

TO: Mayor and City Council

FROM: City Administrator Ron Johnson

SUBJECT: Review Feasibility Report for 2015 West Side II Street Improvement Project

DATE: October 2, 2014

BACKGROUND

At the August 19, 2014 Council meeting, the potential of a 2015 West Side II Street Improvement Project was discussed and feasibility report ordered (project area described in the resolution). The report is now being presented for discussion.

Due to the large scope of the project, a resolution to set the improvement hearing is not being presented at this time. The Public Works Commission will be discussing prior to the Council meeting.

REQUESTED COUNCIL ACTION

No action is being requested other than to review the report.

Attachment(s): Feasibility Report

Feasibility Report

2015 Street Improvements

Cannon Falls, Minnesota

SEH No. CANNO 129637

October 2, 2014



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2015 Street Improvements
Feasibility Report
Cannon Falls, Minnesota

SEH No. CANNO 129637

October 2, 2014

I hereby certify that this 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.



Greg F. Anderson, PE
City Engineer

Date: October 2, 2014

Lic. No.: 26859

Short Elliott Hendrickson Inc.
3535 Vadnais Center Drive
St. Paul, MN 55110-5196
651.490.2000

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Feasibility Report

2015 Street Improvements

Prepared for City of Cannon Falls

1.0 Conclusion and Recommendations

This study outlines the proposed municipal improvements in Area W2 as identified in the Capital Improvement Program, Dated October 2, 2009, prepared by SEH (see Figure 1) and as amended in 2012. Area W2 is generally Hoffman, Mill and Park streets and adjoining side streets between Dow Street and 7th Street.

1.1 Conclusions

As a result of this study, we conclude that:

1. The total estimated project Cost is \$3,846,700. The cost is broken out by project piece and are summarized below. A detailed cost estimate is included in the Appendix.

Street Improvements	\$1,860,000
Storm Sewer Improvements	\$238,000
Sanitary Sewer Improvements	\$845,000
Water Main Improvements	\$903,700
Total	\$3,846,700

2. Both sanitary sewer and water systems in the project area are in need of replacement and updates due to age, materials and minimum standards.
3. Small diameter private water services and mains in the right-of-way should be replaced with standard City water main and one-inch copper services. All dead-end water mains should be looped as opportunities arise.
4. Sanitary sewer mains and new residential services are needed to provide public service to the existing private services. New municipal facilities, that meet city specifications, will replace the existing private service lines.
5. New storm sewer mains and inlets should be added to provide adequate storm drainage from the roadway and adjoining area, and at the same time, protect the new improvements.
6. The proposed improvements are necessary to maintain the City's infrastructure. The project is feasible and cost effective from an engineering standpoint.

1.2 Recommendations

Based on these conclusions, we recommend that:

1. This report be reviewed by the City Council, City staff, financial advisors, and the consulting appraiser.
2. The water supply system outlined in this report be constructed to provide appropriate municipal service and fire protection to the project areas.
3. The sanitary sewer collection system outlined in this report be constructed to provide municipal service to the project areas.
4. The City should initiate a fiscal and financial review of the project as outlined in this report. The process outlined in MS 429 for assessments should be followed. The City should also review and confirm or modify the City's assessment policy, as appropriate.
5. The City Council accept this report and proceed with the proposed improvements following the implementation schedules included in this report.
6. The improvements be constructed as proposed in this report for an estimated \$3,846,700.

2.0 Project Contacts

Honorable Mayor and City Council
c/o Ron Johnson, City Administrator
City of Cannon Falls
918 River Road
Cannon Falls, MN 55009
507.263.3954

Greg Anderson, PE
City Engineer
SEH
3535 Vadnais Center Drive
St. Paul, MN 55110
651.490.2172

3.0 Introduction

The City of Cannon Falls proactively requested a review and rating of its infrastructure in 2009 to inventory and rate its streets, water main, sanitary sewer and storm sewer. SEH along with City Public Works Staff rated street pavements, reviewed sanitary sewer television logs and water main break reports when preparing the Capital Improvement Program (CIP), dated October 2, 2009. The report was presented to and accepted by the City Council in October 2009.

The CIP identified 6 major reconstruction areas and ranked them in order of greatest need of completion (see Figure 1). Area West Side (W2) was recommended to be completed in 2015. This Feasibility Report is charged with studying Area W2 Improvements.

4.0 Existing Conditions

4.1 Streets

This project will affect a 20 block area. The improvements will occur on:

- Hoffman Street West (Dow Street to 6th Street)

- Mill Street West (Dow Street to 7th Street)
- Floyd Street North (Main Street to Hoffman Street)
- 9th Street South (Park Street to Main Street)
- 8th Street South (Park Street to Main Street)
- 9th Street North (Mill Street to Hoffman Street)
- 8th Street North (Mill Street to Hoffman Street)
- 7th Street North (Mill Street to Hoffman Street)

The existing streets are paved with bituminous surfacing and most have concrete or bituminous curb and gutter. These streets serve as local streets with relatively low traffic volumes. The existing pavement is showing signs of duress due to age, excessive cracking and traffic. Also, water main breaks and sewer repairs have resulted in a street surface with numerous patches that affect the ride of the street. The street will be removed to full width during construction.

The bituminous surface of all city streets was rated using the PASER method as part of the CIP. The streets in Area W2 have PASER ratings between 2 and 7 on a scale of 1 – 10, with a 1 being seriously distressed or failed and 10 being new or recently constructed (see Figure 2).

There is existing storm sewer in the Park Street portion of the project, the area south of TH 19 (Park Street, Floyd Street South, 9th Street South and 8th Street South). The rest of the project area utilizes overland flow to transport storm runoff to existing storm sewers or ditches in adjacent streets. When transporting runoff long distances over land on streets with flat grades or that lack of storm sewer, storm water and snow melt is not efficiently transported off of the street surface resulting in ponding along various areas and intersections in the project area, especially north of TH 19. Ponding water also accelerates the deterioration of street pavements.

There is very little existing sidewalk along the streets in Area W2. There is sidewalk along the north side of Hoffman Street between 6th Street and York Street. There is also sidewalk along the south side of Hoffman Street between 6th Street and 7th Street. There was considerable discussion about a sidewalk system in 2011 during the design of the Westside 1 Project. At that time it was decided to not extend any new sidewalk in this portion of the City. The council should consider extending the sidewalk along Hoffman from York Street to Dow Street to create a pedestrian access from the retirement home on the west end of Hoffman Street all the way to the downtown area without having to walk on any street sections. Any “carriage” walks (sidewalks that extend from the homes to the edge of the street) in the project area will be replaced if disturbed.

4.2 Sanitary Sewer

The existing sanitary sewer system runs down the center of most of the streets and consists of 8-inch vitrified clay pipe (VCP). A review of the televised sewer logs by public works showed the pipe to be in fair to poor condition. The mains have numerous offset joints, crack pipe sections, a few sags in the pipe grade, several protruding services and numerous root issues. There are some sections of the existing main that are difficult to clean and maintain. The sanitary sewer mains and manholes are in need of replacement.

The existing sanitary sewer in 9th Street South and 8th Street South is VCP and in fair condition as is the pavement condition of those streets. The existing sanitary sewer main in 6th Street North (Mill Street to State Street) is also VCP in fair condition. The pavement on

this section of main requires frequent maintenance/cleaning. This section of 6th Street North is in very good condition having been overlaid in 2011. This report will include the costs to line these sewer via trenchless methods.

The system has adequate capacity to serve the area now and into the future as the area is fully developed. No increases in pipe size are needed.

4.3 Water Mains

The existing water mains in the project area are 4 and 6-inch cast iron pipes. Currently there are no mains in portions of Floyd Street, and Mill Street. Some homes are serviced by private connections in the right-of-way that do not meet city specifications.

A water distribution analysis (model) was completed as part of the CIP prepared in 2009. For this project area, the analysis recommended replacement of all 4-inch mains to minimum of 6-inch in size and all dead-end water mains should be looped when possible.

Since the closure of the hospital, there has been a notable reduction in water use in this portion of the city. Along with that has come a number of water quality issues/complaints in the project area, especially along Hoffman Street. While public works has adjusted their flushing procedures in the area, replacement of the existing water mains and the installation of more gate valves would help address the water quality issue.

4.4 Storm Sewer Mains

There is an existing storm sewer main in the Park Street portion of the project. This system collects surface runoff from the streets south of T.H. 19 in the project area and convey it south to the Little Cannon River.

The streets in the northern portion of the project, north of T.H. 19 do not have storm sewer mains. These areas rely on overland flow to convey surface runoff several blocks to the nearest storm sewer main. The lack of a storm sewer system allows water to pond during rain events and during the spring snow melt. Ponding storm water is not only a nuisance to pedestrians and home owners, but leads to pavement deterioration and can be a hazard to vehicle traffic.

As part of the 2011 Westside 1 Project, storm sewer mains were installed in Floyd Street and in 9th Street up to Hoffman Street with the intent that these mains would be extended south as part of the Westside 2 (this) Project to serve the areas along Hoffman and Mill Streets that currently do not have storm sewer. Also as part of the 2011 Project, a retention/infiltration basin was installed on land purchased from the fairgrounds that this storm sewer drains to. The basin was designed and built to accommodate the W2 Project area as well as the W1 Project area.

