

2905 South Broadway
Rochester, MN 55904-5515
Phone: 507.288.3923
Fax: 507.288.2675
Email: rochester@whks.com
Website: www.whks.com



October 26, 2022

Mr. Neil Jensen
City Administrator
City of Cannon Falls
918 River Road
Cannon Falls, MN 55009

RE: Cannon Falls, MN
2023 Street & Utility Improvements
Feasibility Report

Dear Neil:

The City of Cannon Falls has requested a preliminary feasibility report for the reconstruction of the following streets as part of the 2023 Street & Utility Improvement Project. City Staff and WHKS recommend the following streets, utilities, and method of construction for this year's project.

- Cannon Street (from Trunk Highway 20 to North 3rd Street) – street, sanitary sewer, watermain and storm sewer reconstruction
- North 3rd Street (from the Cannon River bridge to West Dakota Street) – street, sanitary sewer, watermain and storm sewer reconstruction
- North 4th Street (West Cannon Street to West Dakota Street) – sanitary sewer and watermain reconstruction and storm sewer installation
- Replacement of the sanitary sewer bridge over the Cannon River with a lift station and forcemain.

The report will assist in determining the feasibility of the proposed project. The proposed project locations are shown in Figures 2-4.

The scope of this feasibility report includes a summary of the existing conditions, estimated costs, and typical construction details.

Existing Conditions

Cannon Street (from Trunk Highway 20 to North 3rd Street)

The street varies from 33 feet wide at the west end to 44 feet wide at the east end in front of Raw Bistro and is bituminous surfaced. Curb and gutter does not exist along the street except for a portion in front of Raw Bistro. The street is in poor condition with severe alligator cracking and rutting along the majority of the roadway. A portion of the roadway has been replaced north of Raw Bistro.

Sanitary sewer and watermain exist along the street. The existing sanitary sewer is 8-inch diameter, and City Staff has indicated that it is in poor condition. There is an existing 6-inch diameter cast iron pipe watermain which runs along the south side of the street for the full length and an existing 12-inch diameter ductile iron pipe watermain which runs along the north side of the street from Trunk Highway 20 to North 4th Street. The 6-inch watermain is presumed to be in poor condition. The 12-inch watermain was constructed in 1972 and its condition is unknown. Pipe that is 50 years of age would typically be replaced during a street reconstruction project.

Storm water runoff west of the South 4th Street intersection drains along the bituminous pavement edge to Trunk Highway 20. Stormwater drainage is poor for this section because the runoff is conveyed along the bituminous pavement edge.

Storm water runoff east of the South 4th Street intersection drains along the bituminous pavement edge to North 3rd Street. There is an existing swale that conveys water to the Cannon River.

Sidewalk does not exist along the street.

North 3rd Street (from the Cannon River bridge to West Dakota Street)

The street is approximately 26 feet wide, bituminous surfaced, with some bituminous curb for the section north of West Cannon Street. Curb and gutter does not exist for the section south of West Cannon Street to the bridge with the exception of the concrete curb and gutter at the southwest corner of the West Cannon Street intersection. The street is in poor to fair condition with some minor longitudinal cracking. The street width does not meet the standard street width for a local road.

Sanitary sewer does not exist along the street. The residents are served by the existing sanitary sewer mains in either North 4th Street or West Cannon Street.

Watermain exists along the street. There is an existing 6-inch diameter cast iron pipe watermain which runs from North Cannon Street to West Dakota Street. The 6-inch watermain is presumed to be in poor condition.

Storm water runoff from a portion of West Dakota Street is conveyed to North 3rd Street via an existing culvert. No other storm sewer exists.

On North 3rd Street storm water flows along the pavement edge or along the bituminous curb. Overall drainage is poor.

Sidewalk does not exist along the street.

North 4th Street (West Cannon Street to West Dakota Street)

The street is 12 feet wide and aggregate surfaced. Curb and gutter does not exist along the street. The street is 285 feet long, provides access to four (4) dwellings and functions more like a shared driveway. The street width does not meet the standard street width for a local road, or the minimum width required for emergency vehicle access and there is no turnaround for emergency vehicles.

Sanitary sewer and watermain exist along the street. The existing sanitary sewer is 12-inch diameter, and City Staff has indicated that it is in poor condition. There is an existing 12-inch diameter

ductile iron pipe watermain which runs from West Cannon Street to West Dakota Street. The 12-inch watermain was constructed in 1972 and its condition is unknown. Pipe that is 50 years of age would typically be replaced during a street reconstruction project.

Storm water runoff from the north and south ends is conveyed within the street to a low point at the north end. The low point drains via a swale through the residential lots to a culvert in North 3rd Street. Stormwater drainage is fair for this section because the runoff is conveyed within the street to the low point which has the potential to create ponding.

Sidewalk does not exist along the street.

Sanitary Sewer Bridge

Sanitary sewer from the portion of the City north of the Cannon River is conveyed to the existing collection system south of Cannon River via a sanitary sewer bridge. The bridge consists of a steel beam with an abutment in the river channel for structural support. A 16-inch pipe is attached to the beam. The pipe is exposed to elements and is susceptible to freezing and damage from debris and ice during high water events.

Proposed Construction

The proposed construction of the project consists of the following:

Cannon Street (from Trunk Highway 20 to North 3rd Street)

The proposed street width is 32 feet from the face of the curb to face of curb. The street section will consist of concrete curb and gutter, 4 inches of bituminous pavement over 10 inches of aggregate base on 6 inches of stabilizing aggregate (breaker run) if needed. A geotextile fabric is also included beneath the proposed street section as a separation layer.

New concrete driveway entrances will be provided for all properties.

New 12-inch PVC sanitary sewer with new precast concrete manholes, inflow, and infiltration barriers will replace the existing main and manholes. Castings will be self-sealing. New sanitary sewer services will be provided to all properties to the property line.

New 12-inch PVC watermain will replace the existing 12 inch main from Trunk Highway 20 to the 4th Street Intersection. The existing 6-inch watermain along the section will be abandoned. New 8-inch PVC watermain will replace the existing 6 inch main from the South 4th Street intersection to North 3rd Street. New hydrants and water services will be provided to all properties along this section.

