



FEASIBILITY REPORT

2022 STREET AND UTILITY IMPROVEMENT PROJECT

HENNEPIN COUNTY | ST. ANTHONY VILLAGE | MINNESOTA

August 10, 2021

Prepared for:
City of St. Anthony Village
3301 Silver Lake Road
St. Anthony, MN 55418

WSB PROJECT NO. 018118-000



FEASIBILITY REPORT

2022 STREET AND UTILITY IMPROVEMENT PROJECT

FOR THE CITY OF ST. ANTHONY VILLAGE HENNEPIN COUNTY, MN

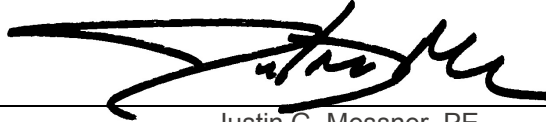
August 10, 2021

Prepared By:



CERTIFICATION

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.

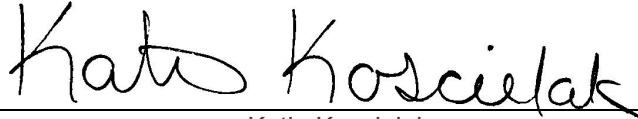


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Date: August 10, 2021

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1. EXECUTIVE SUMMARY

The 2022 Street and Utility Improvement Project consists of reconstructing Rankin Road from 33rd Avenue NE to 31st Avenue NE, approximately 1,300 feet (0.25 miles), which includes removal of the existing pavement, public utility improvements, correcting the subgrade, installing concrete curb and gutter, and installing new pavement.

The public utility improvements include removing and replacing approximately 2,000 feet of water main (including services) and 1,300 feet of sanitary sewer (including services), installing new storm sewer where facilities do not currently exist, and installing additional catch basins to improve area drainage.

Also proposed with the 2022 Street and Utility Improvement Project is the bituminous mill and overlay of the following roadways:

- Crestview Drive from 31st Avenue NE to 29th Avenue NE
- Armour Terrace from Silver Lake Road to Crestview
- Bell Lane from Armour Terrace to Crestview Drive
- East Gate Road from Crestview Drive to Rankin Road
- Coolidge Street Alley from Murray Avenue to 29th Avenue NE
- Murray Avenue/St. Anthony Boulevard Alley from Wilson Street to Coolidge Street
- 29th Avenue NE/St. Anthony Boulevard Alley bounded by 29th Avenue NE
- Roosevelt Street Alley bounded by St. Anthony Boulevard and Stinson Boulevard

A map illustrating the project locations can be found on **Figure 1 of Appendix A**.

The total estimated project cost for the 2022 Street and Utility Improvement Project is approximately **\$2.29 million**. Funding for the project will come from the City's Street and Utility Reconstruction Funds (Public Improvement Bonds), Municipal State Aid Funds, and Special Assessments to benefiting properties.

The project reconstruction can be completed, including the first lift of bituminous paving and all restoration items along Rankin Road and all mill and overlay improvements, in 2022. The final lift of bituminous paving along Rankin Road is proposed to be completed in June of 2023.

This project is feasible, necessary, and cost effective from an engineering standpoint and should be constructed as proposed herein.

2. INTRODUCTION

2.1 AUTHORIZATION

On May 11, 2021, the St. Anthony Village City Council authorized the preparation of an engineering Feasibility Report for the 2022 Street and Utility Improvement Project. This project was authorized under City of St. Anthony Village Resolution 21-049.

2.2 SCOPE

Improvements outlined within this report include reconstructing Rankin Road from 33rd Avenue NE to 31st Avenue NE. Proposed improvements include road reconstruction complete with bituminous paving, concrete curb and gutter, watermain and sanitary sewer replacement, and the installation of new storm sewer and catch basins to improve area drainage.

The feasibility study also includes the review and cost analysis to mill and overlay the following roadways:

- Crestview Drive from 31st Avenue NE to 29th Avenue NE
- Armour Terrace from Silver Lake Road to Crestview
- Bell Lane from Armour Terrace to Crestview Drive
- East Gate Road from Crestview Drive to Rankin Road
- Coolidge Street Alley from Murray Avenue to 29th Avenue NE
- Murray Avenue/St. Anthony Boulevard Alley from Wilson Street to Coolidge Street
- 29th Avenue NE/St. Anthony Boulevard Alley bounded by 29th Avenue NE
- Roosevelt Street Alley bounded by St. Anthony Boulevard and Stinson Boulevard

2.3 DATA AVAILABLE

Information and materials used in the preparation of this report include the following:

- City of St. Anthony Village Capital Improvement Plan (CIP)
- City of St. Anthony Village Record Drawings
- City of St. Anthony Village Topographic Maps
- Private Utility Maps
- Field observations of area
- Boring Logs, prepared by WSB, dated June 2021
- Pavement Coring Forensic Report prepared by WSB, dated June 2021
- City of St. Anthony Village Assessment Policy, modified in 2020

2.4 PROJECT LOCATION

The project includes the following streets:

Street and Utility Improvements:

- Rankin Road from 33rd Avenue NE to 31st Avenue NE

Mill and Overlay Improvements:

- Crestview Drive from 31st Avenue NE to 29th Avenue NE
- Armour Terrace from Silver Lake Road to Crestview
- Bell Lane from Armour Terrace to Crestview Drive
- East Gate Road from Crestview Drive to Rankin Road
- Coolidge Street Alley from Murray Avenue to 29th Avenue NE
- Murray Avenue/St. Anthony Boulevard Alley from Wilson Street to Coolidge Street
- 29th Avenue NE/St. Anthony Boulevard Alley bounded by 29th Avenue NE
- Roosevelt Street Alley bounded by St. Anthony Boulevard and Stinson Boulevard

The project areas are identified on **Figure 1** in **Appendix A** of this report.

2.5 PROJECT HISTORY

This project was initiated through the continued development and implementation of the City of St. Anthony Village Capital Improvement Plan (CIP). The CIP provides a schedule for the various roadway improvements that are necessary to maintain the City streets in an effective and efficient manner.

The following conditions have been identified within the project area:

- Deterioration of street conditions
- Re-occurring water main breaks in the project limits
- Streets, sanitary sewer, water main lines are over 60 years old and exhibiting deterioration problems

As a result, On May 11, 2021, the St. Anthony Village City Council authorized the preparation of an engineering feasibility report for the 2022 Street and Utility Improvement Project.

3. EXISTING CONDITIONS

3.1 STREET AND UTILITY IMPROVEMENTS

3.1.1 Sanitary Sewer

The existing sanitary sewer system along Rankin Road consists of 9-inch-diameter vitrified clay pipe (VCP) installed in 1950s. The joint sealing material in use at that time was typically an oakum and bituminous material.

The existing sanitary sewer system flow rates have been monitored in various areas throughout the City as a measure to identify inflow and infiltration (I&I) issues within the City. The monitoring results have revealed there is an increase in sewer flow within the area immediately following rainfall events. This increase in flow is a result of clear water (groundwater or stormwater) entering the sanitary sewer. The source of this clear water is likely due to the connection of foundation drains or sump pumps to the sanitary sewer, aging sanitary sewer main and/or deficient sanitary sewer service pipes from the street to individual homes.

3.1.2 Water Main

The existing water distribution main along Rankin Road was installed in the 1950s and consists of a 6-inch cast iron pipe (CIP). In 1974, a second high-pressure 6-inch ductile iron pipe (DIP) was installed to accommodate properties on the west side of Rankin Road between 33rd Avenue and 32nd Avenue. The existing 6-inch CIP system has had numerous breaks over the past few years and breaks will become more likely as the pipes have exceeded 60 years of service. In addition, the cast iron pipes are likely heavily corroded and possibly leaking.

3.1.3 Storm Sewer

There are no existing storm facilities along Rankin Road from 33rd Avenue NE to East Gate Road. Stormwater along Rankin Road is directed with concrete curb and gutter.

Storm sewer facilities were installed along 32nd Avenue and Croft Drive with the 2020 Street and Utility Improvement Project to collect stormwater from Rankin Road north of 32nd Avenue. The system consists of 18- to 21-inch reinforced concrete pipe (RCP) along 32nd Avenue from Rankin Road to the Croft Drive cul-de-sac and 24-inch RCP along Croft Drive from 32nd Avenue to 31st Avenue and along 31st Avenue from Croft Drive to Old Highway 8. The stormwater eventually outlets to Mirror Lake.

3.1.4 Streets

Rankin Road is an urban, 30-foot-wide bituminous roadway with concrete curb and gutter. The soil borings taken along Rankin Road indicate the underlying soils consists of a sandy clay fill and silt material. This is consistent with reconstruction projects completed in the surrounding areas.

3.2 MILL AND OVERLAY IMPROVEMENTS

Alleys and streets within the proposed mill and overlay improvement areas are experiencing various severities of distress.

The alleys were constructed as 12-foot wide bituminous roadways. Pavement cores taken indicated existing asphalt thickness range from 2-inches to 4.5-inches with an aggregate base of sand with gravel. The majority of the core samples exhibited varying levels of deterioration and stripping, particularly in the base layer. Cracks extended through the entire pavement layer with a considerable amount of surface distress with multiple patches present across all coring locations.

The residential streets were constructed as 30-foot wide bituminous roadways with concrete curb and gutter. Pavement cores taken indicated existing asphalt thicknesses range from 4-inches to 5-inches, with a top lift of approximately 2-inches and aggregate thickness of approximately 10-inches with select granular subgrade. The majority of the core samples were in good condition with very minimal stripping noted in the base layer. The streets exhibited a minimal amount of surface distress with some transverse and longitudinal cracking.

4. PROPOSED IMPROVEMENTS

4.1 STREET AND UTILITY IMPROVEMENTS

4.1.1 Sanitary Sewer

The existing 9-inch VCP will be reconstructed with 8-inch polyvinylchloride (PVC) pipe, including the replacement of sanitary sewer services. All services are proposed to be replaced with 6-inch PVC pipe from the sewer main to the right-of-way. Replacing aging trunk utility facilities at the same time as the road construction is a proactive means by which to mitigate future maintenance costs.

The proposed sanitary sewer improvements are shown on **Figure 4** in **Appendix A**.

In preparation for the project, individual services will be televised beyond the right-of-way to identify and locate deficiencies. The results of the televising will be made available to property owners, along with a copy of the televising video, and a recommendation based on the televising inspection. Costs associated with these improvements would be the responsibility of the property owner. However, the City will allow property owners to have the private repairs to their sanitary sewer service added to the project assessment on their property.

4.1.2 Water Main

The existing 6-inch and 8-inch watermain is proposed to be replaced with 8-inch ductile iron pipe (DIP) including the replacement of water services up to and including the curb stop. Services will be replaced up to the right-of-way with the appropriate 1-inch copper service pipe. All existing water main in the project area will be equipped with new valves and hydrants as necessary for proper operation and fire protection. Replacement of existing services will alleviate head loss and increase water pressure to properties by providing a clean service pipe.

The proposed water system improvements is shown on **Figure 5** in **Appendix A**.

4.1.3 Storm Sewer

Reconstruction of the road provides the opportunity to improve drainage in the area by installing additional storm sewer facilities. The existing storm sewer system will be improved by the addition of catch basins along the roadway to better accommodate area drainage and the extension of new storm sewer where facilities do not currently exist.

The proposed storm sewer improvements is shown on **Figure 6** in **Appendix A**.

Draintile is also proposed along the curb line to allow properties to connect their foundation drain and sump pump into the storm sewer system. Redirecting this flow to the storm sewer system will help minimize the treatment of unnecessary clear water that may be discharging into the sanitary sewer system.

4.1.4 Street

Reconstruction of Rankin Road is intended to improve the design strength of the pavement system and provide a street surface with an extended life for the City of St. Anthony Village. Rankin Road is on the municipal state-aid (MSA) system and will be constructed to MnDOT design standards, which allows for two 11-foot driving lanes and parking along one side of the street. Street grades are proposed to match closely with existing grades to minimize construction impacts to adjacent properties.

After the subgrade excavation is completed in the streets, a geotextile fabric will be placed to separate the existing underlying soft materials from the granular materials. Twelve inches (12") of

select granular material or "sand cushion" will be placed on the geotextile fabric to provide a firm base for the eight inches (8") of Class 5 aggregate base and four inches (4") of bituminous asphalt pavement.

These streets will be replaced with bituminous asphalt pavement per City Council Resolution 07-022. The decision was reached following the outcome of the Street Reconstruction Task Force report presented on November 13, 2007.

The proposed typical section is shown on **Figure 7** in **Appendix A**.

4.1.5 Permits and Approvals

Reconstruction of the roadways will disturb over one acre and will require a National Pollution Discharge Elimination Systems (NPDES) General Storm Water Permit (MNR 100001) that must be obtained by the City of St. Anthony Village from the Minnesota Pollution Control Agency (MPCA).

The reconstruction of the existing water main will require a permit from the Minnesota Department of Health.

The reconstruction will also require a permit from the Rice Creek Watershed District (RCWD). This may require stormwater treatment for the runoff from the project area.

4.1.6 Detour Routes

The project will require significant excavation and disposal of unacceptable material from the existing street area and a supply of significant volumes of select granular base, aggregate base, and bituminous pavement materials. This effort will require closing the roads under construction and increasing loaded truck traffic on the streets adjacent to the construction area. Adequately signed detours will be identified to direct traffic around the construction zones and notify users of the increased truck and construction activity. To accommodate the property owners along the excavated roads, temporary parking on the adjacent streets may be necessary during the periods when vehicle access is not possible.