5.0 Criteria for Investigation

The criteria utilized to prepare this Feasibility Report includes:

- Discussions with Public Works staff on existing sewer and water systems
- The Capital Improvement Program prepared by SEH, dated October 2, 2009
- Review of the City's Water Distribution System Analysis prepared by SEH, dated September 2009
- MnDOT Municipal State Aid Standards
- City of Cannon Falls – Engineering Standards

- Review of the City's 2001 South Annexation Utility Improvements Project
- Review of the City's 2nd Street and Cedar Hills Utility Improvements Project
- Review of the City's 2011 Street Improvements Project.
- Review of the City's 2013 Street Improvements project.
- Recommended Standards for water and wastewater facilities – 2004 Edition

6.0 Permit and Approvals

The proposed improvements will require the following permits:

- Minnesota Department of Health – Water Main Extension Permit
- MPCA – NPDES (General Grading) Permit
- Minnesota Department of Transportation – Work in ROW permit and bond

7.0 Proposed Improvements

The proposed improvements identified in this report are broken down into four sections for discussion: Streets, storm sewer, sanitary sewer and water main.

7.1 Streets

The existing pavement surface on most of the project streets is in need of replacement and many streets do not currently have curb and gutter on them. Recommended improvements include removal of the bituminous pavement and any existing curb (mostly bituminous curb if any) and replace it with new aggregate base and bituminous pavement. The existing streets vary in width. The street would be reconstructed to the city standard of 32-feet with new concrete curb & gutter. See Figure 3 for the proposed typical section.

On 9th Street South and 8th Street South, where the existing sanitary sewer is proposed to be lined, the existing concrete curb & gutter is in good shape, but the pavement is in fair condition, a 2-inch mill and overlay is recommended. The water main and storm sewer in these streets is in good condition with no reported issues that would require replacing the entire street section. Figure 4 shows the streets to be reconstructed, streets recommended for a 2-inch mill & overlay, new sidewalk areas and the parcels impacted by the improvements.

The installation of concrete curb and gutter will help control storm water runoff and convey it to the new storm sewer system inlets. The new curb and gutter will also help delineate parking alignments and driveway entrances. Establishing dedicated driveway entrances will help control turning movements onto and off the streets, protecting the pavement and improving traffic safety. The installation of new curb and gutter will also help delineate the street edge for snow plowing operations.

7.2 Sidewalks

As part of the 2011 W1 Project new sidewalks were discussed. Ultimately the decision was to not install any new sidewalk as part of those improvements. Hoffman Street currently has sidewalk on the north side from 6th Street to York Street. At 6th Street, the existing sidewalk connects to the mill street bridge and the downtown area as well as the city's trail system. This study includes the cost to install new sidewalk on the north side of Hoffman Street, from York Street to Dow Street to allow a connection to the retirement home on the west side of Dow Street at Hoffman. Figure 3 shows the street/sidewalk typical section as the city typically has installed new sidewalk in residential areas with a 5-foot boulevard between the curb and the sidewalk. The 5-foot boulevard allows space for snow storage between the

street and sidewalk. Also, the boulevard gives pedestrians a higher comfort level than when the sidewalks are installed directly behind the curb. The existing walks on Hoffman Street have the boulevard between the curb and sidewalk.

The installation of new sidewalk in areas where it didn't previously exist sometimes requires tree removal and/or conflicts with existing landscaping. While the trees or landscaping are located within the city right-of-way, their removal for the new sidewalk can be a contentious issue with homeowners as well as the fact that now the homeowner has a sidewalk to maintain. The estimated cost to install new sidewalks in the westerly two blocks of Hoffman Street is \$16,000

7.3 Storm Sewer

The existing storm sewer mains will be replaced with new concrete pipe and structures where the main needs to be removed due to utility work or grade issues. Storm main laterals with catch basins will be extended at several locations to reduce the length of overland flow and improve drainage in areas currently not serviced by storm sewer.

The existing storm sewer mains installed in Floyd and 9th Streets as part of the W1 Project will be extended south and east to serve most of the intersections that currently do not have storm sewer on Hoffman and Mill Streets. See Figure 5 for the proposed storm sewer improvements.

These improvements do not increase the area of impervious surface beyond the threshold for storm water detention/retention. The portion of the project area that will be served by the storm mains in Floyd and 9th Streets, installed in 2011, will drain to the retention/infiltration basin that was installed as part of the 2011 W1 Project. The basin was designed and built to accommodate the area of the W2 Project that will drain to it as well as the W1 Project area. Therefore no improvements will be needed on the basin as part of this project.

7.4 Sanitary Sewer

The existing sanitary sewer main, manholes and service lines in the right-of way will be removed and replaced. Recommended improvements include installing new 8-inch PVC sanitary sewer main with new precast concrete manholes. New 4-inch PVC service lines will be installed from the new main to the property line. See Figure 6 for the proposed sanitary sewer improvements.

As mentioned earlier, it is recommended to line the existing sanitary sewer mains in 6th Street North, 8th Street South and 9th Street North and South due to the street surface being in good condition and/or the fact that none of the other mains in those street sections need replacing. Lining in place, existing sanitary is accomplished via access to the sewer main through the manholes and usually doesn't require open cutting the street. A new resin impregnated liner is pulled through the existing main between the manholes and then expanded against the inside walls of the existing pipe and cured in place with heat to essentially create a new pipe inside the old pipe. The existing service line connections are then re-established into the new pipe. The existing service connections can also be lined, although lining more than a few feet beyond the sewer main usually requires open cutting the yard over the service line and can be fairly expensive for the benefit gained.

Often when reconstructing residential areas, shared service lines will be discovered. All existing lots will have a new service line installed to their property line and the existing service will be reconnected to new service pipe. If shared services are discovered during

construction, the property owner will be notified to connect their service to their own new service stub. City codes do not allow joint private services.

7.5 Water Main

The existing water main, valves, hydrants and service lines in the right-of-way will be removed and replaced. Recommended improvements include installing new 6-inch DIP, new gate valves and hydrants. New 1-inch copper services will be extended from the new main to the property line, the existing curb stop and box will be replaced and the existing service will be reconnected to the new curb stop. See Figure 6 for the proposed water main improvements.

Often when reconstructing residential areas, shared services or lead services will be discovered, if shared services or lead services are discovered, property owners will be notified and given the opportunity to connect their shared service to the new stub or replace their lead service. City codes do not allow joint private services.

8.0 Other Utilities

The proposed improvements will be coordinated with private utility installations such that disruption of the newly constructed street surfaces could be avoided.

9.0 Right-of-Way and Easements

The construction limits of this project are anticipated to fall within the street rights-of-way as no new easements or right-of-way are anticipated.

10.0 Implementation

10.1 Summary of Estimated Costs

The total estimated project cost of the improvements outlined in this report is \$3,846,700.

A detailed project cost estimate has been prepared for the 2015 Street Improvement Project and is included in the report appendix. These costs include construction costs along with 10 percent for contingencies. Legal, administrative, financing, and engineering costs have also been included in this estimate with a 20 percent allowance. Funding for this project will come from special assessments, capital improvement funds, reserves and possibly TIF funds.

10.2 Benefits and Assessments

The City intends to levy assessments to benefited properties in accordance with Minnesota Statute 429. This state law allows the City to assess adjacent properties for costs associated with the project improvements. Also, the City Council will be responsible for establishing the policies and assessments for this project.

Based on the online GIS data from Goodhue County, there appears to be an estimated 127 benefitting parcels on this project. With a majority of the parcels within the project area being generally the same size, the per unit method is recommended.

For most streets in the project area the improvements will consist of a complete reconstruction (i.e. street replacement, sanitary sewer and water main replacement, sanitary sewer and water service line replacement and storm sewer improvements). On Floyd Street (Main to Park), 9th Street South and 8th Street (Main to Park) the improvements will consist only of street pavement replacement. Since this effort will cost significantly less than a full reconstruct, the 11 benefitting parcels on these streets will be assessed on the cost of that

work, while the 116 benefitting parcels in the rest of the project area will be assessed based on the cost for those improvements.

Floyd (Main to Park), 9th Street South , 8th Street South

The estimated cost for these improvements is \$80,200. Assessing 20 percent of the total project estimate works out to \$16,040 in assessments and \$64,160 in City contribution.

Dividing the project assessment by the total number of parcels in the project area (11) results in a per unit assessment of \$1,458.18.

Remaining Project Area

The estimated cost for these improvements is \$3,563,060. Assessing 20 percent of the total project estimate works out to \$712,612 in assessments and \$2,850,448 in City contribution.

Dividing the project assessment by the total number of parcels in the project area (116) results in a per unit assessment of \$6,143.21.

Assessing 20 percent of the total project estimate works out to \$728,652 in assessments and \$2,914,608 in City contribution.

A preliminary assessment role showing assessments for parcels within the project area is included in the report appendix.

An appraiser or assessment professional should be included in the project at an early stage to determine the assessment amounts that may be reasonably applied to each property, based on benefit.

10.3 Project Schedule

The following table lists project items from report acceptance, through design and construction, to assessment hearing with their anticipated dates.