New storm sewer and structures will be installed from the South 4th Street intersection to North 3rd Street. The storm sewer is proposed to convey the 10-year storm event. The final storm sewer sizing will be determined during the design phase, but approximate sizes were used for the basis of this report.

North 3rd Street (from the Cannon River bridge to West Dakota Street)

The proposed street width is 32 feet from the face of the curb to face of curb. The street section will consist of concrete curb and gutter, 4 inches of bituminous pavement over 10 inches of aggregate base on 6 inches of stabilizing aggregate (breaker run) if needed. A geotextile fabric is also included beneath the proposed street section as a separation layer.

New concrete driveway entrances will be provided for all properties.

New 8-inch PVC watermain will replace the existing 6 inch main. New hydrants and water services will be provided to all properties.

New storm sewer and structures will be installed along the road. The storm sewer system will connect to the existing catch basin at the southeast corner of the intersection with West Dakota Street to eliminate the existing culvert outfall. The storm sewer will discharge to a proposed storm water management pond east of the West Cannon Street intersection. The storm sewer is proposed to convey the 10-year storm event. The final storm sewer sizing will be determined during the design phase, but approximate sizes were used for the basis of this report.

North 4th Street (West Cannon Street to West Dakota Street)

New 12-inch PVC sanitary sewer with new precast concrete manholes, inflow, and infiltration barriers will replace the existing main and manholes. Castings will be self-sealing. New sanitary sewer services will be provided to all properties to the property line.

New 12-inch PVC watermain will replace the existing 12 inch main from West Cannon Street to the West Dakota Street intersection. New hydrants and water services will be provided to all properties along this section.

New storm sewer and structures will be installed from West Cannon Street to West Dakota Street. The storm sewer is proposed to convey the 10-year storm event. The final storm sewer sizing will be determined during the design phase, but approximate sizes were used for the basis of this report.

The existing street will be replaced with new aggregate back to its original width of 12 feet. The street will not be changed during this project.

Driveway entrances affected by utility reconstruction will be replaced in kind.

Lift Station and Forcemain

A siphon vs lift station was evaluated to replace the existing sanitary sewer bridge. Presently there is 0.61 feet of existing elevation head (drop) across the river. Potential sewer modifications could provide an additional 0.2 feet of elevation head. The 0.82 feet of elevation head is not adequate to construct a siphon under the river.

The lift station is tentatively proposed east of North 3rd Street just north of the West Cannon Street intersection. The lift station sizing will be determined during the design phase, but an approximate size was used for the basis of this report.

The lift station would be constructed as a wet well configuration with submersible pumps and will include a backup generator. The lift station will require electrical, control and telemetry cabinet(s). The concrete structures and piping will have a 50-year design life and the pumping and electrical equipment will have a 20-year design life.

A force main will be directionally drilled from the lift station to the existing 30-inch diameter trunk line located south of the river. The forcemain sizing will be determined during the design phase, but an approximate size was used for the basis of this report.

Land acquisition and easements will be required to construct the improvements.

Stormwater Management Facility

A stormwater management facility is proposed east of North 3rd Street within the non-buildable vacant land which is susceptible to flooding. This area is designated as floodway.

The stormwater management facility will be sized to treat runoff from the new proposed impervious coverage.

Street Right-of-way, Easements and Permits

The platted street right-of-way for the project streets varies from 80 to 66 feet which is adequate to construct the proposed improvements, with the exception that there is no existing right-of-way for the portion of North 3rd Street just north of the W Cannon Street intersection. Acquisition of property will be required for this portion of North 3rd Street.

Acquisition of property will be required for the stormwater management facility and the above noted portion of North 3rd Street and West Cannon Street intersection.

Required permits for the construction of the proposed improvements are as follows:

- Utility crossing permit for the forcemain crossing of the Cannon River from the Minnesota Department of Natural Resources.
- NPDES construction stormwater permit for the construction of the proposed improvements from the Minnesota Pollution Control Agency.
- Sanitary sewer extension permit for the construction of the lift station and sanitary sewer system from the Minnesota Pollution Control Agency.
- Minnesota Department of Health watermain extension permit.
- An Army Corps of Engineers permit may be required.

Opinion of Construction Costs

The following cost opinions are based on anticipated 2023 construction costs. City Officials are reminded that construction costs may change significantly after an extended period of time. The cost opinions contained in this report should be updated if more than one-year elapses before construction begins. The cost opinions include an allowance for engineering and a 10% allowance for construction contingencies. No land acquisition costs have been included in the opinion. A breakdown of costs is shown in Tables 1, 2, and 3 in the appendix.

Preliminary Project Cost Summary

Improvement	Project Cost
Street	\$886,000
Sanitary Sewer	\$234,000
Water Main	\$384,000
Lift Station and Forcemain	\$528,000
Stormwater Management Facility	\$50,000
Total Preliminary Project Cost	\$2,082,000

Recommendations and Schedule

This project is feasible from an engineering standpoint. It is recommended that the City conduct a legal and fiscal review of the proposed project.

It is recommended that the City recover part of the roadway, sanitary sewer, storm sewer and watermain reconstruction project costs through special assessments per City Policy.

Per the Cannon Falls Assessment Policy and Practices for Public Improvements, all street and utility reconstruction shall be assessed at a rate set by the City Council. Based on discussions with City Staff an assessment rate of 20%, of the overall project assessable costs, is proposed to be assessed against the benefiting properties. The adjusted front foot method outlined in the Cannon Falls Assessment Policy and Practices for Public Improvements was utilized for the street and utility reconstruction assessments. See Figure 1 for a map of parcels to be assessed and the assessment type (street, sanitary sewer, watermain).

