



# Feasibility Report

## 2018 Street Improvements

City of Cannon Falls, Minnesota  
CANNO 123363 | December 19, 2017



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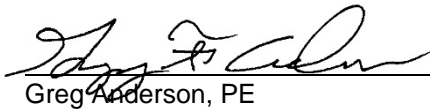
# Feasibility Report

2018 Street Improvements  
City of Cannon Falls, Minnesota

SEH No. CANNO 123363

December 19, 2017

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 Anderson, PE

Date: December 19, 2017

License No.: 26859

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





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# Feasibility Report

## 2018 Street Improvements

Prepared for City of Cannon Falls

### 1 Conclusion and Recommendations

This study outlines the proposed municipal improvements in Area E2 (East Side 2) as identified in the Capital Improvement Program, dated October 2, 2009, prepared by SEH (see Figure 1) and as amended in 2012. In 2018, the street improvement areas in Area E2 are generally Minnesota Street and adjoining side streets between 2<sup>nd</sup> Street and the High School.

#### 1.1 Conclusions

##### 1.1.1 East Side (Area E2)

As a result of this study, we conclude that:

1. The total estimated project Cost for the East Side is \$4,230,000. The cost is broken out by project piece and are summarized below. A detailed cost estimate is included in the Appendix.

Street Improvements	\$2,234,900
Storm Sewer Improvements	\$461,700
Sanitary Sewer Improvements	\$730,000
Water Main Improvements	\$575,400
Mill and Overlay Improvements	\$228,000
<b>Total</b>	<b>\$4,230,000</b>

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 improvements outlined in this report be constructed to provide appropriate municipal service and fire protection to the project areas.
3. The sanitary sewer collection system improvements 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 if funding is available, order a public hearing with the affected property owners to review the report and to entertain public input and comments. The City Council shall proceed with the proposed improvements following the implementation schedules included in this report.
6. The East Side improvements be constructed as proposed in this report for an estimated \$4,230,000.

## 2 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/Project Manager  
SEH  
3535 Vadnais Center Drive  
St. Paul, MN 55110  
651.490.2172

## 3 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). The City has previously completed W1, W2 and E1. The E2 project is the next project with the greatest need on the CIP list. This Feasibility Report is charged with studying Area E2 Improvements as shown on Figure 4.



## 4 Existing Conditions

### 4.1 East Side (Area E2)

#### 4.1.1 Streets

This project will affect a 17 block area. The improvements will occur on:

- Minnesota Street West (2<sup>nd</sup> Street to the High School)
- Cedar Street (Minnesota Street to State Street)
- Oak Street (Water Street to State Street)
- Vine Street (Minnesota Street to State Street)
- Grove street (Minnesota Street to State Street)
- Almond Street (Water Street to State Street)
- Mill Street (Oak Street to Grove Street)
- Alleys (Bridge Street to Cedar Street and Vine Street to Almond 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 E2 have PASER ratings between 3 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 mains in each end of Minnesota Street. Storm sewer main are also in Grove and Almond Street where they cross Minnesota. The rest of the project area utilizes overland flow to transport storm water runoff to existing storm mains. There is a storm sewer outlet on Cedar and on Vine that discharge drainage onto the street surface, then flows several blocks before it enters another storm sewer system. 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 existing sidewalk in several locations within the project area. There is a continuous sidewalk along the north side of Minnesota Street the entire length of the project. Several blocks of Minnesota have existing sidewalk on the south side of the street as well. The Council should consider if the existing sidewalk on the south side of Minnesota should be completed to run the entire length of the street, leave as is or remove it. Several homes in the project area have “carriage” walks. Carriage walks are sidewalk that extend from the home, typically the front door, to the street. Past practice has been to replace these walks if disturbed as part of the project.

#### 4.1.2 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.

There is also existing sanitary sewer in the alleys between Cedar and Oak Streets and between Vine and Almond Streets. These sanitary sewer mains serve the homes that front State Street (TH 19). These mains area are also 8-inch VCP and in need of replacement.

The system size 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.

### 4.1.3 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 Vine Street, and Almond Street. Some homes are serviced by private connections in the right-of-way that do not meet city specifications. This is the case in the alley between Grove Street and Almond Street and also the alley east of Cedar Street.

A water distribution analysis (model) was completed as part of the CIP prepared in 2009. For this project area, the analysis and 10 States Standards 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.

### 4.1.4 Storm Sewer Mains

There is an existing storm sewer system in Grove Street and also one in Almond Street on the east end of Minnesota Street. These systems collect surface water from the streets in this area of the project as well as areas south of TH 19 on Grove Street and convey it north to the Cannon River. The west block of Minnesota Street has a storm sewer system that collects the storm water between Bridge Street and 2nd Street and conveys it west to the Little Cannon River.

As part of the 2013 Eastside 1 Project, storm sewer mains were installed in Bridge Street and in Vine Street up to Minnesota Street with the intent that these mains would be extended south as part of the Eastside 2 (this) Project to serve the areas along Minnesota Street, between Vine and Cedar Streets that currently do not have storm sewer.

These systems will be expanded to include more catch basins in the intersections to reduce the length of overland flow of runoff and eliminate ponding currently occurring in some intersections along Minnesota Street.

## 5 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 2nd Street and Cedar Hills Utility Improvements Project
- Review of the City's 2013 Street Improvements Project.
- Review of the City's 2016 Street Improvements project.
- Recommended Standards for water and wastewater facilities – 2004 Edition

## 6 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 from contractor.
- Minnesota Pollution Control Agency – Sanitary Sewer Extension Permit Application:

## 7 Overall Proposed Improvements

### 7.1 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.

#### 7.1.1 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 streets would be reconstructed to the city standard of 32-feet with new concrete curb & gutter. See Figure 3 for the proposed typical sections. Figure 4 shows the streets to be reconstructed and the parcels impacted by the improvements.

Minnesota Street is currently 38 feet wide. Given its use as a thoroughfare from the school and for the neighborhood as well as being part of the 4th of July parade route, it is recommended to keep Minnesota Street at its current width rather than narrow to the City standard of 32 feet for residential streets.

Oak Street currently starts at 32 feet at Minnesota, but narrows to 20 feet in width when it reaches Water Street. Widening Oak to accommodate the City standard of 32 feet will impact landscaping and trees near its north end.

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.

In recent reconstruction projects, the City has included street only improvements bid along with or as an alternate to the project. This would include a mill and overlay of street areas that do not have utility replacement planned, but the pavement is in need of replacement. This report includes a mill & overlay of Grove Street, from State Street to the cul-de-sac at its south end. Also included is the mill & overlay of Mill Street, east of Grove Street. The pavement on these streets is in need of rehabilitation while the underlying utilities are not in need of replacement. The report has included the benefitting parcels and estimated costs for this mill & overlay area for the council's consideration. Including additional paving areas to the project often can result in a low cost due to the volume of work in the bid.

#### 7.1.1.1 Sidewalks

Minnesota Street currently has sidewalk on the north side from the High School to 2nd Street. At 2nd Street, the existing sidewalk connects to the city's trail system to the north. This study includes the cost to replace existing sidewalk where it is impacted by service line replacement. No sidewalk extensions are planned at this time. 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 Minnesota Street have a boulevard between the curb and sidewalk.

