



Greenfield

FEASIBILITY REPORT FOR 2021 GREENFIELD STREET RENEWAL PROJECT

RECLAMATION OF PIONEER TRAIL (SOUTH OF 76TH AVE TO CITY LIMIT), 71ST LANE (PIONEER TRAIL TO BELLE ST), BELLE STREET (71ST LANE TO PIONEER TRAIL), 71ST AVE (BELLE STREET TO TERMINUS), 70TH AVE (BELLE ST TO TERMINUS), 69TH LANE (PIONEER TRAIL TO TERMINUS), AND NIELSEN CIRCLE (PIONEER TRAIL TO TERMINUS)
AND
BELLE STREET SHAPE AND PAVE (PIONEER TRAIL SOUTH TO EXISTING TERMINUS)

CITY OF GREENFIELD, MINNESOTA

August 18, 2020
Revised September 2, 2020

Prepared by:



3601 Thurston Avenue
Anoka, MN 55303
Telephone: 763-427-5860

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 State of Minnesota Statutes Sections 326.02 to 326.16.

Ronald J. Wagner

26052
Reg. No.

August 18, 2020
Date

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TITLE SHEET

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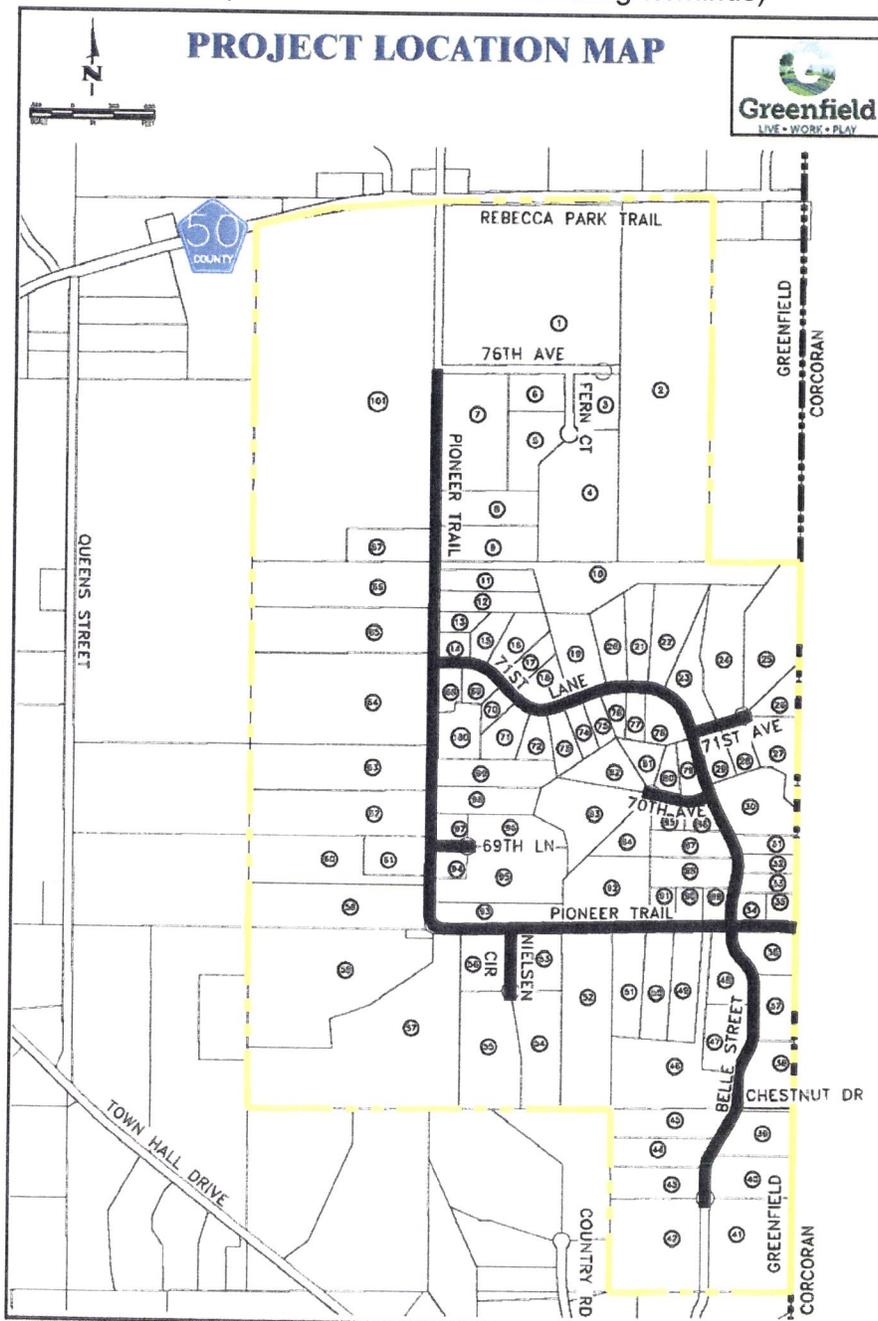
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I. INTRODUCTION

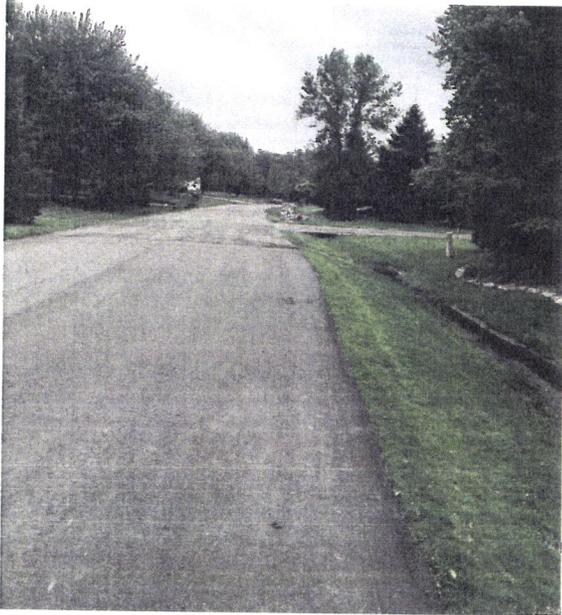
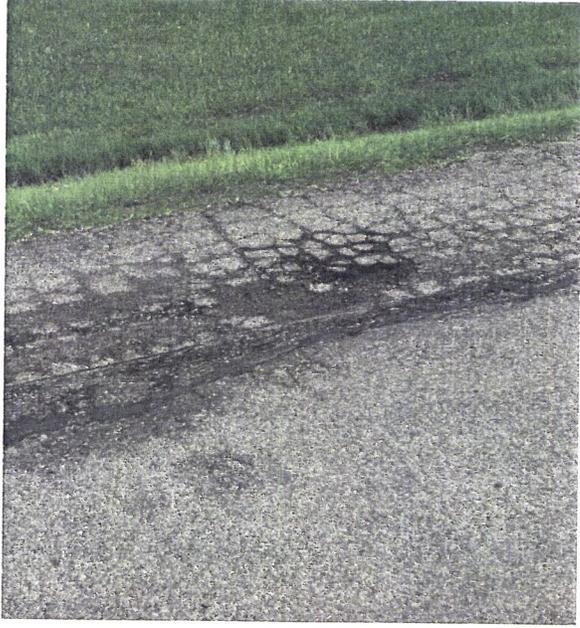
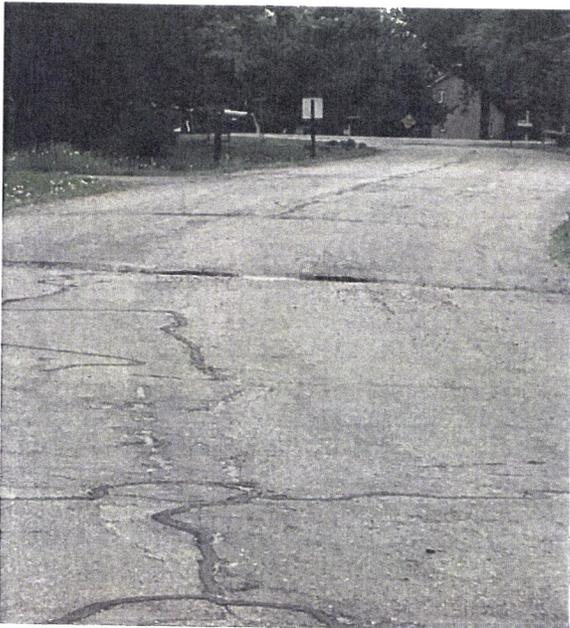
The purpose of this Feasibility Report is to present the City of Greenfield with a preliminary examination of municipal street improvements for the following streets within Greenfield, Minnesota.

1. Pioneer Trail (south of 76th Avenue to city limit)
2. 71st Lane (Pioneer Trail to Belle Street)
3. Belle Street (71st Lane to Pioneer Trail)
4. 71st Ave (Belle St to terminus)
5. 70th Ave (Belle St to terminus)
6. 69th Lane (Pioneer Trail to terminus)
7. Nielsen Circle (Pioneer Trail to terminus)
8. Belle Street (Pioneer Trail south to existing terminus)



The report discusses the proposed scope of improvements, preliminary cost estimates and a project schedule. The report has been prepared in compliance with Minnesota State Statutes 429 for projects resulting in special assessments.

