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Website: www.whks.com



September 12, 2023

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

RE: Cannon Falls, MN  
72<sup>nd</sup> Avenue Way  
**Feasibility Report**

Dear Neil:

The City of Cannon Falls has requested a preliminary feasibility report for the construction of 72<sup>nd</sup> Avenue Way. City Staff and WHKS recommend construction of the street and storm sewer for 72<sup>nd</sup> Avenue Way from Trunk Highway 19 to the existing south end, approximately 535 feet.

The report will assist in determining the feasibility of the proposed project. The proposed project location is shown in Figure 1.

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

### ***Existing Conditions***

The existing street is aggregate surfaced and is approximately 20 to 22 feet wide. Sidewalks do not exist along the street.

Sanitary sewer and watermain exist along the street. The existing sanitary sewer is 8-inch diameter and watermain is 8-inch diameter. Both the sanitary sewer and watermain are assumed to be in good condition.

Storm water runoff from 72<sup>nd</sup> Avenue Way drains in shallow ditches along the roadway north to the Trunk Highway 19 right-of-way. A portion of Hardwood Estates 1<sup>st</sup> Subdivision (homes on the east side of 72<sup>nd</sup> Avenue Way) drains to an existing storm water basin located east of the subdivision.

### ***Proposed Construction***

The proposed street width is 32 feet from the back of curb to back 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. A right turn lane will be constructed along Trunk Highway 19 for 72<sup>nd</sup> Avenue Way as part of the Hardwood Estates Second project. This is a requirement of MnDOT.

New concrete driveway entrances will be provided for all properties.

The existing 8-inch PVC sanitary sewer will be extended approximately 75 feet south from the existing sanitary manhole as part of the Hardwood Estates Second project. One new sanitary sewer service will be provided for a future lot on the east side of the roadway.

The existing 8-inch PVC watermain will be extended from the existing hydrant approximately 75 feet south as part of the Hardwood Estates Second project. One new one-inch water service will be provided for a future lot on the east side of the roadway.

New storm sewer and structures will be installed on 72<sup>nd</sup> Avenue Way approximately 300' south of the TH 19 right-of-way. A new storm sewer outlet will be constructed from the roadway east to the existing stormwater treatment facility. The storm sewer is proposed to convey the 10-year storm event and will be routed to the new storm water basin being constructed as part of Hardwood Estates Second. The final storm sewer sizing will be determined during the design phase, but approximate sizes were used for the basis of this report.

A 5-foot wide sidewalk is proposed to be constructed along one side of 72<sup>nd</sup> Avenue Way. The sidewalk location will be coordinated with the Hardwood Estates Second plan.

### ***Street Right-of-way, Easements and Permits***

The platted street right-of-way for the project streets is 66 feet, which is adequate to construct the proposed improvements. Originally, 72<sup>nd</sup> Avenue Way was platted with a cul-de-sac bulb near Trunk Highway 19. The original concept for Hardwood Estates Subdivision has changed and a cul-de-sac bulb is not needed. The City Council may want to consider vacating a portion of the cul-de-sac bulb that is no longer needed.

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

- NPDES construction stormwater permit for the construction of the proposed improvements from the Minnesota Pollution Control Agency.
- Work in the right-of-way permit from the Minnesota Department of Transportation.

### ***Opinion of Construction Costs***

The following cost opinions are based on anticipated 2024 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 estimated total project construction cost opinion is **\$300,000**. 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 Table 1 in the appendix.

## ***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 and storm sewer construction project costs through special assessments per City Policy.

Per the Cannon Falls Assessment Policy and Practices for Public Improvements, all new street and utility reconstruction shall be assessed at a rate set by the City Council. An assessment rate of 100%, 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 assessments. Note that the front footage for Lot 1 Block 1 of Hardwood Estates was adjusted to a straight length along the roadway. The lot was originally laid out to accommodate a future cul-de-sac which is not going to be constructed. See Figure 1 for a map of parcels to be assessed and the assessment type (street). The finance committee will review alternative options for the street assessment.

The total preliminary assessment amount for 72<sup>nd</sup> Avenue Way is **\$300,000**. The assessment is calculated based on the adjusted front foot method. The preliminary assessment amount is **\$280 per front foot**.

Based on the above the preliminary assessment amount for a residential lot ranges from \$20,989 to \$58,769.