#### 7.1.1.2 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 Bridge and Vine Streets as part of the E1 Project will be extended south and east to serve most of the intersections that currently do not have storm sewer on Cedar and Vine Streets. These main extensions will also connect to existing outlets on Cedar and Vine Streets to keep this drainage in the pipe system. See Figure 5 for the proposed storm sewer improvements.

These improvements do not increase the area of impervious surface beyond the current threshold for storm water detention/retention. Once the City's population reaches 5,000 the MPCA will consider Cannon Falls a MS4 City and storm water improvements may then be required.

#### 7.1.1.3 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.

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. As part of the 2015 (W2) project, the City allowed residents to special assess the costs to replace their service lines from the property line to their house. The council may want to consider this option for this project so residents, with shared services or lead water lines could replace their services during the project.

#### 7.1.1.4 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.

Several homes along State Street, between Cedar and Almond Streets may have water service lines off of the existing 12-main in the north boulevard of State Street. Those service lines are not planned to be replaced as part of these improvements unless issues (shared services, lead lines, etc.) arise during construction that warrant replacement.

As part of the Eastside 2(2013) Project, PVC pipe was used for the new water main in place of the City standard of DIP. It has been suggested that the City again consider using PVC water main pipe. PVC water main typically is slightly less expensive than DIP water main. It does require tracer wire and test stations be used so the water main can be located in the future. These items would be incorporated into the bidding documents should council direct the use of PVC water main.

## 8 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 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. Temporary easements for construction of the improvements in the alleys may be required. Any temporary easements needed for construction will be identified during the design of the construction plans.

## 10 Implementation

### 10.1 Summary of Estimated Costs

The total estimated project costs of the improvements outlined in this report is summarized below.

Street Improvements	\$2,234,900
Storm Sewer Improvements	\$461,700
Sanitary Sewer Improvements	\$730,000
Water Main Improvements	\$575,400
Mill and Overlay Improvements	\$228,000
<b>Total</b>	<b>\$4,230,000</b>

Detailed project cost estimates have been prepared for the 2018 Street Improvement Project and are included in Appendix A of this report. 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 15 percent allowance. Funding for the East Side (E2) portion of the project will come from special assessments, capital improvement funds, reserves and possibly bonding.

## 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.

A preliminary assessment roll showing assessments for parcels within the project areas are included in Appendix B of this report.

Based on the online GIS data from Goodhue County, there appears to be an estimated 106 benefitting parcels in the reconstruction area of the project. With a majority of the parcels within the project area being generally the same size, the per unit method is recommended.

The estimated cost for these improvements is \$4,002,000. Assessing 20 percent of the total project estimate works out to \$800,400 in assessments and \$3,201,600 in City contribution.

Dividing the project assessment total by the total number of parcels in the project area (106) results in a per unit assessment of \$7,550.94.

Based on the online GIS data from Goodhue County, there appears to be an estimated 27 benefitting parcels in the mill & overlay area of the project. With a majority of the parcels within the project area being generally the same size, the per unit method is recommended.

The estimated cost for these improvements is \$228,000. Assessing 20 percent of the total project estimate works out to \$45,600 in assessments and \$182,400 in City contribution.

Dividing the project assessment by the total number of parcels in the project area (27) results in a per unit assessment of \$1,688.89.

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.

<b>Item</b>	<b>Date</b>
Council Orders Report.....	November 21, 2017
Council Accepts Feasibility Report and Orders Improvement Hearing .....	December 19, 2017
Improvement Hearing .....	January 16, 2018
Council Orders Improvements .....	January 16, 2018
Preparation of Plans and Specifications.....	January – March, 2018
Council Approves Plans and Orders Ad for Bid .....	March 6, 2018
Advertisement for Bids .....	March – April, 2018
Bid Opening .....	mid-April, 2018
Award Project .....	April 17, 2018
Project Construction .....	May – October, 2018
Assessment Hearing.....	October 2, 2018