4.2 MILL AND OVERLAY IMPROVEMENTS

Mill and overlay improvements are a cost-effective maintenance strategy to extend the life cycle of the roadway. Mill and overlay improvements are most effective when scheduled within 15 years of original construction.

Due to the poor condition of the pavement and the age of the roadways, improvements along alleys include milling the full depth of existing bituminous pavement, grading and compaction of the existing aggregate, and installation of new bituminous pavement. Replacement of pavement will completely remove the deteriorated pavement while utilizing the existing aggregate and sand sections.

Improvements along Crestview Drive, Armour Terrace, Bell Lane, and East Gate Road include a 2" mill to remove the wear course. A new 2-inch wear course will then be paved over the entire width of each street to extend the pavement life of the roadway. There will be an additional ¼-inch of pavement that extends above the toe of curb to keep the pavement above the curb as the road settles over time.

The proposed typical sections are shown on **Figure 8** and **Figure 9** in **Appendix A**.

To allow the contractor to complete the mill and overlay improvements timely and safely, roads will be closed to through traffic (open to residents).

5. FINANCING

5.1 OPINION OF PROBABLE CONSTRUCTION COST

A detailed breakdown of the Cost Opinion for the proposed project is included in **Appendix B**. The opinion of cost incorporates the construction costs experienced during 2019, 2020 and 2021, and includes a 5% contingency factor. Administrative costs for the street reconstruction improvements are projected at 20% of the construction cost and include engineering, legal, financing, and other administrative costs and 10% for the mill and overlay improvements. A summary of the project cost is as follows:

2022 STREET AND UTILITY IMPROVEMENTS City of Saint Anthony Village, Minnesota Opinion of Probable Cost	
Proposed Improvements	Total Cost
Total Street Improvements	\$1,103,900.00
Total Sanitary Sewer Improvements	\$190,100.00
Total Water Main Improvements	\$371,700.00
Total Storm Sewer Improvements	\$94,000.00
Total Mill and Overlay Improvements	\$533,900.00
Total Proposed Improvements	\$2,293,600.00

5.2 FUNDING SOURCES

The total project cost is projected to be approximately **\$2.29 million**. Funding for the project will come from the 429 Public Improvement Bonds, MSA funds and Special Assessments to benefiting properties.

The City's policy for street assessment is based on per unit along improved roads.

- For road reconstruction projects along single family residential (R1) zones, the property owner is assessed 35% of total street and local drainage construction costs. Each property owner that receives a new water service will be assessed 100% of the actual service cost.
- For mill and overlay projects along single family residential (R1) zones, the property owner is assessed 50% of total street construction costs.
- For improvements along alleyways, the property owner is assessed 100% of total street construction costs.

The proposed assessed parcels for the road reconstruction and mill and overlay improvements of the 2022 Street and Utility Improvement Project are shown on **Figure 2, Figure 3A, Figure 3B, and Figure 3C** in **Appendix A**. The proposed assessments are shown in **Appendix C**.

2022 STREET AND UTILITY IMPROVEMENTS City of Saint Anthony Village, Minnesota Funding Summary			
Proposed Improvements	Assessments	City Cost	Total
Total Street Improvements	\$153,000.00	\$950,900.00	\$1,103,900.00
Total Sanitary Sewer Improvements	\$0.00	\$190,100.00	\$190,100.00
Total Water Main Improvements	\$20,700.00	\$351,000.00	\$371,700.00
Total Storm Sewer Improvements	\$25,670.00	\$68,330.00	\$94,000.00
Total Mill and Overlay Improvements	\$283,700.00	\$250,200.00	\$533,900.00
Total Proposed Improvements	\$483,070.00	\$1,810,530.00	\$2,293,600.00

6. PROJECT SCHEDULE

The proposed schedule for this improvement is as follows:

<u>Task</u>	<u>Completion Date</u>
1. Order Feasibility Report	May 11, 2021
2. Accept Feasibility Report and order plans/specifications	August 10, 2021
3. Hold first public information meeting	September 15, 2021
4. Hold second public information meeting	November 17, 2021
5. Approve plans/specifications, and order Ad for Bid	December 14, 2021
6. Receive bids, compute assessments	February 2, 2022
7. Update detailed future streets for future costs and assessments	February 18, 2022
8. Council Work Session	March 8, 2022
9. Hold third public information meeting	March 9, 2022
10. Public hearing for project, assessments, award bid, call bond sale	March 22, 2022
11. Order improvements, confirm assessments, award contract	April 26, 2022
12. Approve sale of bonds	May 10, 2022
13. Begin construction	June, 2022
14. Certify assessments to County Auditor	August, 2022
15. Substantial completion of construction	September, 2022
16. Final completion of construction (final wear paving)	June, 2023

7. FEASIBILITY AND RECOMMENDATION

Project costs are anticipated to be approximately **\$2.29 million**.

Due to the poor structural condition of portions of the street sections, the age of the existing sanitary sewer system and water main, this project is both feasible and necessary from an engineering standpoint.

Based on our analysis and data presented, the proposed project is feasible, necessary, and cost-effective from an engineering standpoint. We recommend reconstruction of the sanitary sewer, water main, stormwater collection system, and the street as detailed in this report.

APPENDIX A

FIGURES

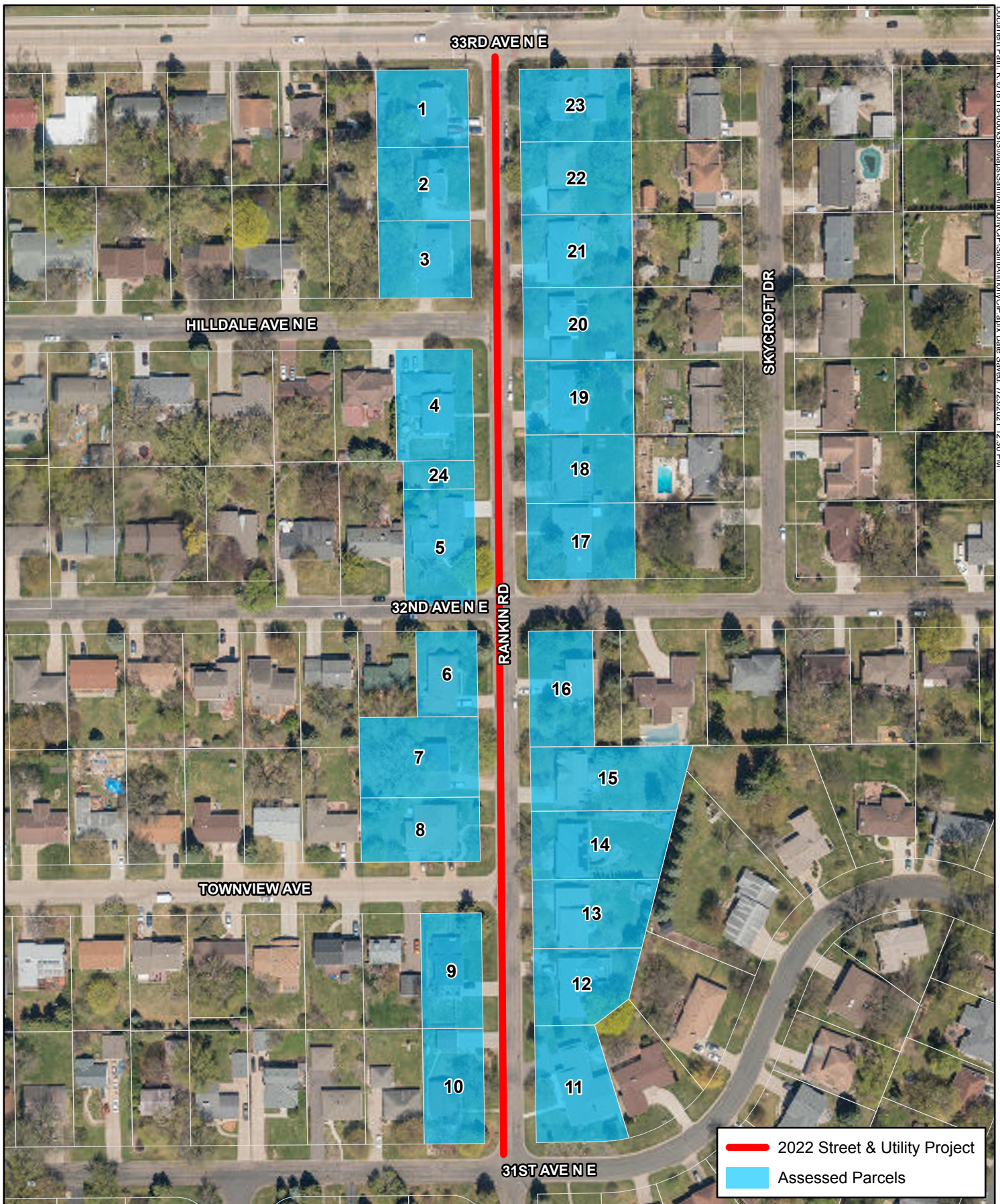


Figure 2 - Assessment Map
2022 Street and Utility Improvement Project
St. Anthony, MN



0 150 Feet
1 inch = 150 feet



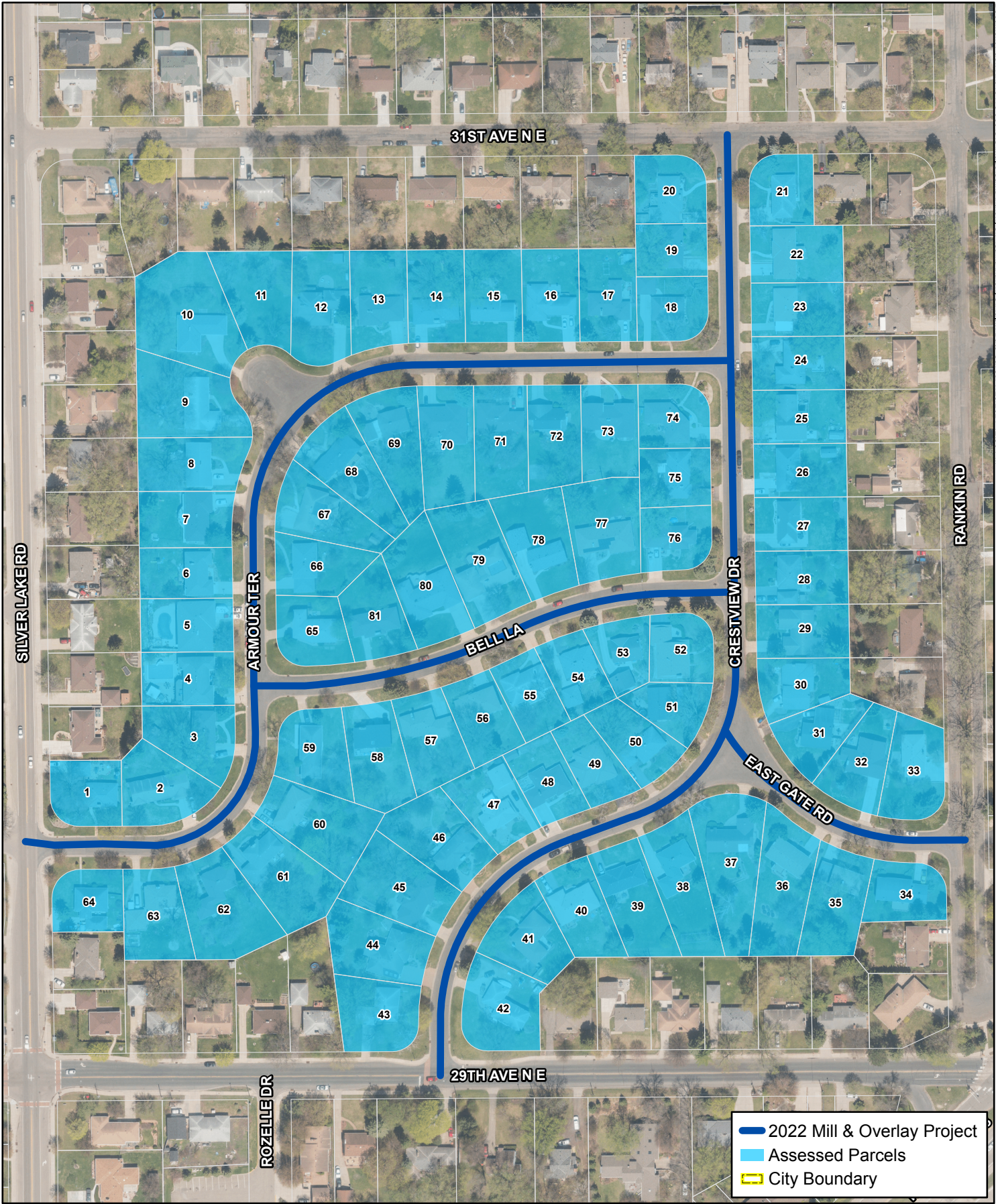
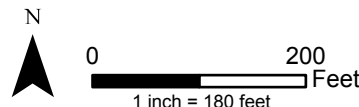


Figure 3A - Assessment Map
2022 Street and Utility Improvement Project
St. Anthony, MN