Loretto Estates was platted in the early 1970's. According to city records, Pioneer Trail, 71st Lane, and Belle Street north of Pioneer Trail were all paved in 1991 or 29 years ago. The existing conditions of these streets have deteriorated to a point that a full depth reclaim is recommended. The cost and time associated with patching necessary to maintain the streets is increasing and becoming substantial.

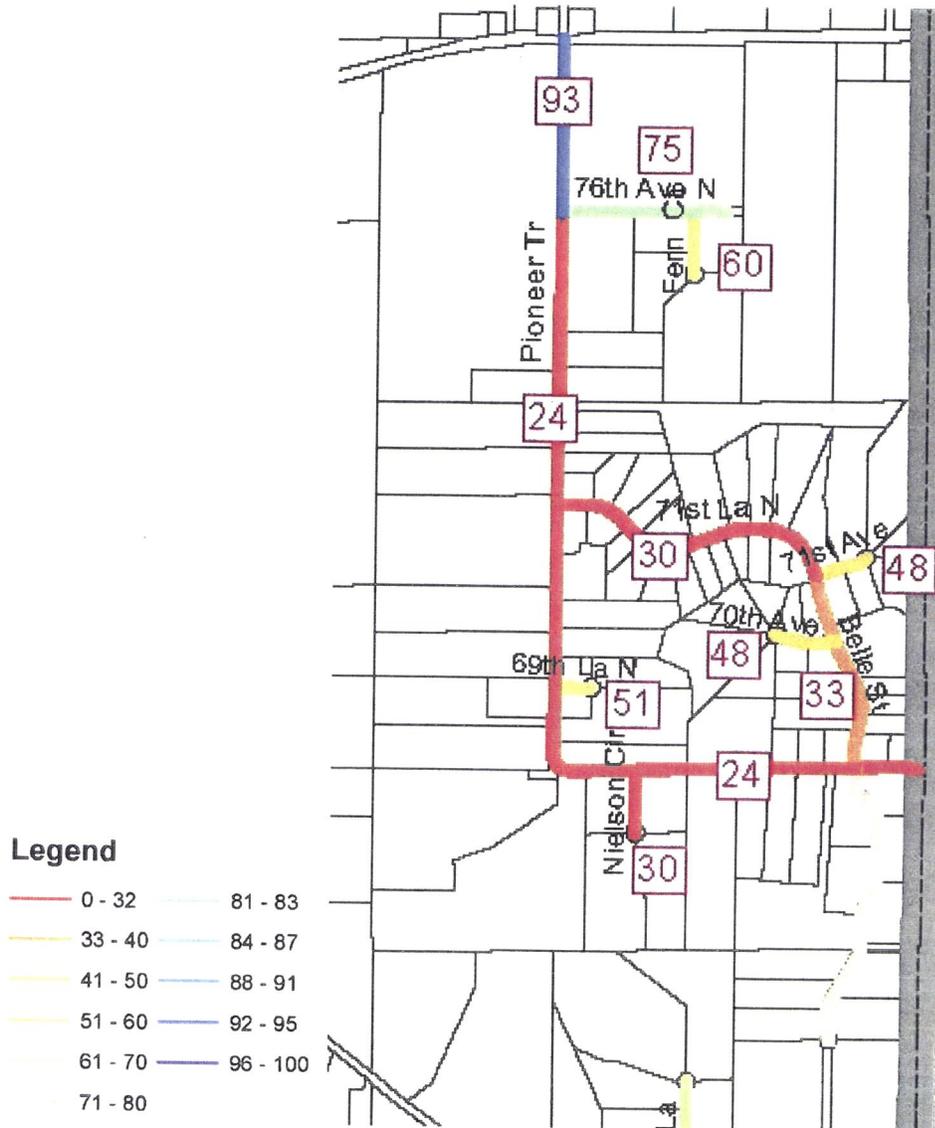


A few areas of these streets, particularly 71st Lane for 1,000' east of the creek crossing and Pioneer Trail where it crosses the creek have needed extra attention from the city over the years.

The section on 71st Lane is extremely flat and holds water in the ditches. This causes the street base to stay wet and weak and promotes frost damage. Our intention is to provide curb, gutter, and storm sewer to alleviate this issue.

The low areas of Pioneer Trail have also required additional attention from city public works. Since no driveways exist in this area, our intention is to increase the strength of the street by thickening the street base. This will raise the street away from the water level and provide more cover over the culvert.

The existing street surface in the project site have PCI (Pavement Condition Index) Ratings of between 39 and 54 which is well below the average in the City of Greenfield. See Exhibit B for City wide PCI rating map. Typically, pavements with PCI Ratings of 50 or less are in their final stages of useful life and will need to be reconstructed or overlaid in the very near future.



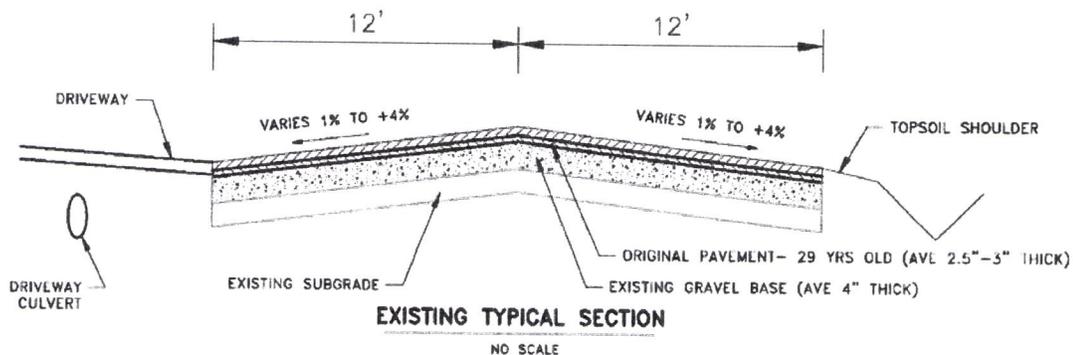
The project area 2019 streets have been included on the Street Renewal list and included in the Capital Improvement Plans (CIP). Due to this, the City Council authorized a Feasibility Report be completed to determine costs and potential sources of funding.

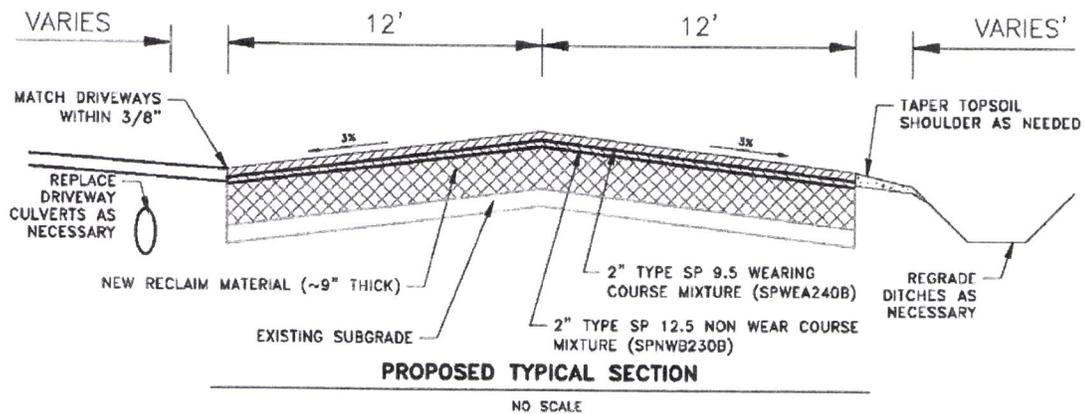
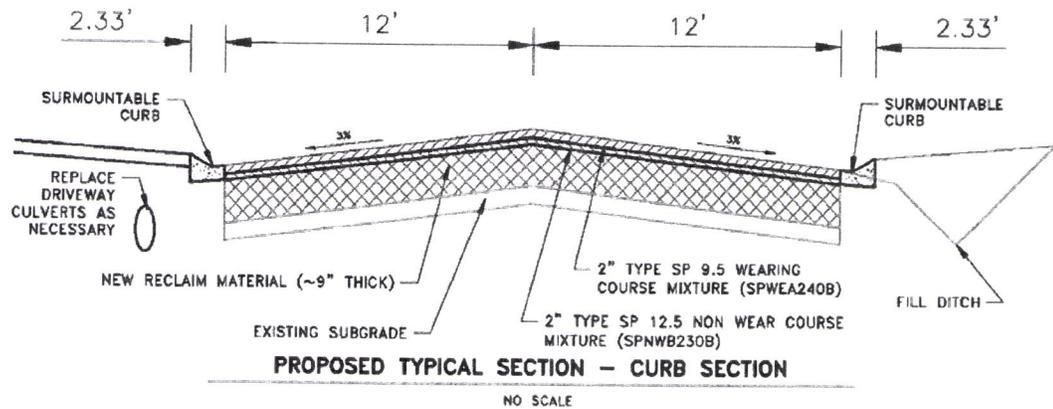
76th Avenue and Fern Court will be receiving an overlay as those streets have a higher PCI since they were constructed and paved at a later date. Overlays are considered maintenance by the City of Greenfield and are not included in the assessment but are included in the overall project.

