

PUBLIC WORKS & UTILITIES COMMITTEE

12-0144R

RESOLUTION ORDERING THE IMPROVEMENT OF OXFORD STREET,
LIVINGSTON AVENUE AND GLENWOOD STREET FROM WOODLAND
AVENUE TO SNIVELY ROAD AT AN ESTIMATED COST OF
\$4,230,089.

CITY PROPOSAL:

RESOLVED, that it is deemed necessary for public convenience and safety, and it is hereby ordered that Oxford Street, Livingston Avenue and Glenwood Street from Woodland Avenue to Snively Road (city project no. 0439TR) be improved.

FURTHER RESOLVED, that said work be done by contract and that the estimated cost of said project as estimated by the city engineer is \$4,230,089, payable from Permanent Improvement Fund 411, Department/Agency 035 (Capital Projects), Object 5530 (Improvements Other than Buildings). The funding sources for this project will be as follows: \$2,930,089 from Municipal State Aid funds, \$650,000 from Water Fund 510, \$100,000 from Stormwater Utility Fund 535, \$550,000 from Sanitary Sewer Fund 530, and of these project costs \$530,089 will be assessed to benefitting properties.

FURTHER RESOLVED, that assessments shall be levied upon lands benefitting per the preliminary assessment roll (Public Document No. _____), and may be paid in 15 annual installments at municipal bond index plus 1.50 per cent

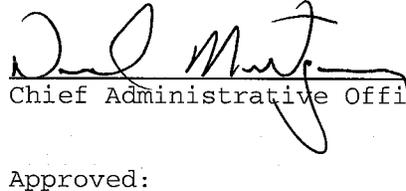
interest.

Approved:



Department Director

Approved for presentation to council:



Chief Administrative Officer

Approved as to form:



Attorney

Approved:



Auditor

ENG GS:jh 3/15/2012

STATEMENT OF PURPOSE: This resolution will order in assessable improvements of Oxford Street, Livingston Avenue and Glenwood Street from Woodland Avenue to Snively Road.

As provided for in Section 61 of the City Charter, the process can be commenced either by petition or by action of the city council. The latter route is being used in this case as the streets in question are arterial streets that are of critical function to the neighborhoods they serve and to the city as a whole.

Since the resolution of intent was passed, a parking lane was added to the north side of Glenwood Street from Woodbury Lane to Snively Road to better accommodate the Lakeview Covenant Church.

PUBLIC HEARING OF THE SPECIAL ASSESSMENT BOARD
Reconstruction of East Oxford Street, Livingston Avenue and Glenwood Street
from Woodland Avenue to Jean Duluth Road
March 13, 2012

Transmitted herewith for your consideration is the report of the Public hearing, findings and recommendations of the Special Assessment Board for the above.

The hearing was called to order at 5:00 PM by David Montgomery, Chair of the Special Assessment Board.

MEMBERS PRESENT: Gregg Swartwoudt, City Assessor; Jim Benning, Director of Public Works & Utilities; and David Montgomery, Chief Administrative Officer.

STAFF PRESENT: Linda Brophy, Assessor's Office; Bob Asleson, City Attorney's Office; Greg Stoewer and Matt Decur, Engineering.

OTHERS PRESENT: See attached sign-in sheet.

Under consideration was the reconstruction of East Oxford Street from Woodland Avenue to Livingston Avenue, Livingston Avenue from East Oxford Street to Glenwood Street, and Glenwood Street from Livingston Avenue to Jean Duluth Road (city project no. 0439TR).

Project engineer Greg Stoewer gave a brief overview of the project. He explained that the streets in question are old and in need of reconstruction and that the utility lines in these streets are very old, in some cases over 100 years. He added that while the engineer's estimate for this project is in excess of \$4 million, the assessable portion will be approximately \$530,000.

David Montgomery explained the assessment process and said that the public hearing was being held to gather comments and for the Special Assessment Board to vote upon recommending that the city council order in the project. He stated that for this project, the assessable costs are capped at \$60 per front foot, meaning that \$60 is the maximum amount per front foot that will be assessed. He detailed the bidding process and said that because this is a two-year project, the special assessments will not be calculated and billed until early 2014.

Anthony Makela of 506 Sparkman Avenue asked about low income relief that had been mentioned in previous correspondence. Linda Brophy replied that there is no CDBG money available for this project.

Gina Socha of 2231 Roslyn Avenue stated that she and her husband are already paying on a sanitary sewer and water assessment of \$25,000, that they can't afford another assessment and have paid the city enough already. David said that the assessment for street reconstruction is entirely separate, but that engineering staff would take a look at her situation after the hearing.