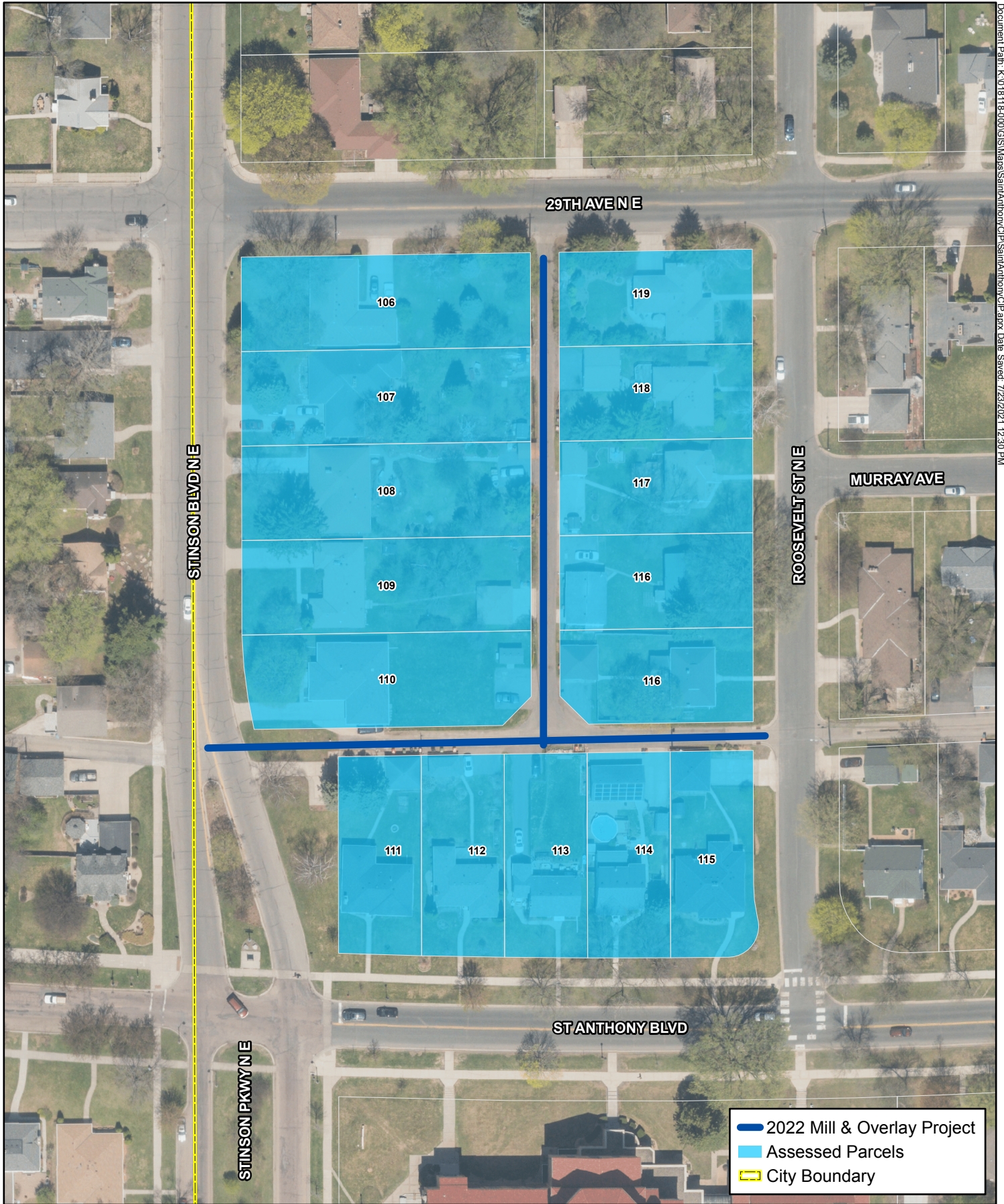


Figure 3C - Assessment Map

2022 Street and Utility Improvement Project
St. Anthony, MN



0 100 Feet
1 inch = 90 feet



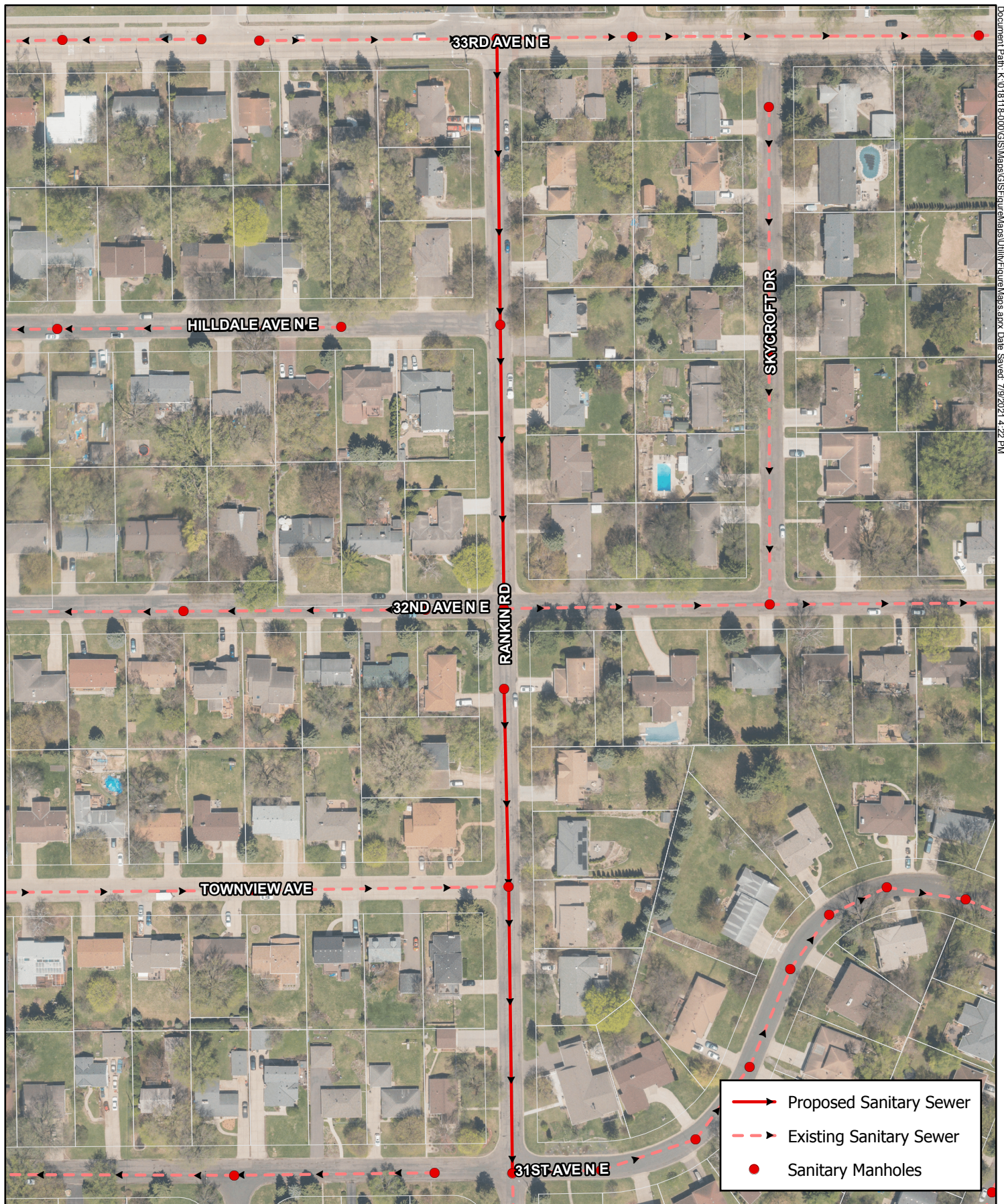


Figure 4 - Sanitary Sewer Improvements

2022 Street and Utility Improvement Project
St. Anthony, MN



0 125
Feet
1:1,800



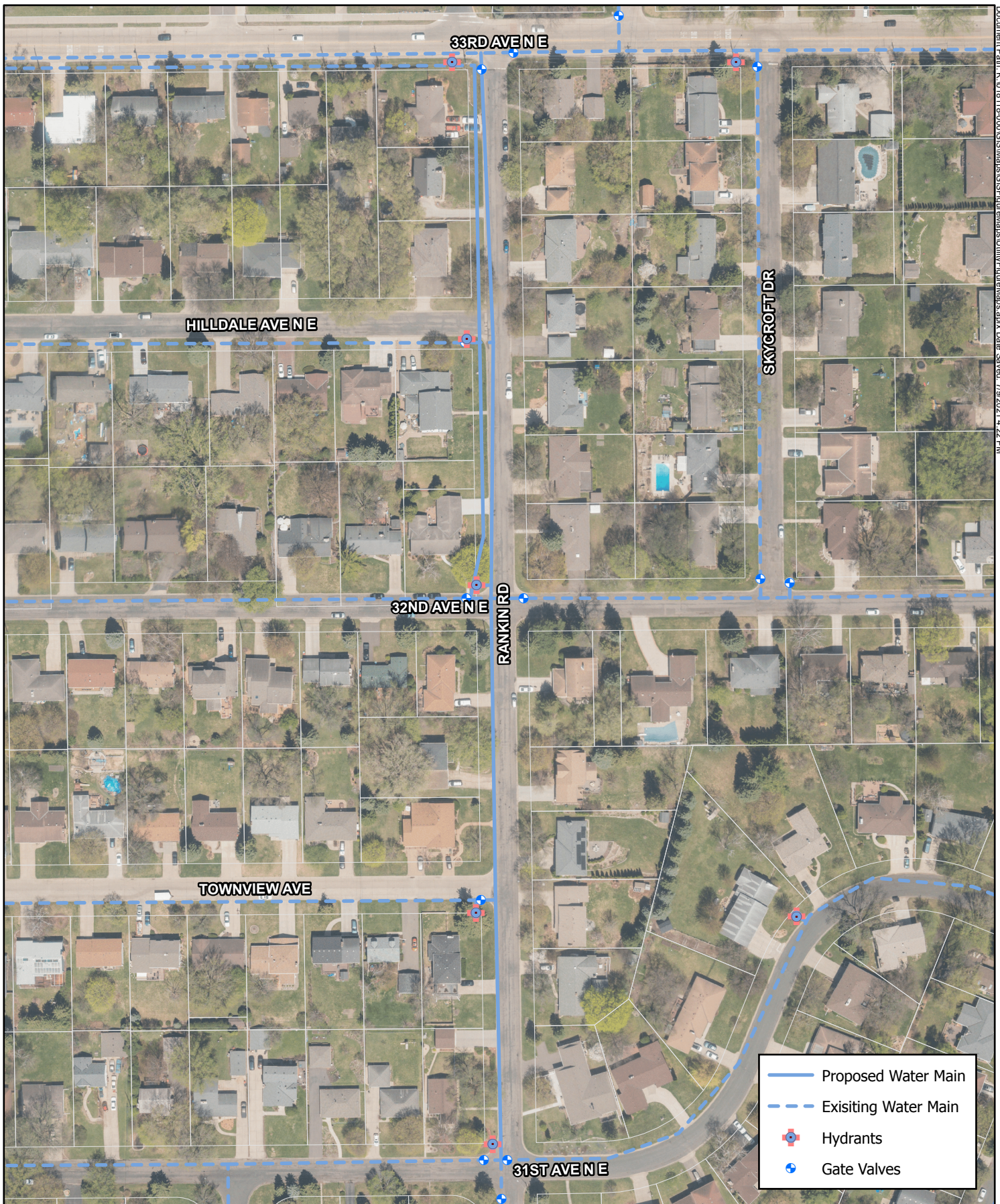


Figure 5 - Watermain Improvements
2022 Street and Utility Improvement Project
St. Anthony, MN



