

**CITY OF ANNANDALE  
COUNCIL SPECIAL MEETING AGENDA  
City Council Chamber, 30 Cedar Street East**

**Meeting #11  
Special Meeting**

**June 16, 2022  
12:00 PM**

**Mayor: Shelly Jonas  
Councilmember's: Matthew Wuollet  
Corey Czycalla  
JT Grundy  
Tina Honsey**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84250895071?pwd=QXJpVitObk1zMXorbUdWN3NLMHBPQT09>

Phone: 301-715-8592

Webinar ID: 842 5089 5071

Passcode: 960109

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**1. CALL TO ORDER/ROLL CALL/ADOPT AGENDA**

**2. NEW BUSINESS**

A. Review Feasibility Study for Extension of Sewer and Water

**3. ADJOURNMENT**

\$3,115,000

## General Obligation Utility Revenue Bonds, Series 2022A (State of Minnesota Credit Enhanced)

**Uses of Funds**

Watermain Construction		1,686,772
Lift Station & Force Main & Sewer Construction		1,753,968
<b>Total Project Costs</b>		<b>3,440,740</b>
Underwriter's Discount Allowance	1.300%	40,495
Unused Underwriter's Discount Allowance		-
Fiscal Fee		18,000
Bond Counsel		12,000
Pay Agent/Registrar		1,250
Printing & Misc		2,000
Rating Agency Fee		13,750
Capitalized Interest		-
Accrued Interest		-
Rounding		-
		<u>3,528,235</u>

**Sources of Funds**

Bond Issue	<b>3,115,000</b>
Construction Fund Earnings	2,052
Cash (Developer Payment & Wright County Grant)	411,182
	<u>3,528,235</u>

**Payment Schedule & Cashflow**

<i>Payment Schedule</i>					
12-Month Period ending	Principal	Interest Rate	Interest	Payment Total	plus 5% Coverage
11/1/2022	-		-	-	
2/1/2023	-	0.00%	28,569	<b>28,569</b>	28,569
2/1/2024	-	2.25%	114,275	<b>114,275</b>	119,989
2/1/2025	65,000	2.55%	114,275	<b>179,275</b>	188,239
2/1/2026	90,000	2.75%	112,618	<b>202,618</b>	212,748
2/1/2027	115,000	2.85%	110,143	<b>225,143</b>	236,400
2/1/2028	135,000	2.95%	106,865	<b>241,865</b>	253,958
2/1/2029	140,000	3.05%	102,883	<b>242,883</b>	255,027
2/1/2030	145,000	3.15%	98,613	<b>243,613</b>	255,793
2/1/2031	150,000	3.25%	94,045	<b>244,045</b>	256,247
2/1/2032	155,000	3.35%	89,170	<b>244,170</b>	256,379
2/1/2033	160,000	3.45%	83,978	<b>243,978</b>	256,176
2/1/2034	165,000	3.55%	78,458	<b>243,458</b>	255,630
2/1/2035	170,000	3.65%	72,600	<b>242,600</b>	254,730
2/1/2036	175,000	3.75%	66,395	<b>241,395</b>	253,465
2/1/2037	185,000	3.85%	59,833	<b>244,833</b>	257,074
2/1/2038	190,000	3.95%	52,710	<b>242,710</b>	254,846
2/1/2039	200,000	4.05%	45,205	<b>245,205</b>	257,465
2/1/2040	205,000	4.15%	37,105	<b>242,105</b>	254,210
2/1/2041	215,000	4.20%	28,598	<b>243,598</b>	255,777
2/1/2042	225,000	4.25%	19,568	<b>244,568</b>	256,796
2/1/2043	230,000	4.35%	10,005	<b>240,005</b>	252,005
	3,115,000		1,525,906	<b>4,640,906</b>	4,871,523

**Bond Details**

Set Sale Date	9/5/2022
Sale Date	10/3/2022
Dated Date	11/1/2022
Closing Date	11/1/2022
1st Interest Payment	2/1/2023
Proceeds spent by:	12/31/2023
	<i>to Dated Date</i>
Purchase Price	3,074,505.00
Net Interest Cost	1,566,401.25
Net Effective Rate	<b>3.9793%</b>
Average Coupon	3.8764%
Yield	TBD
Average Life	12.6368
Call Option	2/1/2029
Purchaser	Preliminary
Bond Counsel	Taft
Pay Agent	U.S. Bank, N.A.
Tax Status	<b>Tax Exempt, Bank Qualified</b>
Continuing Disclosure	Full
Rebate	Small Issuer Exemption
Statutory Authority	M.S. 444 & 475