Laura Johnson, 565 Glenwood Street, inquired about the interest rate. Linda explained that the rate will be set on the date that the city council orders in the project, and will be determined by the city auditor. She added that the rate is generally somewhere between 4% and 6%. Ms. Johnson asked about payment, and Linda replied that the city will bill each property owner in 15 annual installments, and that any missed annual payment would be added to the following year's real estate taxes.

Robyn Christensen of 2315 Livingston Avenue asked what would happen if she sells her house before her special assessment is paid off. Linda said that the assessment is a negotiable item: it can either be paid in full at the time

of closing, or the buyers can assume the payments.

Jay Frohrip, 441 East Oxford Street, asked what the per foot assessment rate on the Lower Glenwood Street project was. Linda said it was \$47 per front foot, and David added that that rate had been set by the board nearly three years ago, and that construction costs have risen significantly since then.

Eric Thomas, 2238 Roslyn Avenue, wanted to know how front footage is determined. Linda said that assessments are spread halfway into the block on intersecting streets, and that the calculation used does not equal the actual lot front measurements, and that side street properties are assessed at the same amount per foot as properties fronting on the rebuilt street. Mr. Thomas asked if a capping project from a few years ago had been assessed. David said capping is considered a regular part of street maintenance and is not assessed.

David went on to inform the attendees that they will have the opportunity to speak to the city council regarding this project at the March 26 meeting, when the ordering-in resolution is considered.

Jim Benning moved to recommend that the council order in the project at a \$60 per front foot assessable rate. Gregg Swartwoudt seconded and the motion passed unanimously.

Hearing adjourned at 5:30 PM.

Respectfully submitted,

Dave Montgomery
Chair, Special Assessment Board

Jeanne Horn
Board Secretary

3/7/2012

Greg Stoewer, Project Engineer
City of Duluth
411 W 1st Street
Duluth, MN 55802

Dear Mr. Stoewer,

Recently I received the attached notice that the City was considering upgrading of Oxford St and that my property located at 2239 Vermilion Dr was proposed to be assessed \$4,737.60.

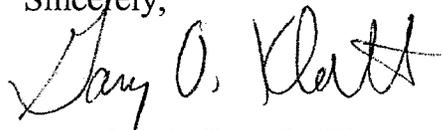
My property does not front onto Oxford Street nor does any of the property have frontage onto this road. Since my property does not front onto the road proposed to be upgraded, levying an assessment against my property is unfair.

Further the proposed improvements will not in my opinion increase the value of my property. Under Mn Statues 429 and Minnesota case law, special assessments are presumptively valid only if the assessment does not exceed the special benefit measured by the increase in market value due to the project. If the City has completed a before and after appraisal of my property, could you send me a copy of that report.

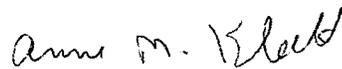
Since my property does not front on the roadway and the property value will not increase measurably as a result of the improvement, I am writing to formally object to the proposed assessment.

Thank you for your consideration.

Sincerely,



Anne M. & Gary O. Klatt
2239 Vermilion Rd.
Duluth, MN 55803





CITY OF DULUTH

DEPARTMENT OF PUBLIC WORKS
ENGINEERING OFFICE
411 West First St * 211 City Hall
Duluth, MN 55802
(218) 730-5087

March 2, 2012
Plat 2710 Parcel 03000
2239 VERMILION RD

KLATT ANNE M
2239 VERMILION DR
DULUTH MN 55803

NOTICE OF PUBLIC HEARING

STREET IMPROVEMENT

OXFORD ST. LIVINGSTON AVE AND GLENWOOD ST FROM WOODLAND AVE TO JEAN DULUTH RD

We have determined to hold a public hearing regarding the above referenced project on Tuesday, March 13, 2012, at 5:00 p.m. in Room 303 on the 3rd floor in City Hall. The resolution ordering the improvement and a recommendation from the Special Assessment Board will be presented to the City Council on Monday, March 26, 2012, at 7:00 p.m., in the City Council Chambers.

The proposed project provides for total reconstruction of Oxford, Livingston & Glenwood Streets, including grading, storm sewer, aggregate base, concrete curb and gutter, bituminous surfacing, water main, sanitary sewer, sidewalks and other utility work as needed. Construction is expected to start in June, 2012.

The estimated total project cost is \$4,230,089, with \$2,400,000 to be paid by the Street Improvement Fund, \$1,300,000 by city utility funds, and approximately \$530,089 by special assessments against benefiting properties. The assessments are based on \$60 per front foot.