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

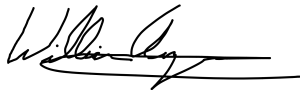
- |  |                   |
|--|-------------------|
| • Receive Engineer's Feasibility Report.                                 | October 17, 2023  |
| • Order Public Improvement Hearing.                                      | October 17, 2023  |
| • Hold Public Improvement Hearing.                                       | November 21, 2023 |
| • Order the Improvement.   | November 21, 2023 |
| • Authorize Preparation of Plans and Specifications.                     | November 21, 2023 |
| • Present Plans and Specifications and Authorize Advertisement for Bids. | February 6, 2024  |
| • Receive Bids.  | March 13, 2024    |
| • Hold Final Assessment Hearing.   | April 16, 2024    |
| • Award Contract.  | April 16, 2024    |
| • Begin Construction.  | June, 2024        |
| • Complete Construction.   | Fall, 2024        |

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.

A handwritten signature in black ink, appearing to read 'William K. Angerman', with a horizontal line extending from the end of the signature.

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

WKA/dds

Cc: Jed Peterson, Public Works Director

# APPENDIX



72nd Ave Way  
Cannon Falls, MN



Highway 19 Blvd

525200110  
MARK I  
ROESLER

523500010  
DREW D OTTE

523500020  
MED CITY BUILDERS  
RTCV LLC

521500050  
MARLAND  
HUSABY

523500030  
MED CITY BUILDERS  
RTCV LLC

523500040  
CHRISTINE  
KILLA

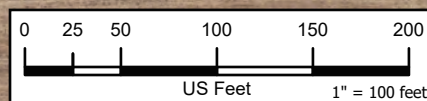
525200140  
JUSTIN J  
SIEBEN

523500050  
JOHN M  
BOHEN III

523500060  
HEIDI E  
BLOUNT

72nd Ave Way

FIGURE 1  
PROJECT MAP





**Table 1**  
**Engineer's Opinion of Probable Construction Costs**  
**72nd Avenue Way**  
**Cannon Falls, MN**  
**9/12/2023**

<u>No.</u>	<u>Item</u>	<u>Quantity</u>	<u>Unit Price</u>	<u>Total</u>
1	Mobilization	1 L.S.	\$ 15,000	\$ 15,000
2	Remove Street Pavement	100 S.Y.	\$ 8	\$ 800
3	Excavation	1,400 C.Y.	\$ 12	\$ 16,800
4	Geotextile Fabric	2,100 S.Y.	\$ 2	\$ 4,200
5	10" Aggregate Base (CV)	600 C.Y.	\$ 35	\$ 21,000
6	6" Aggregate Subbase (CV)	350 C.Y.	\$ 20	\$ 7,000
7	4" Bit. Pavement	425 Ton	\$ 90	\$ 38,250
8	Concrete Curb & Gutter	1,070 L.F.	\$ 30	\$ 32,100
9	Concrete Driveway Pavement	500 S.Y.	\$ 85	\$ 42,500
10	Concrete Sidewalk	2,700 S.F.	\$ 8	\$ 21,600
11	Aggregate Driveway	25 C.Y.	\$ 30	\$ 750
12	Seeding	1 L.S.	\$ 5,000	\$ 5,000
13	Catch basin	2 Each	\$ 3,000	\$ 6,000
14	12" Storm Sewer	35 L.F.	\$ 60	\$ 2,100
15	15" Storm Sewer	120 L.F.	\$ 65	\$ 7,800
16	15" Storm Sewer Apron	1 Each	\$ 2,500	\$ 2,500
17	Storm manhole	1 Each	\$ 4,000	\$ 4,000
18	Adjust Sanitary Manhole	3 Each	\$ 400	1,200
19	Erosion Control	1 L.S.	\$ 2,000	\$ 2,000
Construction Cost				\$ 230,600
Contingencies 10%				\$ 23,400
Engineering				\$ 46,000
Estimated Street Cost				\$ 300,000

