

MEMORANDUM

TO: Honorable Mayor and City Council
Neil Jensen, City Administrator

FROM: Bill Angerman, P.E.
Consulting City Engineer

DATE: November 28, 2023

RE: 2023/2024 Street & Utility Improvements, Cannon Falls MN

On November 7, 2023, the City Council reviewed the ten (10) bids that were received for the above-referenced project. The low bid was submitted by Fitzgerald Excavating, of Goodhue, MN. That evening, the Council passed two resolutions that called for a public hearing on the project special assessments and set the amount of the assessment.

On December 5, 2023, the Council will host a public hearing on the special assessments. After listening to the public's comments, the Council will need to act on two resolutions included in the packet.

The first resolution is adopting the assessment. The total assessment amount is \$254,000. The final assessment roll is included with this memo. If the property owners pay the assessment in full prior to November 15, 2024, no interest will be charged. After November 15, 2024, interest will be charged. If the property owner does not pay the assessment prior to November 15, 2024, the assessment will be certified to the County Auditor and will appear on the property taxes for the parcel. The assessment is payable over 10 years at 5.25% interest.

If the first resolution is passed by the Council, a second resolution awarding the project to Fitzgerald Excavating is proposed. We would recommend awarding the project to Fitzgerald Excavating in the amount of \$1,269,065.00.