<i>Pledged Revenues</i>				<i>Account Balances</i>	
Collection Year	Tax Levy*	Water Revenues	Sanitary Sewer Revenues	Surplus (deficit)	Account Balance
			Capitalized & accrued interest >	-	-
2022		12,570	15,999	-	-
2023	-	52,795	67,194	-	-
2024	-	110,000	78,239	-	-
2025	25,921	110,000	76,827	-	-
2026	51,842	110,000	74,557	-	-
2027	67,532	111,742	74,685	-	-
2028	67,532	112,212	75,283	-	-
2029	67,532	112,549	75,713	-	-
2030	67,532	112,749	75,967	-	-
2031	67,532	112,807	76,040	-	-
2032	67,532	112,718	75,927	-	-
2033	67,532	112,477	75,621	-	-
2034	67,532	112,081	75,117	-	-
2035	67,532	111,524	74,409	-	-
2036	67,532	113,113	76,430	-	-
2037	67,532	112,132	75,182	-	-
2038	67,532	113,285	76,649	-	-
2039	67,532	111,853	74,826	-	-
2040	67,532	112,542	75,704	-	-
2041	67,532	112,990	76,274	-	-
2042	67,532	110,882	73,591	-	-
	1,158,269	2,193,020	1,520,234		-

City of Annandale, Minnesota	Total Annual	
Water Debt Payments	Debt Service	New Projects

City of Anandale, Minnesota Water Fund Analysis	Audited							Projected			
Annual Inflation Rate: Sales Growth Rate:	1.50% 2.00%										
Operating Revenues	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
User Charges	454,928	522,321	542,747	555,943	515,191	587,139	676,708	645,853	658,770	671,945	685,384
WAC Fees	35,100	9,380	8,400	10,360	195,820	105,409	76,552	53,200	22,400	22,400	22,400
Levy for Housing Program	-	-	-	-	12,500	15,000	17,495	15,000	15,000	15,000	15,000
Total Operating Revenue	490,028	531,701	551,147	566,303	723,511	707,548	770,755	714,053	696,170	709,345	722,784
Operating Expenses											
Wages & Salaries	117,129	126,277	133,533	110,471	113,268	136,938	144,938	147,112	149,319	151,559	153,832
Materials & Supplies	33,860	35,594	38,400	29,374	36,649	44,765	84,313	85,578	86,861	88,164	89,487
Repairs & Maintenance	18,007	58,093	18,837	57,478	32,522	19,667	40,419	41,025	41,641	42,265	42,899
Insurance	11,731	10,688	10,654	11,074	11,222	11,689	12,135	12,317	12,502	12,689	12,880
Electricity	19,595	25,201	29,399	27,203	48,509	43,099	38,844	39,427	40,018	40,618	41,228
Testing	840	920	900	1,111	-	-	-	-	-	-	-
Contracted Services	4,414	4,415	4,036	4,467	3,631	2,229	1,598	1,622	1,646	1,671	1,696
Depreciation	158,302	166,970	171,722	171,475	169,867	181,989	172,080	171,000	171,000	171,000	171,000
Professional Services	4,186	4,412	4,816	4,717	12,409	12,069	8,686	8,816	8,949	9,083	9,219
Billing	11,833	12,248	11,856	14,718	-	-	-	-	-	-	-
Miscellaneous	15,006	16,896	18,662	17,863	7,737	12,770	13,541	13,744	13,950	14,160	14,372
Total Operating Expenses	394,903	461,714	442,815	449,951	435,814	465,215	516,554	520,641	525,886	531,209	536,612
Operating Income	95,125	69,987	108,332	116,352	287,697	242,333	254,201	193,412	170,284	178,136	186,172
Net Cash from Operations	214,100	221,762	280,705	273,613	464,508	398,935	420,665	364,412	341,284	349,136	357,172
Interfund Loans	-	-	-	-	(5,700)	15,000	15,000	15,000	15,000	15,000	15,000
Intergovernmental & Other	-	-	-	-	602	592	522	-	-	-	-
Interest Income	3,461	2,396	1,544	543	2,412	3,360	793	-	-	-	-
Debt Service	(215,867)	(255,623)	(268,477)	(270,518)	(268,449)	(268,358)	(268,774)	(328,619)	(367,615)	(346,532)	(346,072)
Issuance of Bonds/Notes	925,709	-	-	3,396	-	-	-	-	-	-	-
Acquisition of Capital Assets	(927,252)	(15,457)	-	(16,094)	(2,629)	(12,829)	(6,250)	-	-	-	-
Transfers	(37,700)	(130,000)	(120,000)	(120,000)	90,000	(80,000)	(70,000)	(55,000)	(37,000)	(37,000)	(20,000)
Net Increase in Cash	(37,549)	(176,922)	(106,228)	(129,060)	280,744	56,700	91,956	(4,207)	(48,331)	(19,396)	6,100
Cash Beginning of Year	473,449	435,900	258,978	152,750	23,690	304,434	360,796	452,752	448,545	400,214	380,818
Cash End of Year	435,900	258,978	152,750	23,690	304,434	361,134	452,752	448,545	400,214	380,818	386,918
Due from other funds balance:							73,700	58,700.00	43,700.00	28,700.00	13,700.00
Base Rate - Residential:		8.50	8.50	9.50	9.50	9.69	9.88	10.08	10.28	10.49	10.70
Base Rate - Commercial:		9.50	9.50	10.00	10.00	10.20	10.40	10.61	10.82	11.04	11.26
Flow Charge:		3.90	3.90	3.90	3.90	3.98	4.06	4.22	4.30	4.39	4.48
Average 5,000 gal/mo Res:		28.00	28.00	29.00	29.00	29.58	30.17	31.18	31.80	32.44	33.09
Average 5,000 gal/mo Comm:		29.00	29.00	29.50	29.50	30.09	30.69	31.71	32.34	32.99	33.65



