Hearing Date:**

April 17, 2023

**Interest Rate:**

Not to exceed 7%

**Assessment Term:**

15 years

**Estimated Special Assessments Rates:**

Bituminous Street w/Curb & Gutter (Residential 5 Ton Design) = \$ 95.60/LF

Bituminous Street w/Curb & Gutter (Commercial 10 Ton Design) = \$132.48/LF

**Cost Breakdown:**

Special Assess. Bituminous St. – Residential (1,378.5 LF)	= \$ 131,784.60
Special Assess. Bituminous St. – Commercial (1,279 LF)	= \$ 169,441.92
City Share - Special Assess. Bit. St. – Commercial (346.5 LF)	= \$ 45,904.32
City Share Bituminous Street – (Removals & Const.)	= 1,175,292.67
City Share – Sanitary Sewer & Services	= 394,859.50
City Share – Water Main & Services	= 483,574.75
City Share - Storm Sewer	= <u>400,950.00</u>
<b>Total Project Cost</b>	<b>= \$ 2,801,807.76</b>

**Funding Breakdown:**

PIR 429 Bonds (Special Assessment Street - Active)	= \$ 301,226.52 (10.7%)#1
PIR 429 Bonds – City Share (Street)	= 45,904.32 ( 1.7%)
MSAS Funds (Street & Storm Water Costs)	= 1,175,292.67 (41.9%)
Sanitary Sewer Fund	= 394,859.50 (14.1%)
Water Fund	= 483,574.75 (17.3%)
Storm Water Fund	= <u>400,950.00 (14.3%)</u>
<b>TOTAL</b>	<b>= \$ 2,801,807.76 (100%)</b>

Note:

Some of the above items may be included in an increased PIR Bond for funding or through the use of Utility Bonds at the recommendation of the Finance Director.

#1: The percentage of the project being special assessed must be at least 20% of the PIR 429 Bond total. This project as proposed is **86.8 %** of the PIR 429 Bond total.  
 $(\$301,226.52 / 347,130.84) = 86.8\%$

If acceptable, staff will finish the plans and specifications and be requesting authorization to advertise for bids in the coming weeks. Although the project schedule has not been determined, I will be recommending holding the Final Cost Hearing after bids are accepted.

**Budgetary Impact:**

See above.

**Originating Department:**

Engineering Department

**Respectfully Submitted:**

Brian Yavarow, P.E. - City Engineer

**Attachments:**

PI 5959 – Preliminary Assessment Notices

Project	Description/Vendor	Location of Work	Init Date	Hear Date	Pynt Date	Resolution	Assessment	City Share
59-59	REC CON STANTON SEWER/WATER/STRM/STR	STANTON AVENUE		4-17-2023			.00	.00
P.I. Seq 59-59 000						Deferred Code	Assessment 301,226.52	UA

Project # 59-59 Public Improvement No: 59-59 Sequence 000 Type of Public Improvement 15 STREET & UTILITY REPLACEMENT

Due Date	Percent	Years	Original	Current	Deferred	Total	Local	Def.	Status
	7.00	15	301,226.52	301,226.52	.00	.00			U/A

Lots 12-22, Block 5: Lots 1-7, Block 8: and East 12.5 feet of adjacent, Vacated Broadway R/W: McLane's Addition, Lots 6-12, Block 22 (including vacated alley R/W, Vacated Vine Street R/W and Vacated Stanton Avenue R/W): Lots 6-10, Block 23: Lots 1-5, Block 24: an d vacated alley R/W: Original Plat of Fergus Falls, Parts of Lot S, R, Q and vacated Oak Street R/W: Original Plat of Fergus Falls, Pa rt of Government Lot 4 of 34-133-43, Reserve Blocks 70, 71, 72 & Part of 73: Amended Original Plat of Fergus Falls. All located with in the City of Fergus Falls.