FRONTAGE: 78.96	AMOUNT:	\$4,737.60
FRONTAGE: 0.00	AMOUNT:	\$0.00
ESTIMATED COST FOR YOUR PROPERTY IS:		\$4,737.60

Payment of your assessment will begin once the construction is substantially completed. The City Treasurer will send bills at that time. You may pay the assessment in full or in equal installments, with interest, over 15 years. **PLEASE NOTE: Assessments in the amount of \$500.00 or less will be due in full.** If you have any questions regarding the assessments, please contact the City Assessor's Office at 730-5017.

Greg Stoewer 730-5109
Project Engineer

Assessment Listing

			FRONTAGE				TOTAL COST
		PLAT	PARCEL	PARCEL	PARCEL 2		
ACHARTZ JOHH J & HEIDI J	633 SPEAR AVE	3320	00280	28.04	0.00	\$1,682.40	
AHO ROBERT D	501 E OXFORD ST	3320	00710	33.25	0.00	\$1,995.00	
ALDRICH FLORENCE	1515 WOODBURY LN	0775	00140	46.67	0.00	\$2,800.20	
ANDERSEN RUDOLPH & JACKIE	120 E OXFORD ST	2450	00310	47.85	0.00	\$2,871.00	
ANDERSON JACOB R & SIERRA E	445 E OXFORD ST	3870	01620	50.00	22.17	\$4,330.20	
ANDERSON JULIE L	636 SPEAR AVE	3320	00450	29.06	0.00	\$1,743.60	
ANDERSON KEVIN & MICHELLE	507 GLENWOOD ST	0100	00055	69.39	0.00	\$4,163.40	
ANDERSON RICHARD L ETUX	1510 MORNINGSIDE AVE	0775	00040	29.46	0.00	\$1,767.60	
BAILEY PATRICK A	2322 ROSLYN AVE	2450	00360	17.27	0.00	\$1,036.20	
BASARA ROBERT F	1608 WOODBURY LN	3335	00540	48.88	0.00	\$2,932.80	
BATES KRIS D	515 GLENWOOD ST	0100	00070	69.39	0.00	\$4,163.40	
BAUMGARTEN-LEVEILLE ALAN &	614 SPARKMAN AVE	3320	00260	49.96	0.00	\$2,997.60	
BEAUPRE CAROL A	314 E OXFORD ST	3870	02970	50.00	0.00	\$3,000.00	
BELANGER GEORGE R & MARY K	317 E OXFORD ST	3870	02080	54.52	0.00	\$3,271.20	
BERTEL CHARLES K	2400 BUTTE AVE	2450	00120	101.12	0.00	\$6,067.20	
BITTNER SCOTT C & LAURA K	222 E OXFORD ST	3870	02870	50.00	0.00	\$3,000.00	
BLACK JUSTIN	1622 MORNINGSIDE AVE	2710	00118	23.33	0.00	\$1,399.80	
BOUCHER NORMAN J	209 E OXFORD ST	3870	02590	17.73	0.00	\$1,063.80	
BOUCHER NORMAN J		3870	02820	25.00	0.00	\$1,500.00	