Item	Date
Council Accepts Feasibility Report and Orders Improvement Hearing	October 7, 2014
Improvement Hearing	November 4, 2014
Council Orders Improvements	November 4, 2014
Preparation of Plans and Specifications	November – January
Advertisement for Bids	February 2015
Award Project	March 2015
Assessment Hearing	April 2015
Project Construction	May - October

List of Figures

Figure 1 – Reconstruction Project Areas

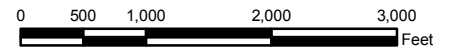
Figure 2 – Road Ratings

Figure 3 – Proposed Typical Sections

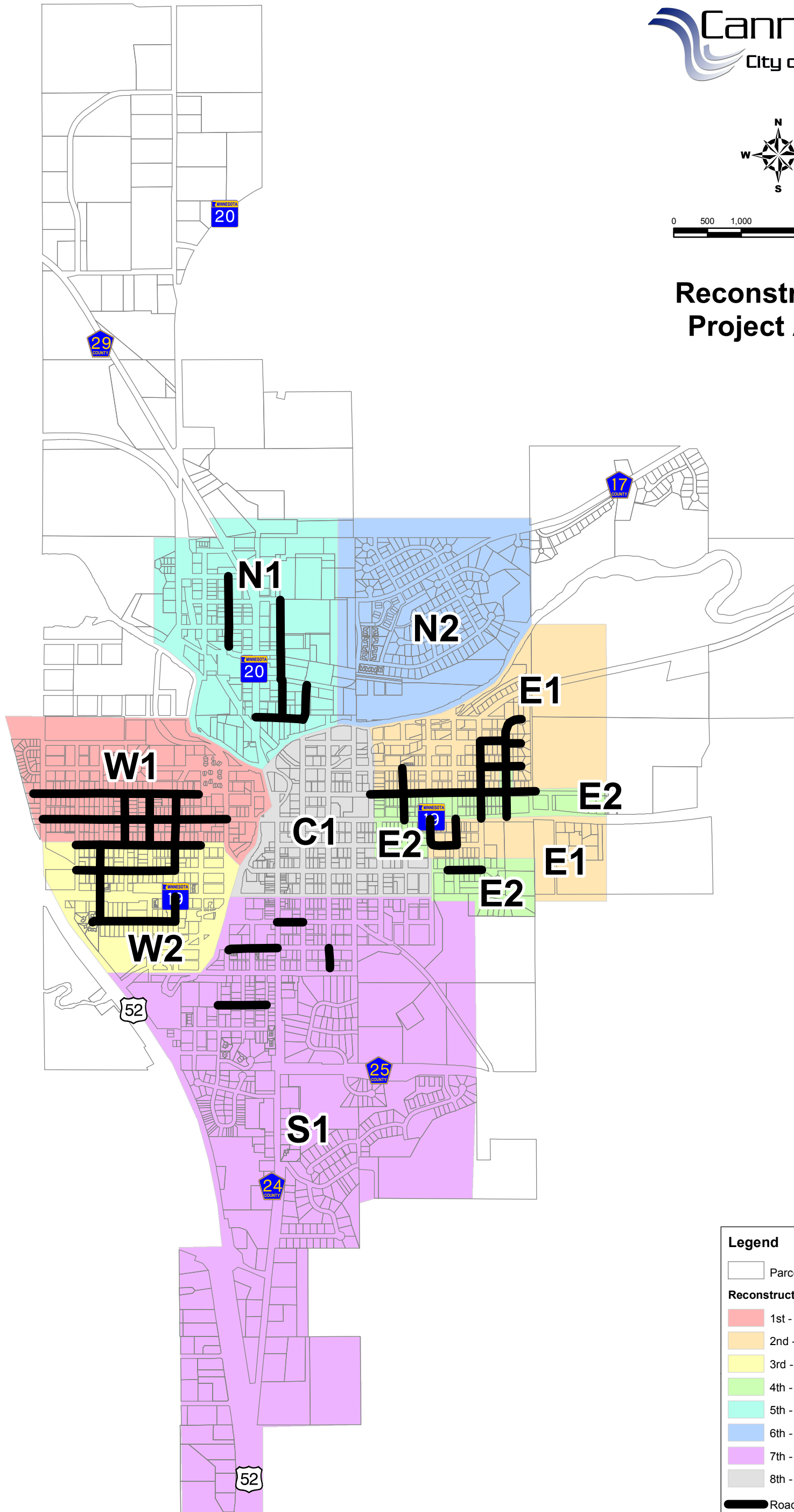
Figure 4 – Proposed Street Improvements

Figure 5 – Proposed Storm Sewer Improvements

Figure 6 – Proposed Utility Improvements



Reconstruction Project Areas



Legend	
	Parcels
Reconstruction Project Areas	
	1st - W1
	2nd - E1
	3rd - W2
	4th - E2
	5th - N1
	6th - N2
	7th - S1
	8th - C1
	Roads For Improvements

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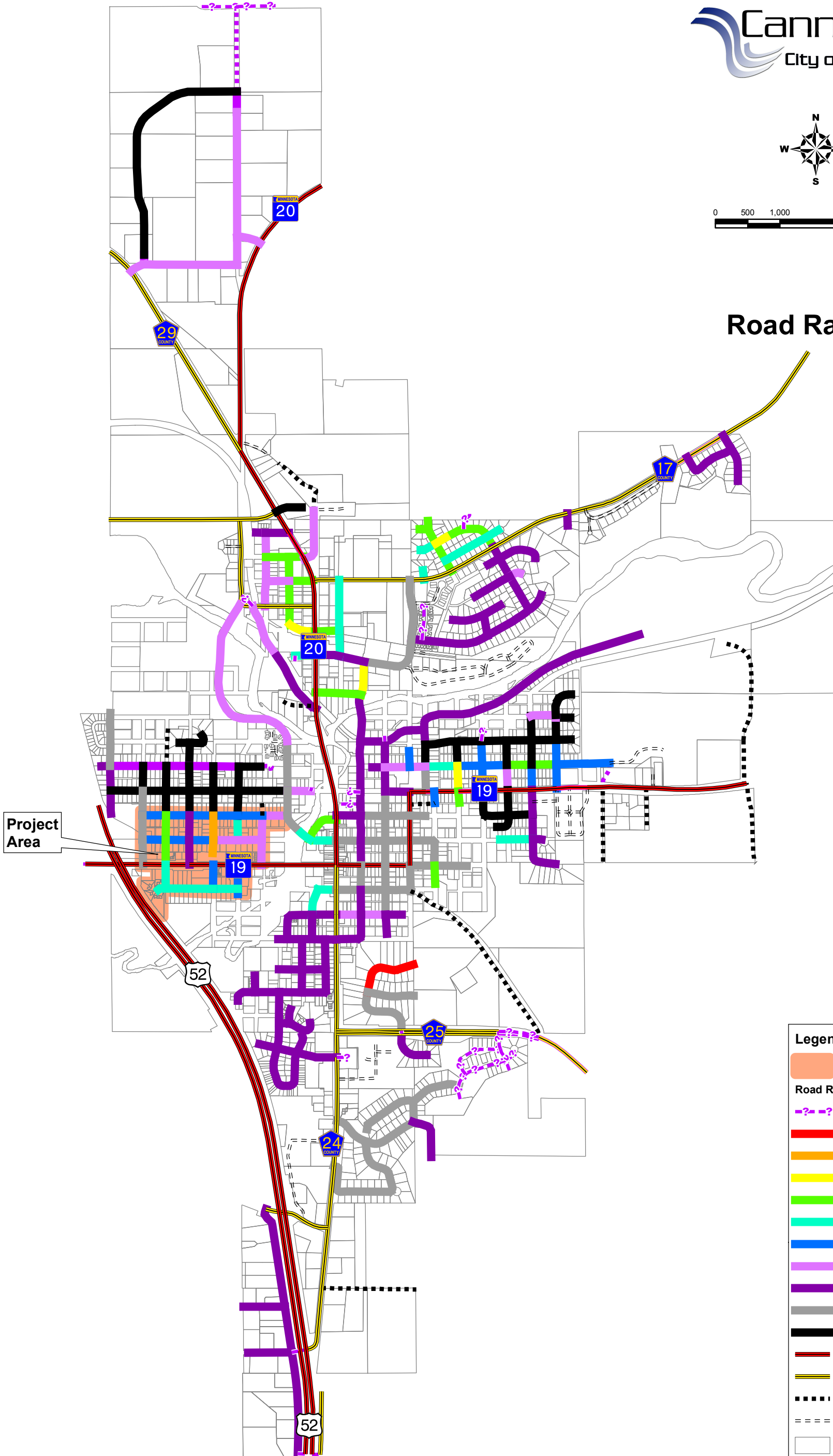
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0 500 1,000 2,000 3,000
Feet

Road Ratings



Legend

- Project Area
- Road Rating**
- ?-?-? Unknown
- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- MN/DOT Highway
- County Highway
- Gravel Road
- Private Road
- Parcels

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3535 VADNAIS CENTER DR.
ST. PAUL, MN 55110
PHONE: (651) 490-2000
FAX: (651) 490-2150
WATTS: 800-325-2055
www.sehinc.com

Project: CANNO 129637
Print Date: 10/02/2014

Map by: SrH
Projection: Goodhue Co. NAD83 FT
Source: Goodhue Co. City of Cannon Falls,
and SEH Inc.