Preliminary assessments amounts are as follows:

Improvement	Assessable Amount
Streets	\$155,000
Sanitary Sewer	\$40,000
Watermain	\$69,000
Total	\$264,000

Improvement	Assessment per Adjusted Front Foot
Streets	\$76
Sanitary Sewer	\$19
Watermain	\$32

Based on the above the preliminary assessment amount for a residential lot ranges from \$3,800 to \$26,400.

The City Council should review this report and provide direction on the project schedule. The following are tasks to be completed:

- Receive Engineer's Feasibility Report. November 1, 2022
- Order Public Improvement Hearing. November 1, 2022
- Public Informational Meeting November 30, 2022
- Hold Public Improvement Hearing. December 6, 2022
- Order the Improvement. December 6, 2022
- Authorize Preparation of Plans and Specifications. December 6, 2022
- Present Plans and Specifications and Authorize Advertisement for Bids. March 7, 2023
- Receive Bids. April 11, 2023
- Hold Final Assessment Hearing. May 16, 2023
- Award Contract. May 16, 2023
- Begin Construction. June, 2023
- Complete Construction. Fall, 2023

Please contact us with any questions.

Sincerely,

WHKS & co.

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

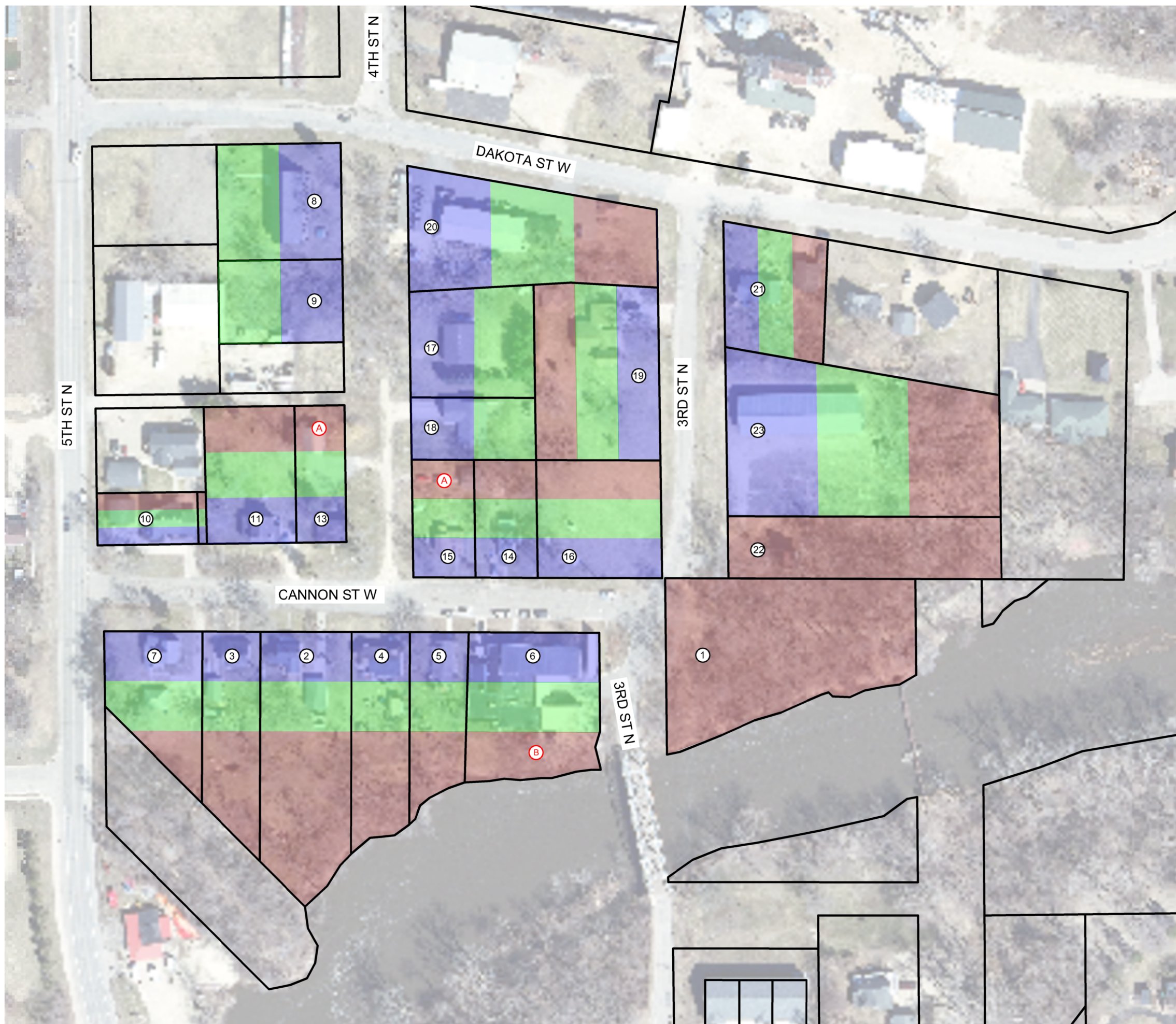


William K. Angerman, P.E.
License No. 26436

WKA/dds

Cc: Neil Jensen, City Administrator

APPENDIX



LEGEND

- WATERMAIN ASSESSMENT
- SANITARY SEWER ASSESSMENT
- ROADWAY & STORM SEWER ASSESSMENT
- X LOT ID (LINE NUMBER)

NOTES:

(A) STREET ASSESSMENT IS FOR CANNON STREET W ONLY. THERE IS NO STREET ASSESSMENT FOR 4TH STREET N.

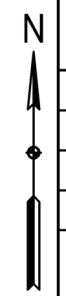
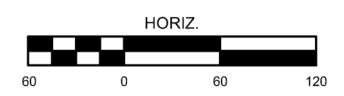
(B) FOR THE STREET ASSESSMENT THE PERCENTAGES OF THE CORNER LOT EQUATIONS WERE MODIFIED TO 50% FOR THE SHORT SIDE AND 25% FOR THE LONG SIDE TO ACCOUNT FOR PREVIOUS STREET IMPROVEMENTS THAT WERE CONSTRUCTED BY THE OWNER.