BOUCHER NORMAN J	2240 VERMILION RD	3870	03230	133.00	0.00	\$7,980.00	
BOURGOYNE MICHAEL J	421 E OXFORD ST	3870	01730	50.00	11.08	\$3,664.80	
BOURGOYNE MICHAEL J		3870	01750	50.00	0.00	\$3,000.00	
BRACKEN DOROTHY E	501 SPARKMAN AVE	3320	00010	36.26	0.00	\$2,175.60	
BROCKMAN AARON & HEATHER	552 GLENWOOD ST	3320	00460	32.70	0.00	\$1,962.00	
BROUSE TERENCE P	513 SPEAR AVE	3320	00190	17.56	0.00	\$1,053.60	
BROWN JOHNNY M & SUZANNE	2308 WOODLAND AVE	2450	00880	33.63	0.00	\$2,017.80	
BYRD WILLIAM R	2308 VERMILION RD	3870	02650	24.18	0.00	\$1,450.80	
BYRD WILLIAM R		3870	02660	12.09	0.00	\$725.40	
CAESAR JAMES C & LAURA	1507 MORNINGSIDE AVE	3330	00210	13.42	0.00	\$805.20	
CAMELON GERALD A	515 E OXFORD ST	3320	00680	33.25	0.00	\$1,995.00	
CANNON ROBERT B		3870	02190	16.45	0.00	\$987.00	
CARL BRIANA	629 SPEAR AVE	3320	00290	28.03	0.00	\$1,681.80	
CARLSON DONALD J III	628 SPEAR AVE	3320	00430	29.06	0.00	\$1,743.60	
CARLSON JILL E	2339 ROSLYN AVE	2450	00790	22.62	0.00	\$1,357.20	
CAROW JOHN C ETUX	1615 WOODBURY LN	3335	00120	25.26	0.00	\$1,515.60	
CAVENY WENDY & AARON	2414 LIVINGSTON AVE	3320	00100	47.33	71.61	\$7,136.40	
CAVERS PAMELA M	2232 WOODLAND AVE	1840	00030	36.70	0.00	\$2,202.00	
CAYA RICHARD & BRENDA	2323 SILCOX AVE	3870	02005	35.25	0.00	\$2,115.00	
CHAMPEAUX JAROD M	509 E OXFORD ST	3320	00690	33.25	0.00	\$1,995.00	
CHARRON JANET A	445 SPARKMAN AVE	3870	00700	28.37	0.00	\$1,702.20	
CHRISTIANSON ROBYN RAE	2315 LIVINGSTON AVE	3870	01580	22.17	0.00	\$1,330.20	
CLYNCH ANTHONY T	632 SPEAR AVE	3320	00440	29.06	0.00	\$1,743.60	
COFFMAN PHILLIP H & JACKIE L	658 LEICESTER AVE	3330	00110	28.03	0.00	\$1,681.80	
COLLINS MICHAEL D	2340 WOODLAND AVE	2450	00780	33.67	0.00	\$2,020.20	
COPELAND DAVID & KINION-COP	662 LEICESTER AVE	3330	00120	28.03	0.00	\$1,681.80	
CURLEY MICHAEL & TRACY	547 GLENWOOD ST	0100	00192	69.39	0.00	\$4,163.40	
DAHLBERG PAMELA A	617 SPEAR AVE	3320	00320	12.74	0.00	\$764.40	
DALOIA NICHOLAS K	517 SPARKMAN AVE	3320	00050	33.05	0.00	\$1,983.00	