0 125 Feet
1:1,800



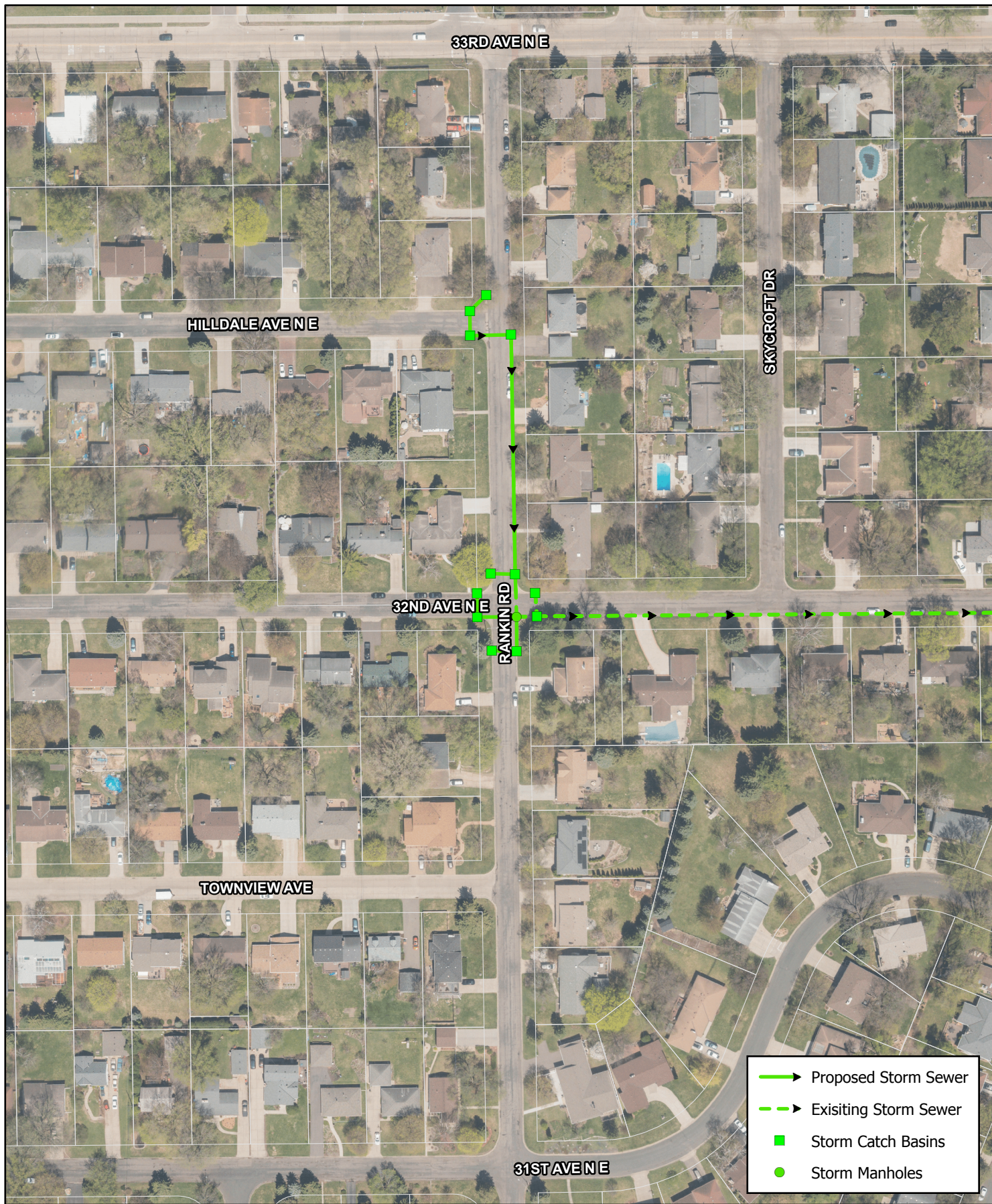
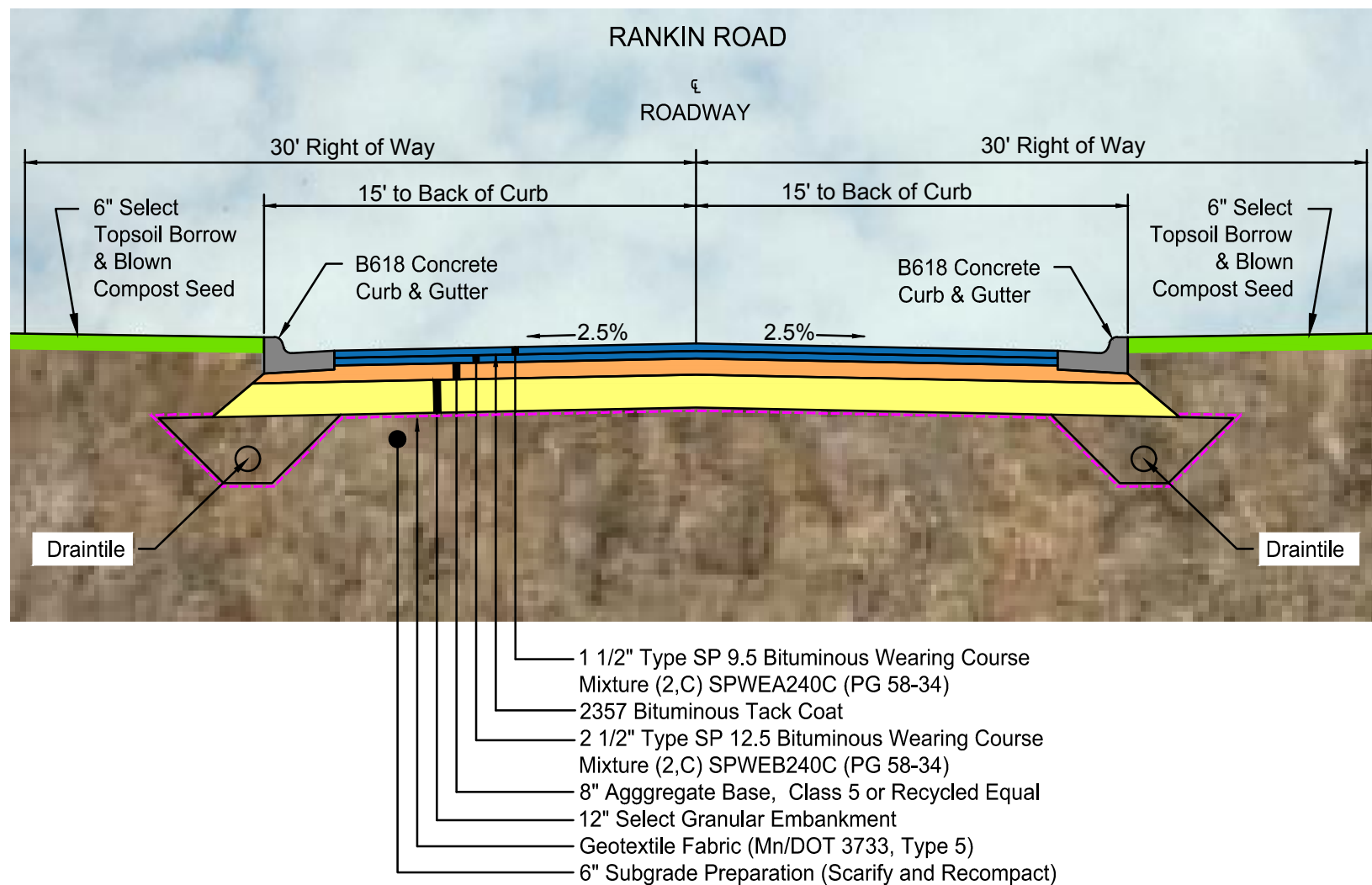


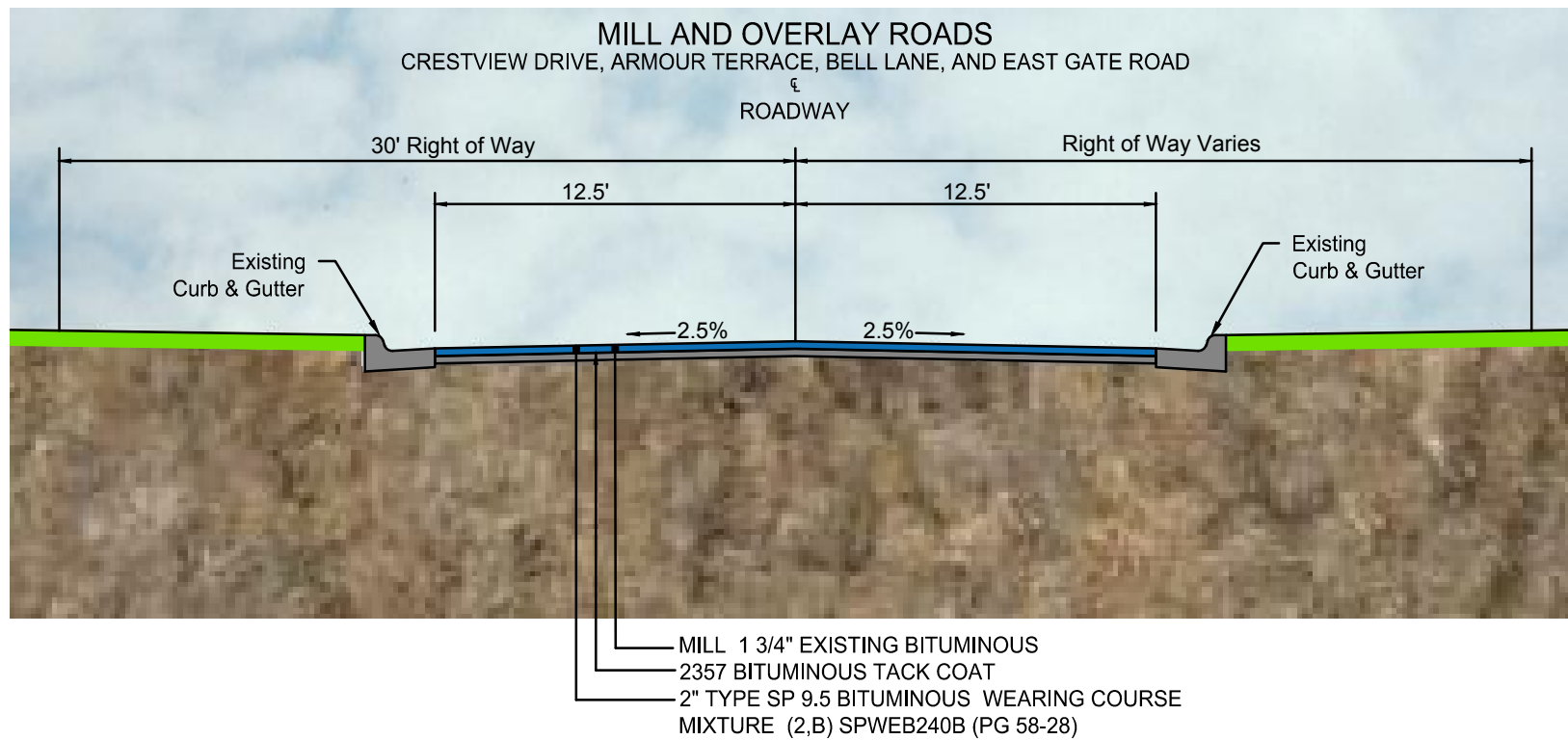
Figure 6 - Storm Sewer Improvements
2022 Street and Utility Improvement Project
St. Anthony, MN

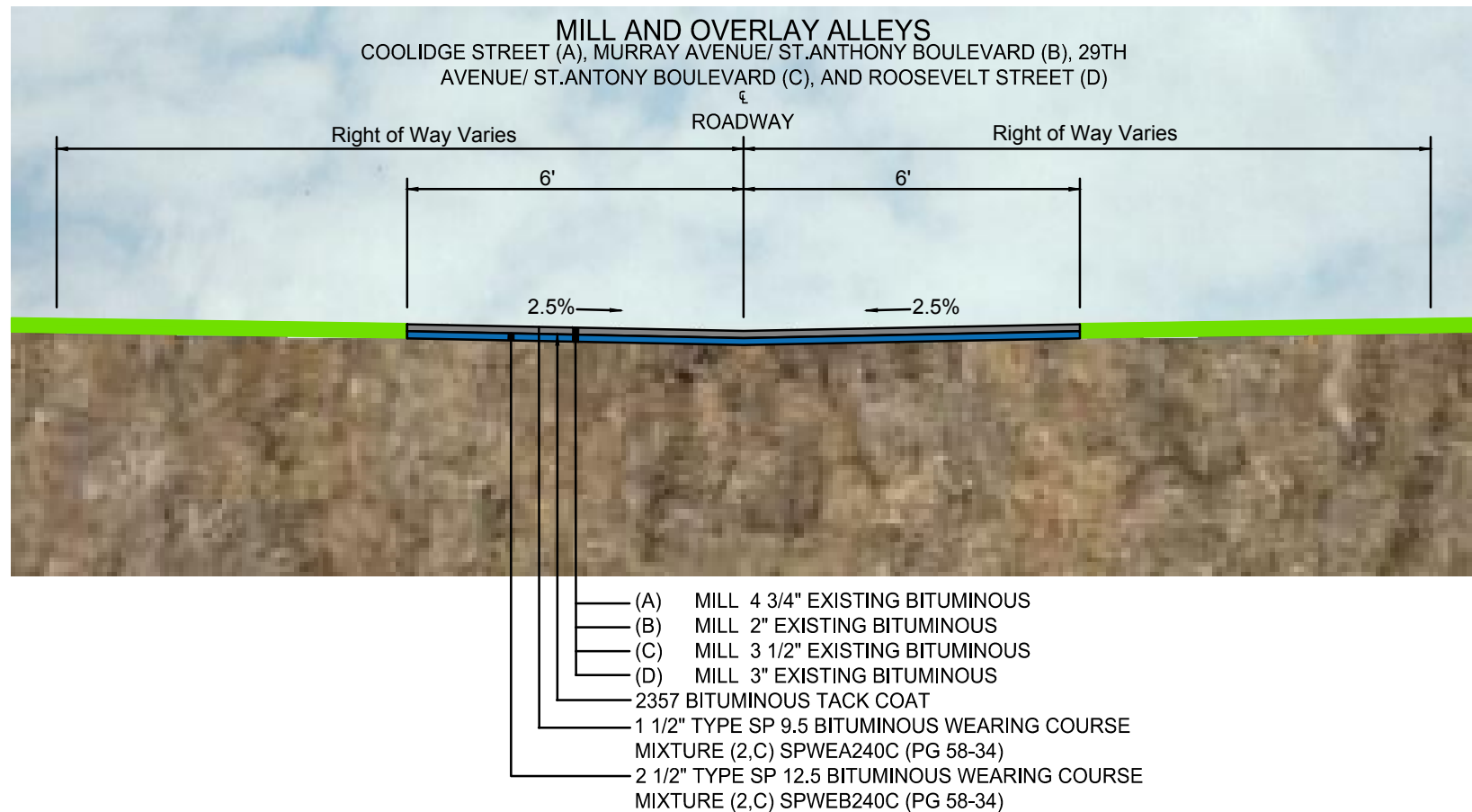


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1:1,800









APPENDIX B

COST TABLES

OPINION OF PROBABLE COSTS
2022 STREET AND UTILITY IMPROVEMENT PROJECT
PROJECT NO. 018118-000
ST ANTHONY, MN
AUGUST 10, 2021