Project No: 59-59 Public Improvement No: 59-59 Sequence: 000 Type of Public Improvement: 15 STREET & UTILITY REPLACEMENT

Code	Description	Size L.F.F.	Rate	Ref.
1	RES BIT ST W/CURB & GUTT		95.60000	2
2	COM BIT ST W/CURB & GUTT		132.48000	2

\* \* \* \* \*  
 \* \* \* \* \* CITY OF FERGUS FALLS, OTTER TAIL COUNTY, MINNESOTA \* \* \* \* \*  
 Project No. 59-59 Type of Public Improvement STREET & UTILITY REPLACEMENT PRELIMINARY  
 Public Improvement No. 59-59 000 Location STANTON AVENUE  
 From BROADWAY To UNION AVENUE

AMENDED PLAT - CITY OF FF

✓ 173842 71003990356000 309 W STANTON AVE  
 KEVIN BARTRAM

505 BROADWAY N STE 201 Sect-34 Twp-133 Range-043 AMENDED PLAT - CITY OF FF RESERVES BLK  
 FARGO 58102 4489 RAILROAD 70, 71 & 72 & THAT PT 73 E OF W LN OF VINE, EX W 60' LYING N OF

Assessed	Project Rate	L.F.	Amount Assessed	Comment	Project Total
375.00	132.48000		49,680.00	COM BIT ST W/CURB & GUTT	49,680.00

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\* \* \* \* \* CITY OF FERGUS FALLS, OTTER TAIL COUNTY, MINNESOTA \* \* \* \* \*

\* \* \* \* \* Project No. 59-59 Type of Public Improvement STREET & UTILITY REPLACEMENT PRELIMINARY \* \* \* \* \*

\* \* \* \* \* Public Improvement No. 59-59 000 Location STANTON AVENUE To UNION AVENUE \* \* \* \* \*

\* \* \* \* \* From BROADWAY \* \* \* \* \*

MCLANE'S

✓ 196794 TYSON AND SABRINA R PEDERSON 71003990948000 542 W STANTON AVE  
Block 5

542 W STANTON AVE  
FERGUS FALLS MN 56537 2508  
Sect-.34 Twp-133 Range-043 MCLANE'S ADDN EX E 40' ALL LOT 12 BLK 5  
& ELY 12.5' VAC BD Y ADJ.

Assesed	60.50	Project Rate	95.60000	L.F.	Amount Assesed	5,783.80	Comment	RES BIT ST W/CURB & GUTT	Project Total	5,783.80
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✓ 188024 LISA RUNNINGEN 71003990956000 506 W STANTON AVE  
Block 5

Sect-.34 Twp-133 Range-043 MCLANE'S ADDN LOTS 21 & 22 BLK 5 & VAC  
OAK ST ADJ.

Assesed	100.00	Project Rate	95.60000	L.F.	Amount Assesed	9,560.00	Comment	RES BIT ST W/CURB & GUTT	Project Total	9,560.00
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✓ 181029 BENJAMIN MASON 71003990989000 507 W STANTON AVE  
Block 8

Sect-.34 Twp-133 Range-043 MCLANE'S ADDN E1/2 LOT 2 BLK 8

Assesed	42.00	Project Rate	95.60000	L.F.	Amount Assesed	4,015.20	Comment	RES BIT ST W/CURB & GUTT	Project Total	4,015.20
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507 W STANTON AVE  
FERGUS FALLS 56537 2507

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 CITY OF FERGUS FALLS, OTTER TAIL COUNTY, MINNESOTA  
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Project No. 59-59  
 Public Improvement No. 59-59 000  
 From BROADWAY  
 Type of Public Improvement STREET & UTILITY REPLACEMENT  
 Location STANTON AVENUE  
 To UNION AVENUE  
 PRELIMINARY

MCLANE'S ADDN

✓ 101661 CRAIG SAMP 71003990949000 540 W STANTON AVE Block 5  
 Sect-34 Twp-133 Range-043 MCLANE'S ADDN E 40' OF LOT 12 & ALL LOT 13 BLK 5

30154 COUNTY HIGHWAY 43  
 ERHARD MN 56534 9481

✓ 129435 SCOTT HARSTAD 71003990950000 538 W STANTON AVE  
 Sect-34 Twp-133 Range-043 MCLANE'S ADDN LOT 14 BLK 5

Assessed	90.00	Project Rate	95.60000	L.F.	Amount Assessed	8,604.00	Comment	RES BIT ST W/CURB & GUTT	Project Total	8,604.00
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538 W STANTON AVE  
 FERGUS FALLS 56537 2508

✓ 167790 PATRICK & SARA HOEPPER 71003990950001 534 W STANTON AVE  
 Sect-34 Twp-133 Range-043 MCLANE'S ADDN LOT 15 BLK 5

Assessed	50.00	Project Rate	95.60000	L.F.	Amount Assessed	4,780.00	Comment	RES BIT ST W/CURB & GUTT	Project Total	4,780.00
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2726 LAKEWOOD DR  
 FERGUS FALLS 56537 3955