Assessment Listing

			FRONTAGE				TOTAL COST
		PLAT	PARCEL	PARCEL	PARCEL 2		
DAY STEPHAN W	2317 WILKYNS AVE	3870	02480	59.09	0.00	\$3,545.40	
DAY STEPHAN W		3870	02700	12.09	0.00	\$725.40	
DILLON CHARLENE S	1527 WOODBURY LN	0775	00150	46.67	0.00	\$2,800.20	
DIRKS WILLIAM & MARIAN	430 E OXFORD ST	3870	03440	50.00	0.00	\$3,000.00	
DODSON GABRIEL	416 E OXFORD ST	3870	03360	50.00	0.00	\$3,000.00	
DOUCETTE ROBERT T & ANN	422 E OXFORD ST	3870	03400	100.00	0.00	\$6,000.00	
DWINELL DAVID L	409 E OXFORD ST	3870	01790	100.00	0.00	\$6,000.00	
ELDER MARSHALL	19 E OXFORD ST	2450	00900	35.63	0.00	\$2,137.80	
ELIAS DOUGLAS J	427 E OXFORD ST	3870	01700	75.00	33.25	\$6,495.00	
ELMER ELAINE M	117 E OXFORD ST	2450	00445	27.63	0.00	\$1,657.80	
ELMER WAYNE & KIMBERLY	2240 ROSLYN AVE	2450	00270	83.34	0.00	\$5,000.40	
ELMER WAYNE & KIMBERLY		2450	00290	23.93	0.00	\$1,435.80	
FARNHAM JENNIFER & SAMUEL	2314 BUTTE AVE	2450	00200	7.24	0.00	\$434.40	
FARRELL MARIE PATRICE	2316 WILKYNS AVE	3870	02230	30.55	0.00	\$1,833.00	
FEI GUIHUA	1531 WOODBURY LN	0775	00160	46.67	0.00	\$2,800.20	
FISHER JAMES S & DIANNE M	444 E OXFORD ST	3870	03510	50.00	0.00	\$3,000.00	
FORTROY JOHN & DONNA	130 E OXFORD ST	2450	00330	36.27	0.00	\$2,176.20	
FRAUENSHUH BRIDGET R & BOH	440 E OXFORD ST	3870	03490	50.00	0.00	\$3,000.00	
FROHRIP SHELLY R	441 E OXFORD ST	3870	01640	50.00	22.17	\$4,330.20	
FULLER ROBIN K	569 GLENWOOD ST	0100	00232	62.00	0.00	\$3,720.00	
G & B PROPERTIES OF DULUTH L	435 E OXFORD ST	3870	01660	50.00	22.17	\$4,330.20	
G T HANSON & ASSOC LLC	2334-6 WOODLAND AVE	2450	00800	33.67	0.00	\$2,020.20	
GELINEAU THOMAS C	502 SPARKMAN AVE	3320	00110	51.26	0.00	\$3,075.60	
GEORGE MICHAEL A	505 SPARKMAN AVE	3320	00020	36.26	0.00	\$2,175.60	
GOLDBERG AMY JO	649 LEICESTER AVE	3320	00470	32.70	0.00	\$1,962.00	
GREDER RODNEY R & RHONDA J	2244 WOODLAND AVE	2450	00960	23.65	0.00	\$1,419.00	
GRUBA JAMES & THERESE	2344 WOODLAND AVE	2450	00740	30.05	0.00	\$1,803.00	
HAGEN LORETTA A	509 SPARKMAN AVE	3320	00030	33.05	0.00	\$1,983.00	
HAGEN PATRICIA L	2331 LIVINGSTON AVE	3870	01160	99.75	0.00	\$5,985.00	
HENDRICKSON GERALD R	616 GLENWOOD ST	0775	00190	120.01	0.00	\$7,200.60	
HENDRICKSON GERALD R		0775	00200	173.33	0.00	\$10,399.80	
HHOD LLC	1533 MORNINGSIDE AVE	3330	00150	14.64	0.00	\$878.40	
HODGES MAVIS		3870	01270	11.08	0.00	\$664.80	
HODGES MAVIS M	420 SPARKMAN AVE	3870	01020	22.17	0.00	\$1,330.20	
HOLMES GERALD W	509 SPEAR AVE	3320	00200	35.14	0.00	\$2,108.40	
HOLST TIMOTHY B ETUX	2230 WOODLAND AVE	1840	00055	24.47	0.00	\$1,468.20	
HOLTE JUDITH L	218 E OXFORD ST	3870	02850	37.50	0.00	\$2,250.00	
HOOVER FLORENCE V		3870	00690	11.08	0.00	\$664.80	
HORN JEANNE & STEVEN	2310 BUTTE AVE	2450	00215	11.22	0.00	\$673.20	
HOUSING & REDEVELOPMENT A	506 SPEAR AVE	3320	00580	23.76	0.00	\$1,425.60	
HURTIG CLINTON R	420 E OXFORD ST	3870	03380	50.00	0.00	\$3,000.00	
JEANETTA TARA	621 SPEAR AVE	3320	00310	28.03	0.00	\$1,681.80	
JEANNETTE JOSEPH A & LINDA D		2450	00400	17.27	0.00	\$1,036.20	
JEANNETTE JOSEPH A & LINDA D	101 E OXFORD ST	2450	00410	25.20	0.00	\$1,512.00	
JEANNETTE JOSEPH A & LINDA D		2450	00420	17.27	0.00	\$1,036.20	
JOHNS ELLIS W ETUX	649 KENILWORTH AVE	3330	00230	21.96	0.00	\$1,317.60	
JOHNSON DENNIS R	429 SPARKMAN AVE	3870	00775	27.71	0.00	\$1,662.60	
JOHNSON JAY M	505 E OXFORD ST	3320	00700	33.25	0.00	\$1,995.00	