No.	Mat. No.	Item	Units	Estimated Unit Price	Estimated Quantity	Estimated Cost
SCHEDULE A - SURFACE IMPROVEMENTS						
1	2021.501	MOBILIZATION	L S	\$74,000.00	1	\$74,000.00
2	2021.601	CONTRACTOR COORDINATION	L S	\$1,000.00	1	\$1,000.00
3	2101.505	CLEARING	ACRE	\$25,000.00	0.1	\$2,500.00
4	2101.505	GRUBBING	ACRE	\$25,000.00	0.1	\$2,500.00
5	2101.524	CLEARING	TREE	\$350.00	30	\$10,500.00
6	2101.524	GRUBBING	TREE	\$350.00	30	\$10,500.00
7	2104.503	REMOVE CURB AND GUTTER	L F	\$5.00	3000	\$15,000.00
8	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	L F	\$5.00	400	\$2,000.00
9	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	L F	\$4.00	600	\$2,400.00
10	2104.503	REMOVE RETAINING WALL	LF	\$25.00	50	\$1,250.00
11	2104.505	REMOVE CONCRETE PAVEMENT	S Y	\$6.50	700	\$4,550.00
12	2104.505	REMOVE BITUMINOUS PAVEMENT	S Y	\$4.50	4900	\$22,050.00
13	2104.518	REMOVE CONCRETE WALK	S F	\$5.00	300	\$1,500.00
14	2104.601	RELOCATE MISCELLANEOUS STRUCTURES	L S	\$1,500.00	1	\$1,500.00
15	2104.601	CLEAN UP	L S	\$2,000.00	1	\$2,000.00
16	2104.618	SALVAGE AND REINSTALL BRICK PAVER	S F	\$25.00	400	\$10,000.00
17	2105.504	GEOTEXTILE FABRIC TYPE V	S Y	\$1.50	7000	\$10,500.00
18	2105.507	COMMON EXCAVATION (P)	C Y	\$25.00	2100	\$52,500.00
19	2105.507	MUCK EXCAVATION (CV)	C Y	\$30.00	300	\$9,000.00
20	2105.507	SUBGRADE EXCAVATION (P)	C Y	\$25.00	2400	\$60,000.00
21	2105.507	SELECT GRANULAR BORROW (CV) (P)	C Y	\$32.00	2400	\$76,800.00
22	2105.507	SELECT GRANULAR BORROW (CV)	C Y	\$32.00	300	\$9,600.00
23	2105.507	STABILIZING AGGREGATE	C Y	\$50.00	300	\$15,000.00
24	2112.601	SUBGRADE PREPARATION (SPECIAL)	ROAD STA	\$350.00	13	\$4,550.00
25	2123.610	1.5 CU YD BACK HOE	HOURL	\$200.00	10	\$2,000.00
26	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	\$150.00	80	\$12,000.00
27	2211.507	AGGREGATE BASE (CV) CLASS 5 (P)	C Y	\$32.00	1200	\$38,400.00
28	2331.501	JOINT ADHESIVE - MASTIC	L F	\$1.00	3300	\$3,300.00
29	2331.601	BITUMINOUS DRIVEWAY PAVEMENT	S Y	\$40.00	130	\$5,200.00
30	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	\$3.50	300	\$1,050.00
31	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	\$78.00	500	\$39,000.00
32	2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (2,C)	TON	\$75.00	700	\$52,500.00
33	2411.603	INSTALL RETAINING WALL	LF	\$45.00	50	\$2,250.00
34	2502.503	4" PVC PIPE DRAIN	L F	\$20.00	400	\$8,000.00
35	2502.503	6" PERF PVC PIPE DRAIN	L F	\$22.00	3000	\$66,000.00
36	2502.602	6" PVC PIPE DRAIN CLEANOUT	EACH	\$300.00	24	\$7,200.00
37	2504.602	IRRIGATION SYSTEM REPAIR	EACH	\$500.00	10	\$5,000.00
38	2505.601	UTILITY COORDINATION	L S	\$2,000.00	1	\$2,000.00
39	2521.518	4" CONCRETE WALK	S F	\$10.00	400	\$4,000.00
40	2521.518	6" CONCRETE WALK	S F	\$15.00	400	\$6,000.00
41	2531.503	CONCRETE CURB & GUTTER DESIGN B618	L F	\$15.00	3000	\$45,000.00
42	2531.507	6" CONCRETE DRIVEWAY PAVEMENT	S Y	\$70.00	700	\$49,000.00
43	2563.601	TRAFFIC CONTROL	L S	\$5,000.00	1	\$5,000.00
44	2564.533	FURNISH SIGN PANELS TYPE C	S F	\$45.00	150	\$6,750.00
45	2564.533	FURNISH SIGN PANELS TYPE SPECIAL	S F	\$45.00	40	\$1,800.00
46	2564.602	FURNISH SIGN POSTS	EACH	\$100.00	40	\$4,000.00
47	2571.524	CONIFEROUS TREE 12' HT B&B	EACH	\$650.00	20	\$13,000.00
48	2571.524	DECIDUOUS TREE 3" CAL B&B	EACH	\$650.00	20	\$13,000.00
49	2573.502	SILT FENCE, TYPE MS	L F	\$3.00	2000	\$6,000.00
50	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$200.00	30	\$6,000.00
51	2573.503	SEDIMENT CONTROL LOG TYPE STRAW BIOROLL	L F	\$3.00	2000	\$6,000.00
52	2573.604	STABILIZED CONSTRUCTION ENTRANCE	L S	\$2,000.00	1	\$2,000.00
53	2574.507	BOULEVARD TOPSOIL BORROW	C Y	\$28.00	900	\$25,200.00
54	2575.523	RAPID STABILIZATION METHOD 3	M GALLONS	\$750.00	10	\$7,500.00
55	2575.535	WATER (TURF ESTABLISHMENT)	M GALLONS	\$45.00	100	\$4,500.00
56	2575.605	TURF ESTABLISHMENT MAINTENANCE	L S	\$10,000.00	1	\$10,000.00
57	2575.605	BLOWN COMPOST SEEDING	S Y	\$3.00	5400	\$16,200.00
SUBTOTAL SCHEDULE A - SURFACE IMPROVEMENTS						\$876,050.00
+ 5% CONTINGENCIES						\$43,802.50
SUBTOTAL SCHEDULE A - SURFACE IMPROVEMENTS						\$919,852.50
+ 20% ADMINISTRATIVE, LEGAL, ETC.						\$183,970.50
TOTAL SCHEDULE A - SURFACE IMPROVEMENTS						\$1,103,823.00

OPINION OF PROBABLE COSTS
2022 STREET AND UTILITY IMPROVEMENT PROJECT
PROJECT NO. 018118-000
ST ANTHONY, MN
AUGUST 10, 2021

No.	Mat. No.	Item	Units	Estimated Unit Price	Estimated Quantity	Estimated Cost
SCHEDULE C - WATER SYSTEM IMPROVEMENTS						
72	2104.502	REMOVE GATE VALVE & BOX	EACH	\$200.00	6	\$1,200.00
73	2104.503	REMOVE WATER MAIN	L F	\$5.00	2,100	\$10,500.00
74	2104.509	REMOVE WATER SERVICE AND CURB BOX	EACH	\$150.00	23	\$3,450.00
75	2104.509	REMOVE HYDRANT AND VALVE	EACH	\$350.00	3	\$1,050.00
76	2451.603	AGGREGATE BEDDING	L F	\$10.00	100	\$1,000.00
77	2504.601	TEMPORARY WATER SERVICE	L S	\$10,000.00	1	\$10,000.00
78	2504.602	CONNECT TO EXISTING WATER SERVICE	EACH	\$300.00	23	\$6,900.00
79	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	\$2,000.00	11	\$22,000.00
80	2504.602	1" CORPORATION STOP	EACH	\$250.00	23	\$5,750.00
81	2504.602	1" CURB STOP & BOX	EACH	\$300.00	23	\$6,900.00
82	2504.602	8" GATE VALVE AND BOX	EACH	\$2,500.00	12	\$30,000.00
83	2504.602	HYDRANT ASSEMBLY	EACH	\$6,500.00	3	\$19,500.00
84	2504.603	1" TYPE K COPPER PIPE	L F	\$32.00	730	\$23,360.00
85	2504.603	6" WATER MAIN-DUCT IRON CL 52 W/ POLY WRAP	L F	\$52.00	30	\$1,560.00
86	2504.603	8" WATER MAIN-DUCT IRON CL 52 W/ POLY WRAP	L F	\$58.00	2,100	\$121,800.00
87	2504.604	4" POLYSTYRENE INSULATION	S Y	\$45.00	400	\$18,000.00
88	2504.608	DUCTILE IRON FITTINGS	POUND	\$10.00	1,200	\$12,000.00
SUBTOTAL SCHEDULE C - WATER SYSTEM IMPROVEMENTS						\$294,970.00
+ 5% CONTINGENCIES						\$14,748.50
SUBTOTAL SCHEDULE C - WATER SYSTEM IMPROVEMENTS						\$309,718.50
+ 20% ADMINISTRATIVE, LEGAL, ETC.						\$61,943.70
TOTAL SCHEDULE C - WATER SYSTEM IMPROVEMENTS						\$371,662.20

OPINION OF PROBABLE COSTS
2022 STREET AND UTILITY IMPROVEMENT PROJECT
PROJECT NO. 018118-000
ST ANTHONY, MN
AUGUST 10, 2021

No.	Mat. No.	Item	Units	Estimated Unit Price	Estimated Quantity	Estimated Cost
SCHEDULE D - DRAINAGE IMPROVEMENTS						
89	2451.603	AGGREGATE BEDDING	L F	\$10.00	100	\$1,000.00
90	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS V	L F	\$52.00	300	\$15,600.00
91	2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS V	L F	\$55.00	400	\$22,000.00
92	2503.602	CONNECT INTO EXISTING DRAINAGE STRUCTURE	EACH	\$2,000.00	2	\$4,000.00
93	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	\$1,000.00	1	\$1,000.00
94	2506.502	CASTING ASSEMBLY (STORM)	EACH	\$750.00	6	\$4,500.00
95	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL	EACH	\$2,500.00	4	\$10,000.00
96	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	L F	\$450.00	30	\$13,500.00
97	2506.602	CHIMNEY SEALS	EACH	\$300.00	10	\$3,000.00
SUBTOTAL SCHEDULE D - DRAINAGE IMPROVEMENTS						\$74,600.00
+ 5% CONTINGENCIES						\$3,730.00
SUBTOTAL SCHEDULE D - DRAINAGE IMPROVEMENTS						\$78,330.00
+ 20% ADMINISTRATIVE, LEGAL, ETC.						\$15,666.00
TOTAL SCHEDULE D - DRAINAGE IMPROVEMENTS						\$93,996.00

OPINION OF PROBABLE COSTS
2022 STREET AND UTILITY IMPROVEMENT PROJECT
PROJECT NO. 018118-000
ST ANTHONY, MN
AUGUST 10, 2021

No.	Mat. No.	Item	Units	Estimated Unit Price	Estimated Quantity	Estimated Cost
SCHEDULE E - MILL AND OVERLAY IMPROVEMENTS (RESIDENTIAL ROADWAY)						
98	2021.501	MOBILIZATION	L S	\$16,100.00	1	\$16,100.00
99	2104.502	REMOVE CASTING	EACH	\$400.00	31	\$12,400.00
100	2104.503	REMOVE CONCRETE CURB	L F	\$10.00	1000	\$10,000.00
101	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	L F	\$5.00	120	\$600.00
102	2104.503	SAWING BITUMINOUS PAVEMENT (FULL EDPTH)	L F	\$4.00	250	\$1,000.00
103	2104.504	REMOVE CONCRETE WALK	S F	\$6.00	50	\$300.00
104	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	S Y	\$8.00	70	\$560.00
105	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	\$5.00	700	\$3,500.00
106	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	\$150.00	10	\$1,500.00
107	2231.509	BITUMINOUS PATCHING MIXTURE	TON	\$200.00	100	\$20,000.00
108	2232.504	MILL BITUMINOUS SURFACE	S Y	\$3.50	13000	\$45,500.00
109	2331.501	JOINT ADHESIVE	L F	\$0.85	8600	\$7,310.00
110	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	\$3.50	1300	\$4,550.00
111	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B)	TON	\$72.00	1700	\$122,400.00
112	2501.601	UTILITY COORDINATION	L S	\$500.00	1	\$500.00
113	2504.602	IRRIGATION SYSTEM REPAIR	EACH	\$500.00	5	\$2,500.00
114	2504.602	ADJUST GATE VALVE AND BOX	EACH	\$500.00	11	\$5,500.00
115	2506.502	CASTING ASSEMBLY	EACH	\$750.00	31	\$23,250.00
116	2506.602	CHIMNEY SEALS	EACH	\$350.00	31	\$10,850.00
117	2521.518	4" CONCRETE WALK	S F	\$10.00	50	\$500.00
118	2531.503	CONCRETE CURB AND GUTTER DESIGN B618	L F	\$30.00	1000	\$30,000.00
119	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	S Y	\$70.00	70	\$4,900.00
120	2563.601	TRAFFIC CONTROL	L S	\$2,500.00	1	\$2,500.00
121	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$200.00	20	\$4,000.00
122	2573.503	SEDIMENT CONTROL LOG TYPE STRAW BIOROLL	L F	\$2.50	1000	\$2,500.00
123	2574.507	BOULEVARD TOPSOIL BORROW	C Y	\$28.00	70	\$1,960.00
124	2575.523	WATER	M GALLONS	\$45.00	10	\$450.00
125	2575.605	TURF ESTABLISHMENT MAINTENANCE	L S	\$2,500.00	1	\$2,500.00
126	2575.605	BLOWN COMPOST SEEDING	S Y	\$3.00	500	\$1,500.00
SUBTOTAL SCHEDULE E - MILL AND OVERLAY IMPROVEMENTS (RESIDENTIAL ROADWAYS)						\$339,130.00
+ 5% CONTINGENCIES						\$16,956.50
SUBTOTAL SCHEDULE E - MILL AND OVERLAY IMPROVEMENTS (RESIDENTIAL ROADWAYS)						\$356,086.50
+ 10% ADMINISTRATIVE, LEGAL, ETC.						\$35,608.65
TOTAL SCHEDULE E - MILL AND OVERLAY IMPROVEMENTS (RESIDENTIAL ROADWAYS)						\$391,695.15