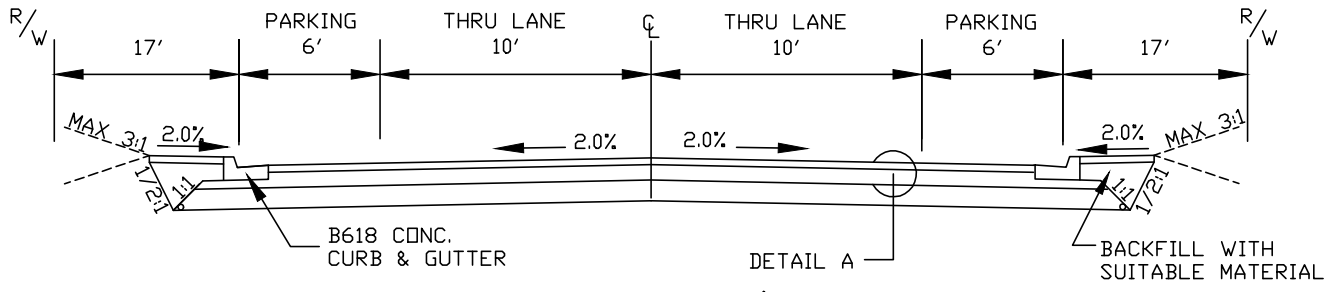
ROAD RATINGS

Capital Improvement Plan

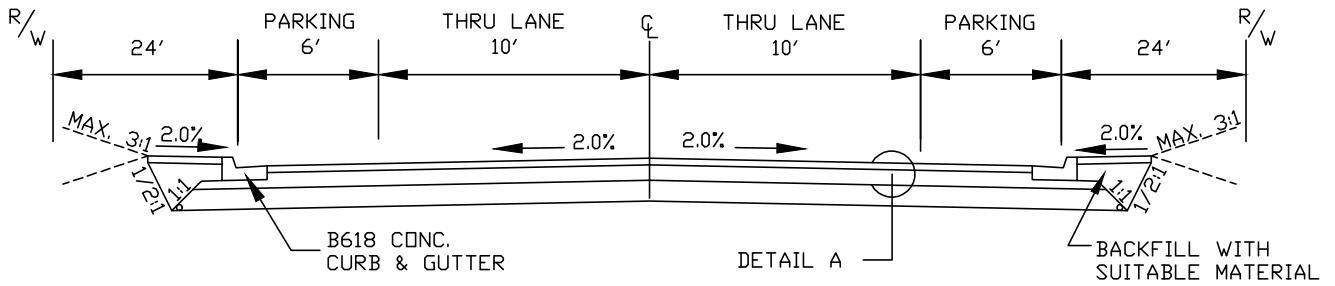
Cannon Falls, Minnesota

Figure
2

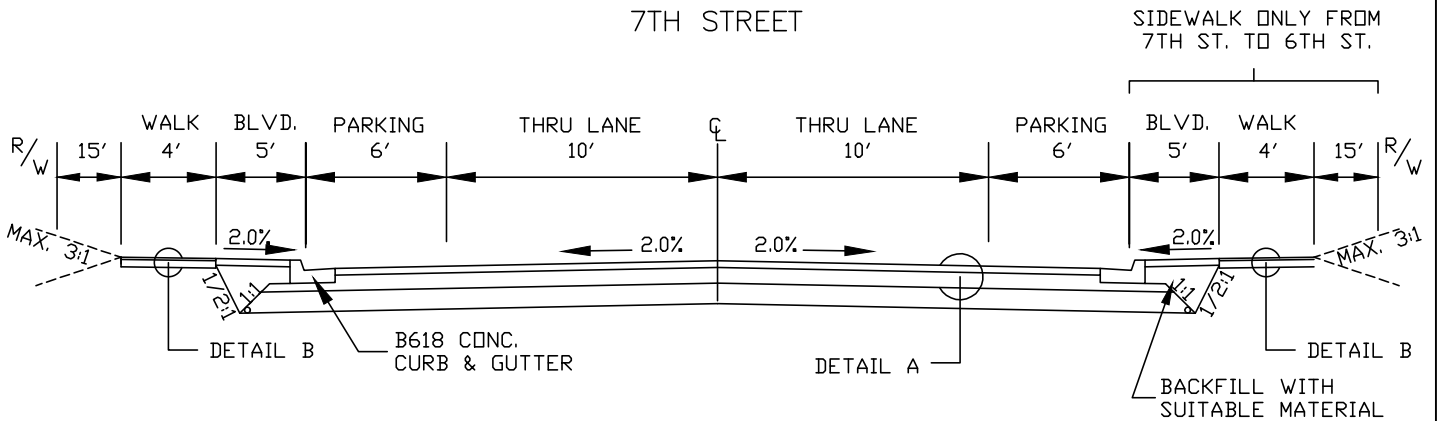
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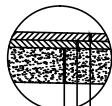
TYPICAL SECTION-66' ROW
 FLOYD STREET
 PARK STREET



TYPICAL SECTION-80' ROW
 MILL STREET
 8TH STREET
 7TH STREET

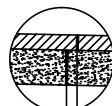


TYPICAL SECTION-HOFFMAN STREET SIDEWALK INSTALLATION



DETAIL A

- 1 1/2" WEARING COURSE
- 2 1/2" NON-WEARING COURSE
- 8" AGGREGATE BASE, CLASS 5



DETAIL B

- 4" CONCRETE WALK
- 6" AGGREGATE BASE, CLASS 5



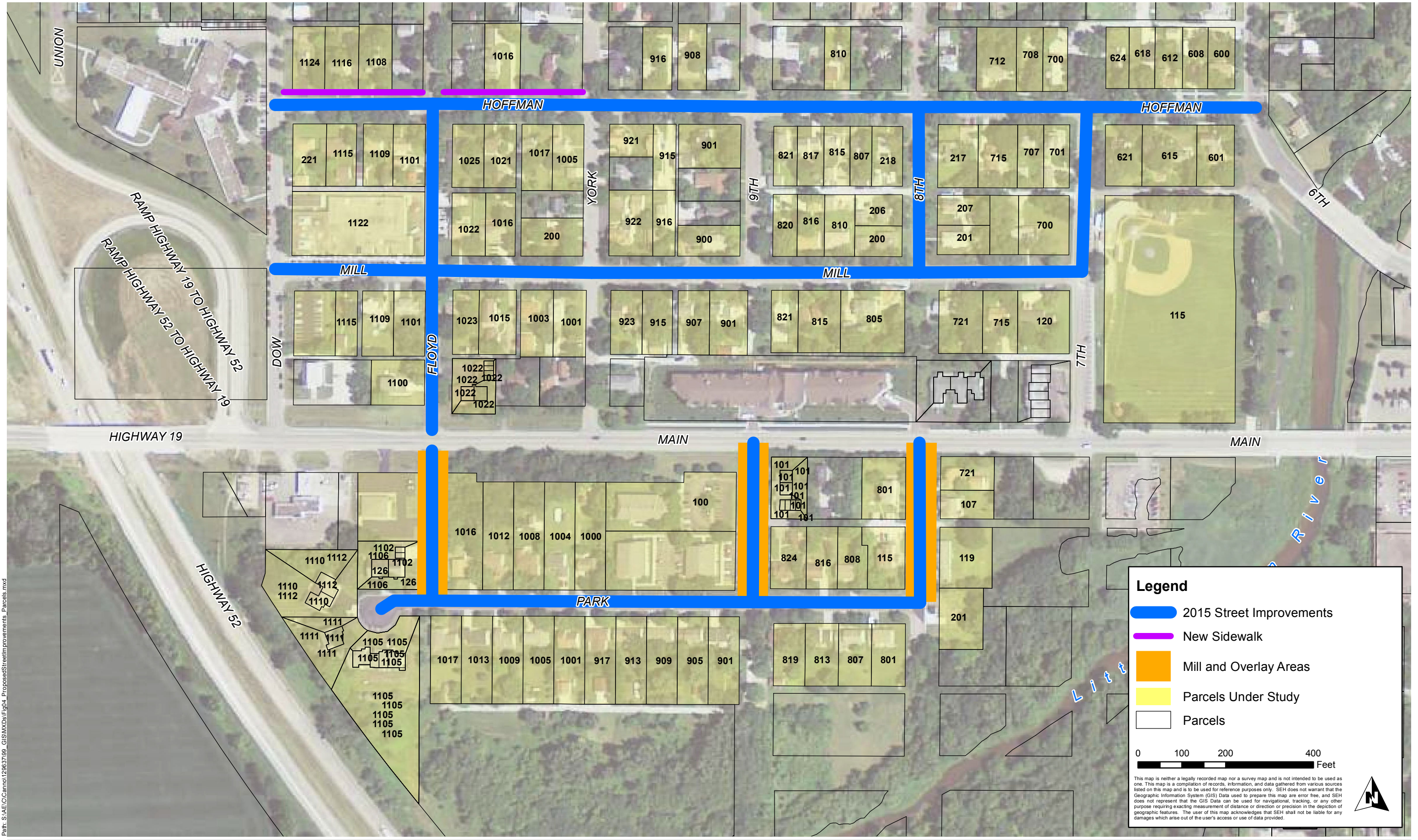
PHONE: (651) 490-2000
 3535 VADNAIS CENTER DR.
 ST. PAUL, MN 55110

FILE NO.
 CANN0-129637
 DATE:
 10/01/2014

**2015 STREET IMPROVEMENTS
 PROPOSED TYPICAL SECTIONS
 CANNON FALLS, MINNESOTA**

**FIGURE
 3**

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Project Number: CANNO 129637
 Print Date: 10/03/2014