## Figures

Figure 1 – Reconstruction Project Area

Figure 2 – Road Rating Map

Figure 3 – Proposed Typical Sections

Figure 4 – Proposed Street Improvements

Figure 5 – Proposed Storm Sewer Improvements

Figure 6 – Proposed Utility Improvements

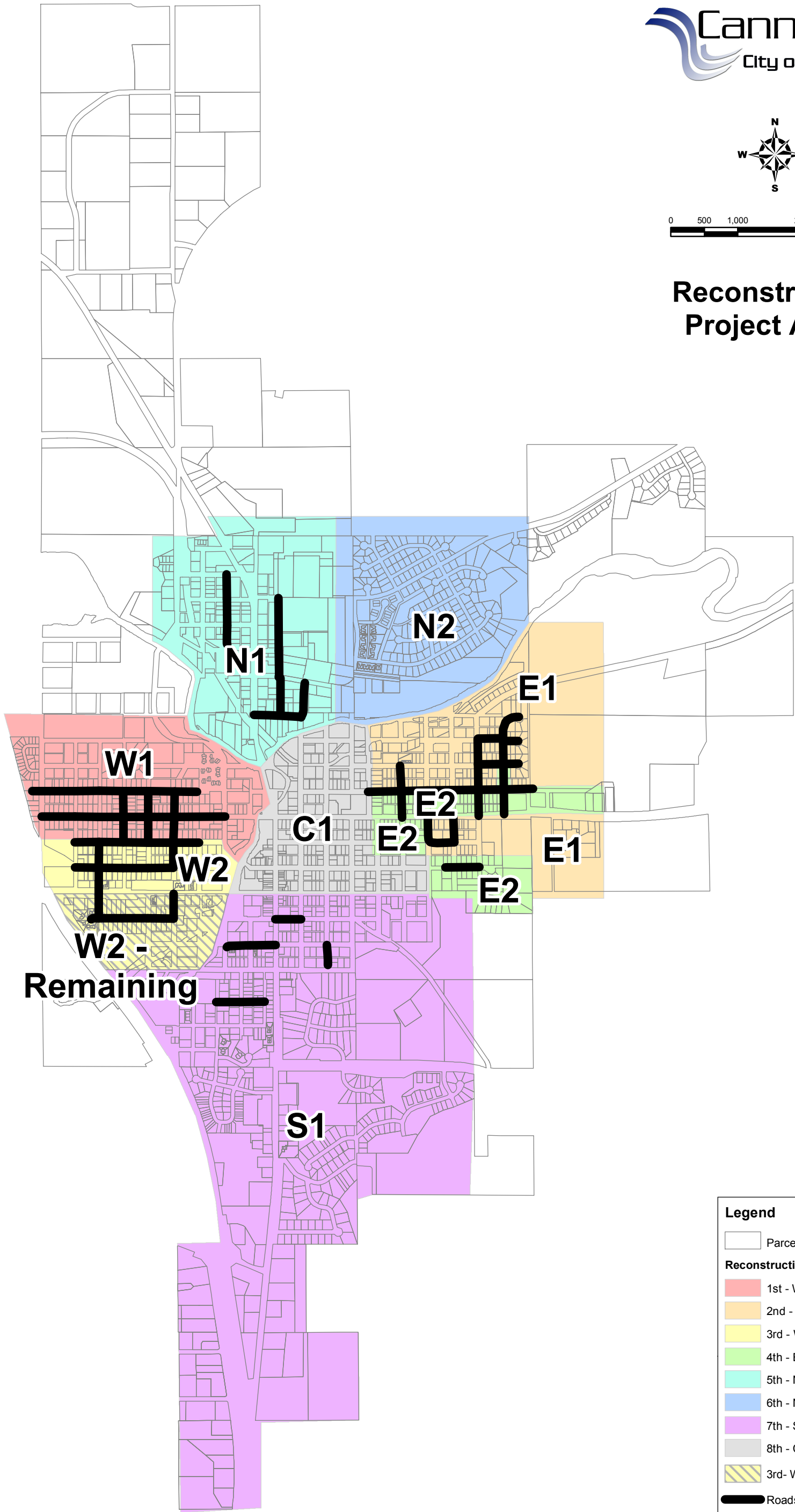






0 500 1,000 2,000 3,000  
Feet

Reconstruction  
Project Areas



Legend

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



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 xxxx  
Print Date: 12/6/2017

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

**RECONSTRUCTION  
PROJECT AREAS**  
Capital Improvement Plan  
Cannon Falls, Minnesota

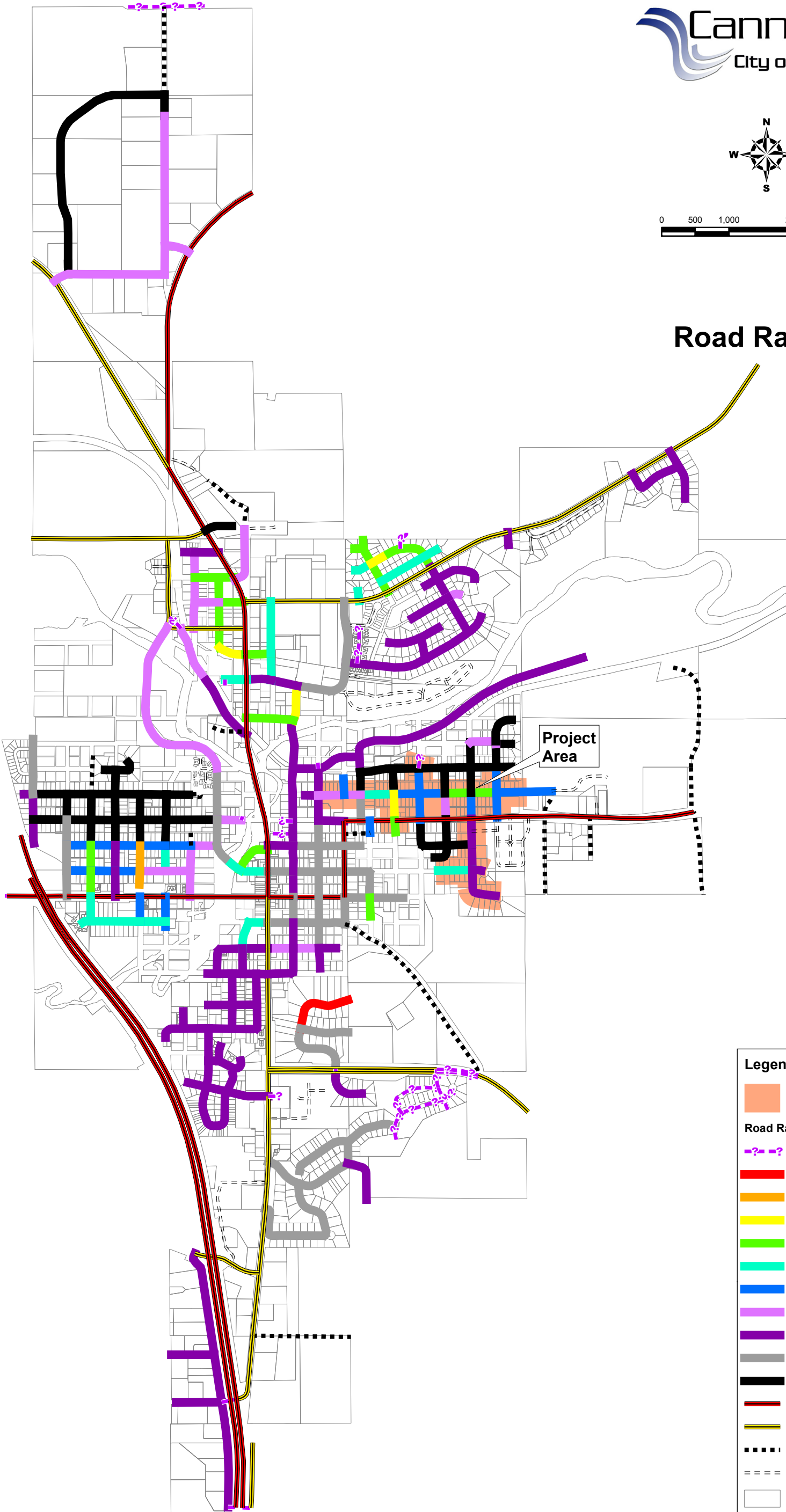
Figure  
1





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

## Road Ratings



### Legend

2018 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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ST. PAUL, MN 55110  
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Project: CANNO 129637  
Print Date: 11/30/2017