II. PROPOSED PROJECT

The proposed street renewal project consists of improving the following streets within and around Loretto Estates, specifically 71st Lane, Pioneer Trail, and Belle Street. Proposed improvement work includes full depth reclaim, replacement of any center line culverts determined as structurally deficient, shaping and compaction of the reclaim and placement of a 3 ½" of bituminous with a topsoil shouldering and seeding. The proposed street typical section would be in general conformance with current City Street Standards.

The typical street section would be a paved rural section with no curb and gutter. A short section of 71st Lane is anticipated to need curb and gutter to address existing road failures likely caused by lack of proper drainage. Existing bituminous driveways will be milled a few feet back from the road and matched into the new road elevation. All concrete driveways will be saw cut at a joint and replaced with concrete to match the new bituminous elevation. All gravel driveways will have in kind gravel material added to match the new bituminous street elevation.





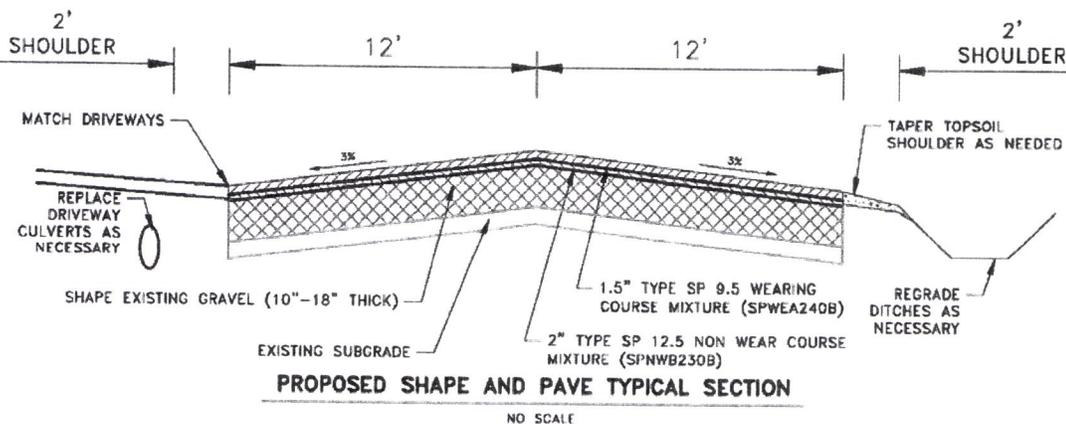
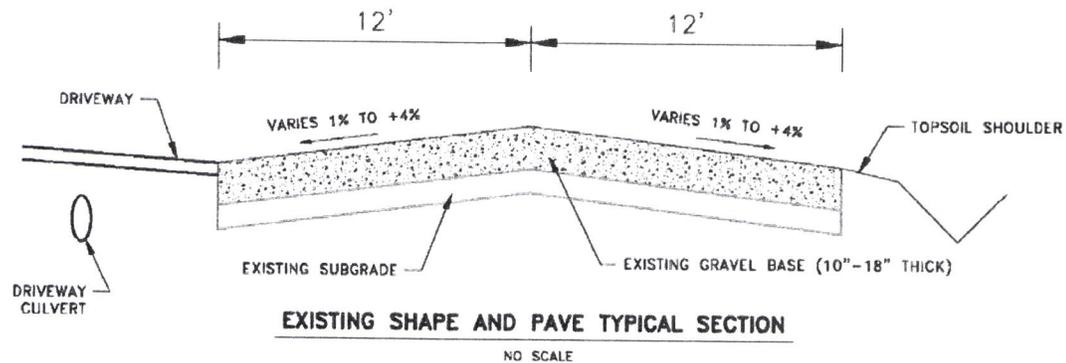
Surface water within the project area will be conveyed via the existing storm sewer system through a combination of driveway culverts, ditches and cross culverts except the short section of 71st Lane where curb and gutter with catch basins and storm sewer will be installed. Most center line culverts will be replaced as existing culverts are corrugated metal pipe that are up to 45 years old and the life expectancy of the reconstructed road will exceed the life expectancy of the existing culverts. Minimal ditch work and driveway culvert replacement is included as part of this project.

Also included in this report is Belle Street south of Pioneer Trail. The City Council requested this be added for several reasons:

1. It is currently gravel and located at least 1 ½ miles away from any other Greenfield gravel street which increases cost to maintain and wear and tear on city equipment.
2. Some residents have inquired regarding asphalt pavement for the street to alleviate dust and improve ride and remove recurring frost boils.
3. The cost to complete the work will be lower if combined with a larger adjacent similar project.

The Belle Street south project would consist of adding new class 5 aggregate as needed to provide a stable base for the asphalt. The street will be "shaped and aligned" to ensure proper cross slopes for drainage off of the surface. Some minor ditch work to ensure the ditches drain properly will be

required in the northern section of this project. Some culvert replacement or elevation adjustment may also be necessary. Once the street has been shaped, the street will receive two layers of asphalt for a total of 3 1/2" thick and 24' wide. On either side, approximately 2' of topsoil shouldering with grass seed shall be placed. Since Chestnut Street is not city right-of-way and three properties served by Chestnut Street are not in the City of Greenfield, Chestnut Street cannot be included in the project without a number of items occurring (mainly cooperation from all three Chestnut Street residents and the City of Corcoran).



III. INITIATION

The feasibility report was initiated by the City Council as the streets were included for the 2021 Capital Improvement Plan. This was due to the PCI ratings being some of the lowest in the city and in accordance with the city's policy regarding streets renewal program.

IV. FEASIBILITY

From an engineering standpoint, the project is feasible, and the value of existing housing is positively benefited by accessing a bituminous paved street in good condition. It can be accomplished as proposed, and need not be constructed in conjunction with any other project. The City and the persons assessed should review the project for benefit to determine the economic feasibility of the proposed improvements.

V. **RIGHT-OF-WAY / EASEMENTS**

The existing streets and proposed street improvements are located within the existing 60 or 66-foot-wide right-of-way.

VI. **PERMITS**

No permits would be required to accomplish the work.

VII. **COMPLETION**

This project is proposed to be completed during the 2021 construction season.

VIII. PRELIMINARY PROJECT SCHEDULE

See Table I below, for the preliminary project schedule for the 2021 Greenfield Street Renewal Project:

Table I
City of Greenfield

1.	City Council Receives Feasibility Report and Schedules Public Hearing	August 18, 2020
2.	City Council Holds Public Hearings for Improvement Project	September 22 & 23, 2020
3.	City Council Orders Plans and Specs	October 5, 2020
4.	City Council Approves Plans and Specifications and City Council Approves and Authorizes to Advertise for Bid	January 19, 2021
5.	Open Bids	February 10, 2021
6.	City Council Considers Award of Contract or Discontinues Process	February 16, 2021
7.	If Awarded, Contractor Completes Construction	By July 31, 2021
8.	City Council Holds Assessment Hearing and Adopts Assessment Roll	September or October, 2021

IX. ESTIMATED PROJECT COST

Included in this report is a detailed estimate of construction costs for the street improvements (see Table II). The estimated Street Renewal project includes the Reclaim Project and Shape and Pave Project. The estimated combine total project cost is \$1,380,272. These cost of the are separated for each type of project to assist in dividing up assessment costs. The costs herein are estimates only and are not guaranteed prices. The quantities are estimates also. The contractor will be paid only for work completed. The cost estimates are based on unit prices from previous similar projects costs.