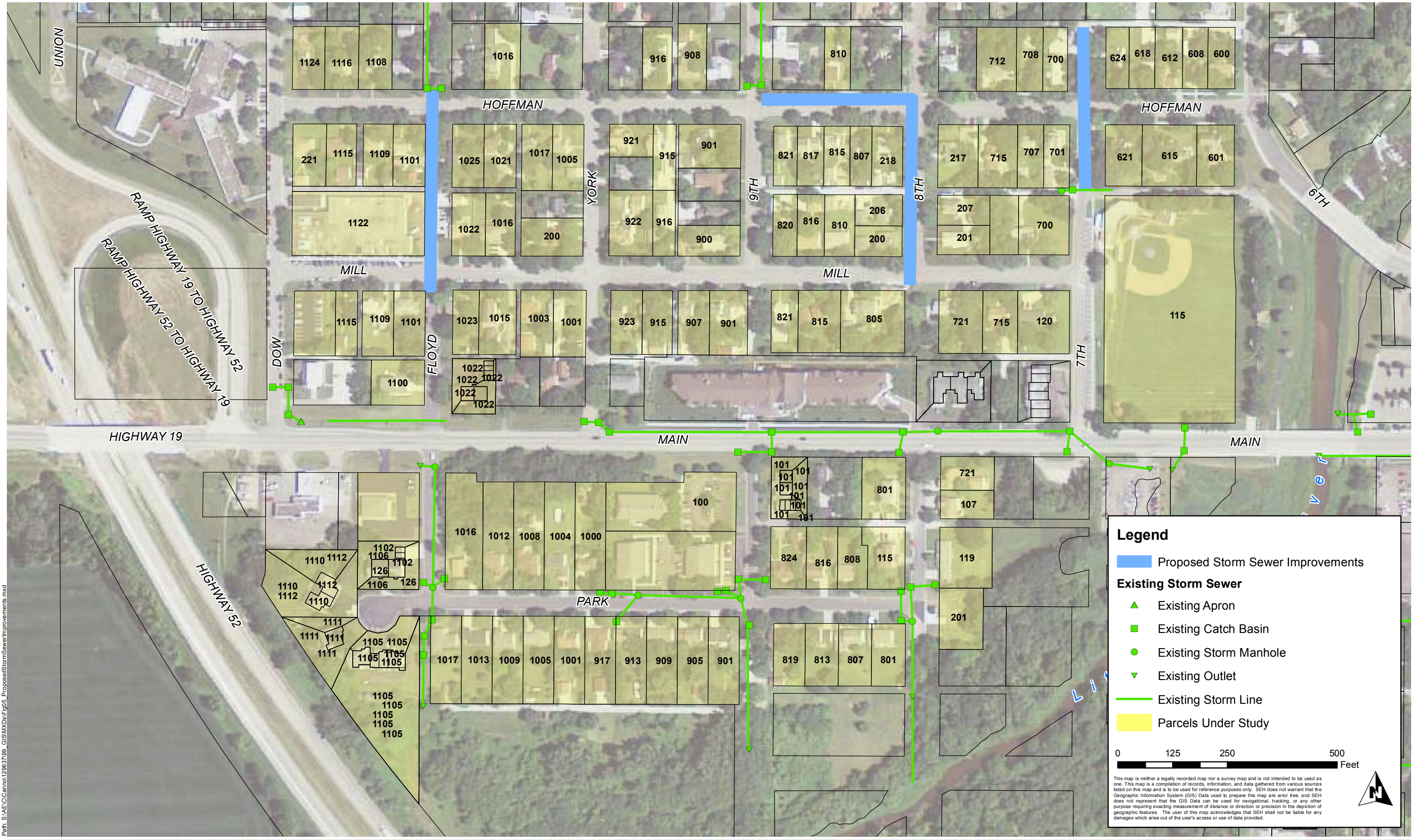


Map by: MSS
 Projection: Goodhue County
 Source: LMIC, Goodhue County, City of Cannon Falls, and SEH Inc.

2015 STREET IMPROVEMENTS Cannon Falls, Minnesota

FIGURE 4
 Proposed Street Improvements

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Legend

- Proposed Storm Sewer Improvements
- Existing Storm Sewer**
- Existing Apron
- Existing Catch Basin
- Existing Storm Manhole
- Existing Storm Line
- Parcels Under Study

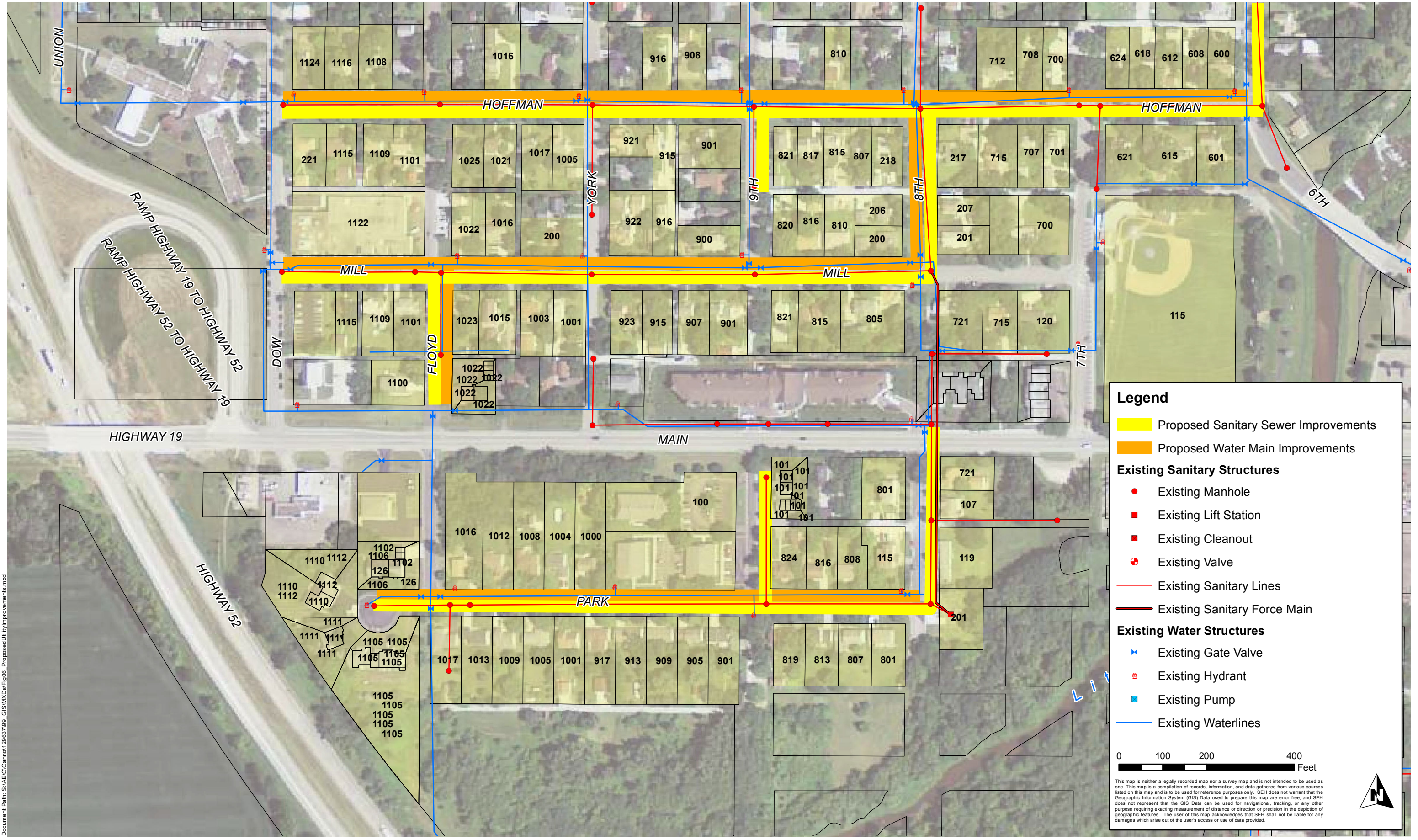
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Feet

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2015 STREET IMPROVEMENTS Cannon Falls, Minnesota

FIGURE 5
 Proposed Storm Sewer Improvements

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Legend

- Proposed Sanitary Sewer Improvements
- Proposed Water Main Improvements

Existing Sanitary Structures

- Existing Manhole
- Existing Lift Station
- Existing Cleanout
- ⊕ Existing Valve
- Existing Sanitary Lines
- Existing Sanitary Force Main

Existing Water Structures

- ✕ Existing Gate Valve
- ⊕ Existing Hydrant
- ⊠ Existing Pump
- Existing Waterlines

0 100 200 400 Feet

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2015 STREET IMPROVEMENTS Cannon Falls, Minnesota