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

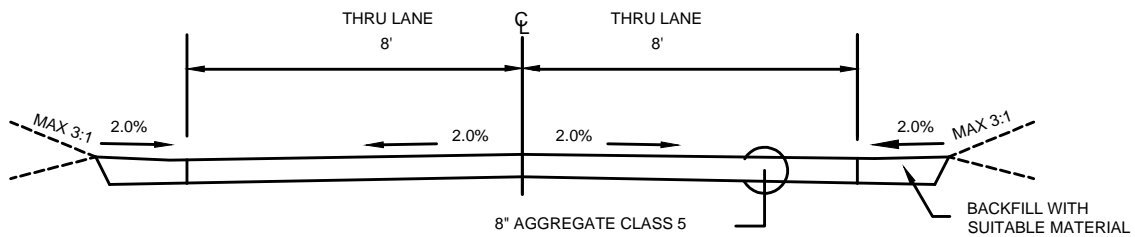
## ROAD RATINGS

### Capital Improvement Plan

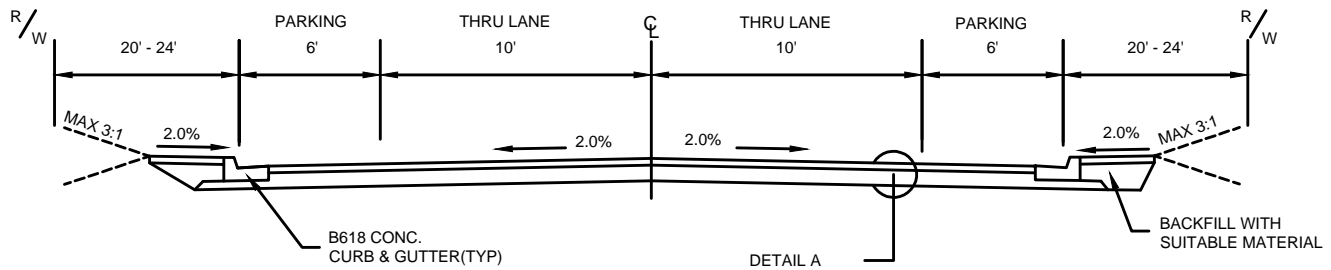
Cannon Falls, Minnesota

Figure  
2





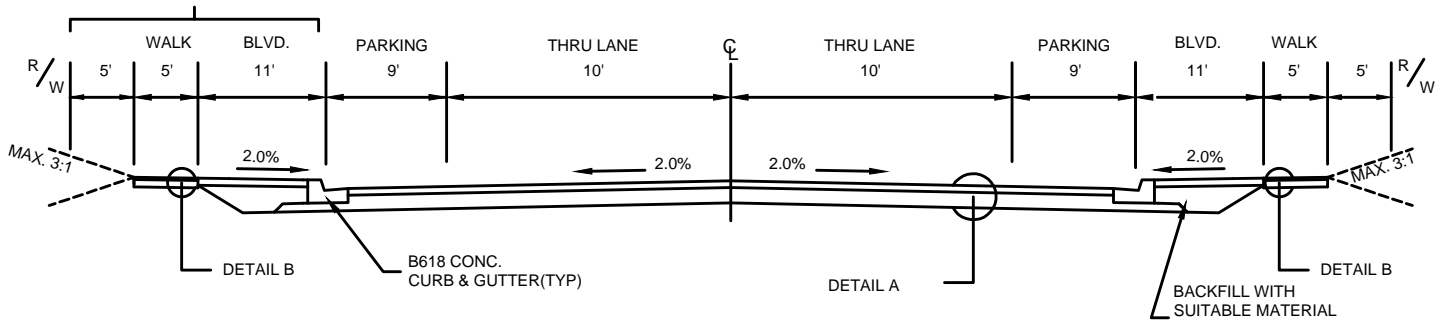
**TYPICAL SECTION-16' ALLEY**



**TYPICAL SECTION-72' - 80' ROW**

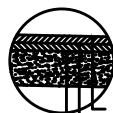
1ST STREET  
MILL STREET  
ALMOND STREET  
GROVE STREET  
VINE STREET  
OAK STREET (NOTE: VARIES FROM 20' TO 32' STREET)  
CEDAR STREET