✓ 112749 BRYAN E & LISA K VOTAW 71003990951000 530 W STANTON AVE Lot 16 Block 5  
 Sect-34 Twp-133 Range-043 MCLANE'S ADDN LOT 16 BLK 5

Assessed	50.00	Project Rate	95.60000	L.F.	Amount Assessed	4,780.00	Comment	RES BIT ST W/CURB & GUTT	Project Total	4,780.00
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530 W STANTON AVE  
 FERGUS FALLS MN 56537 2508

✓ 18893 DONALD K & DARLENE REITER 71003990952000 518 W STANTON AVE Lot 17 Block 5  
 Sect-34 Twp-133 Range-043 MCLANE'S ADDN LOT 17 BLK 5

Assessed	50.00	Project Rate	95.60000	L.F.	Amount Assessed	4,780.00	Comment	RES BIT ST W/CURB & GUTT	Project Total	4,780.00
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518 W STANTON AVE  
 FERGUS FALLS MN 56537 2508



Assessed      Project Rate      Amount Assessed      Comment      Project Total

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 CITY OF FERGUS FALLS, OTTER TAIL COUNTY, MINNESOTA  
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Project No. 59-59      Type of Public Improvement STREET & UTILITY REPLACEMENT      PRELIMINARY  
 Public Improvement No. 59-59 000      Location STANTON AVENUE  
 From BROADWAY      To UNION AVENUE

MCLANE'S ADDN

50.00      95.60000      L.F.      4,780.00      RES BIT ST W/CURB & GUTT      4,780.00

✓ 199039 CAMERON GREENLEY ET AL      71003990953000 512 W STANTON AVE

Sect-34 Twp-133 Range-043 MCLANE'S ADDN LOT 18 BLK 5

512 W STANTON AVE  
 FERGUS FALLS MN 56537 2508

Assessed      Project Rate      Amount Assessed      Comment      Project Total  
 50.00      95.60000      L.F.      4,780.00      RES BIT ST W/CURB & GUTT      4,780.00

✓ 126254 JASON & TARA BRIST      71003990954000 510 W STANTON AVE

Sect-34 Twp-133 Range-043 MCLANE'S ADDN LOT 19 BLK 5

510 W STANTON AVE  
 FERGUS FALLS MN 56537 2508

Assessed      Project Rate      Amount Assessed      Comment      Project Total  
 50.00      95.60000      L.F.      4,780.00      RES BIT ST W/CURB & GUTT      4,780.00

✓ 173436 JENNIFER A PHILLIPS      71003990955000 508 W STANTON AVE

Sect-34 Twp-133 Range-043 MCLANE'S ADDN LOT 20 BLK 5

508 W STANTON AVE  
 FERGUS FALLS 56537 2508

Assessed      Project Rate      Amount Assessed      Comment      Project Total  
 50.00      95.60000      L.F.      4,780.00      RES BIT ST W/CURB & GUTT      4,780.00

✓ 149117 RODNEY C & ROSE M SELL      71003990987000 503 W STANTON AVE

Sect-34 Twp-133 Range-043 MCLANE'S ADDN PT LOT 1 BLK 8 COM NWLY C  
 OR LOT 7 BLK 8 E 560.25' TO BG E 41.60' S 142.27' W 36.21' S 16'  
 W 4.65' N 158.30 TO BG EX PT ORIG PLAT & GL 4

10167 95TH ST SE  
 OAKES ND 58474 9186

Assessed      Project Rate      Amount Assessed      Comment      Project Total  
 32.00      95.60000      L.F.      3,059.20      RES BIT ST W/CURB & GUTT      3,059.20

✓ 159536 ALEXANDER C NELSON      71003990988000 505 W STANTON AVE

Sect-34 Twp-133 Range-043 MCLANE'S ADDN EX E 4' ALL W 2/3 OF LOT  
 1 BLK 8

505 W STANTON AVE  
 FERGUS FALLS MN 56537 2507

Assessed      Project Rate      Amount Assessed      Comment      Project Total  
 \* \* \* \* \*  
 \* \* \* \* \*      CITY OF FERGUS FALLS, OTTER TAIL COUNTY, MINNESOTA  
 Project No. 59-59      Type of Public Improvement STREET & UTILITY REPLACEMENT      PRELIMINARY  
 Public Improvement No. 59-59 000      Location STANTON AVENUE      To UNION AVENUE  
 From BROADWAY