FIGURE 6
Proposed Water and Sanitary Improvements

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Appendix A

Cost Estimate and Preliminary Assessment Role

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2015 STREET IMPROVEMENTS
CANNON FALLS, MINNESOTA
CANNO-129637

BASE BID				TOTAL		STREET ESTIMATE			SANITARY ESTIMATE			WATERMAIN ESTIMATE			STORM ESTIMATE		
No.	Item	Unit	Unit Price	Estimated Quantity	Estimated Cost	Quantity	Unit Price	Total Price	Quantity	Unit Price	Total Price	Quantity	Unit Price	Total Price	Quantity	Unit Price	Total Price
1	MOBILIZATION	LS	\$141,056.35	1	\$140,492.12	0.36	\$141,056.35	\$50,216.06	0.25	\$141,056.35	\$35,546.20	0.22	\$141,056.35	\$30,468.17	0.17	\$141,056.35	\$24,261.69
2	FIELD OFFICE, TYPE D	EACH	\$15,000.00	1	\$15,000.00	0.36	\$15,000.00	\$5,400.00	0.25	\$15,000.00	\$3,780.00	0.22	\$15,000.00	\$3,240.00	0.17	\$15,000.00	\$2,580.00
3	TRAFFIC CONTROL	LS	\$10,000.00	1	\$10,000.00	0.36	\$10,000.00	\$3,600.00	0.25	\$10,000.00	\$2,520.00	0.22	\$10,000.00	\$2,160.00	0.17	\$10,000.00	\$1,720.00
4	CLEAR AND GRUB	TREE	\$300.00	56	\$16,800.00	56.00	\$300.00	\$16,800.00			\$300.00			\$300.00			\$300.00
5	REMOVE CONCRETE CURB & GUTTER	LF	\$3.00	13,720	\$41,160.00	13,720.00	\$3.00	\$41,160.00			\$3.00			\$3.00			\$3.00
6	REMOVE CONCRETE VALLEY GUTTER	SY	\$15.00	27	\$405.00	27.00	\$15.00	\$405.00			\$15.00			\$15.00			\$15.00
7	REMOVE EXISTING WATER MAIN	LF	\$5.00	6,590	\$32,950.00		\$5.00				\$5.00	6,590.00	\$5.00	\$32,950.00			\$5.00
8	REMOVE HYDRANT	EACH	\$500.00	14	\$7,000.00		\$500.00				\$500.00	14.00	\$500.00	\$7,000.00			\$500.00
9	REMOVE GATE VALVE & BOX	EACH	\$100.00	24	\$2,400.00		\$100.00				\$100.00	24.00	\$100.00	\$2,400.00			\$100.00
10	REMOVE SANITARY SEWER PIPE	LF	\$5.00	5,799	\$28,995.00		\$5.00		5,799.00	\$5.00	\$28,995.00			\$5.00			\$5.00
11	REMOVE SEWER MANHOLE	EACH	\$400.00	22	\$8,800.00		\$400.00		22.00	\$400.00	\$8,800.00			\$400.00			\$400.00
12	REMOVE STORM STRUCTURE	EACH	\$400.00	11	\$4,400.00		\$400.00				\$400.00			\$400.00	11.00	\$400.00	\$4,400.00
13	REMOVE STORM PIPE	LF	\$6.00	830	\$4,980.00		\$6.00				\$6.00			\$6.00	830.00	\$6.00	\$4,980.00
14	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	\$2.50	1,668	\$4,170.00	1,668.00	\$2.50	\$4,170.00			\$2.50			\$2.50			\$2.50
15	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	\$5.00	1,165	\$5,825.00	1,165.00	\$5.00	\$5,825.00			\$5.00			\$5.00			\$5.00
16	REMOVE CONCRETE SIDEWALK (AND CARRIAGE)	LF	\$2.25	11,390	\$25,627.50	11,390.00	\$2.25	\$25,627.50			\$2.25			\$2.25			\$2.25
17	SALVAGE & INSTALL LANDSCAPING PLANTER	SF	\$5.00	100	\$500.50	100.10	\$5.00	\$500.50			\$5.00			\$5.00			\$5.00
18	SALVAGE & INSTALL R/R TIE	LF	\$5.00	100	\$500.50	100.10	\$5.00	\$500.50			\$5.00			\$5.00			\$5.00
19	SALVAGE & INSTALL MODULAR BLOCK RETAINING WALL	SF	\$15.00	100	\$1,501.50	100.10	\$15.00	\$1,501.50			\$15.00			\$15.00			\$15.00
20	SALVAGE & INSTALL FENCE	LF	\$30.00	468	\$14,040.00	468.00	\$30.00	\$14,040.00			\$30.00			\$30.00			\$30.00
21	SALVAGE & INSTALL MAILBOX	EACH	\$100.00	111	\$11,100.00	111.00	\$100.00	\$11,100.00			\$100.00			\$100.00			\$100.00
22	SALVAGE & INSTALL SIGN	EACH	\$175.00	48	\$8,400.00	48.00	\$175.00	\$8,400.00			\$175.00			\$175.00			\$175.00
23	SAWCUT BITUMINOUS PAVEMENT (FULL DEPTH)	LF	\$3.00	1,515	\$4,545.00	1,515.00	\$3.00	\$4,545.00			\$3.00			\$3.00			\$3.00
24	SAWCUT CONCRETE (FULL DEPTH)	LF	\$4.50	680	\$3,060.00	680.00	\$4.50	\$3,060.00			\$4.50			\$4.50			\$4.50
25	LABORER	HR	\$75.00	40	\$2,992.50	39.90	\$75.00	\$2,992.50			\$75.00			\$75.00			\$75.00
26	3 C.Y. FRONT END LOADER	HR	\$155.00	40	\$6,184.50	39.90	\$155.00	\$6,184.50			\$155.00			\$155.00			\$155.00
27	3 C.Y. BACKHOE	HR	\$180.00	40	\$7,182.00	39.90	\$180.00	\$7,182.00			\$180.00			\$180.00			\$180.00
28	STREET SWEEPING	HR	\$130.00	40	\$5,187.00	39.90	\$130.00	\$5,187.00			\$130.00			\$130.00			\$130.00
29	COMMON EXCAVATION (P) (EV)	CY	\$10.00	8,877	\$88,770.00	8,877.00	\$10.00	\$88,770.00			\$10.00			\$10.00			\$10.00
30	TOPSOIL BORROW (4) (LV)	CY	\$15.00	2,811	\$42,165.00	2,811.00	\$15.00	\$42,165.00			\$15.00			\$15.00			\$15.00
31	SUBGRADE PREPARATION	RD STA	\$180.00	66	\$11,790.00	65.50	\$180.00	\$11,790.00			\$180.00			\$180.00			\$180.00
32	WATER FOR DUST CONTROL	M GAL	\$25.00	152	\$3,800.00	152.00	\$25.00	\$3,800.00			\$25.00			\$25.00			\$25.00
33	CALCIUM CHLORIDE SOLUTION	GAL	\$2.00	1,919	\$3,838.00	1,919.00	\$2.00	\$3,838.00			\$2.00			\$2.00			\$2.00
34	AGGREGATE BASE CLASS 5 (100% CRUSHED LIMESTONE)(DRIVEWAYS/SW)	CY	\$18.00	503	\$9,054.00	503.00	\$18.00	\$9,054.00			\$18.00			\$18.00			\$18.00
35	AGGREGATE BASE CLASS 5 (100% CRUSHED LIMESTONE)(ROADWAYS)	CY	\$15.00	3,065	\$45,975.00	3,065.00	\$15.00	\$45,975.00			\$15.00			\$15.00			\$15.00
36	MILL BITUMINOUS SURFACE	SY	\$3.50	6,310	\$22,085.00	6,310.00	\$3.50	\$22,085.00			\$3.50			\$3.50			\$3.50
37	PULVERIZE BITUMINOUS PAVEMENT (6-INCH DEEP)	SY	\$2.50	25,110	\$62,775.00	25,110.00	\$2.50	\$62,775.00			\$2.50			\$2.50			\$2.50
38	SALVAGE AGGREGATE BASE PLACED, PULVERIZED AGG. BASE & BIT. (CV) (P)	SY	\$8.00	3,150	\$25,200.00	3,150.00	\$8.00	\$25,200.00			\$8.00			\$8.00			\$8.00
39	BITUMINOUS WEARING COURSE MIXTURE SPWEB240B	TON	\$70.00	2,490	\$174,300.00	2,490.00	\$70.00	\$174,300.00			\$70.00			\$70.00			\$70.00
40	BITUMINOUS BASE COURSE MIXTURE SPWN230B	TON	\$65.00	4,145	\$269,425.00	4,145.00	\$65.00	\$269,425.00			\$65.00			\$65.00			\$65.00
41	BITUMINOUS WEAR MIX FOR DRIVEWAYS (3" THICKNESS) SPWEB230B	SF	\$4.00	6,542	\$26,168.00	6,542.00	\$4.00	\$26,168.00			\$4.00			\$4.00			\$4.00
42	BITUMINOUS WEAR (MILL AND OVERLAY)	TON	\$65.00	595	\$38,675.00	595.00	\$65.00	\$38,675.00			\$65.00			\$65.00			\$65.00
43	4" PVC SERVICE	LF	\$18.00	3,840	\$69,120.00		\$18.00		3,840.00	\$18.00	\$69,120.00			\$18.00			\$18.00
44	4" PVC SERVICE RISER PIPE	LF	\$18.00	250	\$4,503.60		\$18.00		250.00	\$18.00	\$4,503.60			\$18.00			\$18.00
45	8" PVC (SDR 35) SANITARY SEWER	LF	\$42.00	5,799	\$243,558.00		\$42.00		5,799.00	\$42.00	\$243,558.00			\$42.00			\$42.00
46	LINE SANITARY SEWER PIPE	LF	\$100.00	1,195	\$119,500.00		\$100.00		1,195.00	\$100.00	\$119,500.00			\$100.00			\$100.00
47	LINE SERVICE CONNECTION	EACH	\$1,500.00	15	\$22,500.00		\$1,500.00		15.00	\$1,500.00	\$22,500.00			\$1,500.00			\$1,500.00
48	4" SANITARY CLEANOUT	EACH	\$1,200.00	6	\$7,200.00		\$1,200.00		6.00	\$1,200.00	\$7,200.00			\$1,200.00			\$1,200.00
49	8" x 4" PVC SERVICE WYE	EACH	\$250.00	109	\$27,250.00		\$250.00		109.00	\$250.00	\$27,250.00			\$250.00			\$250.00
50	CONNECT TO EXISTING SEWER (PIPE OR MANHOLE)	EACH	\$1,650.00	8	\$13,200.00		\$1,650.00		8.00	\$1,650.00	\$13,200.00			\$1,650.00			\$1,650.00
51	CONNECT TO EXISTING SEWER SERVICE	EACH	\$200.00	109	\$21,800.00		\$200.00		109.00	\$200.00	\$21,800.00			\$200.00			\$200.00
52	CONSTRUCT 48" DIA. SANITARY MANHOLE (0-8)	EACH	\$2,400.00	22	\$52,800.00		\$2,400.00		22.00	\$2,400.00	\$52,800.00			\$2,400.00			\$2,400.00
53	EXTRA DEPTH, 48" DIA. MANHOLE	LF	\$135.00	60	\$8,100.00		\$135.00		60.00	\$135.00	\$8,100.00			\$135.00			\$135.00
54	CASTING ASSEMBLY - LETTERED "SANITARY"	EACH	\$600.00	22	\$13,200.00		\$600.00		22.00	\$600.00	\$13,200.00			\$600.00			\$600.00
55	6" DIP WATER MAIN CL 52	LF	\$30.00	6,765	\$202,950.00		\$30.00				\$30.00	6,765.00	\$30.00	\$202,950.00			\$30.00
56	CONNECT TO EXISTING WATER MAIN	EACH	\$1,000.00	24	\$24,000.00		\$1,000.00				\$1,000.00	24.00	\$1,000.00	\$24,000.00			\$1,000.00
57	CONNECT TO EXISTING WATER SERVICE	EACH	\$200.00	104	\$20,800.00		\$200.00				\$200.00	104.00	\$200.00	\$20,800.00			\$200.00
58	1" COPPER SERVICE, TYPE K	LF	\$30.00	3,690	\$110,700.00		\$30.00				\$30.00	3,690.00	\$30.00	\$110,700.00			\$30.00
59	1" CORPORATION STOP	EACH	\$200.00	104	\$20,800.00		\$200.00				\$200.00	104.00	\$200.00	\$20,800.00			\$200.00
60	1" CURB STOP & BOX	EACH	\$250.00	104	\$26,000.00		\$250.00				\$250.00	104.00	\$250.00	\$26,000.00			\$250.00
61	TEMPORARY WATER SYSTEM	LS	\$20,000.00	1	\$20,400.00		\$20,000.00				\$20,000.00	1.02	\$20,000.00	\$20,400.00			\$20,000.00
62	4" THICK POLYSTYRENE INSULATION	SY	\$28.00	60	\$1,680.00		\$28.00				\$28.00	60.00	\$28.00	\$1,680.00			\$28.00
63	6" GATE VALVE & BOX	EACH	\$1,500.00	45	\$67,500.00		\$1,500.00				\$1,500.00	45.00	\$1,500.00	\$67,500.00			\$1,500.00
64	FURNISH & INSTALL HYDRANT	EACH	\$3,500.00	15	\$52,500.00		\$3,500.00				\$3,500.00	15.00	\$3,500.00	\$52,500.00			\$3,500.00
65	DIP WATER MAIN FITTINGS (COMPACT)	LBS	\$6.00	3,500	\$21,000.00		\$6.00				\$6.00	3,500.00	\$6.00	\$21,000.00			\$6.00
66	ADJUST GATE VALVE BOX	EACH	\$300.00	12	\$3,600.00		\$300.00				\$300.00	12.00	\$300.00	\$3,600.00			\$300.00
67	12" RC PIPE SEWER DES 3006, CL V	LF	\$27.00	1,285	\$34,695.00		\$27.00				\$27.00	1,285.00	\$27.00	\$34,695.00			\$27.00
68	15" RC PIPE SEWER DES 3006, CL V	LF															