SIDEWALK ONLY ON WEST MOST  
BLOCK OF MINNESOTA STREET



**TYPICAL SECTION-80' ROW**

MINNESOTA STREET



**DETAIL A**

2" WEARING COURSE  
MIXTURE SPWEA240B  
2" BASE COURSE  
MIXTURE SPNWB230B  
8" AGGREGATE BASE,  
CLASS 5



**DETAIL B**

4" CONCRETE WALK  
4" AGGREGATE BASE, CLASS 5



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

FILE NO.  
CANNO-142856

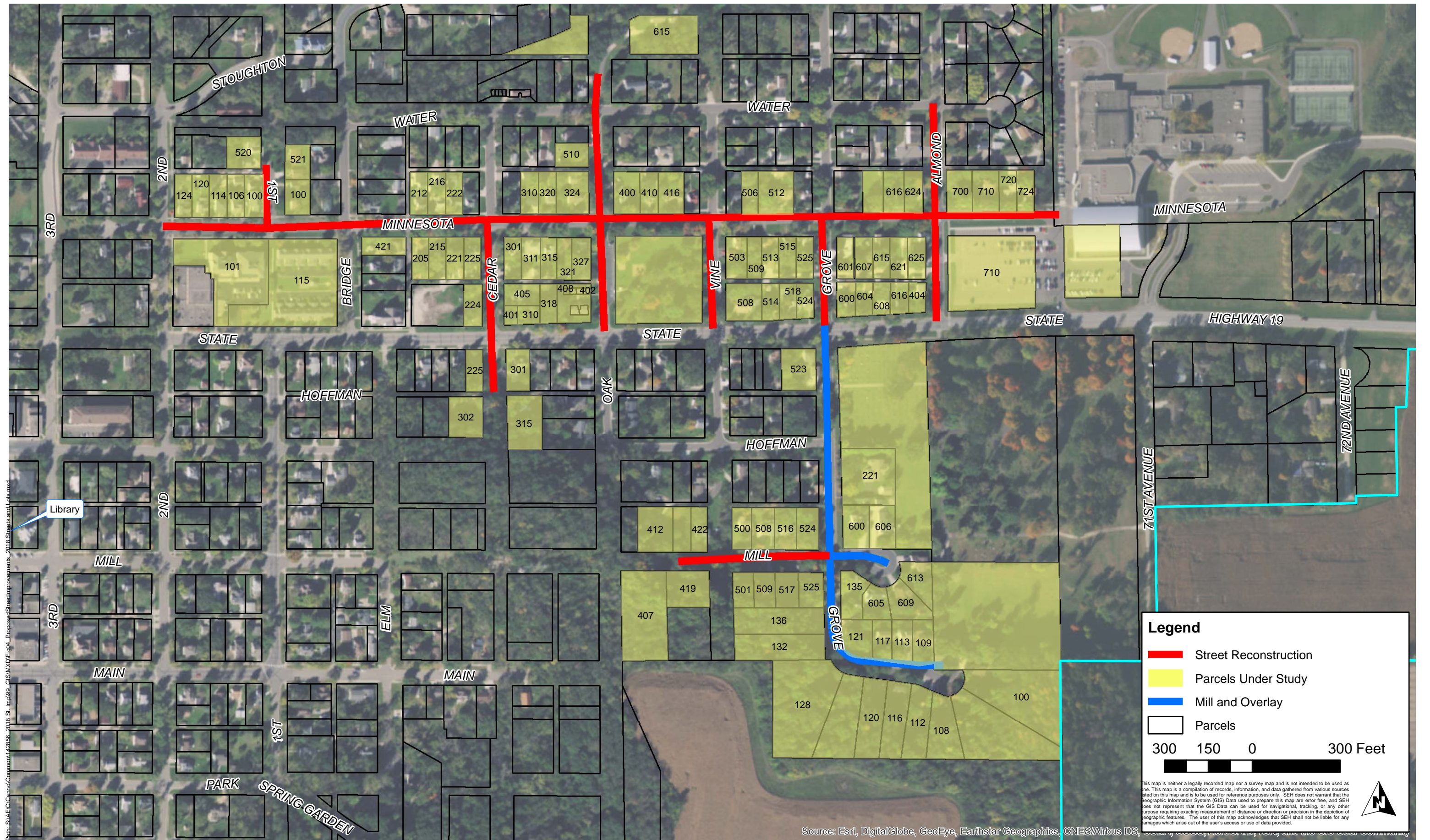
DATE:  
12/19/2017

2018 STREET IMPROVEMENTS  
PROPOSED TYPICAL SECTIONS  
CANNON FALLS, MINNESOTA

FIGURE  
3





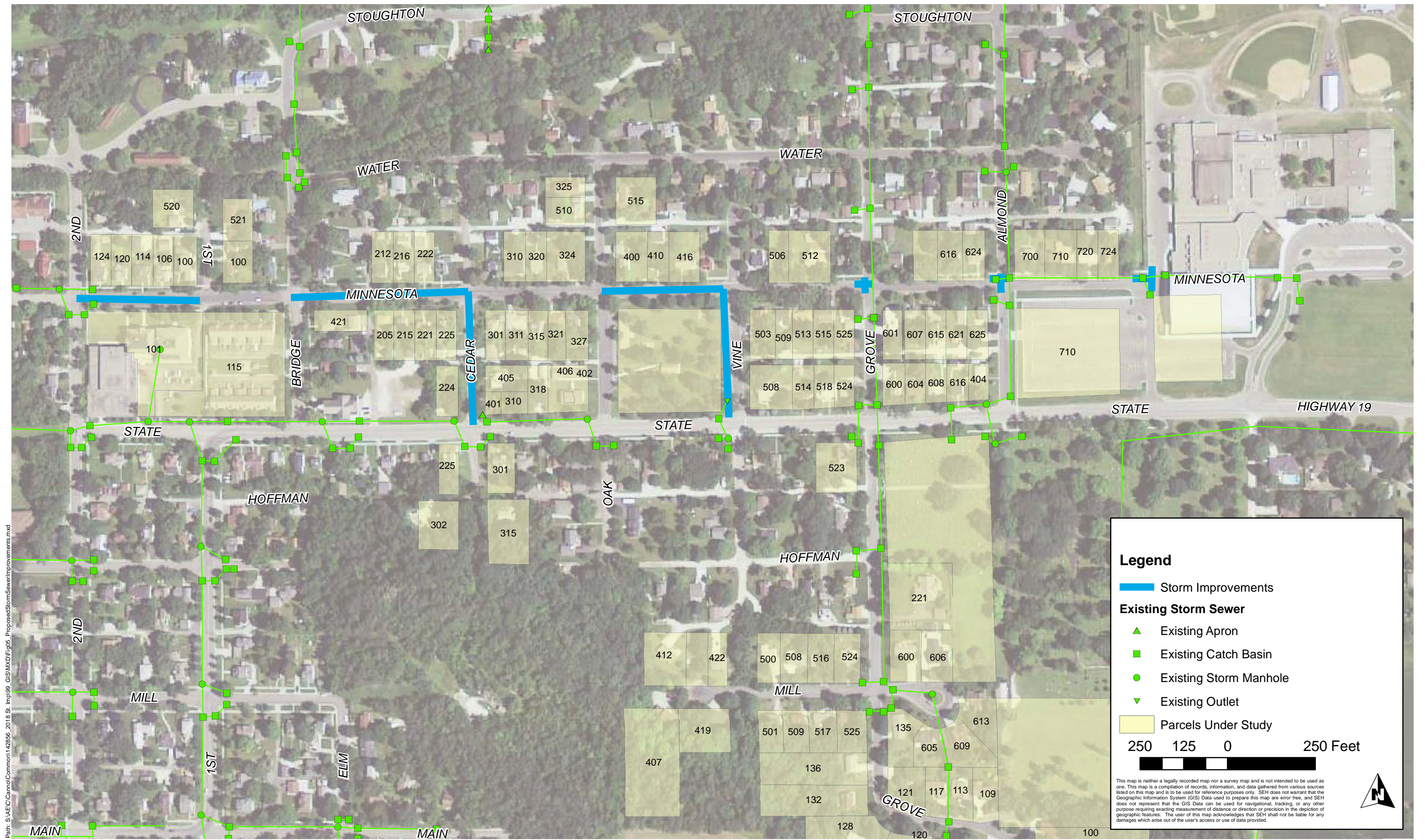


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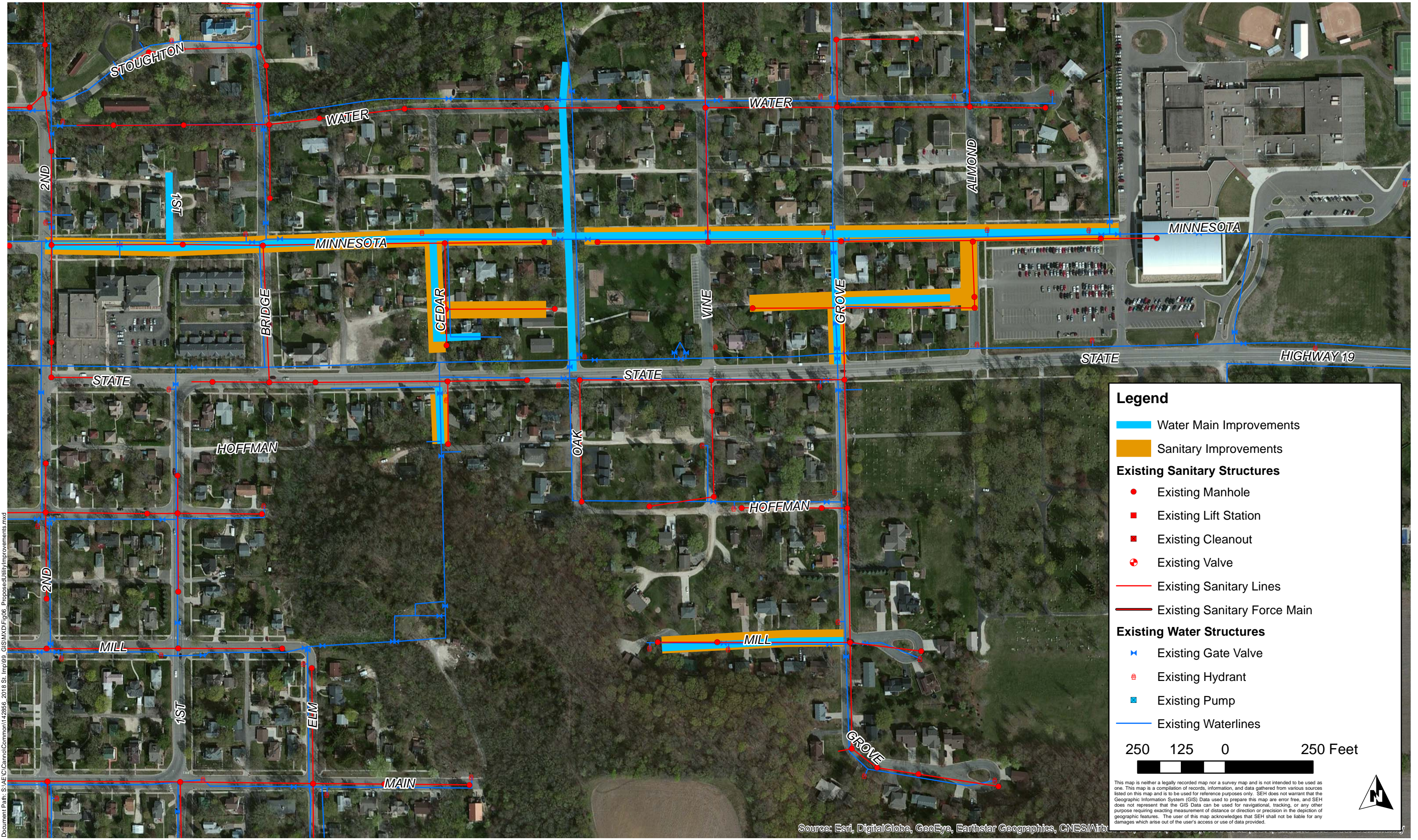