LINE	PARCEL NUMBER	PRIMARY TAXPAYER/Owner	PROPERTY ADDRESS	CITY	MAILING ADDRESS	CITY	STATE	ZIP	ASSESSABLE				ASSESSMENT AMOUNT	
									STREET				ADJUSTED FRONT FOOTAGE (FT)	STREET
									FRONTAGE (FT)	CORNER LOT				
										SHORT SIDE (FT)	LONG SIDE (FT)			
1	52.350.0010	Drew Otte	30320 72nd Avenue Way	CANNON FALLS			MN	55009	135			135	\$37,780	
2	52.350.0020	Med City Builders	30330 72nd Avenue Way	CANNON FALLS	2518 Superior Drive NW	Rochester	MN	55901	75			75	\$20,989	
3	52.350.0030	Med City Builders	30340 72nd Avenue Way	CANNON FALLS	2518 Superior Drive NW	Rochester	MN	55901	75			75	\$20,989	
4	52.350.0040	Christine Illa	30350 72nd Avenue Way	CANNON FALLS			MN	55009	75			75	\$20,989	
5	52.350.0050	John III and Linda Bohen	30360 72nd Avenue Way	CANNON FALLS			MN	55009	75			75	\$20,989	
6	52.350.0060	Heidi and David Blount	30370 72nd Avenue Way	CANNON FALLS			MN	55009	75			75	\$20,989	
7	52.520.0110	Mark and Laura Roesler	30319 72nd Avenue Way	CANNON FALLS	11979 205th Street East	Hastings	MN	55033	155			155	\$43,377	
8	52.150.0050	Marland and Senora Husaby	30339 72nd Avenue Way	CANNON FALLS			MN	55009	172			172	\$48,134	
9	52.520.0140	Justin and Christina Sieben	30379 72nd Avenue Way	CANNON FALLS			MN	55009	210			210	\$58,769	
10		Cannon Falls EDA						55009	25			25	\$6,996	
Totals												1072	\$300,000	

Street

Total Street Project Amount \$300,000.00

Total Street Assessable Amount \$300,000.00

100% Assessable Streets \$300,000.00

Assessment Street per foot \$280



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

HELD: OCTOBER 17, 2023

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 17<sup>th</sup> day of October, 2023, 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 2710**

**RESOLUTION RECEIVING PRELIMINARY REPORT  
AND CALLING PUBLIC HEARING ON  
72<sup>nd</sup> AVENUE WAY IMPROVEMENTS**

WHEREAS, The City Council deems it necessary and expedient that the City of Cannon Falls, Minnesota, construct certain improvements, to-wit: 72<sup>nd</sup> Avenue Way 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 72<sup>nd</sup> Avenue Way 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 17<sup>th</sup> day of October, 2023.

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Matt Montgomery, Mayor

ATTEST:

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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 72<sup>nd</sup> Avenue Way Improvements of said City.

WITNESS my hand and the seal of said City this 17<sup>th</sup> day of October, 2023.

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City Administrator

(SEAL)

EXHIBIT A

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 November 21, 2023, to consider the construction of the following improvements, to-wit: 72<sup>nd</sup> Avenue Way Improvements.

NATURE OF IMPROVEMENT: The construction of curb and gutter, and asphalt streets.

ESTIMATED COST: The total estimated cost of said improvements is \$300,000.

AREA PROPOSED TO BE ASSESSED: The area proposed to be assessed for such improvements is as follows: 72<sup>nd</sup> Avenue Way.

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: October 17, 2023.

BY ORDER OF THE CITY COUNCIL

/s/ Neil Jensen  
City Administrator

EXHIBIT B

IMPACT OF ASSESSMENTS

CITY OF CANNON FALLS, MN

72<sup>nd</sup> AVENUE WAY IMPROVEMENTS

Available at Hearing Held November 21, 2023

The impact of the improvement is to provide necessary and desirable facilities for public use. The impact of the assessments for the improvement is to make benefitted properties and their owners responsible for paying the costs of the improvement over time, not the public at large. The extent of the impact of the assessments depends upon the amount assessed.

A reasonable estimate of the total amount assessed is \$300,000. This estimate is approximately 100% of the costs of the improvements. The City reserves the right when actually levying assessments to assess up to the full costs of the improvement, which may exceed estimates available at the time of the hearing on the improvement.

The following is a description of the methodology the City intends to use to calculate individual assessments for affected parcels: Per Foot. The City intends to levy the assessments after bids are received by the City, which may be about April 16, 2024. Using this methodology, the assessment per front foot will be about \$280. The City reserves the right when actually levying assessments to modify or depart from this methodology to the extent the City deems appropriate.