BASE BID				TOTAL		STREET ESTIMATE			SANITARY ESTIMATE			WATERMAIN ESTIMATE			STORM ESTIMATE		
No.	Item	Unit	Unit Price	Estimated Quantity	Estimated Cost	Quantity	Unit Price	Total Price	Quantity	Unit Price	Total Price	Quantity	Unit Price	Total Price	Quantity	Unit Price	Total Price
83	4" CARRIAGE WALK	SF	\$4.00	1,830	\$7,320.00	1,830.00	\$4.00	\$7,320.00		\$4.00			\$4.00				\$4.00
84	7" CONCRETE DRIVEWAY PAVEMENT	SF	\$5.00	10,440	\$52,200.00	10,440.00	\$5.00	\$52,200.00		\$5.00			\$5.00				\$5.00
85	CRUSHED ROCK PIPE FOUNDATION	TON	\$15.00	350	\$5,250.00		\$15.00		350.00	\$15.00	\$5,250.00		\$15.00				\$15.00
86	GRANULAR PIPE BEDDING (CV)	CY	\$22.00	350	\$7,700.00		\$22.00		350.00	\$22.00	\$7,700.00		\$22.00				\$22.00
87	SILT FENCE, TYPE MACHINE SLICED	LF	\$3.00	500	\$1,499.40	499.80	\$3.00	\$1,499.40		\$3.00			\$3.00				\$3.00
88	STORM DRAIN INLET PROTECTION	EACH	\$200.00	21	\$4,200.00		\$200.00			\$200.00			\$200.00		21.00	\$200.00	\$4,200.00
89	SODDING TYPE LAWN	SY	\$4.00	25,310	\$101,240.00	25,310.00	\$4.00	\$101,240.00		\$4.00			\$4.00				\$4.00
90	DECIDUOUS TREE, 2.5" B/B	EACH	\$300.00	29	\$8,700.00	29.00	\$300.00	\$8,700.00		\$300.00			\$300.00				\$300.00
91	CONIFEROUS TREE, 6" HT., B/B	EACH	\$280.00	27	\$7,560.00	27.00	\$280.00	\$7,560.00		\$280.00			\$280.00				\$280.00

94	EXTRA 4" CONCRETE SIDEWALK ON HOFFMAN ST. (YORK ST. TO DOW ST./N SIDE)	SF	\$3.50	2560	\$8,960.00												
95	EXTRA PEDESTRIAN RAMPS W/ TRUNCATED DOMES ON HOFFMAN ST.	EACH	\$750.00	4	\$3,000.00												

SUBTOTAL \$2,971,619.12

SUBTOTAL \$1,431,016.46

SUBTOTAL \$695,322.80

SUBTOTAL \$650,148.17

SUBTOTAL \$183,171.69

10% CONTINGENCIES \$297,161.91
 20% LEGAL, ADMINISTRATION, & ENGINEERING \$594,323.82
TOTAL BASE BID \$3,863,104.86

2015 Street Improvements
Preliminary Assessment Role

PIN	Name	Address - 1	City	State	Zip	Unit	Assessment per Unit
524600030	BROCK WILSON	807 PARK ST W	CANNON FALLS	MN	55009	1	\$6,143.21
524600020	STEVEN W GESME	813 W PARK ST	CANNON FALLS	MN	55009	1	\$6,143.21
522320010	KEVIN R TIPTON	1111 PARK ST W #1	CANNON FALLS	MN	55009	1	\$6,143.21
524400020	TERRENCE B LUND	901 W PARK ST	CANNON FALLS	MN	55009	1	\$6,143.21
524400030	JEANNE M MCCOY	905 PARK ST W	CANNON FALLS	MN	55009	1	\$6,143.21
524400040	FRANCIS E NELSON	909 PARK ST W	CANNON FALLS	MN	55009	1	\$6,143.21
524400050	SUSAN K IVERSON	913 W PARK ST	CANNON FALLS	MN	55009	1	\$6,143.21
524400060	JAMES E HOFFMAN	917 W PARK ST	CANNON FALLS	MN	55009	1	\$6,143.21
524400070	DOUGLAS CARROLL	1001 W PARK ST	CANNON FALLS	MN	55009	1	\$6,143.21
524400080	KENNETH J CARPENTER	1005 PARK ST W	CANNON FALLS	MN	55009	1	\$6,143.21
524400090	CHAD C FLEMING	1009 PARK ST W	CANNON FALLS	MN	55009	1	\$6,143.21
524400100	ROBERT F BOSER	1013 PARK ST W	CANNON FALLS	MN	55009	1	\$6,143.21
522310010	ANTHONY L SKIFTER	1105 PARK ST W #1	CANNON FALLS	MN	55009	1	\$6,143.21
522310030	ROBERTA SCHULTZ-KASA	7026 ELDORADO WAY	CANNON FALLS	MN	55009	1	\$6,143.21
524410050	MONIE R LANDRY RT	1000 PARK ST W	CANNON FALLS	MN	55009	1	\$6,143.21
524410040	WILLIAM D HOFFMAN	1004 W PARK ST	CANNON FALLS	MN	55009	1	\$6,143.21
524410030	NICHOLAS K FOX	1008 W PARK ST	CANNON FALLS	MN	55009	1	\$6,143.21
524410020	MICHAEL T KENT	1012 PARK ST W	CANNON FALLS	MN	55009	1	\$6,143.21
524100010	HAEUSZER FAMILY REVOCABLE TRST	1110 PARK CT	CANNON FALLS	MN	55009	1	\$6,143.21
521002620	PAUL S NORSTAD	106 MCKINZIE CIR	CANNON FALLS	MN	55009	1	\$6,143.21
521002600	RICHARD R QUALEY	816 PARK ST W	CANNON FALLS	MN	55009	1	\$6,143.21
522300010	ROBERT L OSEID REV TRUST	10357 RAMBLEWOOD DR	CORAL SPRINGS	FL	33071	1	\$6,143.21
525400240	WOODKNOLL ASSOCIATES	311 N CEDAR AVE	OWATONNA	MN	55060	2	\$2,916.36
523000010	KELLI L DAVIS	31074 55TH AVE	CANNON FALLS	MN	55009	2	\$2,916.36
524100020	FRANCES L THOMPSON	1108 PARK CT W	CANNON FALLS	MN	55009	1	\$6,143.21
522300020	GLENDA M COOPER	122 FLOYD ST S	CANNON FALLS	MN	55009	1	\$6,143.21
523010010	JESSE A REGENSCHEID	1022 MAIN ST W #1	CANNON FALLS	MN	55009	1	\$6,143.21
523010030	KENNETH E OLSON	425 SPRING SOUTH RD	CANNON FALLS	MN	55009	1	\$6,143.21
523010040	MARCINE LUNDELL	1022 MAIN ST W #4	CANNON FALLS	MN	55009	1	\$6,143.21
521201170	JOHN W HANKA	1115 MILL ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521201260	JOHN BANASZEWSKI	PO BOX 37	RANDOLPH	MN	55065	1	\$6,143.21
521002470	JOHN H LINDAHL	120 7TH ST N	CANNON FALLS	MN	55009	1	\$6,143.21
521002480	WAYNE D NELSON	715 MILL ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521002530	LUCAS MILLER	815 MILL ST W	CANNON FALLS	MN	55009	1	\$6,143.21