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# Appendix A

Cost Estimate



2018 STREET IMPROVEMENTS  
CANNON FALLS, MINNESOTA  
CANNO 123363

BASE BID			TOTAL		STREET																						
					MINNESOTA STREET		1ST STREET		CEDAR STREET		OAK STREET		VINE STREET		GROVE STREET		GROVE AND MILL OVERLAY		ALMOND STREET		MILL STREET		Cedar Alley		Grove Alley		
No.	Item	Unit	Unit Price	Estimated Quantity	Estimated Cost	Estimated Quantity	Estimated Price	Estimated Quantity	Estimated Price	Estimated Quantity	Estimated Price	Estimated Quantity	Estimated Price	Estimated Quantity	Estimated Price	Estimated Quantity	Estimated Price	Estimated Quantity	Estimated Price	Estimated Quantity	Estimated Price	Estimated Quantity	Estimated Price	Estimated Quantity	Estimated Price		
1	MOBILIZATION	LS	\$170,000.00	1	\$170,000.00	0.31	\$52,700.00	0.02	\$3,400.00	0.06	\$10,200.00	0.09	\$15,300.00	0.07	\$11,900.00	0.04	\$6,800.00	0.21	\$35,700.00	0.08	\$13,600.00	0.06	\$10,200.00	0.02	\$3,400.00	0.04	\$6,800.00
2	FIELD OFFICE, TYPE D	EACH	\$15,000.00	1	\$15,000.00	0.31	\$4,650.00	0.02	\$300.00	0.06	\$900.00	0.09	\$1,350.00	0.07	\$1,050.00	0.04	\$600.00	0.21	\$3,150.00	0.08	\$1,200.00	0.06	\$900.00	0.02	\$300.00	0.04	\$600.00
3	TRAFFIC CONTROL	LS	\$10,000.00	1	\$10,000.00	0.31	\$3,100.00	0.02	\$200.00	0.06	\$600.00	0.09	\$900.00	0.07	\$700.00	0.04	\$400.00	0.21	\$2,100.00	0.08	\$800.00	0.06	\$600.00	0.02	\$200.00	0.04	\$400.00
4	CLEAR AND GRUB	TREE	\$300.00	87	\$26,100.00	30.00	\$9,000.00	2.00	\$600.00	5.00	\$1,500.00	10.00	\$3,000.00	5.00	\$1,500.00	5.00	\$1,500.00	-	10.00	\$3,000.00	10.00	\$3,000.00	5.00	\$1,500.00	5.00	\$1,500.00	
5	REMOVE CONCRETE CURB & GUTTER	LF	\$3.00	5,852	\$17,556.00	-	-	-	-	-	1960.00	\$5,880.00	768.00	\$2,304.00	768.00	\$2,304.00	820.00	\$2,460.00	1536.00	\$4,608.00	-	-	-	-	-	-	
6	REMOVE CONCRETE VALLEY GUTTER	SY	\$15.00	84	\$1,260.00	-	-	-	-	28.00	\$420.00	-	-	56.00	\$840.00	-	-	-	-	-	-	-	-	-	-	-	
7	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	\$2.50	1,693	\$4,232.50	344.00	\$860.00	45.00	\$112.50	172.00	\$430.00	94.00	\$235.00	129.00	\$322.50	43.00	\$107.50	-	-	264.00	\$660.00	258.00	\$645.00	215.00	\$537.50	129.00	\$322.50
8	REMOVE CONCRETE DRIVEWAY PAVEMENT	SY	\$5.00	1,247	\$6,235.00	344.00	\$1,720.00	129.00	\$645.00	86.00	\$430.00	172.00	\$860.00	-	-	258.00	\$1,290.00	-	-	129.00	\$645.00	129.00	\$645.00	-	-	-	
9	REMOVE CONCRETE SIDEWALK (AND CARRIAGE)	SF	\$2.25	23,160	\$52,110.00	20000.00	\$45,000.00	-	-	360.00	\$810.00	480.00	\$1,080.00	120.00	\$270.00	-	-	-	-	1960.00	\$4,410.00	240.00	\$540.00	-	-	-	
10	SALVAGE & INSTALL LANDSCAPING PLANTER	SF	\$5.00	1,308	\$6,540.00	157.00	\$785.00	-	-	177.00	\$885.00	47.00	\$235.00	15.00	\$75.00	252.00	\$1,260.00	-	-	60.00	\$300.00	600.00	\$3,000.00	-	-	-	
11	SALVAGE & INSTALL FENCE	LF	\$30.00	4	\$120.00	-	-	-	-	1.00	\$30.00	-	-	1.00	\$30.00	1.00	\$30.00	-	-	-	-	-	-	-	1.00	\$30.00	
12	SALVAGE & INSTALL MAILBOX	EACH	\$100.00	37	\$3,700.00	10.00	\$1,000.00	1.00	\$100.00	5.00	\$500.00	-	-	1.00	\$100.00	2.00	\$200.00	-	-	3.00	\$300.00	8.00	\$800.00	3.00	\$300.00	4.00	\$400.00
13	SALVAGE & INSTALL SIGN	EACH	\$175.00	38	\$6,650.00	14.00	\$2,450.00	2.00	\$350.00	4.00	\$700.00	6.00	\$1,050.00	2.00	\$350.00	3.00	\$525.00	-	-	3.00	\$525.00	1.00	\$175.00	1.00	\$175.00	2.00	\$350.00
14	SAWCUT BITUMINOUS PAVEMENT ( FULL DEPTH )	LF	\$3.00	1,911	\$5,733.00	576.00	\$1,728.00	72.00	\$216.00	163.00	\$489.00	200.00	\$600.00	144.00	\$432.00	276.00	\$828.00	-	-	228.00	\$684.00	132.00	\$396.00	80.00	\$240.00	40.00	\$120.00
15	SAWCUT CONCRETE (FULL DEPTH )	LF	\$4.50	620	\$2,790.00	160.00	\$720.00	40.00	\$180.00	60.00	\$270.00	100.00	\$450.00	-	-	140.00	\$630.00	-	-	40.00	\$180.00	80.00	\$360.00	-	-	-	
16	LABORER	HR	\$75.00	106	\$7,950.00	31.00	\$2,325.00	2.00	\$150.00	7.00	\$525.00	10.00	\$750.00	5.00	\$375.00	4.00	\$300.00	21.00	\$1,575.00	8.00	\$600.00	6.00	\$450.00	4.00	\$300.00	8.00	\$600.00
17	3 C.Y. FRONT END LOADER	HR	\$155.00	106	\$16,430.00	31.00	\$4,805.00	2.00	\$310.00	7.00	\$1,085.00	10.00	\$1,550.00	5.00	\$775.00	4.00	\$620.00	21.00	\$3,255.00	8.00	\$1,240.00	6.00	\$930.00	4.00	\$620.00	8.00	\$1,240.00
18	3 C.Y. BACKHOE	HR	\$180.00	85	\$15,300.00	31.00	\$5,580.00	2.00	\$360.00	7.00	\$1,260.00	10.00	\$1,800.00	5.00	\$900.00	4.00	\$720.00	-	-	8.00	\$1,440.00	6.00	\$1,080.00	4.00	\$720.00	8.00	\$1,440.00
19	STREET SWEEPING	HR	\$130.00	55	\$7,150.00	16.00	\$2,080.00	1.00	\$130.00	4.00	\$520.00	5.00	\$650.00	3.00	\$390.00	2.00	\$260.00	11.00	\$1,430.00	4.00	\$520.00	3.00	\$390.00	2.00	\$260.00	4.00	\$520.00
20	COMMON EXCAVATION (P) (EV)	CY	\$10.00	5,547	\$55,470.00	2200.00	\$22,000.00	137.00	\$1,370.00	390.00	\$3,900.00	687.00	\$6,870.00	493.00	\$4,930.00	275.00	\$2,750.00	-	-	550.00	\$5,500.00	412.00	\$4,120.00	142.00	\$1,420.00	261.00	\$2,610.00
21	ROCK EXCAVATION	CY	\$100.00	2,047	\$204,700.00	995.00	\$99,500.00	85.00	\$8,500.00	270.00	\$27,000.00	-	-	-	-	228.00	\$22,800.00	-	-	-	-	156.00	\$15,600.00	313.00	\$31,300.00	-	-
22	TOPSOIL BORROW (4") (LV)	CY	\$15.00	3,091	\$46,365.00	1137.00	\$17,055.00	71.00	\$1,065.00	202	\$3,030.00	356.00	\$5,340.00	142.00	\$2,130.00	142.00	\$2,130.00	142.00	\$2,130.00	284.00	\$4,260.00	213.00	\$3,195.00	142.00	\$2,130.00	260.00	\$3,900.00
23	SUBGRADE PREPARATION	RD STA	\$180.00	104	\$18,720.00	31.00	\$5,580.00	2.00	\$360.00	6.00	\$1,080.00	10.00	\$1,800.00	4.00	\$720.00	4.00	\$720.00	21.00	\$3,780.00	8.00	\$1,440.00	6.00	\$1,080.00	4.00	\$720.00	8.00	\$1,440.00
24	AGGREGATE BASE CLASS 5 (100% CRUSHED LIMESTONE)(DRIVEWAYS/SW)	CY	\$18.00	591	\$10,638.00	108.00	\$1,944.00	50.00	\$900.00	43.00	\$774.00	57.00	\$1,026.00	22.00	\$396.00	36.00	\$648.00	-	-	58.00	\$1,044.00	65.00	\$1,170.00	51.00	\$918.00	101.00	\$1,818.00
25	AGGREGATE BASE CLASS 5 (100% CRUSHED LIMESTONE)(ROADWAYS)	CY	\$15.00	4,569	\$68,535.00	1914.00	\$28,710.00	120.00	\$1,800.00	339.00	\$5,085.00	598.00	\$8,970.00	397.00	\$5,955.00	242.00	\$3,630.00	-	-	479.00	\$7,185.00	150.00	\$2,250.00	117.00	\$1,755.00	213.00	\$3,195.00
26	MILL BITUMINOUS SURFACE	SY	\$3.50	6,600	\$23,100.00	-	-	-	-	-	-	-	-	-	-	-	6600.00	\$23,100.00	-	-	-	-	-	-	-	-	
27	PULVERIZE BITUMINOUS PAVEMENT (6-INCH DEEP)	SY	\$2.50	29,772	\$74,430.00	9900.00	\$24,750.00	620.00	\$1,550.00	1760.00	\$4,400.00	3100.00	\$7,750.00	2219.00	\$5,547.50	1238.00	\$3,095.00	6600.00	\$16,500.00	2475.00	\$6,187.50	1860.00	\$4,650.00	-	-	-	
28	SALVAGE AGGREGATE BASE PLACED, PULVERIZED AGG. BASE & BIT. (CV) (P)	CY	\$8.00	5,513	\$44,104.00	2208.00	\$17,664.00	140.00	\$1,120.00	392.00	\$3,136.00	691.00	\$5,528.00	458.00	\$3,664.00	275.00	\$2,200.00	-	-								