REVISIONS	
NO.	DESCRIPTION

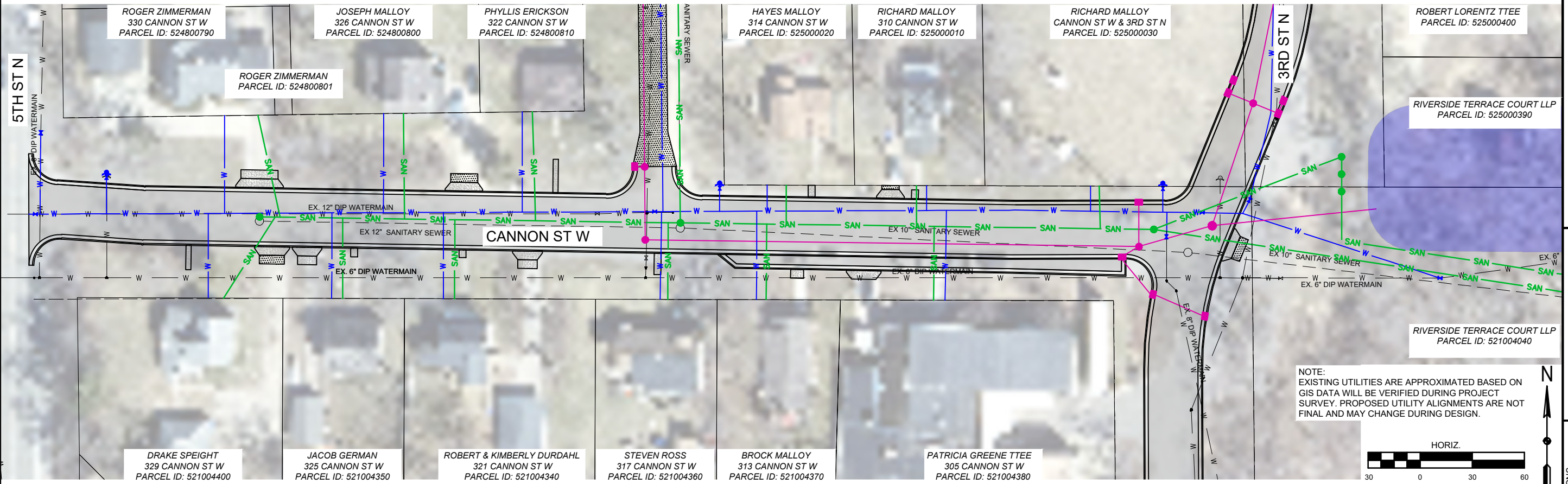
FIGURE 1

2023 STREET IMPROVEMENTS
CANNON FALLS, MINNESOTA
2023

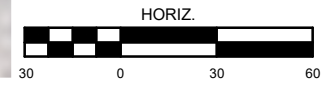
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WHKS PROJECT NO. 9574
DRAWN BY: TJB
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SHEET 01 OF 04



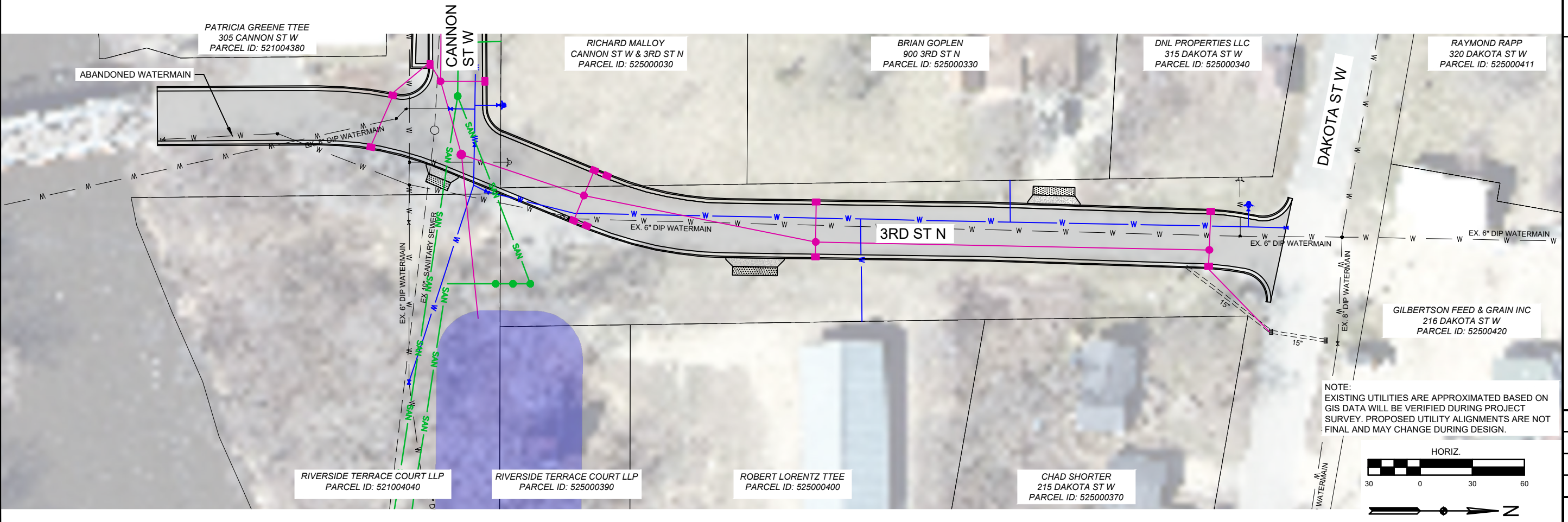
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NOTE:
EXISTING UTILITIES ARE APPROXIMATED BASED ON
GIS DATA WILL BE VERIFIED DURING PROJECT
SURVEY. PROPOSED UTILITY ALIGNMENTS ARE NOT
FINAL AND MAY CHANGE DURING DESIGN.