OPINION OF PROBABLE COSTS
2022 STREET AND UTILITY IMPROVEMENT PROJECT
PROJECT NO. 018118-000
ST ANTHONY, MN
AUGUST 10, 2021

No.	Mat. No.	Item	Units	Estimated Unit Price	Estimated Quantity	Estimated Cost
SCHEDULE F - MILL AND OVERLAY IMPROVEMENTS (RESIDENTIAL ALLEY)						
127	2021.501	MOBILIZATION	L S	\$6,000.00	1	\$6,000.00
128	2104.502	REMOVE CASTING	EACH	\$400.00	7	\$2,800.00
129	2104.503	REMOVE CONCRETE CURB	L F	\$10.00	200	\$2,000.00
130	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	L F	\$5.00	200	\$1,000.00
131	2104.503	SAWING BITUMINOUS PAVEMENT (FULL EDPTH)	L F	\$4.00	250	\$1,000.00
132	2104.504	REMOVE CONCRETE WALK	S F	\$6.00	50	\$300.00
133	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	S Y	\$8.00	70	\$560.00
134	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	\$150.00	10	\$1,500.00
135	2232.504	MILL BITUMINOUS SURFACE	S Y	\$5.00	2200	\$11,000.00
136	2331.501	JOINT ADHESIVE	L F	\$0.85	3600	\$3,060.00
137	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	\$3.50	200	\$700.00
138	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	\$78.00	300	\$23,400.00
139	2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (2,C)	TON	\$75.00	400	\$30,000.00
140	2501.601	UTILITY COORDINATION	L S	\$500.00	1	\$500.00
141	2504.602	IRRIGATION SYSTEM REPAIR	EACH	\$500.00	5	\$2,500.00
142	2357.506	ADJUST FRAME AND RING CASTING	EACH	\$500.00	1	\$500.00
143	2506.502	CASTING ASSEMBLY	EACH	\$750.00	7	\$5,250.00
144	2506.602	CHIMNEY SEALS	EACH	\$350.00	7	\$2,450.00
145	2521.518	4" CONCRETE WALK	S F	\$10.00	50	\$500.00
146	2531.503	CONCRETE CURB AND GUTTER DESIGN B618	L F	\$30.00	200	\$6,000.00
147	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	S Y	\$70.00	70	\$4,900.00
148	2563.601	TRAFFIC CONTROL	L S	\$2,500.00	1	\$2,500.00
149	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$200.00	6	\$1,200.00
150	2573.503	SEDIMENT CONTROL LOG TYPE STRAW BIOROLL	L F	\$2.50	1000	\$2,500.00
151	2574.507	BOULEVARD TOPSOIL BORROW	C Y	\$28.00	200	\$5,600.00
152	2575.523	WATER	M GALLONS	\$45.00	10	\$450.00
153	2575.605	TURF ESTABLISHMENT MAINTENANCE	L S	\$2,500.00	1	\$2,500.00
154	2575.605	BLOWN COMPOST SEEDING	S Y	\$3.00	800	\$2,400.00
SUBTOTAL SCHEDULE F - MILL AND OVERLAY IMPROVEMENTS (RESIDENTIAL ALLEYS)						\$123,070.00
+ 5% CONTINGENCIES						\$6,153.50
SUBTOTAL SCHEDULE F - MILL AND OVERLAY IMPROVEMENTS (RESIDENTIAL ALLEYS)						\$129,223.50
+ 10% ADMINISTRATIVE, LEGAL, ETC.						\$12,922.35
TOTAL SCHEDULE F - MILL AND OVERLAY IMPROVEMENTS (RESIDENTIAL ALLEYS)						\$142,145.85

APPENDIX C

PRELIMINARY ASSESSMENT ROLL

2022 STREET AND UTILITY IMPROVEMENT PROJECT - STREET RECONSTRUCTION - ASSESSMENT ROLL															
NO.	PROPERTY OWNER	PROPERTY OWNER ADDRESS		PROPERTY ADDRESS		PID NO.	LAND USE	ASSESSABLE UNITS	METHOD	STREET ASSESSMENT PER UNIT	STREET ASSESSMENT	DRAINAGE ASSESSMENT PER UNIT	DRAINAGE ASSESSMENT	WATER SERVICE ASSESSMENT	TOTAL ASSESSMENT
1	LAWRENCE C RANALLO	3224 RANKIN RD	ST. ANTHONY MN 55418	3224 RANKIN RD	ST. ANTHONY MN 55418	0602923420130	R1	0.5	Corner Lot	\$8,998.00	\$4,499.00	\$1,510.00	\$755.00	\$900.00	\$6,154.00
2	K I ISAACSON & D W ISAACSON	3220 RANKIN RD	ST. ANTHONY MN 55418	3220 RANKIN RD	ST. ANTHONY MN 55418	0602923420131	R1	1.0	Standard Lot	\$8,998.00	\$8,998.00	\$1,510.00	\$1,510.00	\$900.00	\$11,408.00
3	SCOTT R SIMMONS/KELLI J SIMMONS	3216 RANKIN RD	ST. ANTHONY MN 55418	3216 RANKIN RD	ST. ANTHONY MN 55418	0602923420132	R1	0.5	Corner Lot	\$8,998.00	\$4,499.00	\$1,510.00	\$755.00	\$900.00	\$6,154.00
4	J J SOMMERVILLE/J M O'LEARY	3208 RANKIN ROAD	ST ANTHONY MN 55418	3208 RANKIN RD	ST. ANTHONY MN 55418	0602923420002	R1	0.5	Corner Lot	\$8,998.00	\$4,499.00	\$1,510.00	\$755.00	\$900.00	\$6,154.00
5	DONALD P CONNELLY ET AL	3200 RANKIN ROAD NE	ST ANTHONY MN 55418	3200 RANKIN RD	ST. ANTHONY MN 55418	0602923420004	R1	0.5	Corner Lot	\$8,998.00	\$4,499.00	\$1,510.00	\$755.00	\$900.00	\$6,154.00
6	P ENGBRETSON/E ENGBRETSON	3124 RANKIN RD	ST. ANTHONY MN 55418	3124 RANKIN RD	ST. ANTHONY MN 55418	0602923420026	R1	0.5	Corner Lot	\$8,998.00	\$4,499.00	\$1,510.00	\$755.00	\$900.00	\$6,154.00
7	LAWRENCE S BONAVENTURA ETAL	3120 RANKIN RD	MPLS MN 55418	3120 RANKIN RD	ST. ANTHONY MN 55418	0602923420028	R1	1.0	Standard Lot	\$8,998.00	\$8,998.00	\$1,510.00	\$1,510.00	\$900.00	\$11,408.00
8	WILLIAM C TEDLUND	3114 RANKIN RD	MINNEAPOLIS MN 55418	3114 RANKIN RD	ST. ANTHONY MN 55418	0602923420027	R1	0.5	Corner Lot	\$8,998.00	\$4,499.00	\$1,510.00	\$755.00	\$900.00	\$6,154.00
9	ANDREW S DOSDALL & NICOLE M DOSDALL	3108 RANKIN RD	ST ANTHONY MN 55418	3108 RANKIN RD	ST. ANTHONY MN 55418	0602923420095	R1	0.5	Corner Lot	\$8,998.00	\$4,499.00	\$1,510.00	\$755.00	\$900.00	\$6,154.00
10	ALLEN W DRAVES ETAL	3100 RANKIN ROAD N E	MPLS MN 55418	3100 RANKIN RD	ST. ANTHONY MN 55418	0602923420094	R1	0.5	Corner Lot	\$8,998.00	\$4,499.00	\$1,510.00	\$755.00	\$900.00	\$6,154.00
11	DAVID K SCHURR & MEREDITH A SCHURR	3101 RANKIN RD	ST ANTHONY MN 55418	3101 RANKIN RD	ST. ANTHONY MN 55418	0602923410064	R1	0.5	Corner Lot	\$8,998.00	\$4,499.00	\$1,510.00	\$755.00	\$900.00	\$6,154.00
12	E W BIRKELAND & M G HASS	3105 RANKIN RD	ST ANTHONY MN 55418	3105 RANKIN RD	ST. ANTHONY MN 55418	0602923410065	R1	1.0	Standard Lot	\$8,998.00	\$8,998.00	\$1,510.00	\$1,510.00	\$900.00	\$11,408.00
13	GEORGE & NNANCY W GONZALEZ	3109 RANKIN RD	ST ANTHONY MN 55418	3109 RANKIN RD	ST. ANTHONY MN 55418	0602923410066	R1	1.0	Standard Lot	\$8,998.00	\$8,998.00	\$1,510.00	\$1,510.00	\$900.00	\$11,408.00
14	KATHERINE VOSBEEK & BENNET BYKOWSKI	3113 RANKIN RD	ST. ANTHONY MN 55418	3113 RANKIN RD	ST. ANTHONY MN 55418	0602923410067	R1	1.0	Standard Lot	\$8,998.00	\$8,998.00	\$1,510.00	\$1,510.00	\$900.00	\$11,408.00
15	RANDY L STILLE & DONNA J STILLE	3117 RANKIN RD	ST ANTHONY MN 55418	3117 RANKIN RD	ST. ANTHONY MN 55418	0602923410068	R1	1.0	Standard Lot	\$8,998.00	\$8,998.00	\$1,510.00	\$1,510.00	\$900.00	\$11,408.00
16	LEAH GLANTZ & JOSHUA JORENBY	3121 RANKIN RD	ST. ANTHONY MN 55418	3121 RANKIN RD	ST. ANTHONY MN 55418	0602923410069	R1	0.5	Corner Lot	\$8,998.00	\$4,499.00	\$1,510.00	\$755.00	\$900.00	\$6,154.00
17	CAROLYN P SAMPLE TRUSTEE	3201 RANKIN RD	ST. ANTHONY MN 55418	3201 RANKIN RD	ST. ANTHONY MN 55418	0602923410026	R1	0.5	Corner Lot	\$8,998.00	\$4,499.00	\$1,510.00	\$755.00	\$900.00	\$6,154.00
18	ROBERT J ANDERSON & CAROL M ANDERSON	3205 RANKIN RD	ST ANTHONY MN 55418	3205 RANKIN RD	ST. ANTHONY MN 55418	0602923410027	R1	1.0	Standard Lot	\$8,998.00	\$8,998.00	\$1,510.00	\$1,510.00	\$900.00	\$11,408.00
19	WILLIAM P REHFUSS & BETH L REHFUSS	3209 RANKIN RD	ST. ANTHONY MN 55418	3209 RANKIN RD	ST. ANTHONY MN 55418	0602923410090	R1	1.0	Standard Lot	\$8,998.00	\$8,998.00	\$1,510.00	\$1,510.00	\$900.00	\$11,408.00
20	BARBARA WESTLUND	3213 RANKIN RD	ST. ANTHONY MN 55418	3213 RANKIN RD	ST. ANTHONY MN 55418	0602923410091	R1	1.0	Standard Lot	\$8,998.00	\$8,998.00	\$1,510.00	\$1,510.00	\$900.00	\$11,408.00
21	VERONICA A PAULSON & MARCUS V PAULSON	3217 RANKIN RD	ST. ANTHONY MN 55418	3217 RANKIN RD	ST. ANTHONY MN 55418	0602923410092	R1	1.0	Standard Lot	\$8,998.00	\$8,998.00	\$1,510.00	\$1,510.00	\$900.00	\$11,408.00
22	JOHN GALLAGHER	3222 OLD HIGHWAY 8	ST. ANTHONY MN 55418	3221 RANKIN RD	ST. ANTHONY MN 55418	0602923410093	R1	1.0	Standard Lot	\$8,998.00	\$8,998.00	\$1,510.00	\$1,510.00	\$900.00	\$11,408.00
23	JAMES PATRICK MCTIE III	3225 RANKIN RD	ST. ANTHONY MN 55418	3225 RANKIN RD	ST. ANTHONY MN 55418	0602923410094	R1	0.5	Corner Lot	\$8,998.00	\$4,499.00	\$1,510.00	\$755.00	\$900.00	\$6,154.00
24	DONALD P CONNELLY ET AL	3200 RANKIN ROAD NE	ST ANTHONY MN 55418			0602923420003	R1	0.0	Standard Lot	\$8,998.00	\$0.00	\$1,510.00	\$0.00	\$0.00	\$0.00
2022 STREET AND UTILITY IMPROVEMENT PROEJCT - STREET RECONSTRUCTION ASSESSMENT TOTAL								17			\$152,966.00		\$25,670.00	\$20,700.00	\$199,336.00