# Appendix B

Preliminary Assessment



Preliminary Assessment  
2018 Street Improvements

PIN	Name	Address - 1	City	State	Zip	Zoning	Assessment		ASSESSMENT
							Unit	per Unit	
521000120	MEHRKENS, RONALD E	520 1ST STREET	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521000160	HOCHMUTH, KARL J	124 W MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521000170	MEYER, GUIDA MAY	120 MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521000180	MCMONIGAL, KYLE P	114 MINNESOTA ST W	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521000190	NERISON, ERIC P	106 MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521000200	HALLANGER, BRUCE O	100 MINNESOTA ST W	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521050010	BRIDGE RUN TOWNHOMES LLC	1414 NORTHSTAR DR	ZUMBROTA	MN	55992	4D 4 OR MORE UNITS	7	\$7,550.94	\$52,856.58
521050020	MDI LIMITED PARTNERSHIP #24	101 MINNESOTA ST	ST PAUL	MN	55104	4D 4 OR MORE UNITS	5	\$7,550.94	\$37,754.70
521400620	SCHOPP, BENNETT R	521 1ST ST N	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521400640	HEINLEIN, LINDA J	100 E MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521400740	GESME, JAMES A	212 E MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521400750	GINTHER, EUGENE J	216 E MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521400760	STOEKLEN, MATTHEW R	222 MINNESOTA ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521400780	EHLERS, ANGELA MAE	510 OAK ST N	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521400800	NORSTAD, DEBRA	324 E MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521400850	SAMUELSON, V RICHARD	310 MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521400860	BOGUE, KRISTOPHER D	320 MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521400900	RAPP, GEORGE L	400 E MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521400910	TUTTLE, KATELYN E	410 MINNESOTA ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521400930	ERICKSON, JOHN E	416 E MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401000	PETERSON, GARY L	506 MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401010	KREISLER, AARON	512 MINNESOTA ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401060	TILDERQUIST, BRUCE	616 E MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401070	TILDERQUIST, BRUCE	616 E MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401080	BEYER, MARY ANN	624 MINNESOTA ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401110	BURVEE, ERIC J	700 MINNESOTA ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401120	MEURER, NICHOLAS C	710 MINNESOTA ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401130	EHRICH, MICHELLE	724 MINNESOTA ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401140	MUNSON, FLORENCE M	900 MAIN ST W APT 312	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401150	CANNON FALLS AREA SCHOOLS	820 E MINNESOTA ST	CANNON FALLS	MN	55009	K-12 SCH-PUBLIC	4	\$7,550.94	\$30,203.76
521401160	LIVERMORE, FREDERICK A	625 MINNESOTA ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401170	HOEYE, KENNETH A	615 MINNESOTA ST EAST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401180	Richard & Jeanette Sutherland	604 State St.	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401190	PAGEL, JARED W	600 STATE ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401200	Adam Banks	608 State St.	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401210	FAIRCHILD, MARY C	35629 COUNTY 7 BLVD	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401211	Christopher Weigman & Barbara Lindel	616 State St.	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401220	LINDELL, CONRAD G	601 E MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401230	THOMPSON, SANDRA A	607 MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401240	THOMPSON, SANDRA A	607 MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401250	QUAM, ANGELA K	621 MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94