Assessment Listing

		FRONTAGE			TOTAL COST
		PLAT	PARCEL	PARCEL 2	
JOHNSON JOAN		3870	01510	33.25 0.00	\$1,995.00
JOHNSON JOAN		3870	01530	11.08 0.00	\$664.80
JOHNSON JOAN		3870	01540	11.08 0.00	\$664.80
JOHNSON JOAN		3870	01550	11.08 0.00	\$664.80
JOHNSON JOAN		3870	01560	11.08 0.00	\$664.80
JOHNSON JOAN		3870	01570	11.08 0.00	\$664.80
JOHNSON JOAN M	2319 LIVINGSTON AVE	3870	01590	22.17 0.00	\$1,330.20
JOHNSON LAURA JO	565 GLENWOOD ST	0100	00226	70.39 0.00	\$4,223.40
JOHNSON SUSAN M	535 GLENWOOD ST	0100	00145	63.39 0.00	\$3,803.40
JORDAN JOHN D	303 E OXFORD ST	3870	02160	29.37 0.00	\$1,762.20
JORGENSEN SUSANNA	1601 MORNINGSIDE AVE	0100	00245	61.78 0.00	\$3,706.80
JUNKER LEAH	505 SPEAR AVE	3320	00210	34.64 0.00	\$2,078.40
JUNTUNE DAVID J	215 E OXFORD ST	3870	02530	29.55 0.00	\$1,773.00
KALLEVIG DARYL C & PAMELA M	403 E OXFORD ST	3870	01830	50.00 0.00	\$3,000.00
KANG GERUI	1601 WOODBURY LN	3335	00100	28.97 0.00	\$1,738.20
KAPER WILLIAM JR		2450	00455	26.96 0.00	\$1,617.60
KASINSKAS MARNIE	2320 WILKYNS AVE	3870	02240	11.75 0.00	\$705.00
KASINSKAS MARNIE		3870	02250	11.75 0.00	\$705.00
KATZ-HARWOOD REBECCA M	111 E OXFORD ST	2450	00430	20.72 0.00	\$1,243.20
KEARNS MARGARET A	525 SPARKMAN AVE	3320	00070	36.84 0.00	\$2,210.40
KING DEBORAH A	112 E OXFORD ST	2450	00300	23.93 0.00	\$1,435.80
KLATT ANNE M	2239 VERMILION RD	2710	03000	78.96 0.00	\$4,737.60
KLOSOWSKI GAIL	511 GLENWOOD ST	0100	00060	69.39 0.00	\$4,163.40
KNEZEVICH DALE M	510 SPARKMAN AVE	3320	00130	24.57 0.00	\$1,474.20
KNUTSON ANDREW & ANDREA	408 E OXFORD ST	3870	03300	100.00 0.00	\$6,000.00
KNUTSON ANDREW & ANDREA		3870	03340	50.00 0.00	\$3,000.00
KOSMERL ANTHONY L	553 GLENWOOD ST	0100	00200	69.39 0.00	\$4,163.40
KROGH JOAN MARIE	1522 MORNINGSIDE AVE	0775	00020	29.46 0.00	\$1,767.60
KUITI DAVID A	2233 VERMILION RD	2710	02980	49.94 0.00	\$2,996.40
LAINÉ JEANNE M FILIATRAULT		0100	00110	69.39 0.00	\$4,163.40
LAKE VALARIE L	304 E OXFORD ST	3870	02910	50.00 0.00	\$3,000.00
LAKEVIEW COVENANT CHURCH		2710	00113	300.00 0.00	\$18,000.00
LAKEVIEW COVENANT CHURCH	1001 JEAN DULUTH RD	2710	00113	300.00 0.00	\$18,000.00
LEA ANNA MAE	302 E OXFORD ST	3870	02890	50.00 0.00	\$3,000.00
LEMMON JACOB A & NICOLE	306 E OXFORD ST	3870	02930	50.00 0.00	\$3,000.00
LINDGREN LORI G W & JOSEPH A	446 SPARKMAN AVE	3870	01110	55.42 0.00	\$3,325.20
LIU ZHUANGYI & JUNYI TU	1707 WOODBURY LN	3335	00160	22.16 0.00	\$1,329.60
LUNDBERG PETER	432 SPARKMAN AVE	3870	01080	33.25 0.00	\$1,995.00
LUTZ NATHAN K & MANNIE ELIZA	516-18 SPEAR AVE	3320	00600	49.84 0.00	\$2,990.40
MACLEAN MARTIN M		2450	00385	19.16 0.00	\$1,149.60
MACLEAN MARTIN M		2450	00395	8.63 0.00	\$517.80
MADDY SALLY J & TIMOTHY	637 LEICESTER AVE	3320	00505	32.70 0.00	\$1,962.00
MAKELA ANTHONY L	506 SPARKMAN AVE	3320	00120	49.13 0.00	\$2,947.80
MANSEL PROPERTIES LLC	9 E OXFORD ST	2450	00890	31.75 0.00	\$1,905.00
MANTEUFFEL ANDREW J	428 SPARKMAN AVE	3870	01060	22.17 0.00	\$1,330.20
MANTEUFFEL ANDREW J		3870	01250	22.17 0.00	\$1,330.20
MARRIN PEGGY	2240 WOODLAND AVE	2450	00970	20.39 0.00	\$1,223.40
MARRIN PEGGY		2450	00980	20.39 0.00	\$1,223.40