MCLANE'S ADDN  
 52.00      95.60000      L.F.      4,971.20      RES BIT ST W/CURB & GUTT      4,971.20  
 181029      71003990990000 507 W STANTON AVE  
 BENJAMIN MASON      Sect-34 Twp-133 Range-043 MCLANE'S ADDN W1/2 LOT 2 BLK 8 EX TR

507 W STANTON AVE  
 FERGUS FALLS 56537 2507  
 Assessed      Project Rate      Amount Assessed      Comment      Project Total  
 21.00      95.60000      L.F.      2,007.60      RES BIT ST W/CURB & GUTT      2,007.60  
 144056      71003990991000 523 W STANTON AVE  
 JEDEDIAH L OLSON      Lot 3 Block 8  
 Sect-34 Twp-133 Range-043 MCLANE'S ADDN LOT 3 BLK 8 EX TR

523 W STANTON AVE  
 FERGUS FALLS MN 56537 2507  
 Assessed      Project Rate      Amount Assessed      Comment      Project Total  
 36.50      95.60000      L.F.      3,489.40      RES BIT ST W/CURB & GUTT      3,489.40  
 22297      71003990991001 517 W STANTON AVE  
 TERRY W & PHYLLIS K SCHARNBERG

517 W STANTON AVE  
 FERGUS FALLS MN 56537 2507  
 Assessed      Project Rate      Amount Assessed      Comment      Project Total  
 68.00      95.60000      L.F.      6,500.80      RES BIT ST W/CURB & GUTT      6,500.80  
 144056      71003990992000 527 W STANTON AVE  
 JEDEDIAH L OLSON      Sect-34 Twp-133 Range-043 MCLANE'S ADDN E1/2 LOT 4 BLK 8

523 W STANTON AVE  
 FERGUS FALLS MN 56537 2507  
 Assessed      Project Rate      Amount Assessed      Comment      Project Total  
 42.00      95.60000      L.F.      4,015.20      RES BIT ST W/CURB & GUTT      4,015.20  
 25311      71003990993000 529 W STANTON AVE  
 ROCHELLE A BARTELS      Block 8  
 Sect-34 Twp-133 Range-043 MCLANE'S ADDN LOT 4 BLK 8 LYING WLY OF  
 DESC LN COM NMLY COR LOT 7 BLK 8 MCLANE'S ADDN S 89° E 295.66'  
 TO BG S 1° W 200.30' & TERM EX PT IN HILL & TOD'S ADDN

529 W STANTON AVE  
 FERGUS FALLS MN 56537 2507

529 W STANTON AVE  
 FERGUS FALLS MN 56537 2507

Assessed      Project Rate      Amount Assessed      Comment      Project Total  
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 CITY OF FERGUS FALLS, OTTER TAIL COUNTY, MINNESOTA  
 Project No. 59-59      Type of Public Improvement STREET & UTILITY REPLACEMENT      PRELIMINARY  
 Public Improvement No. 59-59 000      Location STANTON AVENUE  
 From BROADWAY      To UNION AVENUE

MCLANE'S ADDN

42.00      95.60000      L.F.      4,015.20      RES BIT ST W/CURB & GUTT      4,015.20

✓ .120563      71003990994000      535 1/2 W STANTON AVE  
 KIMBERLY A KARCH ARMSTRONG      Lot 5 Block 8

Sect-.34 Twp-133 Range-043 MCLANE'S ADDN LOT 5 BLK 8

2337 PIONEER RD APT 205  
FERGUS FALLS MN 56537 8524

84.00      95.60000      L.F.      8,030.40      RES BIT ST W/CURB & GUTT      8,030.40

✓ 26948      71003990995000      537 W STANTON AVE  
 GREGORY T & LYNN M PERMANN

Sect-.34 Twp-133 Range-043 MCLANE'S ADDN E 50' OF LOT 6 BLK 8

24663 COUNTY HIGHWAY 111  
FERGUS FALLS MN 56537 7514

50.00      95.60000      L.F.      4,780.00      RES BIT ST W/CURB & GUTT      4,780.00

✓ 129627      71003990996000      539 W STANTON AVE  
 THERESA A RANDALL      Block 8

Sect-.34 Twp-133 Range-043 MCLANE'S ADDN W 34' OF LOT 6 BLK 8 & EX W 60' ALL LOT 7 BLK 8