2015 Street Improvements
Preliminary Assessment Role

PIN	Name	Address - 1	City	State	Zip	Unit	Assessment per Unit
521201210	ANGELLA M RECHTZIGEL	1015 MILL ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521001440	JAY D SJOBLUM	810 MILL ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521001430	ANDREW E HOCHMUTH	816 W MILL ST	CANNON FALLS	MN	55009	1	\$6,143.21
521001520	MARLYS J JACOBSON	700 W MILL ST	CANNON FALLS	MN	55009	1	\$6,143.21
521001451	RANDALL W SCHIELL	200 8TH ST N	CANNON FALLS	MN	55009	1	\$6,143.21
521201030	KIERSTEN A SPEAR	200 N YORK ST	CANNON FALLS	MN	55009	1	\$6,143.21
521001530	MARLYS J JACOBSON	700 W MILL ST	CANNON FALLS	MN	55009	1	\$6,143.21
521001380	DENNIS P O'KEEFE	218 N 8TH ST	CANNON FALLS	MN	55009	1	\$6,143.21
521001390	CALEB J SMITH	807 HOFFMAN ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521001400	KEVIN REDDING ET AL	815 HOFFMAN ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521001401	MARILYN L FLOM	817 W HOFFMAN ST	CANNON FALLS	MN	55009	1	\$6,143.21
521001540	RONALD G BANKS	601 W HOFFMAN ST	CANNON FALLS	MN	55009	1	\$6,143.21
521001550	TODD BURMEISTER	4700 GULF OF MEXICO DR #D206	LONGBOAT KEY	FL	34228	1	\$6,143.21
521001460	SCOTT C WILDENBERG	701 HOFFMAN ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521001470	WILLIS I BURLEIGH	707 HOFFMAN ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521001480	JAMES R GOODWIN	715 W HOFFMAN ST	CANNON FALLS	MN	55009	1	\$6,143.21
521200990	MICHAEL BANKS	1005 HOFFMAN ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521201050	JEROME D ENGEL	1021 W HOFFMAN ST	CANNON FALLS	MN	55009	1	\$6,143.21
521201110	HAZEL BENSON	1115 HOFFMAN	CANNON FALLS	MN	55009	1	\$6,143.21
521001290	CHRISTOPHER C MUDGETT	31490 ECHO VALLEY TRL	CANNON FALLS	MN	55009	1	\$6,143.21
521200730	DAVID MAHOWALD	1116 HOFFMAN ST	CANNON FALLS	MN	55009	1	\$6,143.21
521001220	KAY R TIX	608 HOFFMAN ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521001210	ERIN A MCMAHON	612 W HOFFMAN ST	CANNON FALLS	MN	55009	1	\$6,143.21
521001200	MICHAEL J WEBER	618 W HOFFMAN ST	CANNON FALLS	MN	55009	1	\$6,143.21
521200740	SUSAN K IVERSON	913 W PARK ST	CANNON FALLS	MN	55009	1	\$6,143.21
521200700	JOSHUA B HOFSTEDT	1108 HOFFMAN ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521200810	AARON W WINCHELL	1016 W HOFFMAN ST	CANNON FALLS	MN	55009	1	\$6,143.21
521200890	JOHN A YARBROUGH	916 HOFFMAN ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521200830	KITTY LOU PEINE	908 HOFFMAN ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521001360	MATTHEW J MEYERS	810 HOFFMAN ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521001300	JOHN S WILSON	700 W HOFFMAN ST	CANNON FALLS	MN	55009	1	\$6,143.21
521001280	SAFE FAMILY TRUST	712 HOFFMAN ST WEST #1	CANNON FALLS	MN	55009	1	\$6,143.21
521001230	MICHAEL LECY	211 SOUTHWOOD DR	CANNON FALLS	MN	55009	1	\$6,143.21
521001190	TIMOTHY OTTERNESS	624 W HOFFMAN ST	CANNON FALLS	MN	55009	1	\$6,143.21

2015 Street Improvements
Preliminary Assessment Role

PIN	Name	Address - 1	City	State	Zip	Unit	Assessment per Unit
521001560	JOSHUA A DOCKTER	29715 GERLACH WAY	CANNON FALLS	MN	55009	1	\$6,143.21
521001490	DEREK LUNDELL	217 8TH ST N	CANNON FALLS	MN	55009	1	\$6,143.21
521001530	MARLYS J JACOBSON	700 W MILL ST	CANNON FALLS	MN	55009	1	\$6,143.21
521001510	ROGER H FLATEN	201 8TH ST N	CANNON FALLS	MN	55009	1	\$6,143.21
521001500	JEROME A JOHNSON	207 N 8TH ST	CANNON FALLS	MN	55009	1	\$6,143.21
521001450	DENNIS B TEMPLEMAN	206 N 8TH ST	CANNON FALLS	MN	55009	1	\$6,143.21
521001410	THOMAS B WRIGHT	821 W HOFFMAN ST	CANNON FALLS	MN	55009	1	\$6,143.21
521001420	KENNETH W POPP	820 W MILL ST	CANNON FALLS	MN	55009	1	\$6,143.21
521200910	JAY M CHYTRACKE	901 W HOFFMAN ST	CANNON FALLS	MN	55009	1	\$6,143.21
521200920	JEREMY F CLAYTON	2322 ELIANNA DR	NORTHFIELD	MN	55057	1	\$6,143.21
521200980	ESTHER SCHAETZKE	916 MILL ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521200940	JAMES D CONWAY	915 W HOFFMAN ST	CANNON FALLS	MN	55009	1	\$6,143.21
521200960	JOANN C THOMAS	921 HOFFMAN ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521200970	GREGORY B MOTT	4537 28TH AVE S	MINNEAPOLIS	MN	55406	1	\$6,143.21
521201000	CORY J PEINE	1017 HOFFMAN ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521201040	BRANDON L MATTSO	1025 HOFFMAN ST	CANNON FALLS	MN	55009	1	\$6,143.21
521201070	LUANN K FRANKLIN	1016 W MILL ST	CANNON FALLS	MN	55009	1	\$6,143.21
521201060	MAYO CLINIC HEALTH SYSTEM-CF	1116 MILL ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521201080	MAYO CLINIC HEALTH SYSTEM-CF	1116 MILL ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521201090	DANIEL MAGILL	1109 HOFFMAN ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521201120	SHIRLEY M BECKMAN	221 DOW ST N	CANNON FALLS	MN	55009	1	\$6,143.21
521201100	MAYO CLINIC HEALTH SYSTEM-CF	1116 MILL ST W	CANNON FALLS	MN	55009	4	\$24,572.84
521201180	MAYO CLINIC HEALTH SYSTEM-CF	1116 MILL ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521201160	STEVEN P REINKE	1109 MILL ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521201150	MAYO CLINIC HEALTH SYSTEM-CF	1116 MILL ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521201220	JAY E WOODWARD	1023 W MILL ST	CANNON FALLS	MN	55009	1	\$6,143.21
521201201	MICHELE ANN PEINE-ZIMMERMAN	1003 MILL ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521201200	US BANK NA	12650 INGENUITY DR	ORLANDO	FL	32826	1	\$6,143.21
521201290	ERICK A ROBERTSON	923 MILL ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521201280	SHELLEY ZIMMERMAN	915 MILL ST WEST	CANNON FALLS	MN	55009	1	\$6,143.21
521201190	ST PAUL EVANGELICAL LUTHERAN	30289 59TH AVENUE WAY	CANNON FALLS	MN	55009	1	\$6,143.21
521201270	MARK R ALBERT	907 W MILL ST	CANNON FALLS	MN	55009	1	\$6,143.21
521002540	CHARLES SAMUELSON	35871 HIGHWAY 52 BLVD	CANNON FALLS	MN	55009	1	\$6,143.21
521002520	ANNE E DAVISSON	805 MILL ST W	CANNON FALLS	MN	55009	1	\$6,143.21

2015 Street Improvements
Preliminary Assessment Role

PIN	Name	Address - 1	City	State	Zip	Unit	Assessment per Unit
521002490	TODD M BLEVINS	721 MILL ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521002630	DUANE H HOLT	721 W MAIN ST	CANNON FALLS	MN	55009	1	\$1,458.18
521002631	JANE M ROBINSON	107 8TH ST S	CANNON FALLS	MN	55009	1	\$1,458.18
521002640	MARY CARPENTER-DAVIS	811 RIDGE DR E	NORTHFIELD	MN	55057	1	\$1,458.18
521002580	ECHO VALLEY PROPERTIES LLC	31490 ECHO VALLEY TRL	CANNON FALLS	MN	55009	2	\$12,286.42
521002570	ECHO VALLEY PROPERTIES LLC	31490 ECHO VALLEY TRL	CANNON FALLS	MN	55009	2	\$2,916.36
521002590	BRUCE O HALLANGER	824 PARK ST W	CANNON FALLS	MN	55009	1	\$6,143.21
525400260	RIVERS EDGE ASSOCIATES	311 N CEDAR AVE	OWATONNA	MN	55060	4	\$24,572.84
524410010	WILLIAM H BETCHER	1016 PARK ST	CANNON FALLS	MN	55009	1	\$6,143.21
524400110	DUDLEY D FLODEEN	320 MILL ST W	CANNON FALLS	MN	55009	1	\$6,143.21
524600010	THOMAS SCHULTE	15585 COUNTY 9 BLVD	GOODHUE	MN	55027	1	\$6,143.21
524600040	JEFFREY C BACKSTROM	801 PARK ST W	CANNON FALLS	MN	55009	1	\$6,143.21
521003510	CITY OF CANNON FALLS	918 RIVER RD	CANNON FALLS	MN	55009	1	\$1,458.18
525400220	LARRY J DAMMER	620 N ALMOND ST	CANNON FALLS	MN	55009	1	\$1,458.18
521001570	CITY OF CANNON FALLS	918 RIVER RD	CANNON FALLS	MN	55009	1	\$6,143.21
						Total Number of Parcels	127
						Total Amount Assessed	\$728,652.34