**Table II
Engineers Estimate**

Bid Schedule "A" - Reclaim

Item No.	Description	Unit	Est. Unit Price	Estimated Quantity	Total Estimated Extension
1	Mobilization	LS	\$29,566.50	1.00	\$29,566.50
2	Salvage and Reinstall Sign	EACH	\$80.00	15.00	\$1,200.00
3	Sawing Bit Pavement (Full Depth)	LF	\$2.00	784.00	\$1,568.00
4	Removal Bit Pavement - 5' end of Bit Driveways	SY	\$9.00	355.57	\$3,200.13
5	Haul & Stockpile Excess Material (LV) - Strip 1/2" + haul to thickened section	CY	\$20.00	526.21	\$10,524.20
6	Aggregate Base Class 5 Mod (driveway)	TON	\$33.00	61.20	\$2,019.60
7	Bituminous Driveway	SY	\$70.00	355.57	\$24,889.90
8	Full Depth Reclamation	SY	\$2.00	32272.16	\$64,544.32
9	Mill Bituminous Surface (2.0")	SY	\$30.45	32.00	\$974.40
10	Bituminous Material For Tack Coat	GAL	\$3.50	1613.60	\$5,647.60
11	Type SP 9.5 Wearing Course Mixture (2,B)	TON	\$65.00	2722.95	\$176,991.75
12	Type SP 12.5 Non Wear Course Mixture (2,B)	TON	\$60.00	3630.62	\$217,837.20
13	Traffic Control	LS	\$6,500.00	1.00	\$6,500.00
14	Stabilized Construction Exit	LS	\$2,000.00	2.00	\$4,000.00
15	Silt Fence, Type MS	LF	\$1.68	4584.00	\$7,701.12
16	Turf Establishment (Hydro Mulch Matrix + 25-131 Seed)	ACRE	\$6,000.00	2.84	\$17,040.00
17	Topsoll Shoulder	CY	\$38.00	1084.31	\$41,203.78
18	Casting Assembly	EACH	\$600.00	20.00	\$12,000.00
19	Special Ditch Grading (Reclaim)	LF	\$15.00	1349.00	\$20,235.00
20	Concrete Curb & Gutter Design B618	LF	\$14.00	2342.00	\$32,788.00
21	Storm Drain Inlet Protection	EACH	\$125.00	98.00	\$12,250.00
22	15" RC Apron	EACH	\$800.00	4.10	\$32,800.00
23	18" RC Apron	EACH	\$1,000.00	5.00	\$5,000.00
24	24" RC Apron	EACH	\$1,250.00	5.00	\$6,250.00
25	36" RC Apron	EACH	\$1,650.00	2.00	\$3,300.00
26	15" RC Pipe Sewer Design 3006 CL V	LF	\$35.00	740.00	\$25,900.00
27	18" RC Pipe Sewer Design 3006 CL V	LF	\$40.00	540.00	\$21,600.00
28	21" RC Pipe Sewer Design 3006 CL III	LF	\$55.00	643.00	\$35,365.00
29	24" RC Pipe Sewer Design 3006 CL III	LF	\$65.00	310.00	\$20,150.00
28	15" RC Pipe Culvert	LF	\$40.00	0.00	\$0.00
29	18" RC Pipe Culvert	LF	\$45.00	116.00	\$5,220.00
30	36" RC Pipe Culvert	LF	\$150.00	62.00	\$9,300.00
31	15" HDPE Pipe Culvert (driveway)	LF	\$30.00	2190.00	\$65,700.00
32	15" CMP Apron	EACH	\$250.00	146.00	\$36,500.00
33	36" HDPE Pipe Culvert (driveway)	LF	\$75.00	162.00	\$12,150.00
34	36" CMP Apron	EACH	\$600.00	10.00	\$6,000.00
35	Construct Drainage Structure Design 2'x3'	EACH	\$1,600.00	7.00	\$11,200.00
36	Construct Drainage Structure Design 48-4020	EACH	\$2,000.00	13.00	\$26,000.00
Total					\$1,015,116.50

Bid Schedule "B" - Shape and Pave

Item No.	Description	Unit	Est. Unit Price	Estimated Quantity	Total Estimated Extension
1	Mobilization	LS	\$6,433.82	1.00	\$6,433.82
2	Salvage and Reinstall Sign	EACH	\$80.00	6.00	\$480.00
3	Sawing Bit Pavement (Full Depth)	LF	\$2.00	32.00	\$64.00
4	Aggregate Base Class 5 Mod (driveway)	TON	\$33.00	10.80	\$356.40
5	Aggregate Base Class 5 Mod	TON	\$12.60	1166.20	\$14,694.12
6	Bituminous Driveway	SY	\$70.00	17.78	\$1,244.60
7	Bituminous Material For Tack Coat	GAL	\$3.50	287.95	\$1,007.83
8	Type SP 9.5 Wearing Course Mixture (2,B)	TON	\$65.00	485.92	\$31,584.80
9	Type SP 12.5 Non Wear Course Mixture (2,B)	TON	\$60.00	647.89	\$38,873.40
10	Traffic Control	LS	\$2,000.00	1.00	\$2,000.00
11	Stabilized Construction Exit	LS	\$1,000.00	1.00	\$1,000.00
12	Silt Fence, Type MS	LF	\$2.00	320.00	\$640.00
13	Turf Establishment (Hydro Mulch Matrix + 25-131 Seed)	ACRE	\$6,000.00	0.40	\$2,400.00
14	Topsoll Shoulder	CY	\$38.00	53.32	\$2,026.16
15	Special Ditch Grading (Shape and Pave)	LF	\$15.00	700.00	\$10,500.00
16	24" RC Apron Design 3006 CL III	EACH	\$1,250.00	2.00	\$2,500.00
17	24" RC Pipe Culvert	LF	\$55.00	46.00	\$2,530.00
18	Storm Drain Inlet Protection	EACH	\$125.00	11.00	\$1,375.00
19	15" HDPE Pipe Sewer (driveway)	LF	\$30.00	330.00	\$9,900.00
20	15" CMP Apron	EACH	\$250.00	22.00	\$5,500.00
Total					\$135,110.13

Bid Schedule "A" - Reclaim \$1,015,116.50
20% Administration, Legal, & Engineering \$203,023.30

Bid Schedule "B" - Shape and Pave \$135,110.13
20% Administration, Legal, & Engineering \$27,022.03

ESTIMATED PROJECT COST \$1,218,139.80

ESTIMATED PROJECT COST \$162,132.16

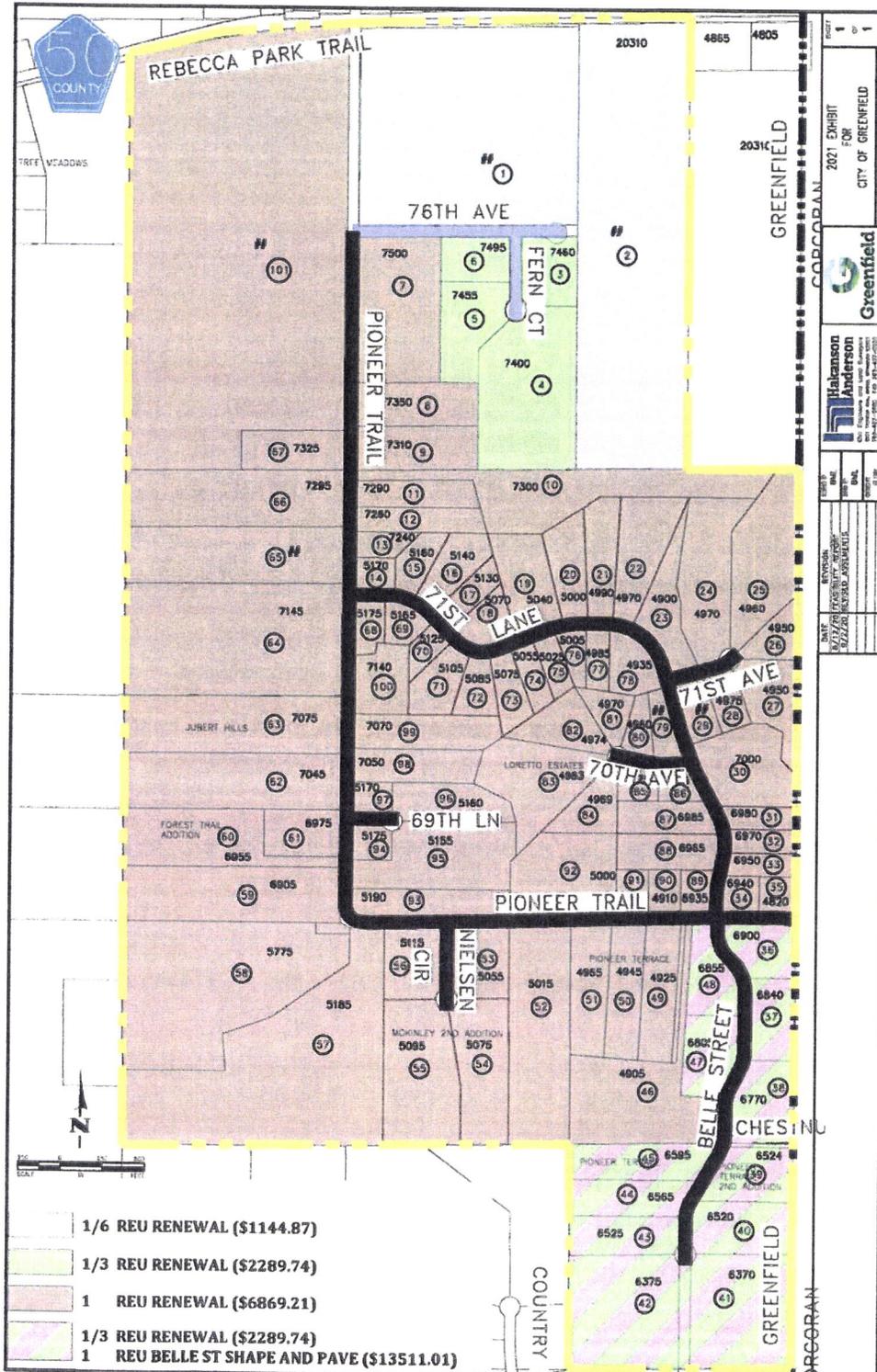
TOTAL ESTIMATED PROJECT COST

\$1,380,271.96

X. PROPOSED FUNDING

The funding for the street renewal project is expected to be provided by two sources, the City of Greenfield and the benefiting property owners. Below is a map of the proposed project and benefiting property owners to be assessed.