539 W STANTON AVE  
FERGUS FALLS MN 56537 2507

58.00      95.60000      L.F.      5,544.80      RES BIT ST W/CURB & GUTT      5,544.80

✓ 154670      71003990996001      543 W STANTON AVE  
 DUWAYNE R COOKMAN      Block 8

Sect-.34 Twp-133 Range-043 MCLANE'S ADDN W 60' OF LOT 7 BLK 8 & EL Y 12 1/2' OF VAC BDWY ADJ.

543 W STANTON AVE  
FERGUS FALLS MN 56537 2507

72.50      95.60000      L.F.      6,931.00      RES BIT ST W/CURB & GUTT      6,931.00

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\* \* \* \* \* CITY OF FERGUS FALLS, OTTER TAIL COUNTY, MINNESOTA  
\* \* \* \* \*

Project No. 59-59 Type of Public Improvement STREET & UTILITY REPLACEMENT PRELIMINARY  
Public Improvement No. 59-59 000 Location STANTON AVENUE  
From BROADWAY To UNION AVENUE

ORIGINAL PLAT  
195191 71003990339000 417 W STANTON AVE  
TASC HOLDINGS LLC Block 24

417 W STANTON AVE Sect-34 Twp-133 Range-043 ORIGINAL PLAT-FERGUS FALLS LOTS 4 & 5 B  
FERGUS FALLS MN 56537 2505 LK 24 & VAC ALLEY ADJ & PT LOT 3 BLK 24 ORIG PLAT FF, COM NW COR  
LOT 5 BLK 24, S 89D E 150.66' TO PT BG, CONT S 89D E 1', S 41.  
02', N 88D W 2', N 01D E 41' TO BG  
Assessed 150.00 Project Rate 132.48000 L.F. Amount Assessed 19,872.00 Comment COM BIT ST W/CURB & GUTT Project Total 19,872.00

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 \* \* \* \* \* CITY OF FERGUS FALLS, OTTER TAIL COUNTY, MINNESOTA \* \* \* \* \*  
 \* \* \* \* \*  
 Project No. 59-59  
 Public Improvement No. 59-59 000 Type of Public Improvement STREET & UTILITY REPLACEMENT  
 From BROADWAY Location STANTON AVENUE  
 To UNION AVENUE  
 PRELIMINARY

ORIGINAL PLAT-FERGUS FALL

✓ 41853 71003990317000 124 S UNION AVE  
 GARY SPIES  
 Sect.-34 Twp-133 Range-043 ORIGINAL PLAT-FERGUS FALLS LOT 6 BLK 22

2806 LAKEWOOD DR  
 FERGUS FALLS MN 56537 3956  
 Assessed 162.50 Project Rate 132,480.00 L.F. Amount Assessed 21,528.00 Comment COM BIT ST W/CURB & GUTT Project Total 21,528.00

✓ 41853 71003990321001 321 W LINCOLN AVE  
 GARY SPIES  
 Sect.-34 Twp-133 Range-043 ORIGINAL PLAT-FERGUS FALLS LOTS 7, 8, 1  
 0, 11, 12 & E 50' OF LOT 9 BLK 22 & VAC ALLEY & VAC E 16' OF VI  
 NE ST ADJ TO 10 & VAC N 12' OF STANTON AVE ADJ TO 10, 11 & 12 BLK  
 22 EX TR TO CITY N PT LOTS 7, 8 & 9

2806 LAKEWOOD DR  
 FERGUS FALLS MN 56537 3956  
 Assessed 228.50 Project Rate 132,480.00 L.F. Amount Assessed 30,271.68 Comment COM BIT ST W/CURB & GUTT Project Total 30,271.68

✓ 114307 71003990328000 424 W STANTON AVE  
 KAYA EPPS  
 Sect.-34 Twp-133 Range-043 ORIGINAL PLAT-FERGUS FALLS W 50' OF LOT  
 6 BLK 23

424 W STANTON AVE  
 FERGUS FALLS MN 56537 2506  
 Assessed 50.00 Project Rate 95,600.00 L.F. Amount Assessed 4,780.00 Comment RES BIT ST W/CURB & GUTT Project Total 4,780.00