2022 STREET AND UTILITY IMPROVEMENT PROJECT - MILL AND OVERLAY (RESIDENTIAL ROADWAYS) - ASSESSMENT ROLL															
NO.	PROPERTY OWNER ADDRESS	PROPERTY OWNER ADDRESS		PROPERTY ADDRESS		PID NO.	LAND USE	ASSESSABLE UNITS	METHOD	STREET ASSESSMENT PER UNIT	STREET ASSESSMENT	DRAINAGE ASSESSMENT PER UNIT	DRAINAGE ASSESSMENT	WATER SERVICE ASSESSMENT	TOTAL ASSESSMENT
1	DANIEL E ANDERSEN & LAURA V ANDERSEN	2914 ARMOUR TER	ST. ANTHONY MN 55418	2914 ARMOUR TER	ST. ANTHONY MN 55418	0602923430107	R1	0.5	Corner Lot	\$2,342.22	\$1,171.11	\$0.00	\$0.00	\$0.00	\$1,171.11
2	NANCY B WORMS	2918 ARMOUR TER	ST ANTHONY MN 55418	2918 ARMOUR TER	ST. ANTHONY MN 55418	0602923430106	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
3	NICHOLAS K STADEM	2922 ARMOUR TER	ST. ANTHONY MN 55418	2922 ARMOUR TER	ST. ANTHONY MN 55418	0602923430105	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
4	JEFFREY & NONA CARLSON	2926 ARMOUR TER	ST. ANTHONY MN 55418	2926 ARMOUR TER	ST. ANTHONY MN 55418	0602923430104	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
5	MARIA E LALA	3306 BLOOMINGTON AVE S	MINNEAPOLIS MN 55407	2930 ARMOUR TER	ST. ANTHONY MN 55418	0602923430103	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
6	COREY M KOHAN/LORA P TUMBERG	3000 ARMOUR TER	ST ANTHONY MN 55418	3000 ARMOUR TER	ST. ANTHONY MN 55418	0602923430102	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
7	DONALD JENSEN/TANYA HEMPHILL	3004 ARMOUR TER	ST. ANTHONY MN 55418	3004 ARMOUR TER	ST. ANTHONY MN 55418	0602923430101	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
8	KRISTEN & NATHAN KARNITZ	3008 ARMOUR TER	ST ANTHONY MN 55418	3008 ARMOUR TER	ST. ANTHONY MN 55418	0602923430100	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
9	BRADLEY JOEL JORDAHL REDLIN	3012 ARMOUR TER	ST. ANTHONY MN 55418	3012 ARMOUR TER	ST. ANTHONY MN 55418	0602923430099	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
10	AVANELLE O FROELICH	2555 SNELLING AVE N	ROSEVILLE MN 55113	3016 ARMOUR TER	ST. ANTHONY MN 55418	0602923430098	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
11	MARION ZAHOS	3100 ARMOUR TER	MINNEAPOLIS MN 55418	3100 ARMOUR TER	ST. ANTHONY MN 55418	0602923430097	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
12	MARION ZAHOS	3100 ARMOUR TER	MINNEAPOLIS MN 55418	3100 ARMOUR TER	ST. ANTHONY MN 55418	0602923430096	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
13	VALENTINA P YARR	3104 ARMOUR TER	ST ANTHONY MN 55418	3104 ARMOUR TER	ST. ANTHONY MN 55418	0602923430095	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
14	MICHAEL PEARSON & JANELLE PEARSON	3108 ARMOUR TER	ST. ANTHONY MN 55418	3108 ARMOUR TER	ST. ANTHONY MN 55418	0602923430094	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
15	MOUNIR S NAJM	3112 ARMOUR TER	ST. ANTHONY MN 55418	3112 ARMOUR TER	ST. ANTHONY MN 55418	0602923430093	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
16	MICHAEL & DONNA ENGELMEYER	3200 ARMOUR TERRACE	ST ANTHONY MN 55418	3200 ARMOUR TER	ST. ANTHONY MN 55418	0602923430092	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
17	TALIVALDIS RUDZITIS	3204 ARMOUR TERR W	MPLS MN 55418	3204 ARMOUR TER	ST. ANTHONY MN 55418	0602923430091	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
18	ROSEMARY K DICKHAUSEN	3208 ARMOUR TER	ST ANTHONY MN 55418	3208 ARMOUR TER	ST. ANTHONY MN 55418	0602923430090	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
19	BEVERLY M BROSTROM	3020 CRESTVIEW DR	ST. ANTHONY MN 55418	3020 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430089	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
20	HUGH E & SUSAN S MCSHERRY	3024 CRESTVIEW DR	ST ANTHONY MN 55418	3024 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430088	R1	0.5	Corner Lot	\$2,342.22	\$1,171.11	\$0.00	\$0.00	\$0.00	\$1,171.11
21	KIRSTEN L HOYME	3025 CRESTVIEW DR	ST. ANTHONY MN 55418	3025 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430023	R1	0.5	Corner Lot	\$2,342.22	\$1,171.11	\$0.00	\$0.00	\$0.00	\$1,171.11
22	TIMOTHY YA-CHIEH WANG	3021 CRESTVIEW DR	ST. ANTHONY MN 55418	3021 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430022	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
23	LESLIE J LACOUNT	3017 CRESTVIEW DR	ST ANTHONY MN 55418	3017 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430021	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
24	CHRISTOPHER M SCHOBER	3013 CRESTVIEW DR	ST. ANTHONY MN 55418	3013 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430020	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
25	MATTHEW & EILEEN LUNDGREN	3009 CRESTVIEW DR	ST. ANTHONY MN 55418	3009 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430019	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
26	ROBERT LEHMANN & ANGELA LEHMANN	3005 CRESTVIEW DR	ST. ANTHONY MN 55418	3005 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430018	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
27	TERRANCE P SULLIVAN	3001 CRESTVIEW DRIVE	MINNEAPOLIS MN 55418	3001 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430017	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
28	BENJAMIN A CLYMER	2933 CRESTVIEW DR	ST ANTHONY MN 55418	2933 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430016	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
29	KATHLEEN ACKERMAN	2929 CRESTVIEW DR	ST ANTHONY MN 55418	2929 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430015	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
30	DAVID & PAULA CHRISTOPHERSON	2925 CRESTVIEW DR	ST ANTHONY MN 55418	2925 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430014	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
31	DEAN PSYHOGIOS	3301 EAST GATE RD	ST ANTHONY MN 55418	3301 EAST GATE RD	ST. ANTHONY MN 55418	0602923430013	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
32	BNJAMIN DREON/MARGARET DREON	3305 EAST GATE RD	ST. ANTHONY MN 55418	3305 EAST GATE RD	ST. ANTHONY MN 55418	0602923430012	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
33	JANE M MEDD	2916 RANKIN RD	ST ANTHONY MN 55418	2916 RANKIN RD	ST. ANTHONY MN 55418	0602923430011	R1	0.5	Corner Lot	\$2,342.22	\$1,171.11	\$0.00	\$0.00	\$0.00	\$1,171.11
34	MARILYN ELMS	3308 EAST GATE RD	ST. ANTHONY MN 55418	3308 EAST GATE RD	ST. ANTHONY MN 55418	0602923430025	R1	0.5	Corner Lot	\$2,342.22	\$1,171.11	\$0.00	\$0.00	\$0.00	\$1,171.11
35	DAVID SANDAGER & SARAH PLATNER	3304 EAST GATE RD	ST. ANTHONY MN 55418	3304 EAST GATE RD	ST. ANTHONY MN 55418	0602923430042	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
36	NANCY E KAMINSKI	3300 EAST GATE RD	ST. ANTHONY MN 55418	3300 EAST GATE RD	ST. ANTHONY MN 55418	0602923430041	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
37	EDWARD J DUNN	2919 CRESTVIEW DR	ST ANTHONY MN 55418	2919 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430040	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
38	IOANNIS M ROUSSOS	2917 CRESTVIEW DR	ST ANTHONY MN 55418	2917 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430039	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
39	NICOLE MOLINARO	2913 CRESTVIEW DR	ST. ANTHONY MN 55418	2913 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430038	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
40	WILLARDBROOK C C KING AND LORI L WATZI-KING	2911 CRESTVIEW DR	ST. ANTHONY MN 55418	2911 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430037	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
41	BENJAMIN JOHNSON	2907 CRESTVIEW DR	ST. ANTHONY MN 55418	2907 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430036	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
42	PHILLIP J WOODHALL	2901 CRESTVIEW DR	ST ANTHONY MN 55418	2901 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430128	R1	0.5	Corner Lot	\$2,342.22	\$1,171.11	\$0.00	\$0.00	\$0.00	\$1,171.11
43	J M PETERSON	2900 CRESTVIEW DR	ST ANTHONY MN 55418	2900 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430052	R1	0.5	Corner Lot	\$2,342.22	\$1,171.11	\$0.00	\$0.00	\$0.00	\$1,171.11
44	STEVEN K & CHRISTINA SCHOBER	2902 CRESTVIEW DR	ST ANTHONY MN 55418	2902 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430051	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
45	PHILIP J & KIM H TILLMANN	2904 CRESTVIEW DR	ST ANTHONY MN 55418	2904 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430050	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
46	DREW R LINTVEDT & EMILY J LINTVEDT	2906 CRESTVIEW DR	ST. ANTHONY MN 55418	2906 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430049	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
47	MATTHEW JEROME PETERSON	2908 CRESTVIEW DR	ST ANTHONY MN 55418	2908 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430048	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
48	CYNTHIA L STULL	2912 CRESTVIEW DR	ST. ANTHONY MN 55418	2912 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430047	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
49	DAVID J NATALE JR	2916 CRESTVIEW DR	ST ANTHONY MN 55418	2916 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430046	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
50	MEGAN AULD-WRIGHT & DENNIS LEAF-SMITH	2920 CRESTVIEW DR	ST. ANTHONY MN 55418	2920 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430045	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
51	KAREN HANSON	2924 CRESTVIEW DR	ST. ANTHONY MN 55418	2924 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430044	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
52	GARY & SUSAN HOLMGREN	2928 CRESTVIEW DR	ST ANTHONY MN 55418	2928 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430043	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
53	CYNTHIA L FRIEND	3204 BELL LA	ST ANTHONY MN 55418	3204 BELL LA	ST. ANTHONY MN 55418	0602923430070	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
54	T M MATHISON & J A MATHISON	3200 BELL LANE	ST ANTHONY MN 55418	3200 BELL LA	ST. ANTHONY MN 55418	0602923430069	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
55	RENEE WEST-AMBROSIA	3116 BELL LA	ST. ANTHONY MN 55418	3116 BELL LA	ST. ANTHONY MN 55418	0602923430068	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
56	ALICEA MARTIN STRODEL & MATTHEW PAUL STRODEL	3112 BELL LA	ST ANTHONY MN 55418	3112 BELL LA	ST. ANTHONY MN 55418	0602923430067	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
57	TODD P NESSER & AMY H SPARKS	3108 BELL LA	ST ANTHONY MN 55418	3108 BELL LA	ST. ANTHONY MN 55418	0602923430066	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
58	ANTHONY J SULLIVAN & SHEILA R SULLIVAN	3104 BELL LA	ST. ANTHONY MN 55418	3104 BELL LA	ST. ANTHONY MN 55418	0602923430065	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
59	MICHAEL D STARK	2921 ARMOUR TER	ST. ANTHONY MN 55418	2921 ARMOUR TER	ST. ANTHONY MN 55418	0602923430064	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
60	CHRISTOPHER BECERRA & LAUREN HICKMAN	2919 ARMOUR TERR	ST ANTHONY MN 55418	2919 ARMOUR TER	ST. ANTHONY MN 55418	0602923430063	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
61	ERIC R MICHAELSON & CATIE MICHAELSON	2917 ARMOUR TER	ST ANTHONY MN 55418	2917 ARMOUR TER	ST. ANTHONY MN 55418	0602923430062	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
62	ROBERT E KLASSY	2915 ARMOUR TER	ST. ANTHONY MN 55418	2915 ARMOUR TER	ST. ANTHONY MN 55418	0602923430061	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
63	ANDREW M ERICKSON	2913 ARMOUR TER	ST. ANTHONY MN 55418	2913 ARMOUR TER	ST. ANTHONY MN 55418	0602923430060	R1	1	Standard Lot	\$2,342.22	\$2,342.22	\$0.00	\$0.00	\$0.00	\$2,342.22
64	RYAN NORTH & TINA NORTH	2911 ARMOUR TER	ST. ANTHONY MN 55418	2911 ARMOUR TER	ST. ANTHONY MN 55418	0602923430059	R1	0.5	Corner Lot	\$2,342.22	\$1,171.11	\$0.00	\$0.00	\$0.00	\$1,171.11
2022 STREET AND UTILITY IMPROVEMENT PROJECT															