Benefiting Properties Map



Reclaim Project

The street renewal project cost would be split 50/50 between the City of Greenfield and the benefiting properties. Benefiting properties would be further divided into those having direct access to the improved streets and those having indirect access but required to use those improved streets to access their property. Those properties having direct access would receive an assessment based on one residential equivalent unit or REU and those properties with indirect access would receive an assessment based on 1/3 REU. A few properties would be assessed 1/6 REU as they have indirect access and are on the border of the project. The number of properties receiving full or partial benefit from the street renewal project is 101, but the total REUs for the street renewal project is 88.66667. The benefiting residential property owners are proposed to be assessed an estimated \$609,069.92 and the City would provide the remaining 50% of the estimated cost, \$609,069.92. Again, this is in accordance with the City of Greenfield assessment policy adopted in 2019.

Shape and Pave Project (Belle Street South)

Belle Street south of Pioneer Trail would be assessed to the direct access properties at 100% of the cost of the project. There are 12 units and an estimated project cost of \$162,132.16.

XI. ESTIMATED ASSESSMENT

Reclaim Project

By dividing the total benefiting property assessment cost (\$609,069.92) by 88.66667, the number of assessable units, an assessment value is obtained. The estimated cost per REU was determined to be \$6,869.21 (Table III "Benefiting Property Assessment Summary" and Exhibit E "Assessment Calculation"). The per unit method of assessment was used due to the benefiting properties being single family homes, large farm parcels, or vacant buildable lots and use of the street by these properties would be of a similar manner. So direct access of 83 properties are estimated to be assessed a full REU or \$6,869.21, and 16 properties with indirect access would receive an assessment of 1/3 REU or \$2,289.74, and 2 properties at the edge of the improvement with indirect access would receive an assessment equal to 1/6 REU or \$1,144.87.

Shape and Pave Project (Belle Street South)

By dividing the total benefiting property assessment cost (\$162,132.16) by 12, the number of assessable units, an assessment value is obtained. The estimated cost per REU for the Shape and Pave project was determined to be \$13,511.01 (Table III "Benefiting Property Assessment Summary" and Exhibit E "Assessment Calculation").

Assessment can be paid in full or partially prepaid once the assessment roll has been adopted by the City Council (anticipated September or October of 2021 after all costs are determined). Any unpaid portion of the assessment will be added to the property tax of each property payable starting in 2022. The length of assessment and the interest rate are determined by the City Council and typically correlates with the city bond length and rate which the city receives.

**Table III
Benefiting Property Assessment Summary**

The assessment portion of the Street Renewal project would be approximately 50% of the total project.

Ref#	PID#	TAX PAYER NAME	PROPERTY ADDRESS	CITY,STATE,ZIP	PROPOSED ASSESSEMENT
1	251-192-412-0003	WARREN & SALLEY J DALUGE	UNASSIGNED	GREENFIELD, MN 55357	\$1,144.87
2	251-192-411-0002	WILLIAM & LYNN M TOMBERS	UNASSIGNED	GREENFIELD, MN 55357	\$1,144.87
3	251-192-413-0004	CHRISTOPHER L & KATIE JOHNSON	7460 FERN CT	GREENFIELD, MN 55357	\$2,289.74
4	251-192-413-0005	TAYLOR A & NOELLE M SMITH	7400 FERN CT	GREENFIELD, MN 55357	\$2,289.74
5	251-192-413-0008	CHRISTOPHER PETERSON & CARRIE PLESHA	7455 FERN CT	GREENFIELD, MN 55357	\$2,289.74
6	251-192-413-0009	RALPH A & SUSAN A BLAKE	7495 FERN CT	GREENFIELD, MN 55357	\$2,289.74
7	251-192-413-0002	BRANDON JOCHUM	7500 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
8	251-192-413-0007	LISA CROISSANT	7350 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
9	251-192-413-0006	ALEXANDER & SVETLANA HRYSHCHUK	7310 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
10	251-192-442-0002	SCOTT L & GAIL LUEDKE	7300 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
11	251-192-442-0003	THOMAS & LYNETTE VAN DEHEY	7290 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
12	251-192-442-0004	TED TURNHAM	7260 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
13	251-192-442-0005	LUCAS & JENNIFER MUELLER	7240 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
14	251-192-442-0006	MARK RAMSLAND	5170 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
15	251-192-442-0007	THOMAS W LEVERENZ	5160 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
16	251-192-442-0008	JAYNA S BERDAN	5140 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
17	251-192-442-0009	JOHN C & MAUREEN A TOMB	5130 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
18	251-192-442-0010	DEBORAH PAWELK	5070 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
19	251-192-442-0011	LANAY L & JEREMY KINN	5040 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
20	251-192-442-0012	WESLEY G WOOD	5000 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
21	251-192-441-0001	MARK L JENSON	4990 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
22	251-192-441-0002	JASON WIKMAN	4970 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
23	251-192-441-0010	JULIE A LUDWIG WOODS & SHAWN M WOODS	4900 71ST AVE N	GREENFIELD, MN 55357	\$6,869.21
24	251-192-441-0011	RONALD & MARIUS DOBOSZENSKI	4970 71ST AVE N	GREENFIELD, MN 55357	\$6,869.21
25	251-192-441-0005	MARY K & GREG MOEN	4960 71ST AVE N	GREENFIELD, MN 55357	\$6,869.21
26	251-192-441-0006	GORDON & LORAIN KUMPULA	4950 71ST AVE N	GREENFIELD, MN 55357	\$6,869.21
27	251-192-441-0007	GORDON & LORAIN KUMPULA	4950 71ST AVE N	GREENFIELD, MN 55357	\$6,869.21
28	251-192-444-0001	STEVEN PAVLAK	4975 71ST AVE N	GREENFIELD, MN 55357	\$6,869.21
29	251-192-444-0002	ROLAND A & KARLENE A JENDRO	UNASSIGNED	GREENFIELD, MN 55357	\$6,869.21
30	251-192-444-0003	ROLAND A & KARLENE A JENDRO	7000 BELLE ST	GREENFIELD, MN 55357	\$6,869.21
31	251-192-444-0004	GEORGE & DENISE HUGHES	6980 BELLE ST	GREENFIELD, MN 55357	\$6,869.21
32	251-192-444-0005	MICHAEL & SUSAN JURMU	6970 BELLE ST	GREENFIELD, MN 55357	\$6,869.21
33	251-192-444-0006	ALLISON R BLASKA KNOPH & GREGORY J KNOPH	6950 BELLE ST	GREENFIELD, MN 55357	\$6,869.21
34	251-192-444-0007	KELLY L SPLONSKOWSKI	6940 BELLE ST	GREENFIELD, MN 55357	\$6,869.21
35	251-192-444-0008	LA DONNA B CHAMPION	4820 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
36	361-192-411-0005	RONALD & JULIE HAEKENKAMP	6900 BELLE ST	GREENFIELD, MN 55357	\$15,800.75
37	361-192-411-0006	GREGORY & DAWN R KOBBE	6840 BELLE ST	GREENFIELD, MN 55357	\$15,800.75
38	361-192-411-0007	CAITLIN O'SHEA & BRIAN RICE	6770 BELLE ST	GREENFIELD, MN 55357	\$15,800.75
39	361-192-414-0010	VERONICA & VALDEMAR MOROZ	6524 BELLE ST	GREENFIELD, MN 55357	\$15,800.75
40	361-192-414-0002	SHAUN J & CINTHIA L IRWIN	6520 BELLE ST	GREENFIELD, MN 55357	\$15,800.75
41	361-192-414-0003	MARK ANTHONY ORTH	6370 BELLE ST	GREENFIELD, MN 55357	\$15,800.75
42	361-192-414-0007	JULIE ANN VERGIN	6375 BELLE ST	GREENFIELD, MN 55357	\$15,800.75
43	361-192-414-0006	DAVID J T MILLER & LISA AARON	6525 BELLE ST	GREENFIELD, MN 55357	\$15,800.75
44	361-192-414-0005	RICHARD & JENNIFER ALTENDORF	6565 BELLE ST	GREENFIELD, MN 55357	\$15,800.75
45	361-192-414-0004	PAUL JOSEPH DESMARAIS	6595 BELLE ST	GREENFIELD, MN 55357	\$15,800.75
46	361-192-411-0003	KEVIN DANIEL FERN	4905 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
47	361-192-411-0009	ANDRE & RENEE LAPLUME	6805 BELLE ST	GREENFIELD, MN 55357	\$15,800.75
48	361-192-411-0008	TIMOTHY & JULIE K WEISS	6855 BELLE ST	GREENFIELD, MN 55357	\$15,800.75
49	361-192-411-0010	ROBERT D & LISA L PLIEGO	4925 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
50	361-192-411-0011	AMY S BELANGER	4945 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21