✓ 161350 71003990329000 420 W STANTON AVE  
 MEGAN BLADOW & L JAYASURIYA  
 Sect.-34 Twp-133 Range-043 ORIGINAL PLAT-FERGUS FALLS E 25' OF LOT  
 6 BLK 23 W 50' OF LOT 7 BLK 23

420 W STANTON AVE  
 FERGUS FALLS MN 56537 2506  
 Assessed 75.00 Project Rate 95,600.00 L.F. Amount Assessed 7,170.00 Comment RES BIT ST W/CURB & GUTT Project Total 7,170.00

✓ 196356 71003990329001 418 W STANTON AVE  
 PAUL DAUGHERTY  
 Sect.-34 Twp-133 Range-043 ORIGINAL PLAT-FERGUS FALLS E 25' OF LOT  
 7 BLK 23

418 W STANTON AVE  
 FERGUS FALLS MN 56537 2506

Assessed      Project Rate      Amount Assessed      Comment      Project Total  
 \* \* \* \* \*      CITY OF FERGUS FALLS, OTTER TAIL COUNTY, MINNESOTA  
 \* \* \* \* \*      Project No. 59-59      Type of Public Improvement STREET & UTILITY REPLACEMENT      PRELIMINARY  
 Public Improvement No. 59-59 000      Location STANTON AVENUE  
 From BROADWAY      To UNION AVENUE

ORIGINAL PLAT-FERGUS FALL

25.00      132,480.00      L.F.      3,312.00      COM BIT ST W/CURB & GUTT      3,312.00

179676

✓ JOHN'S AUTOMOTIVE REPAIR INC

71003990330000 416 W STANTON AVE

Sect-34 Twp-133 Range-043 ORIGINAL PLAT-FERGUS FALLS EX E 22' ALL OF LOT 8 BLK 23

416 W STANTON AVE  
FERGUS FALLS 56537 2506

Assessed      Project Rate      L.F.      Amount Assessed      Comment      Project Total  
53.00      132,480.00           7,021.44      COM BIT ST W/CURB & GUTT      7,021.44

105407  
BRESNAN TELECOMMUNICATIONS CO  
ATTN TAX DEPT

710039903330001 414 W STANTON AVE

Sect-34 Twp-133 Range-043 ORIGINAL PLAT-FERGUS FALLS E 22' OF LOT 8 BLK 23 & W 25' OF LOT 9 BLK 23

PO BOX 7467  
CHARLOTTE NC 28241 7467

Assessed      Project Rate      L.F.      Amount Assessed      Comment      Project Total  
47.00      132,480.00           6,226.56      COM BIT ST W/CURB & GUTT      6,226.56

197847  
✓ SG ENTERPRISES LLC

71003990331001 126 S VINE ST

Sect-34 Twp-133 Range-043 ORIGINAL PLAT-FERGUS FALLS S 67' OF E 2 5' OF W 50' OF LOT 9 BLK 23

126 S VINE ST  
FERGUS FALLS MN 56537 2519

Assessed      Project Rate      L.F.      Amount Assessed      Comment      Project Total  
25.00      132,480.00           3,312.00      COM BIT ST W/CURB & GUTT      3,312.00

197847  
✓ SG ENTERPRISES LLC

71003990332000 126 S VINE ST

Sect-34 Twp-133 Range-043 ORIGINAL PLAT-FERGUS FALLS S 42' OF E 1 5' OF LOT 9 BLK 23

126 S VINE ST  
FERGUS FALLS MN 56537 2519

Assessed      Project Rate      L.F.      Amount Assessed      Comment      Project Total  
15.00      132,480.00           1,987.20      COM BIT ST W/CURB & GUTT      1,987.20

197847  
✓ SG ENTERPRISES LLC

71003990332001 122 S VINE ST

Sect-34 Twp-133 Range-043 ORIGINAL PLAT-FERGUS FALLS S 25' OF N 1 00' OF LOT 10 & S 25' OF N 100' OF E 25' OF LOT 9 & W 10' OF E 25' OF S 42' OF LOT 9