Assessment Listing

		PLAT	FRONTAGE		TOTAL COST	
			PARCEL	PARCEL 2		
MCGUIRE TIMOTHY C & LANELL	521 SPARKMAN AVE	3320	00060	33.05	0.00	\$1,983.00
MERRICK KEVIN J	307 E OXFORD ST	3870	02120	41.12	0.00	\$2,467.20
MILLER JAMES & JOLEEN	510-12 SPEAR AVE	3320	00590	35.64	0.00	\$2,138.40
MODEC JOSEPH	2328 ROSLYN AVE	2450	00340	31.49	0.00	\$1,889.40
MORRIS DARLENE S		0100	00215	69.39	0.00	\$4,163.40
MORRIS DARLENE S & JOANNE	561 GLENWOOD ST	0100	00225	68.39	0.00	\$4,103.40
MUNOZ PHYLLIS J	1617 WOODBURY LN	3335	00130	22.16	0.00	\$1,329.60
NELSON ALAN & LEVANEN SETH		3870	00615	44.33	0.00	\$2,659.80
NEUMANN SHAWN M ETAL	668 LEICESTER AVE	3330	00140	28.03	0.00	\$1,681.80
NIELSEN ANDREW M & KIRSTEN	308 E OXFORD ST	3870	02950	50.00	0.00	\$3,000.00
NORD LARRY M	1609 WOODBURY LN	3335	00110	23.17	0.00	\$1,390.20
NORDSTROM JOHN A	1702 MORNINGSIDE AVE	3335	00090	23.33	0.00	\$1,399.80
OBRIEN KEVIN P & JULIA A	433 SPARKMAN AVE	3870	00750	27.71	0.00	\$1,662.60
ODEAN ALLEN J & M J	1633 WOODBURY LN	3335	00140	22.16	0.00	\$1,329.60
OLLAH RICHARD A	2328 WOODLAND AVE	2450	00820	33.67	0.00	\$2,020.20
ORHN JOSHUA J	413 E OXFORD ST	3870	01770	50.00	0.00	\$3,000.00
OTT JAY L	1515 MORNINGSIDE AVE	3330	00190	32.46	0.00	\$1,947.60
PADDOCK REBECCA L	2325 WILKYNS AVE	3870	02450	23.64	0.00	\$1,418.40
PARTIKA LYNN A	439 SPARKMAN AVE	3870	00670	49.21	0.00	\$2,952.60
PATTON TED D	214 E OXFORD ST	3870	02830	37.50	0.00	\$2,250.00
PETERSON VINCENT R	1527 MORNINGSIDE AVE	3330	00160	15.62	0.00	\$937.20
PILON MICHAEL W	643 LEICESTER AVE	3320	00490	21.80	0.00	\$1,308.00
PILON MICHAEL W		3320	00500	10.90	0.00	\$654.00
PONDER EDWARD E	625 SPEAR AVE	3320	00300	28.03	0.00	\$1,681.80
QUADE WENDY M	610 SPARKMAN AVE	3320	00250	24.98	0.00	\$1,498.80
QWEST	2315 ROSLYN AVE	2450	00850	45.45	0.00	\$2,727.00
RESIDENTIAL SERVICE OF NE M		3870	00570	33.25	0.00	\$1,995.00
RESIDENTIAL SERVICE OF NE M	423 SPARKMAN AVE	3870	00800	22.17	0.00	\$1,330.20
ROLL WILLIAM J	2235 ROSLYN AVE	2450	01000	52.79	0.00	\$3,167.40
ROTH DANIEL G		2450	00381	8.63	0.00	\$517.80
ROTH DANIEL G	2314 ROSLYN AVE	2450	00390	17.27	0.00	\$1,036.20
ROURKE TODD A & CYNTHIA	650 LEICESTER AVE	3330	00090	27.77	0.00	\$1,666.20
ROYAL DIANA J & DAVID J	618 SPARKMAN AVE	3320	00270	49.90	0.00	\$2,994.00
RUSSELL GREG A & LOUISE C	1708 MORNINGSIDE AVE	3335	00080	23.33	0.00	\$1,399.80
SORENSEN KELCIE-NICOLE F	2422 LIVINGSTON AVE	3320	00090	39.66	60.00	\$5,979.60
SALL RICHARD & NANCY	1703 WOODBURY LN	3335	00150	22.16	0.00	\$1,329.60
SHARLAND MICHAEL & MAREN	1516 MORNINGSIDE AVE	0775	00030	29.46	0.00	\$1,767.60
SHUSTA THEODORE J	320 E OXFORD ST	3870	02990	63.00	0.00	\$3,780.00
SLORDAL LYNN DARREL	2234 WOODLAND AVE	1840	00020	20.39	0.00	\$1,223.40
SNIDER RALPH H	1504 MORNINGSIDE AVE	0775	00050	29.46	0.00	\$1,767.60
SOCHA FRANK	2231 ROSLYN AVE	1840	00050	46.49	0.00	\$2,789.40
SPEARS CHARLES E	2232 ROSLYN AVE	2710	03020	24.97	0.00	\$1,498.20
SPEARS CHARLES E		2710	03030	24.97	0.00	\$1,498.20
SPENCER DAVID M & SUZANNE		0100	00030	107.47	0.00	\$6,448.20
SPOELHOF GERARD D & MELISS		3330	00070	9.07	0.00	\$544.20
SPOELHOF GERARD D & MELISS	644 LEICESTER AVE	3330	00080	18.14	0.00	\$1,088.40
STANIUS DONALD W	1501 MORNINGSIDE AVE	3330	00220	21.92	0.00	\$1,315.20
STARR JIM D & LISA D	519 GLENWOOD ST	0100	00100	69.39	0.00	\$4,163.40