Ref#	PID#	TAX PAYER NAME	PROPERTY ADDRESS	CITY,STATE,ZIP	PROPOSED ASSESSMENT
51	361-192-411-0012	GAYLEN & JULIE BRINKMAN	4965 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
52	361-192-412-0001	CRAIG & AUDREY FORDAHL	5015 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
53	361-192-412-0006	HOWARD & SHANNON ELSENPETER	5055 NIELSEN CIR	GREENFIELD, MN 55357	\$6,869.21
54	361-192-412-0005	JEFFREY J & LAURIE PLZAK	5075 NIELSEN CIR	GREENFIELD, MN 55357	\$6,869.21
55	361-192-412-0004	KENNETH J & TAMERA R HOWAY	5095 NIELSEN CIR	GREENFIELD, MN 55357	\$6,869.21
56	361-192-412-0003	A E & T A KASPER	5115 NIELSEN CIR	GREENFIELD, MN 55357	\$6,869.21
57	361-192-421-0009	CHRISTOPHER & CAROL DART	5185 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
58	361-192-421-0008	PAUL J & CAROLYN J GALLAGHER	5775 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
59	251-192-434-0003	NORMA JEAN KASTL	6905 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
60	251-192-434-0006	MARK & KRISTI KOWAL	6955 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
61	251-192-434-0005	JAMES J & JOYL DZIK	6975 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
62	251-192-434-0008	PETER T & JAMIE L MORGAN	7045 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
63	251-192-434-0007	J J & B A WILLE	7075 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
64	251-192-431-0002	SUSAN M ZAMUTO	7145 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
65	251-192-431-0004	DAVID & PATRICIA NORD	UNASSIGNED	GREENFIELD, MN 55357	\$6,869.21
66	251-192-431-0003	DONALD R & L ANNE MILLER	7295 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
67	251-192-424-0001	JEFFREY A & NICOLE M H NUTE	7325 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
68	251-192-442-0013	RTW PROPERTIES LLC	5175 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
69	251-192-442-0014	RYAN S & JENNIFER E RANALLO	5165 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
70	251-192-442-0015	BRIAN & MICHELLE GULSVIG	5125 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
71	251-192-442-0016	BRENDAN R EGGERS	5105 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
72	251-192-442-0017	BEVERLY & WILLIAM DELL	5085 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
73	251-192-442-0018	JAMES & NANCY HENDRICKSON	5075 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
74	251-192-442-0019	CHRISTOPHER MCNAUGHTON & STACIE KLAASSEN	5055 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
75	251-192-442-0020	JOHN R BOLDUC	5025 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
76	251-192-442-0021	CHARLES L KAINZ	5005 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
77	251-192-441-0008	PAMELA E HUFSTADER	4985 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
78	251-192-441-0009	SARA A OLSON & RYAN P DOHERTY	4935 71ST LA N	GREENFIELD, MN 55357	\$6,869.21
79	251-192-444-0009	CONSOLIDATED LAND #1 LLC	UNASSIGNED	GREENFIELD, MN 55357	\$6,869.21
80	251-192-444-0010	KATHERINE A PETTIT	4960 70TH AVE N	GREENFIELD, MN 55357	\$6,869.21
81	251-192-444-0011	STEPHEN HALONEN	4970 70TH AVE N	GREENFIELD, MN 55357	\$6,869.21
82	251-192-444-0012	KENNETH D SILJANDER	4974 70TH AVE N	GREENFIELD, MN 55357	\$6,869.21
83	251-192-443-0001	BRUCE & NANCY VARNER	4963 70TH AVE N	GREENFIELD, MN 55357	\$6,869.21
84	251-192-444-0013	ANDREW D LAWSON	4969 70TH AVE N	GREENFIELD, MN 55357	\$6,869.21
85	251-192-444-0014	TIMOTHY & KAREN FIELD	4975 70TH AVE N	GREENFIELD, MN 55357	\$6,869.21
86	251-192-444-0015	PETER & REBECCA LAHTI	4925 70TH AVE N	GREENFIELD, MN 55357	\$6,869.21
87	251-192-444-0016	DAVID G & SHELLY L SABOURIN	6985 BELLE ST	GREENFIELD, MN 55357	\$6,869.21
88	251-192-444-0017	JOSEPH LEPORE	6965 BELLE ST	GREENFIELD, MN 55357	\$6,869.21
89	251-192-444-0018	ROBERT & LINDA WELVAERT	6935 BELLE ST	GREENFIELD, MN 55357	\$6,869.21
90	251-192-444-0019	ALLISON MALECEK	4910 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
91	251-192-444-0020	U S BANK N A C/O WRI PROPERTY MGT, LLC	4950 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
92	251-192-443-0002	LESLIE W & NANCY A FOSTER	5000 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
93	251-192-443-0003	BRANDON R KLATKE	5190 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
94	251-192-443-0006	RANDY L & DANA M TELLOCK	5175 69TH LA N	GREENFIELD, MN 55357	\$6,869.21
95	251-192-443-0011	WARREN & BEVERLY RUTLEDGE	5155 69TH LA N	GREENFIELD, MN 55357	\$6,869.21
96	251-192-443-0007	JEREMIAH P & JILL K JOHNSON	5160 69TH LA N	GREENFIELD, MN 55357	\$6,869.21
97	251-192-443-0008	JUSTIN KLATKE	5170 69TH LA N	GREENFIELD, MN 55357	\$6,869.21
98	251-192-443-0009	BRADLEY HANSEN	7050 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
99	251-192-443-0010	WAYNE KOLLATH & SANDRA CONGDON KOLLATH	7070 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
100	251-192-442-0023	RONDA LEONARD	7140 PIONEER TR	GREENFIELD, MN 55357	\$6,869.21
101	251-192-421-0003	WILLIAM R & THOMAS A STEWART	UNASSIGNED	GREENFIELD, MN 55357	\$6,869.21

Number of Properties with \$1,144.87 Assessment	2
Number of Properties with \$2,289.74 Assessment	4
Number of Properties with \$6,869.21 Assessment	83
Number of Properties with \$15,800.75 Assessment	12
Total Properties	101

XII. CONCLUSION AND RECOMMENDATION

This report analyzed the feasibility of improving streets. The proposed improvements are necessary, cost effective and feasible from a technical and engineering standpoint, and benefit the properties proposed as shown in Table III (also Exhibit D).

The project is proposed to be funded by assessing the benefiting properties as well as receiving funds from the City of Greenfield.

EXHIBIT A

PROJECT LOCATION MAP

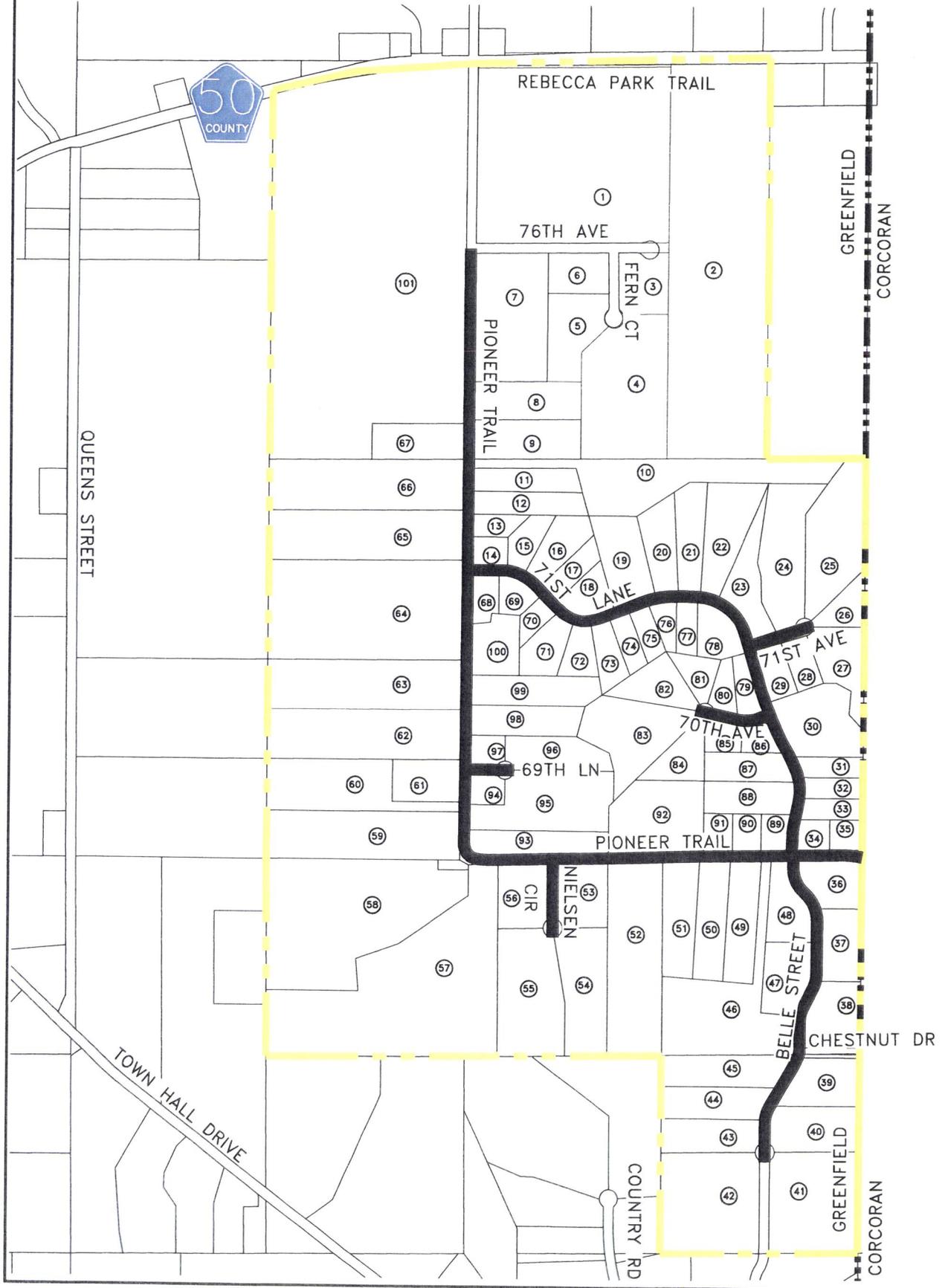
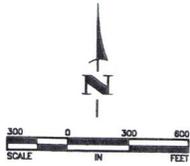