FINAL ASSESSMENT ROLL
2023 STREET IMPROVEMENTS PROJECT
CANNON FALLS, MN

WHKS JOB # 9574

LINE	PARCEL NUMBER	PRIMARY TAXPAYER/Owner	PROPERTY ADDRESS	CITY	MAILING ADDRESS	CITY	STATE	ZIP	ASSESSABLE						ASSESSMENT AMOUNT			
									STREET			ADJUSTED FRONT FOOTAGE (FT)	UTILITIES		STREET	UTILITIES		TOTAL
									FRONTAGE (FT)	CORNER LOT			SANITARY SEWER ADJUSTED FRONT FOOTAGE (FT)	WATERMAIN ADJUSTED FRONT FOOTAGE (FT)		SANITARY SEWER	WATERMAIN	
1	52.100.4040	CITY OF CANNON FALLS C/O CITY ADMINSTRATOR	3RD ST N	CANNON FALLS	918 RIVER RD	CANNON FALLS	MN	55009		180					180			
2	52.100.4340	ROBERT C DURDAHL	321 CANNON ST W	CANNON FALLS	321 W CANNON ST	CANNON FALLS	MN	55009	110			110	110	110	\$8,932	\$1,584	\$3,062	\$13,577
3	52.100.4350	JACOB B GERMAN	325 CANNON ST W	CANNON FALLS	325 CANNON ST W	CANNON FALLS	MN	55009	70			70	70	70	\$5,684	\$1,008	\$1,948	\$8,640
4	52.100.4360	STEVEN W ROSS	317 CANNON ST W	CANNON FALLS	317 CANNON ST W	CANNON FALLS	MN	55009	70			70	70	70	\$5,684	\$1,008	\$1,948	\$8,640
5	52.100.4370	CANNON STREET #313 LLC C/O PATRICIA G. GREENE	313 CANNON ST W	CANNON FALLS	2521 HENNEPIN AVE E	MINNEAPOLIS	MN	55413	71			71	71	71	\$5,767	\$1,022	\$1,977	\$8,766
6	52.100.4380	PATRICIA G GREENE TTEE	305 CANNON ST W	CANNON FALLS	2521 HENNEPIN AVE E	MINNEAPOLIS	MN	55413	CANNON ST W 140' 3RD ST N 120'	120	140	95	140	140	\$7,714	\$2,016	\$3,897	\$13,626
7	52.100.4400	DRAKE SPEIGHT	329 CANNON ST W	CANNON FALLS	329 CANNON ST W	CANNON FALLS	MN	55009	110			110	110	110	\$8,932	\$1,584	\$3,062	\$13,577
8	52.480.0740	TRUE NORTH CHURCH	410 WEST DAKOTA ST	CANNON FALLS	410 WEST DAKOTA ST	CANNON FALLS	MN	55009	140				140	140	\$0	\$2,016	\$3,897	\$5,912
9	52.480.0750	JUSTAN A DUDEN	4TH ST N	CANNON FALLS	508 STATE ST E	CANNON FALLS	MN	55009	100				100	100	\$0	\$1,440	\$2,783	\$4,223
10	52.480.0790	LEIGH ZIMMERMAN SCHWARZKOPF	330 CANNON ST W	CANNON FALLS	4100 QUEEN AVE S	MINNEAPOLIS	MN	55410	130			130	130	130	\$10,556	\$1,872	\$3,618	\$16,046
11	52.480.0800	JOSEPH H MALLOY	326 CANNON ST W	CANNON FALLS	326 W CANNON ST	CANNON FALLS	MN	55009	110			110	110	110	\$8,932	\$1,584	\$3,062	\$13,577
12	52.500.0031	CITY OF CANNON FALLS C/O CITY ADMINSTRATOR	302 3RD ST N	CANNON FALLS	918 RIVER RD	CANNON FALLS	MN	55009	CANNON ST W 60' 3RDST N 142'	60	142	131			\$10,637	\$0	\$0	\$10,637
13	52.480.0810	PHYLLIS M ERICKSON	322 CANNON ST W	CANNON FALLS	322 CANNON ST	CANNON FALLS	MN	55009	CANNON ST W 60' 4TH ST N 160'	60	160	60	70	70	\$4,872	\$1,008	\$1,948	\$7,828
14	52.500.0010	RICHARD MALLOY	310 CANNON ST W	CANNON FALLS	310 W CANNON ST	CANNON FALLS	MN	55009	75			75	75	75	\$6,090	\$1,080	\$2,088	\$9,257
15	52.500.0020	HAYES MALLOY	314 CANNON ST W	CANNON FALLS	314 CANNON ST W	CANNON FALLS	MN	55009	CANNON ST W 75 4TH ST N 142	75	142	75	75	75	\$6,090	\$1,080	\$2,088	\$9,257
16	52.500.0030	RICHARD MALLOY	CANNON ST W & 3RD ST N	CANNON FALLS	310 W CANNON ST	CANNON FALLS	MN	55009	90			90	90	90	\$7,308	\$1,296	\$2,505	\$11,109
17	52.500.0320	JAMES K OLSON REVOCABLE TRUST C/O JAMES K OLSON	907 4TH ST N	CANNON FALLS	6386 296TH ST E	CANNON FALLS	MN	55009	128				128	128	\$0	\$1,848	\$3,572	\$5,420
18	52.500.0321	HARLIE P MILLER	821 4TH ST N	CANNON FALLS	821 4TH ST N	CANNON FALLS	MN	55009	75				75	75	\$0	\$1,080	\$2,088	\$3,167
19	52.500.0330	BRIAN W GOPLEN	900 3RD ST N	CANNON FALLS	900 3RD ST N	CANNON FALLS	MN	55009	208			208	208	208	\$16,889	\$2,995	\$5,790	\$25,673
20	52.500.0340	DNL PROPERTIES LLC	315 DAKOTA ST W	CANNON FALLS	8188 287TH ST	RANDOLPH	MN	55065	3RD ST N 94 4TH ST N 152	94	152	94	96	96	\$7,633	\$1,382	\$2,672	\$11,687
21	52.500.0370	CHAD R SHORTER	215 DAKOTA ST W	CANNON FALLS	215 DAKOTA ST W	CANNON FALLS	MN	55009	3RD ST N 157 DAKOTA ST W 128	128	157	82	7	7	\$6,658	\$101	\$195	\$6,954
22	52.500.0390	CITY OF CANNON FALLS C/O CITY ADMINSTRATOR	3RD ST N	CANNON FALLS	918 RIVER RD	CANNON FALLS	MN	55009	75			75			\$6,090	\$0	\$0	\$6,090
23	52.500.0400	ROBERT J LORENTZ TTEE, T&E LORENTZ LTD PARTNERSHIP	3RD ST N	CANNON FALLS	26497 INGA AVE	CANNON FALLS	MN	55009	208			208	208	208	\$16,920	\$3,000	\$5,800	\$25,720
									Totals	2044	2084	2084	2084	\$166,000	\$30,000	\$58,000	\$254,000	

Street
Total Street, Storm Sewer, & Pond Amount \$987,609.00
Total Street & Storm Assessable Amount \$830,922.50 (storm on 4th St & Pond non-assessable)
20% Assessable Streets \$166,000.00
Assessment Street per foot \$81

Utilities (Sanitary Sewer and Water)
Total Sanitary Sewer \$214,089.00
Total Watermain \$319,568.00
Total Utilities Project Amount \$533,657.00
Total Sanitary Sewer Assessable Amount \$151,643.00 (reduced amount due to oversized)
20% Assessable Sanitary Sewer \$30,000.00
Total Watermain Assessable Amount \$290,360.00 (reduced amount due to oversized)
20% Assessable Watermain \$58,000.00
20% Assessable Amount \$88,000.00
Assessment Sanitary Sewer per Foot \$14
Assessment Watermain per Foot \$28