Preliminary Assessment  
2018 Street Improvements

PIN	Name	Address - 1	City	State	Zip	Zoning	Assessment		ASSESSMENT
							Unit	per Unit	
521401260	LINDEMANN,NICKOLAS V	525 MINNESOTA ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401270	SERMANIA,MICHAEL	515 MINNESOTA ST	CANNON FALLS	MN	55009	RES 1-3 UNITS	1	\$7,550.94	\$7,550.94
521401280	CARNELL,ADAM R	513 MINNESOTA ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401290	MONROE,BARBARA	509 E MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401300	STEPHENS,JOSHUA D	503 MINNESOTA ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401310	DUDEN,JUSTAN	508 STATE ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401320	KARNICK, JILL	514 STATE STREET	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401330	GRIMES, JONATHAN	518 STATE STREET	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401340	PIERCE,RYAN	524 STATE ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401350	CITY OF CANNON FALLS	918 RIVER RD	CANNON FALLS	MN	55009	FOREST,PARK,WILDLIFE	4	\$7,550.94	\$30,203.76
521401360	W & M HOMES LLP	327 MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401370	KRUSE,CODY D	321 MINNESOTA ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401380	BERG,KEVIN J	315 MINNESOTA ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401390	ZIMMERMAN,JOEL H	311 MINNESOTA ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401400	BARTH,MARIE E	301 MINNESOTA ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401410	LUCKING,MICHAEL R	401 CEDAR ST N	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401420	KELLY, HEDY	310 STATE STREET	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401430	KURTZ,GREGORY R	405 CEDAR ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401440	Daniel & Deborah Zimmerman	318 State St.	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401460	SAMPSON,THOMAS N	225 MINNESOTA ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401470	DIERKE,DIANE K	221 E MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401480	HOLST,DIANN M	215 E MINNESOTA ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401490	HANSON,TODD A	205 MINNESOTA ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401500	LINDAHL,KEVIN J	421 N BRIDGE ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401550	LUEDKE,ROSEMARY	224 STATE ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401670	DAHL,MATTHEW D	225 STATE ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401740	CALLSTROM,DANIEL C	302 CEDAR ST	CANNON FALLS	MN	55009	RES 1-3 UNITS	1	\$7,550.94	\$7,550.94
521401780	LUNDELL,JUDITH M	301 STATE ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521401810	JORDAN,LARRY W	315 CEDAR ST N	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521400380	RAPP, KYLE	615 Oake Street	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521402020	DEUTSCH,DAVID J	524 E MILL ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521402030	RAPP,BRIAN R	516 MILL ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521402040	CALLAHAN,DONALD R	500 MILL ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521402050	JOHNSON,BRYAN D	508 MILL ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521402100	HALL,RONALD M	422 MILL ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521402110	KING,NICHOLAS R	412 MILL ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521402120	KING,NICHOLAS R	412 MILL ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521402421	SPRANDEL,RUSSELL D	419 MILL ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521402430	CONNER,JOSEPH E	407 MILL ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521402450	BERG,MARK D	525 E MILL ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521402460	RADEMACHER,BRUCE	517 MILL ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94

Preliminary Assessment  
2018 Street Improvements

PIN	Name	Address - 1	City	State	Zip	Zoning	Assessment		ASSESSMENT
							Unit	per Unit	
521402470	DONALDS, LAWRENCE & PATRICIA	501 MILL ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521402480	HAUGEN, MICHAEL & RITA	509 MILL ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$7,550.94	\$7,550.94
521400431	CITY OF CANNON FALLS		CANNON FALLS	MN	55009		1	\$7,550.94	\$7,550.94
523980010	ALTHOFF, MICHAEL	402 OAK ST	CANNON FALLS	MN	55009	RESIDENTIAL	0.8	\$7,550.94	\$6,040.75
523980020	MCWATERS, TAMARA	404 OAK ST	CANNON FALLS	MN	55009	RESIDENTIAL	0.8	\$7,550.94	\$6,040.75
523980030	CARNEL, THOMAS E	406 OAK ST	FARMINGTON	MN	55024	RESIDENTIAL	0.8	\$7,550.94	\$6,040.75
523980040	VOSHALIKE, BRENDA	408 OAK ST	CANNON FALLS	MN	55009	RESIDENTIAL	0.8	\$7,550.94	\$6,040.75
525200050	CANNON FALLS AREA SCHOOLS	820 E MINNESOTA ST	CANNON FALLS	MN	55009	K-12 SCH-PUBLIC	1	\$7,550.94	\$7,550.94
521401981	RAPP, BRIAN & SHANNA	221 GROVE ST N	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
523900020	BRINGGOLD, PAUL	609 E MILL ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
521401870	STOLL, DAVID L	523 E STATE ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
521401980	DAVISSON, JOSHUA D	606 MILL ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
521401982	STINAR, GENE G	600 MILL ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
521402440	RAE COMMERCIAL PROPERTIES LL	136 GROVE ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
521402441	ELLIOTT, JAMES M	132 GROVE ST N	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
521402500	CANNON FALLS CEMETERY ASSN	107 8TH ST S	CANNON FALLS	MN	55009	CEMETERY-PUBLIC	1	\$1,688.89	\$1,688.89
522400010	CHURCH OF ST PIUS		CANNON FALLS	MN	55009	CEMETERY-PRIVATE	4	\$1,688.89	\$6,755.56
523900010	BENSON, DANIEL A	613 MILL ST E	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
523900030	SWANSON, TODD L	605 E MILL ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
523900040	VRIEZE, BRENT T	135 GROVE ST N	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
523900050	KORKOWSKI, PAUL	121 GROVE ST N	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
523900060	BRACKEN, CHARLES R	117 N GROVE ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
523900070	JOHNSON, MYRON O	113 GROVE ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
523900080	NOBACH, ANTHONY J	109 GROVE ST N	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
523900090	GODFREY, DAVID H	100 N GROVE ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
523900100	OLSON, ROBERT G	217 WATER ST W	CANNON FALLS	MN	55009	RES 1-3 UNITS	1	\$1,688.89	\$1,688.89
523900110	HOLZ, BENJAMIN G	108 GROVE ST N	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
523900120	FOSTER, DEBRA K	112 GROVE ST N	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
523900130	CARR, TIMOTHY M	116 GROVE ST N	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
523900140	Kenneth & Megan Miron	120 Grove St.	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
523900150	MASON, MARK A	128 N GROVE ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89
523900160	MASON, MARK A	128 N GROVE ST	CANNON FALLS	MN	55009	RESIDENTIAL	1	\$1,688.89	\$1,688.89







## Building a Better World for All of Us<sup>®</sup>

Sustainable buildings, sound infrastructure, safe transportation systems, clean water, renewable energy and a balanced environment. Building a Better World for All of Us communicates a companywide commitment to act in the best interests of our clients and the world around us.

We're confident in our ability to balance these requirements.