EXHIBIT B

PCI RATING MAP-2019

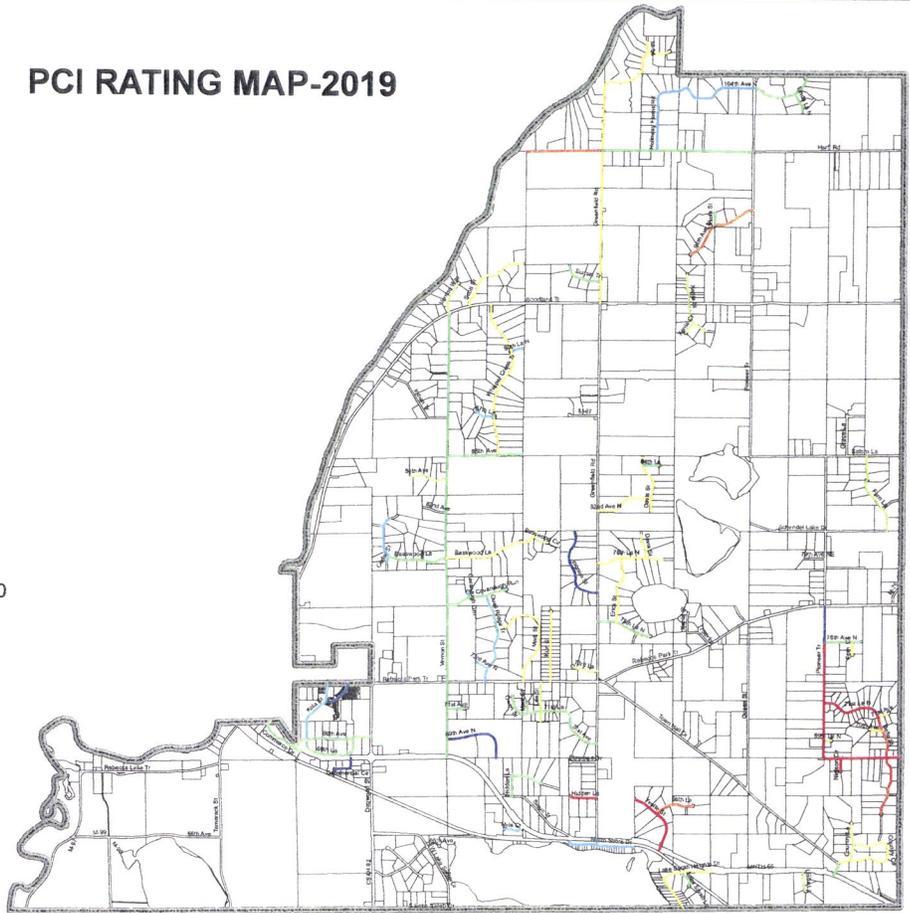
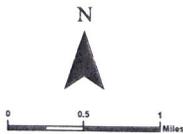


Greenfield

LIVE • WORK • PLAY

Legend

- | | |
|---------|----------|
| 0 - 32 | 81 - 83 |
| 33 - 40 | 84 - 87 |
| 41 - 50 | 88 - 91 |
| 51 - 60 | 92 - 95 |
| 61 - 70 | 96 - 100 |
| 71 - 80 | |

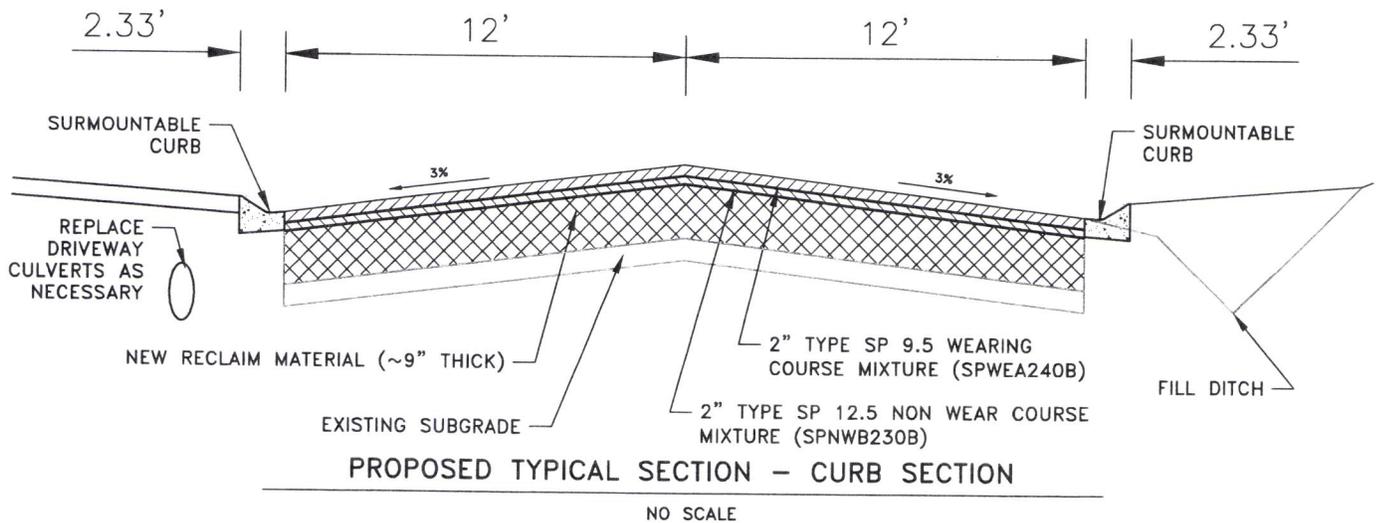
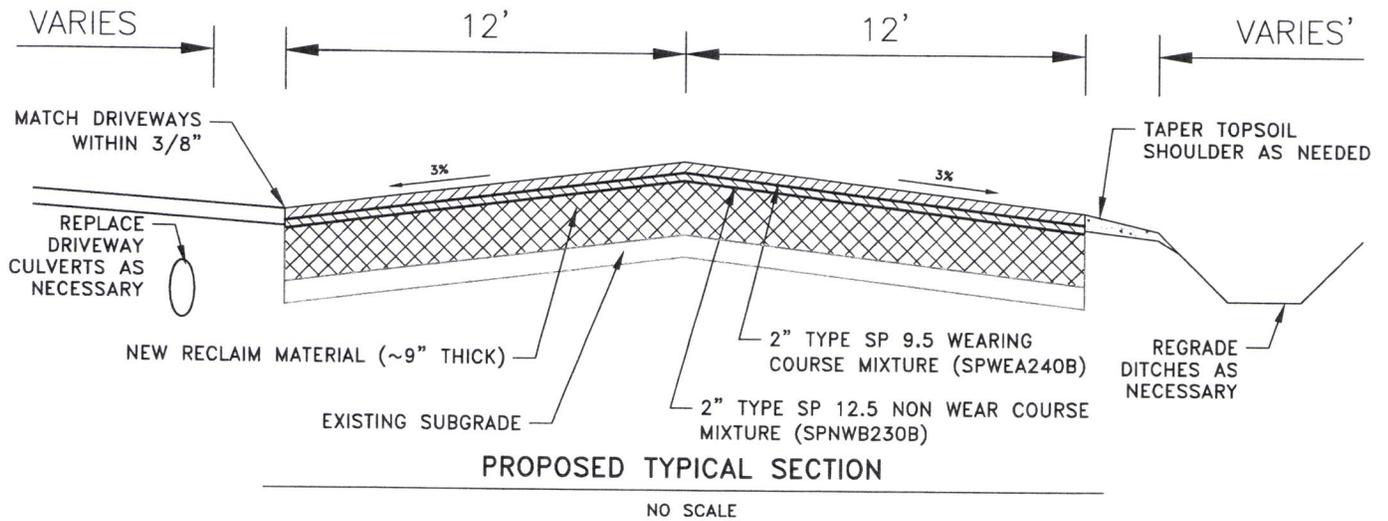
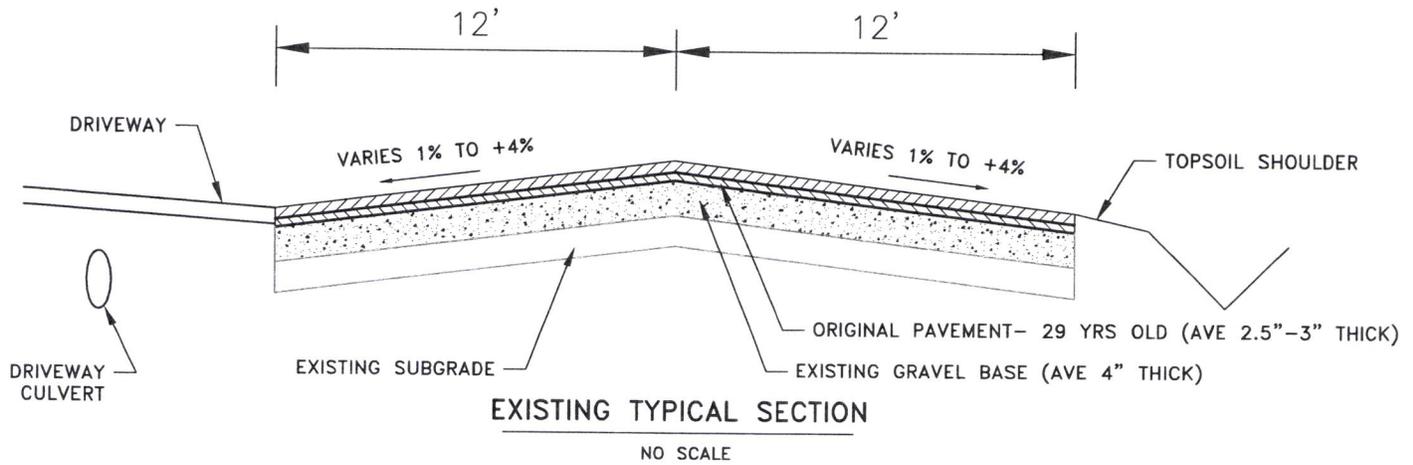