Assessment Listing

		FRONTAGE				TOTAL COST
		PLAT	PARCEL	PARCEL	PARCEL 2	
STEFFES MICHAEL B	1614 MORNINGSIDE AVE	2710	00114	23.33	0.00	\$1,399.80
STEWART RICHARD D	2324 BUTTE AVE	2450	00170	21.71	0.00	\$1,302.60
STOFFEL AUGUST M		0100	00160	69.39	0.00	\$4,163.40
STROTHER JEROME & DAWN	541 GLENWOOD ST	0100	00170	63.39	0.00	\$3,803.40
STUDELSKA JANA	2318 ROSLYN AVE	2450	00370	25.90	0.00	\$1,554.00
SYCK RODERICK & BRENDA	527 GLENWOOD ST	0100	00122	69.39	0.00	\$4,163.40
TEZAK EDWARD A	501 SPEAR AVE	3320	00220	37.62	0.00	\$2,257.20
THOMAS ERIC N	2238 ROSLYN AVE	2450	00260	55.81	0.00	\$3,348.60
THOMSON IRENE R	608 GLENWOOD ST	0775	00010	30.18	0.00	\$1,810.80
TORGERSON TIMOTHY A	2308 BUTTE AVE	2450	00230	19.78	0.00	\$1,186.80
TRIPLETT SARAH	531 GLENWOOD ST	0100	00130	69.39	0.00	\$4,163.40
UNDERTHUN RANDY & SHERRI	429 E OXFORD ST	3870	01690	50.00	22.17	\$4,330.20
VAA ROBERT O & JUDITH H	502 SPEAR AVE	3320	00570	23.76	0.00	\$1,425.60
VILLEGAS DARLENE A	436 E OXFORD ST	3870	03460	75.00	0.00	\$4,500.00
VIRGINIA SNEVE REVOC TRUST	2304 VERMILION RD	3870	02600	48.36	0.00	\$2,901.60
WANG JUNHUA	1716 MORNINGSIDE AVE	3335	00070	23.33	0.00	\$1,399.80
WETTELAND JEANNE C	529 SPARKMAN AVE	3320	00080	36.85	0.00	\$2,211.00
WITTE JERRY J & DIANA J	622-24 SPEAR AVE	3320	00420	43.59	0.00	\$2,615.40
WITZMAN ERIC J & RHONDA	1521 MORNINGSIDE AVE	3330	00175	19.04	0.00	\$1,142.40
YOUNG CHARLES R	513 SPARKMAN AVE	3320	00040	33.05	0.00	\$1,983.00
YUNG KOWK YEN	601 GLENWOOD ST	2710	00111	23.33	0.00	\$1,399.80



**Oxford St, Livingston Ave, and Glenwood St
from Woodland Ave to Jean Duluth Rd
0439TR**

May 18, 2011

1 inch = 654 feet



MEMORANDUM

TO: City Council Members

CC: Special Assessment Board

FROM: Greg Stoewer, Project Engineer
730-5109

DATE: March 14, 2012

RE: **Oxford-Livingston-Glenwood Public Hearing
City Project No. 0439TR**

Pursuant to Section 61 of the Duluth City Charter, upon completion of the public hearing, the SAB ".shall transmit to the council the plans, specifications and estimates filed with it and shall report to the council its findings as to the necessity of the proposed public improvement and its recommendation therefore, and its recommendations as to the assessment, if any, of the cost thereof."

Attached are the minutes of the public hearing for the project.

Plans and specifications are available for review at the office of the City Engineer.

A public hearing was held at City Hall Room 330 on March 13, 2012, with the Special Assessment Board. Minutes of the hearing are attached. Comments were heard by the public and there was discussion of the construction process and assessment process. The Special Assessment Board then recommended that an ordering-in resolution for the Oxford-Livingston-Glenwood reconstruction be on the agenda for the March 26, 2012, council meeting.