NO.	DATE	DESCRIPTION



NOTE:
EXISTING UTILITIES ARE APPROXIMATED BASED ON
GIS DATA WILL BE VERIFIED DURING PROJECT
SURVEY. PROPOSED UTILITY ALIGNMENTS ARE NOT
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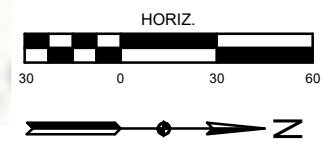
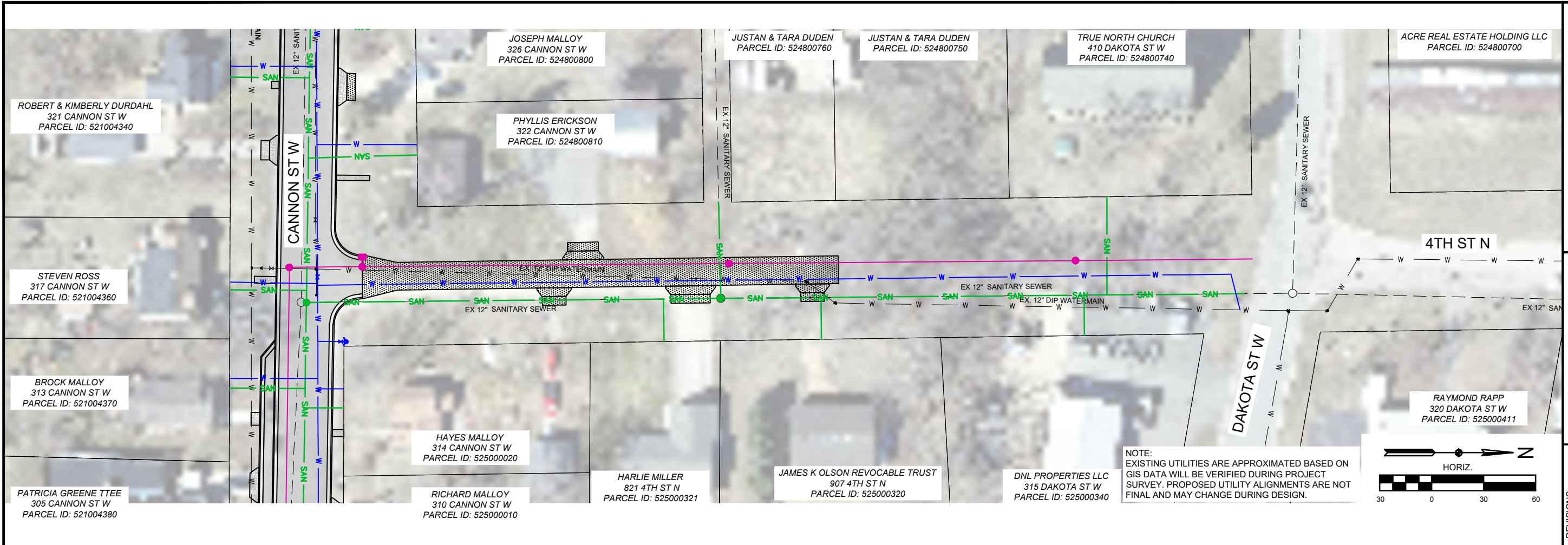


FIGURE 2
2023 STREET IMPROVEMENTS
CANNON FALLS, MINNESOTA
2023

SCALE:	AS SHOWN
WHKS PROJECT NO.	9574
DRAWN BY:	TJB
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FIGURE 3
2023 STREET IMPROVEMENTS
CANNON FALLS, MINNESOTA
2023

SCALE: AS SHOWN
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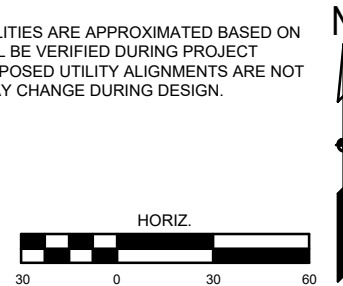
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REVISIONS	
NO.	DESCRIPTION

FIGURE 4
 2023 STREET IMPROVEMENTS
 CANNON FALLS, MINNESOTA
 2023

NOTE:
 EXISTING UTILITIES ARE APPROXIMATED BASED ON GIS DATA WILL BE VERIFIED DURING PROJECT SURVEY. PROPOSED UTILITY ALIGNMENTS ARE NOT FINAL AND MAY CHANGE DURING DESIGN.



SCALE: AS SHOWN
WHKS PROJECT NO. 9574
DRAWN BY: TJB
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SHEET 04 OF 04

Table 1
Engineer's Opinion of Probable Construction Costs
Cannon St W Construction
Cannon Falls, MN
10/26/2022

<u>No.</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
<u>Street Items - Assessable</u>				
1	Mobilization	1 L.S.	\$ <u>13,000</u>	\$ <u>13,000</u>
2	Remove Driveway Pavement	150 S.Y.	\$ <u>5</u>	\$ <u>750</u>
3	Remove Curb & Gutter	250 L.F.	\$ <u>7</u>	\$ <u>1,750</u>
4	Removed Street Pavement	2,300 S.Y.	\$ <u>8</u>	\$ <u>18,400</u>
5	Excavation	1,650 C.Y.	\$ <u>10</u>	\$ <u>16,500</u>
6	Geotextile Fabric	2,950 S.Y.	\$ <u>2</u>	\$ <u>5,900</u>
7	10" Aggregate Base (CV)	800 C.Y.	\$ <u>35</u>	\$ <u>28,000</u>
8	6" Aggregate Subbase (CV)	500 C.Y.	\$ <u>20</u>	\$ <u>10,000</u>
9	4" Bit. Pavement	750 Ton	\$ <u>100</u>	\$ <u>75,000</u>
10	Concrete Curb & Gutter	1,600 L.F.	\$ <u>20</u>	\$ <u>32,000</u>
11	Concrete Driveway Pavement	110 S.Y.	\$ <u>75</u>	\$ <u>8,250</u>
12	Concrete Sidewalk	250 S.F.	\$ <u>10</u>	\$ <u>2,500</u>
13	Aggregate Driveway	10 C.Y.	\$ <u>25</u>	\$ <u>250</u>
14	Sod	1,500 S.Y.	\$ <u>8</u>	\$ <u>12,000</u>
15	Catchbasin	2 Each	\$ <u>2,000</u>	\$ <u>4,000</u>
16	12" Storm Sewer	10 L.F.	\$ <u>60</u>	\$ <u>600</u>
17	15" Storm Sewer	25 L.F.	\$ <u>65</u>	\$ <u>1,625</u>
18	30" Storm Sewer	300 L.F.	\$ <u>120</u>	\$ <u>36,000</u>
19	Storm manhole	2 Each	\$ <u>4,000</u>	\$ <u>8,000</u>
20	Erosion Control	1 L.S.	\$ <u>2,000</u>	\$ <u>2,000</u>
			Construction Cost	\$ <u>276,525</u>
			Contingencies 10%	\$ <u>28,000</u>
			Engineering	\$ <u>55,000</u>
			Estimated Street Cost	\$ <u>360,000</u>