126 S VINE ST  
FERGUS FALLS MN 56537 2519

Assessed      \* \* \* \* \*      Project Rate      \* \* \* \* \*      Amount Assessed      \* \* \* \* \*      Comment      \* \* \* \* \*      Project Total      \* \* \* \* \*  
 \* \* \* \* \*      CITY OF FERGUS FALLS, OTTER TAIL COUNTY, MINNESOTA  
 Project No. 59-59      Type of Public Improvement STREET & UTILITY REPLACEMENT      PRELIMINARY  
 Public Improvement No. 59-59 000      Location STANTON AVENUE  
 From BROADWAY      To UNION AVENUE

ORIGINAL PLAT-FERGUS FALL

10.00      132.48000      L.F.      1,324.80      COM BIT ST W/CURB & GUTT      1,324.80

✓ 131245  
 DOUGLAS C & LISA J ANDERSON

71003990337001 409 W STANTON AVE  
 Block 24

Sect.-34 Twp-133 Range-043 ORIGINAL PLAT-FERGUS FALLS N 75' OF LOT  
 2 BLK 24

515 N 1ST AVE  
 FERGUS FALLS MN 56537 1828

Assessed      75.00      Project Rate      132.48000      L.F.      9,936.00      Amount Assessed      9,936.00      Comment      COM BIT ST W/CURB & GUTT      Project Total      9,936.00

✓ 125914  
 OTP EMPLOYEES CREDIT UNION

71003990338000 413 W STANTON AVE  
 Sect.-34 Twp-133 Range-043 ORIGINAL PLAT-FERGUS FALLS LOT 2 EX N 7  
 5' & ALL LOT 3 BLK 24 & EX TR

PO BOX 1002  
 DAWSON MN 56232 1002

Assessed      75.00      Project Rate      132.48000      L.F.      9,936.00      Amount Assessed      9,936.00      Comment      COM BIT ST W/CURB & GUTT      Project Total      9,936.00

✓ 144445  
 US BANK NA  
 ATTN RYAN PTS DEPT 908

71003990342000 502 W STANTON AVE  
 Sect.-34 Twp-133 Range-043 ORIGINAL PLAT-FERGUS FALLS LOT Q & VAC  
 OAK ST ADJ TO W SIDE

PO BOX 460169  
 HOUSTON TX 77056 8169

Assessed      38.00      Project Rate      132.48000      L.F.      5,034.24      Amount Assessed      5,034.24      Comment      COM BIT ST W/CURB & GUTT      Project Total      5,034.24

✓ 185342  
 NIKI I EVENSON

71003990345000 501 W STANTON AVE  
 Sect.-34 Twp-133 Range-043 ORIGINAL PLAT-FERGUS FALLS PT LOT S, PT  
 LOT R & PT VAC OAK ST COM NWLY COR LOT 7 BLK 8 MCLANE'S ADDN E  
 601.85' TO BG S 142.27' E 42.62' N 142.21' W 41.48' TO BG

501 W STANTON AVE  
 FERGUS FALLS MN 56537 2507

Assessed      41.50      Project Rate      95.60000      L.F.      3,967.40      Amount Assessed      3,967.40      Comment      RES BIT ST W/CURB & GUTT      Project Total      3,967.40

\* \* \* \* \*  
 \* \* \* \* \* CITY OF FERGUS FALLS, OTTER TAIL COUNTY, MINNESOTA \* \* \* \* \*  
 \* \* \* \* \*  
 Project No. 59-59 Type of Public Improvement STREET & UTILITY REPLACEMENT PRELIMINARY  
 Public Improvement No. 59-59 000 Location STANTON AVENUE  
 From BROADWAY To UNION AVENUE

UNPLATTED 34-133-43

✓ 149117  
 RODNEY C & ROSE M SELL

71003500084000 1205 N BROADWAY

10167 95TH ST SE Sect-34 Twp-133 Range-043 PT 6L 4 LYING WLY LOT R ORIG PLAT, ELY  
 OAKES ND 58474 9186 LOT 1 BLK 8 MCLANE'S ADDN & SLY OF SLY R/W LN STANTON AVE COM NWL  
 Y COR LOT 7 BLK 8 MCLANE'S ADDN E 560.25' TO BG E 41.60' S 142.2  
 7' W 36.21' S 16' W 4.65' N 158.30' TO BG EX PT MCLANE'S ADDN & O

Assessed	Project Rate	L.F.	Amount Assessed	Comment	Project Total
11.50	95.60000		1,099.40	RES BIT ST W/CURB & GUTT	1,099.40
				Total for this Public Improvement	301,226.52