Hakanson
Anderson
K:\GIS\Projects\Municipal\GIS\1012019\PCI Rating Map.mxd

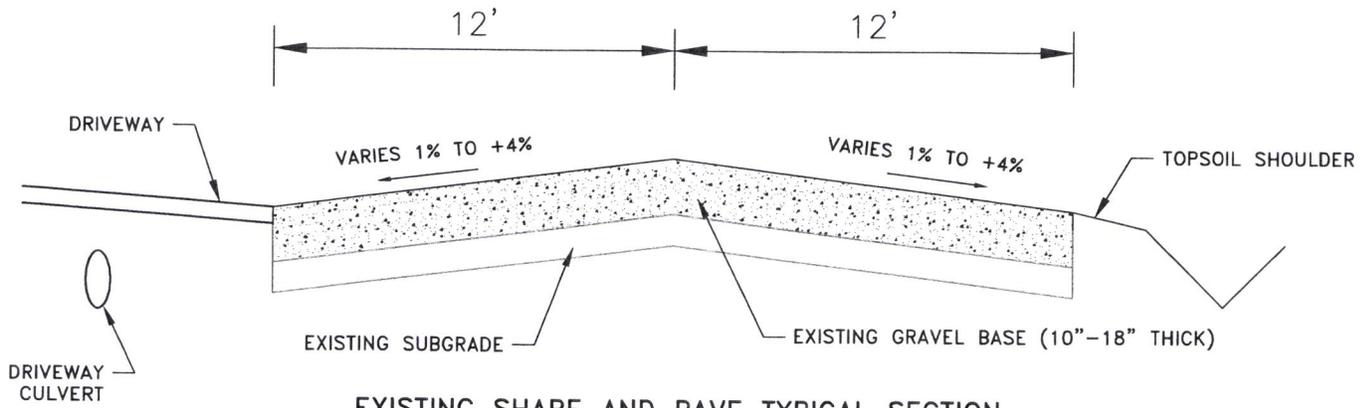
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EXHIBIT C

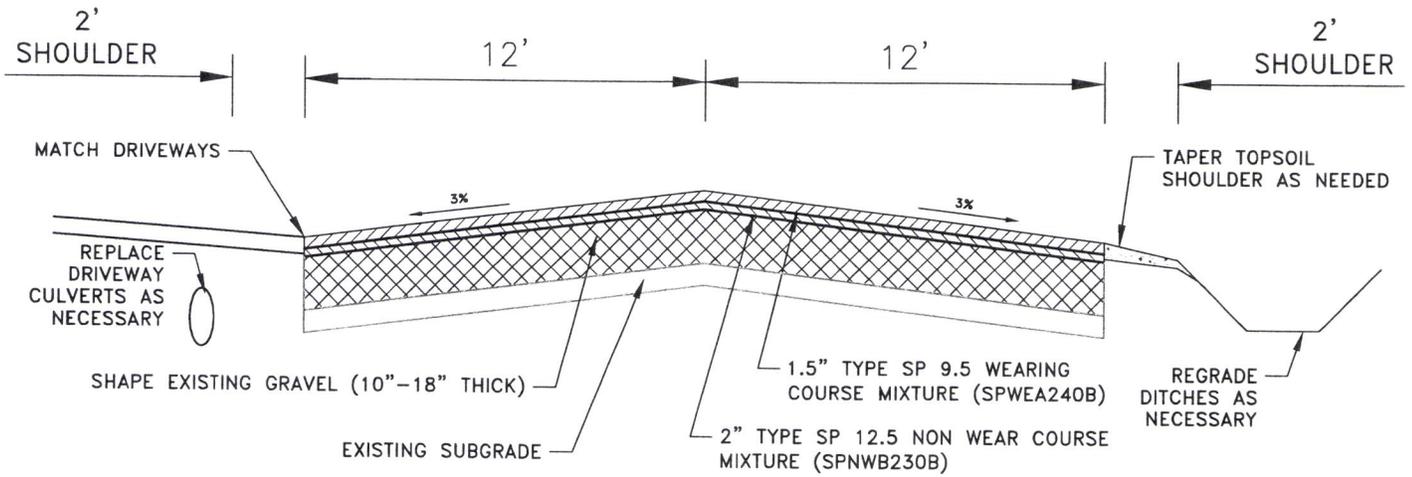
TYPICAL SECTIONS - FEASIBILITY STUDY



TYPICAL SECTIONS - FEASIBILITY STUDY



NO SCALE



NO SCALE

EXHIBIT D



TREE MEADOWS

REBECCA PARK TRAIL

20310

4865

4805

SHEET 1 of 1

2021 EXHIBIT FOR CITY OF GREENFIELD



Hakanson and Anderson
Civil Engineers and Land Surveyors
3601 Holmes Ave., Suite 1000
701-427-4747

DATE: 8/17/20
REVISION: 9/7/20

BY: [Signature]
CHECKED BY: [Signature]
DATE: 8/17/20

PROJECT: REVISION REPORT
SUBJECT: REVISION ASSESSMENTS

DATE: 8/17/20
REVISION: 9/7/20

BY: [Signature]
CHECKED BY: [Signature]
DATE: 8/17/20

PROJECT: REVISION REPORT
SUBJECT: REVISION ASSESSMENTS

DATE: 8/17/20
REVISION: 9/7/20

BY: [Signature]
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DATE: 8/17/20
REVISION: 9/7/20

BY: [Signature]
CHECKED BY: [Signature]
DATE: 8/17/20

PROJECT: REVISION REPORT
SUBJECT: REVISION ASSESSMENTS

DATE: 8/17/20
REVISION: 9/7/20

76TH AVE

PIONEER TRAIL

FERN CT

GREENFIELD

7500

7495

7460

7455

7400

7350

7310

7325

7295

7290

7300

7260

7240

5170

5160

5140

5130

5070

5040

5000

4990

4970

4900

4970

4960

4950

7145

5175

5165

5125

7140

5105

5085

5075

5055

5025

4985

4935

4970

4975

4950

JUBERT HILLS

7075

7070

7050

7045

5170

5160

4969

4963

4970

4975

4950

FOREST TRAIL ADDITION

6975

6955

6905

5190

5185

5175

5155

5190

5000

4910

4935

4820

69TH LN

70TH AVE

71ST AVE

NIELSEN CIR

BELLE STREET

CHES INU

PIONEER TRAIL

PIONEER TERRACE

PIONEER TERRACE

PIONEER TERRACE 2ND ADDITION

COUNTRY

GREENFIELD

DRGORAN



- 1/6 REU RENEWAL (\$1144.87)
- 1/3 REU RENEWAL (\$2289.74)
- 1 REU RENEWAL (\$6869.21)
- 1/3 REU RENEWAL (\$2289.74)
- 1 REU BELLE ST SHAPE AND PAVE (\$13511.01)

EXHIBIT E