Table 1
Engineer's Opinion of Probable Construction Costs
Cannon St W Construction
Cannon Falls, MN
10/26/2022

<u>No.</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
<u>Sanitary Sewer - Assessable</u>				
21	Mobilization	1 L.S.	\$ <u>5,000</u>	\$ <u>5,000</u>
22	Remove Structure	3 Each	\$ <u>500</u>	\$ <u>1,500</u>
23	Remove Sanitary Sewer	840 L.F.	\$ <u>5</u>	\$ <u>4,200</u>
24	Sanitary manhole	3 Each	\$ <u>5,500</u>	\$ <u>16,500</u>
25	8" Sanitary sewer	240 L.F.	\$ <u>60</u>	\$ <u>14,400</u>
26	12" Sanitary sewer	600 L.F.	\$ <u>80</u>	\$ <u>48,000</u>
27	4" Sanitary services	11 Each	\$ <u>750</u>	\$ <u>8,250</u>
28	6" Sanitary services	1 Each	\$ <u>1,000</u>	\$ <u>1,000</u>
			Construction Cost	\$ 98,850
			Contingencies 10%	\$ 10,000
			Engineering	\$ <u>20,000</u>
			Estimated Sanitary Sewer Cost	\$ 129,000
<u>Watermain - Assessable</u>				
29	Mobilization	1 L.S.	\$ <u>8,000</u>	\$ <u>8,000</u>
30	Remove Hydrant	2 Each	\$ <u>500</u>	\$ <u>1,000</u>
31	Remove Watermain	1,400 L.F.	\$ <u>10</u>	\$ <u>14,000</u>
32	6" Watermain	175 L.F.	\$ <u>50</u>	\$ <u>8,750</u>
33	8" Watermain	80 L.F.	\$ <u>60</u>	\$ <u>4,800</u>
34	12" Watermain	700 L.F.	\$ <u>80</u>	\$ <u>56,000</u>
35	6" Gate Valve	4 Each	\$ <u>2,000</u>	\$ <u>8,000</u>
36	8" Gate Valve	2 Each	\$ <u>2,500</u>	\$ <u>5,000</u>
37	12" Gate Valve	4 Each	\$ <u>3,000</u>	\$ <u>12,000</u>
38	Hydrants	3 Each	\$ <u>6,000</u>	\$ <u>18,000</u>
39	1" Water services	11 Each	\$ <u>750</u>	\$ <u>8,250</u>
40	2" Water services	1 Each	\$ <u>1,000</u>	\$ <u>1,000</u>

Table 1
Engineer's Opinion of Probable Construction Costs
Cannon St W Construction
Cannon Falls, MN
10/26/2022

<u>No.</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
41	Fittings	1,100 Pounds	\$ <u>12</u>	\$ <u>13,200</u>
			Construction Cost	\$ 158,000
			Contingencies 10%	\$ 16,000
			Engineering	\$ <u>31,000</u>
			Estimated Watermain Cost	\$ 205,000
			Grand Total	694,000

Table 2
Engineer's Opinion of Probable Construction Costs
N 3rd St Construction
Cannon Falls, MN
10/26/2022

<u>No.</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
<u>Street Items - Assessable</u>				
1	Mobilization	1 L.S.	\$ <u>13,500</u>	\$ <u>13,500</u>
2	Remove Driveway Pavement	75 S.Y.	\$ <u>5</u>	\$ <u>375</u>
3	Remove Curb & Gutter	50 L.F.	\$ <u>7</u>	\$ <u>350</u>
4	Removed Street Pavement	2,200 S.Y.	\$ <u>8</u>	\$ <u>17,600</u>
5	Excavation	1,200 C.Y.	\$ <u>10</u>	\$ <u>12,000</u>
6	Geotextile Fabric	2,700 S.Y.	\$ <u>2</u>	\$ <u>5,400</u>
7	10" Aggregate Base (CV)	750 C.Y.	\$ <u>35</u>	\$ <u>26,250</u>
8	6" Aggregate Subbase (CV)	450 C.Y.	\$ <u>20</u>	\$ <u>9,000</u>
9	4" Bit. Pavement	550 Ton	\$ <u>100</u>	\$ <u>55,000</u>
10	Concrete Curb & Gutter	1,300 L.F.	\$ <u>20</u>	\$ <u>26,000</u>
11	Concrete Driveway Pavement	40 S.Y.	\$ <u>75</u>	\$ <u>3,000</u>
12	Aggregate Driveway	30 C.Y.	\$ <u>25</u>	\$ <u>750</u>
13	Sod	1,400 S.Y.	\$ <u>8</u>	\$ <u>11,200</u>
14	Remove Storm Sewer	60 L.F.	\$ <u>10</u>	\$ <u>600</u>
15	Catchbasin	10 Each	\$ <u>2,000</u>	\$ <u>20,000</u>
16	12" Storm Sewer	130 L.F.	\$ <u>60</u>	\$ <u>7,800</u>
17	15" Storm Sewer	340 L.F.	\$ <u>65</u>	\$ <u>22,100</u>
18	18" Storm Sewer	140 L.F.	\$ <u>75</u>	\$ <u>10,500</u>
19	24" Storm Sewer	40 L.F.	\$ <u>90</u>	\$ <u>3,600</u>
20	30" Storm Sewer	75 L.F.	\$ <u>120</u>	\$ <u>9,000</u>
21	36" Storm Sewer	60 L.F.	\$ <u>150</u>	\$ <u>9,000</u>
22	36" Storm Sewer Apron	1 Each	\$ <u>1,500</u>	\$ <u>1,500</u>
23	Storm manhole	4 Each	\$ <u>4,000</u>	\$ <u>16,000</u>