2022 STREET AND UTILITY IMPROVEMENT PROJECT - MILL AND OVERLAY (ALLEYS) - ASSESSMENT ROLL															
NO.	PROPERTY OWNER ADDRESS	PROPERTY OWNER ADDRESS		PROPERTY ADDRESS		PID NO.	LAND USE	ASSESSABLE UNITS	METHOD	STREET ASSESSMENT PER UNIT	STREET ASSESSMENT	DRAINAGE ASSESSMENT PER UNIT	DRAINAGE ASSESSMENT	WATER SERVICE ASSESSMENT	TOTAL ASSESSMENT
65	GABRIEL T REIN & KIMBERLY HARPER	3101 BELL LA	ST. ANTHONY MN 55418	3101 BELL LA	ST. ANTHONY MN 55418	0602923430079	R1	1	Standard Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
66	DEANNA ANDERSON	3001 ARMOUR TER	ST ANTHONY MN 55418	3001 ARMOUR TER	ST. ANTHONY MN 55418	0602923430080	R1	1	Standard Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
67	JOHN E & CAROLYNN R LUNDGREN	3005 ARMOUR TER	ST. ANTHONY MN 55418	3005 ARMOUR TER	ST. ANTHONY MN 55418	0602923430081	R1	1	Standard Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
68	RICCIS C MENDOZA & MARIZEN R RAMIREZ	3101 ARMOUR TER	ST. ANTHONY MN 55418	3101 ARMOUR TER	ST. ANTHONY MN 55418	0602923430082	R1	1	Standard Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
69	JANE MARY MCCLERNAN	3105 ARMOUR TER	ST. ANTHONY MN 55418	3105 ARMOUR TER	ST. ANTHONY MN 55418	0602923430083	R1	1	Standard Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
70	KENNETH W & DIANA R BOGIE	3109 ARMOUR TER	ST. ANTHONY MN 55418	3109 ARMOUR TER	ST. ANTHONY MN 55418	0602923430084	R1	1	Standard Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
71	KATHLEEN M LOHMAR EXEL	3113 ARMOUR TER	ST. ANTHONY MN 55418	3113 ARMOUR TER	ST. ANTHONY MN 55418	0602923430085	R1	1	Standard Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
72	RANDALL T TAPPE	3201 ARMOUR TER	ST. ANTHONY MN 55418	3201 ARMOUR TER	ST. ANTHONY MN 55418	0602923430086	R1	1	Standard Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
73	NATALIE A & RICHARD J SITARZ	3205 ARMOUR TER	ST. ANTHONY MN 55418	3205 ARMOUR TER	ST. ANTHONY MN 55418	0602923430087	R1	1	Standard Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
74	MARK & SARAH KSIAZEK	3008 CRESTVIEW DR	ST. ANTHONY MN 55418	3008 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430071	R1	1	Standard Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
75	LARRY & DONNA LUNDGREN	3004 CRESTVIEW DR	ST. ANTHONY MN 55418	3004 CRESTVIEW DR	ST. ANTHONY MN 55418	0602923430072	R1	1	Standard Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
76	WILLIAM A WILSON JR & ELIZABETH J WHISNEY-WILSON	3209 BELL LA	ST ANTHONY MN 55418	3209 BELL LA	ST. ANTHONY MN 55418	0602923430073	R1	1	Standard Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
77	DANIEL S LYON	3205 BELL LANE	ST ANTHONY MN 55418	3205 BELL LA	ST. ANTHONY MN 55418	0602923430074	R1	1	Standard Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
78	CYNTHIA KORINE GRAHAM & BRETT H FAHRENDORFF	3201 BELL LA	ST. ANTHONY MN 55418	3201 BELL LA	ST. ANTHONY MN 55418	0602923430075	R1	1	Standard Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
79	ILDIKO H THERNEAU & ADAM T THERNEAU	3113 BELL LA	ST. ANTHONY MN 55418	3113 BELL LA	ST. ANTHONY MN 55418	0602923430076	R1	1	Standard Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
80	DIANE LOW	3109 BELL LA	ST. ANTHONY MN 55418	3109 BELL LA	ST. ANTHONY MN 55418	0602923430077	R1	1	Standard Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
81	WADE SKARSTEN	PO BOX 68079	MINNEAPOLIS MN 55418	3105 BELL LA	ST. ANTHONY MN 55418	0602923430078	R1	1	Standard Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
82	BEVERLY G HENRY	2804 29TH AVE N E	ST ANTHONY MN 55418	2804 29TH AVE N E	ST. ANTHONY MN 55418	0702923210028	R1	1	End Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
83	JUSTIN T & ANGELA R MARTIN	2816 29TH AVE N E	ST. ANTHONY MN 55418	2816 29TH AVE N E	ST. ANTHONY MN 55418	0702923210024	R1	1	End Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
84	KAREN L PLOSKI	2836 COOLIDGE ST NE	ST ANTHONY MN 55418	2836 COOLIDGE ST N E	ST. ANTHONY MN 55418	0702923210025	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
85	KEVIN V BURNS	2832 COOLIDGE ST N E	ST. ANTHONY MN 55418	2832 COOLIDGE ST N E	ST. ANTHONY MN 55418	0702923210026	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
86	NANCY L CORCORAN	2828 COOLIDGE ST N E	ST. ANTHONY MN 55418	2828 COOLIDGE ST N E	ST. ANTHONY MN 55418	0702923210027	R1	1	End Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
87	KENT JONATHAN AVIS THOMSON & LISA THOMSON	2816 COOLIDGE ST N E	ST ANTHONY MN 55418	2816 COOLIDGE ST N E	ST. ANTHONY MN 55418	0702923210040	R1	1	End Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
88	MICHAEL A & RENEE D POUCHAK	2808 MURRAY AVE	ST ANTHONY MN 55418	2808 MURRAY AVE	ST. ANTHONY MN 55418	0702923210041	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
89	ARNOLD J & MOLLY E SIROIN	2804 MURRAY AVE	ST. ANTHONY MN 55418	2804 MURRAY AVE	ST. ANTHONY MN 55418	0702923210042	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
90	KAREN & TIMOTHY BEDORE	2800 MURRAY AVE	ST ANTHONY MN 55418	2800 MURRAY AVE	ST. ANTHONY MN 55418	0702923210043	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
91	JAIME L MARTINEZ	2720 MURRAY AVE	ST. ANTHONY MN 55418	2720 MURRAY AVE	ST. ANTHONY MN 55418	0702923210044	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
92	T J & R C WRATKOWSKI	2716 MURRAY AVE N E	ST ANTHONY MN 55418	2716 MURRAY AVE	ST. ANTHONY MN 55418	0702923210045	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
93	GARY & MARY THORIN	2712 MURRAY AVE NE	MPLS MN 55418	2712 MURRAY AVE	ST. ANTHONY MN 55418	0702923210046	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
94	NANCY BURNS & WILLIAM HALSTEAD	2708 MURRAY AVE	ST. ANTHONY MN 55418	2708 MURRAY AVE	ST. ANTHONY MN 55418	0702923210047	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
95	MATTHEW SCOTT SWIONTEK & JESSICA ROMBACH SWIONTEK	2704 MURRAY AVE	ST. ANTHONY MN 55418	2704 MURRAY AVE	ST. ANTHONY MN 55418	0702923210048	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
96	JAMES JOB & LOUIS JOB	2815 WILSON ST N E	ST. ANTHONY MN 55418	2815 WILSON ST N E	ST. ANTHONY MN 55418	0702923210049	R1	1	End Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
97	BILL JO SCHONS	2701 ST ANTHONY BLVD	ST ANTHONY MN 55418	2701 ST ANTHONY BLVD	ST. ANTHONY MN 55418	0702923210058	R1	1	End Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
98	RYAN M DOUGHERTY	2705 ST ANTHONY BLVD	ST. ANTHONY MN 55418	2705 ST ANTHONY BLVD	ST. ANTHONY MN 55418	0702923210059	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
99	SANDRALEE L NEPHEW-ROSE	2709 ST ANTHONY BLVD	ST. ANTHONY MN 55418	2709 ST ANTHONY BLVD	ST. ANTHONY MN 55418	0702923210060	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
100	CITY OF ST ANTHONY	3301 SILVER LAKE RD	ST ANTHONY MN 55418	2713 ST ANTHONY BLVD	ST. ANTHONY MN 55418	0702923210061	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
101	ANDREW BREVER/BRITNY BREVER	2717 ST ANTHONY BLVD	ST. ANTHONY MN 55418	2717 ST ANTHONY BLVD	ST. ANTHONY MN 55418	0702923210062	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
102	THAD HUNTER / JULIANNE HUNTER	2801 ST ANTHONY BLVD	ST. ANTHONY MN 55418	2801 ST ANTHONY BLVD	ST. ANTHONY MN 55418	0702923210063	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
103	ROBERT WARNER/COLETTE WARNER	2809 ST ANTHONY BLVD	ST. ANTHONY MN 55418	2809 ST ANTHONY BLVD	ST. ANTHONY MN 55418	0702923210064	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
104	ROBERT WARNER/COLETTE WARNER	2809 ST ANTHONY BLVD	ST. ANTHONY MN 55418	2809 ST ANTHONY BLVD	ST. ANTHONY MN 55418	0702923210126	R1	0	Middle Lot	\$2,584.47	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
105	BRADLEY S SUBAK	2817 ST ANTHONY BLVD	ST ANTHONY MN 55418	2817 ST ANTHONY BLVD	ST. ANTHONY MN 55418	0702923210127	R1	1	End Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
106	ROBERT L SITZMANN	2837 STINSON BLVD N E	ST ANTHONY MN 55418	2837 STINSON BLVD N E	ST. ANTHONY MN 55418	0702923220025	R1	1	End Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
107	J LOUTCHKO & T BUNIK	2829 STINSON BLVD NE	ST ANTHONY MN 55418	2829 STINSON BLVD N E	ST. ANTHONY MN 55418	0702923220024	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
108	MATHEW J & PEGGY A KUKIELKA	2825 STINSON BLVD NE	MPLS MN 55418	2825 STINSON BLVD N E	ST. ANTHONY MN 55418	0702923220023	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
109	IVO JOHN GORSHE & ELAINE GORSHE	2821 STINSON BLVD NE	ST ANTHONY MN 55418	2821 STINSON BLVD N E	ST. ANTHONY MN 55418	0702923220022	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
110	PAULINE KOES	2817 STINSON BLVD	MINNEAPOLIS MN 55418	2817 STINSON BLVD N E	ST. ANTHONY MN 55418	0702923220021	R1	1	End Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
111	ANDREA MCNETT & BENJAMIN DEMAREE	2401 ST ANTHONY BLVD	ST. ANTHONY MN 55418	2401 ST ANTHONY BLVD	ST. ANTHONY MN 55418	0702923220020	R1	1	End Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
112	KATHERINE M HAIK	2916 HILLDALE AVE NE	ST. ANTHONY MN 55418	2405 ST ANTHONY BLVD	ST. ANTHONY MN 55418	0702923220019	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
113	MICHAEL ARTHURS & JEFFREY JOHNSON	2409 ST ANTHONY BLVD	ST ANTHONY MN 55418	2409 ST ANTHONY BLVD	ST. ANTHONY MN 55418	0702923220018	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
114	DELWIN DARKSEN & KARLYN Q DAVERILL	2413 ST ANTHONY BLVD	ST. ANTHONY MN 55418	2413 ST ANTHONY BLVD	ST. ANTHONY MN 55418	0702923220017	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
115	PAULA RADUNZ & KATHLEEN A STRONG	2417 ST ANTHONY BLVD	ST. ANTHONY MN 55418	2417 ST ANTHONY BLVD	ST. ANTHONY MN 55418	0702923220016	R1	1	End Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
116	STEVEN BAUER & THORA HANSEN	2816 ROOSEVELT ST N E	ST. ANTHONY MN 55418	2816 ROOSEVELT ST N E	ST. ANTHONY MN 55418	0702923220015	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
116	NICHOLAS PAUL THILL	2820 ROOSEVELT ST N E	ST ANTHONY MN 55418	2820 ROOSEVELT ST N E	ST. ANTHONY MN 55418	0702923220014	R1	1	End Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
117	ANTHONY RICHARD LABANDZ & STEPHANIE H LABANDZ	2824 ROOSEVELT ST N E	ST. ANTHONY MN 55418	2824 ROOSEVELT ST N E	ST. ANTHONY MN 55418	0702923220013	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
118	JEANNA PALKOWITSCH & RAYMOND VENN	2828 ROOSEVELT ST N E	ST. ANTHONY MN 55418	2828 ROOSEVELT ST N E	ST. ANTHONY MN 55418	0702923220012	R1	1	Middle Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
119	THERESE J BELLINGER	2836 ROOSEVELT ST N E	ST. ANTHONY MN 55418	2836 ROOSEVELT ST N E	ST. ANTHONY MN 55418	0702923220011	R1	1	End Lot	\$2,584.47	\$2,584.47	\$0.00	\$0.00	\$0.00	\$2,584.47
2022 STREET AND UTILITY IMPROVEMENT PROJECT - MILL AND OVERLAY (ALLEYS) ASSESSMENT TOTAL								55			\$142,145.85				\$142,145.85