Table 2
Engineer's Opinion of Probable Construction Costs
N 3rd St Construction
Cannon Falls, MN
10/26/2022

<u>No.</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
24	Erosion Control	1 L.S.	\$ <u>2,000</u>	\$ <u>2,000</u>
			Construction Cost	\$ 282,525
			Contingencies 10%	\$ 28,000
			Engineering	\$ <u>56,000</u>
			Estimated Street Cost	\$ 367,000

Watermain Items - Assessable

25	Mobilization	1 L.S.	\$ <u>3,000</u>	\$ <u>3,000</u>
26	Remove Hydrant	1 Each	\$ <u>500</u>	\$ <u>500</u>
27	Remove Watermain	500 L.F.	\$ <u>10</u>	\$ <u>5,000</u>
28	6" Watermain	15 L.F.	\$ <u>50</u>	\$ <u>750</u>
29	8" Watermain	500 L.F.	\$ <u>60</u>	\$ <u>30,000</u>
30	6" Gate Valve	1 Each	\$ <u>2,000</u>	\$ <u>2,000</u>
31	8" Gate Valve	2 Each	\$ <u>2,500</u>	\$ <u>5,000</u>
32	Hydrants	1 Each	\$ <u>6,000</u>	\$ <u>6,000</u>
33	1" Water services	2 Each	\$ <u>750</u>	\$ <u>1,500</u>
34	Fittings	240 Pounds	\$ <u>12</u>	\$ <u>2,880</u>
			Construction Cost	\$ 56,630
			Contingencies 10%	\$ 6,000
			Engineering	\$ <u>11,000</u>
			Estimated Watermain Cost	\$ 74,000
			Grand Total	441,000

Table 3
Engineer's Opinion of Probable Construction Costs
4th St N from Cannon St W to Dakota St W Construction
Cannon Falls, MN
10/26/2022

<u>No.</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
<u>Street Items - Assessable</u>				
1	Mobilization	1 L.S.	\$ <u>7,000</u>	\$ <u>7,000</u>
2	Remove Driveway Pavement	700 S.Y.	\$ <u>5</u>	\$ <u>3,500</u>
3	Remove Curb & Gutter	100 L.F.	\$ <u>7</u>	\$ <u>700</u>
4	Removed Street Pavement	250 S.Y.	\$ <u>8</u>	\$ <u>2,000</u>
5	Excavation	170 C.Y.	\$ <u>10</u>	\$ <u>1,700</u>
6	Geotextile Fabric	850 S.Y.	\$ <u>2</u>	\$ <u>1,700</u>
7	10" Aggregate Base (CV)	80 C.Y.	\$ <u>35</u>	\$ <u>2,800</u>
8	6" Aggregate Subbase (CV)	50 C.Y.	\$ <u>20</u>	\$ <u>1,000</u>
9	4" Bit. Pavement	70 Ton	\$ <u>100</u>	\$ <u>7,000</u>
10	Concrete Curb & Gutter	100 L.F.	\$ <u>20</u>	\$ <u>2,000</u>
11	Aggregate Driveway	150 C.Y.	\$ <u>25</u>	\$ <u>3,750</u>
12	Sod	2,900 S.Y.	\$ <u>8</u>	\$ <u>23,200</u>
13	Catchbasin	2 Each	\$ <u>2,000</u>	\$ <u>4,000</u>
14	12" Storm Sewer	40 L.F.	\$ <u>60</u>	\$ <u>2,400</u>
15	24" Storm Sewer	360 L.F.	\$ <u>90</u>	\$ <u>32,400</u>
16	30" Storm Sewer	250 L.F.	\$ <u>120</u>	\$ <u>30,000</u>
17	Storm manhole	3 Each	\$ <u>4,000</u>	\$ <u>12,000</u>
18	Erosion Control	1 L.S.	\$ <u>2,000</u>	\$ <u>2,000</u>
			Construction Cost	\$ 139,150
			Contingencies 10%	\$ 14,000
			Engineering	\$ <u>28,000</u>
			Estimated Street Cost	\$ 181,000
<u>Sanitary Sewer Items - Assessable</u>				
19	Mobilization	1 L.S.	\$ <u>3,500</u>	\$ <u>3,500</u>
20	Remove Structure	1 Each	\$ <u>500</u>	\$ <u>500</u>
21	Remove Sanitary Sewer	570 L.F.	\$ <u>5</u>	\$ <u>2,850</u>

Table 3
Engineer's Opinion of Probable Construction Costs
4th St N from Cannon St W to Dakota St W Construction
Cannon Falls, MN
10/26/2022

<u>No.</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
22	Sanitary manhole	2 Each	\$ <u>5,500</u>	\$ <u>11,000</u>
23	12" Sanitary sewer	625 L.F.	\$ <u>80</u>	\$ <u>50,000</u>
24	4" Sanitary services	4 Each	\$ <u>750</u>	\$ <u>3,000</u>
25	6" Sanitary services	2 Each	\$ <u>1,000</u>	\$ <u>2,000</u>
			Construction Cost	\$ 72,850
			Contingencies 10%	\$ 7,000
			Engineering	\$ <u>14,000</u>
			Estimated Sanitary Sewer Cost	\$ 94,000

Watermain Items - Assessable

26	Mobilization	1 L.S.	\$ <u>3,500</u>	\$ <u>3,500</u>
27	Remove Watermain	600 L.F.	\$ <u>10</u>	\$ <u>6,000</u>
28	12" Watermain	600 L.F.	\$ <u>80</u>	\$ <u>48,000</u>
29	8" Gate Valve	1 Each	\$ <u>2,500</u>	\$ <u>2,500</u>
30	12" Gate Valve	2 Each	\$ <u>3,000</u>	\$ <u>6,000</u>
31	1" Water services	4 Each	\$ <u>750</u>	\$ <u>3,000</u>
32	2" Water services	2 Each	\$ <u>1,000</u>	\$ <u>2,000</u>
33	Fittings	125 Pounds	\$ <u>12</u>	\$ <u>1,500</u>
			Construction Cost	\$ 72,500
			Contingencies 10%	\$ 7,000
			Engineering	\$ <u>14,000</u>
			Estimated Watermain Cost	\$ 94,000
			Grand Total	369,000

**EXTRACT OF MINUTES OF MEETING OF THE
CITY COUNCIL OF THE CITY OF
CANNON FALLS, MINNESOTA**

HELD: NOVEMBER 1, 2022

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Cannon Falls, Minnesota, was duly called and held at the Council Chambers in said City on the 1st day of November, 2022, at 6:30 o'clock P.M.

The following members were present:

and the following were absent:

Member _____ introduced the following resolution and moved its adoption:

RESOLUTION NUMBER 2653

**RESOLUTION RECEIVING PRELIMINARY REPORT
AND CALLING PUBLIC HEARING ON
2023 STREET & UTILITY IMPROVEMENTS**

WHEREAS, The City Council deems it necessary and expedient that the City of Cannon Falls, Minnesota, construct certain improvements, to-wit: 2023 Street & Utility Improvements in the City as described in and in accordance with the preliminary plans and report prepared by WHKS & Co., consulting engineers; and

WHEREAS, The Council has been advised by the consulting engineers that said 2023 Street & Utility Improvements are necessary, cost-effective, and feasible and should best be made as proposed, and the consulting engineers' report to this effect has heretofore been received by the Council, and filed with the City Administrator; and

WHEREAS, The statute provides that no such improvements shall be made until the Council shall have held a public hearing on such improvements following mailed notice and two publications thereof in the official newspaper stating time and place of the hearing, the general nature of the improvement, the estimated costs thereof, and the area proposed to be assessed, and that a reasonable estimate of the total amount to be assessed, and a description of the methodology used to calculate individual assessments for affected parcels (the "Impact of Assessments") has been made available at the hearing, all in accordance with law; and

WHEREAS, this City Council has heretofore discussed and made determinations about the Impact of Assessments:

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Cannon Falls, Minnesota, as follows:

1. A public hearing will be held at the time and place set forth in the Notice of Hearing attached hereto as Exhibit A to consider said proposed improvements.
2. The nature of the improvements, the estimated cost of each major portion thereof, and the areas proposed to be assessed therefor are described in the form of Notice of Hearing hereto attached.
3. The notice of said public hearing shall be in substantially the form contained in the notice hereto attached.
4. The City Administrator is hereby authorized and directed to cause notice of said hearing to be given two publications in the official newspaper. Said publications shall be one week apart, and at least three days shall elapse between the last publication and the hearing. Not less than ten days before the hearing the Administrator shall mail notice of the hearing to the owner of each parcel of land within the area proposed to be assessed as described in the notice. For the purpose of giving such mailed notice, owners shall be those shown to be such on the records of the County Auditor or, if the tax statements in the County are mailed by the County Treasurer, on the records of the County Treasurer. As to properties not listed on the records of the County Auditor or the County Treasurer, the Administrator shall ascertain such ownership by any practicable means and give mailed notice to such owners.
5. The City Administrator is hereby authorized and directed to cause to be prepared the Impact of Assessments, which may be in the form attached hereto as Exhibit B, consistent with the determinations of this City Council on and prior to the date hereof.

The motion for the adoption of the foregoing resolution was duly seconded by member _____ and upon a vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted by the City Council of the City of Cannon Falls, Minnesota on this 1st day of November, 2022.

John O. Althoff, Mayor

ATTEST:

Neil L. Jensen, City Administrator

STATE OF MINNESOTA)
COUNTY OF GOODHUE) ss
CITY OF CANNON FALLS)

I, the undersigned, being the duly qualified and acting Administrator of the City of Cannon Falls, Minnesota, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of said City, duly called and held on the date therein indicated insofar as such minutes relate to the calling of a public hearing on proposed Bluff Drive Improvements of said City.

WITNESS my hand and the seal of said City this 1st day of November, 2022.

City Administrator

(SEAL)

NOTICE OF PUBLIC HEARING ON IMPROVEMENTS

TO WHOM IT MAY CONCERN:

TIME AND PLACE: Notice is hereby given that the City Council of the City of Cannon Falls, Minnesota, will meet at the City Hall in the City of Cannon Falls, Minnesota, at 6:30 o'clock P.M. on December 6, 2022, to consider the construction of the following improvements, to-wit: 2023 Street & Utility Improvements.

NATURE OF IMPROVEMENT: The reconstruction of the streets, sanitary sewer, storm sewer and watermain. Replacement of the sanitary sewer bridge across the Cannon River with a new lift station and force main.

ESTIMATED COST: The total estimated cost of said improvements is \$2,082,000.

AREA PROPOSED TO BE ASSESSED: The area proposed to be assessed for such improvements is as follows: Cannon Street from 3rd Street to 5th Street, 3rd Street from the Cannon River bridge to Dakota Street, 4th Street from Cannon Street to Dakota Street.

AUTHORITY: The Council proposes to proceed under the authority granted by Chapter 429 M.S.A.

Such persons as desire to be heard with reference to the proposed improvements will be heard at this meeting. Written or oral objections will be considered. A reasonable estimate of the impact of the assessments will be available at this meeting.

DATED: November 1, 2022.

BY ORDER OF THE CITY COUNCIL

/s/ Neil Jensen
City Administrator