City of Annandale, Minnesota Sanitary Sewer Debt Payments							Total Annual Debt Service	New Projects									
										Lake John							
2008B	2011A Bonds	2011B Rfdg	2012A Rfdg	2015 PFA	2008 PFA		TOTAL:	D/S	TH 24 Debt	Lake John	Extension	Business Park					
2018	17,000	20,000	40,000	67,000	7,160	1,113,800	1,264,960	1,120,960.00	-	-	-	-					
2019	17,000	20,000	40,000	67,000	7,100	1,114,509	1,265,609	1,121,609.20	-	-	-	-					
2020	17,000	20,000	40,000	67,000	7,040	1,114,752	1,265,792	1,121,792.20	-	-	-	-					
2021	17,000	20,000	40,000	67,000	6,980	1,114,529	1,265,509	1,121,509.00	-	-	-	-					
2022	17,000	20,000	-	67,000	6,920	1,113,840	1,224,760	1,170,433.56	49,673.96	15,999.00	-	-					
2023	17,000	20,000	-	-	6,860	1,114,684	1,158,544	1,238,411.96	49,673.96	67,194.00	-	-					
2024	17,000	20,000	-	-	6,800	1,114,018	1,157,818	1,391,698.85	49,673.96	78,239.00	37,526.69	105,441.40					
2025	-	20,000	-	-	6,740	1,113,893	1,140,633	1,330,102.25	49,673.96	16,827.00	37,526.69	105,441.40					
2026	-	20,000	-	-	6,680	1,114,198	1,140,878	1,375,986.32	36,140.23	76,000.00	37,526.69	105,441.40					
2027	-	20,000	-	-	6,620	-	26,620	261,728.32	36,140.23	76,000.00	37,526.69	105,441.40					
2028	-	20,000	-	-	7,560	-	27,560	262,668.32	36,140.23	76,000.00	37,526.69	105,441.40					
2029	-	20,000	-	-	7,490	-	27,490	262,598.32	36,140.23	76,000.00	37,526.69	105,441.40					
2030	-	20,000	-	-	7,420	-	27,420	262,528.32	36,140.23	76,000.00	37,526.69	105,441.40					
2031	-	15,000	-	-	7,350	-	22,350	262,458.32	36,140.23	76,000.00	37,526.69	105,441.40					
2032	-	10,000	-	-	7,280	-	17,280	262,388.32	36,140.23	76,000.00	37,526.69	105,441.40					
2033	-	-	-	-	7,210	-	7,210	262,318.32	36,140.23	76,000.00	37,526.69	105,441.40					
2034	-	-	-	-	7,140	-	7,140	262,248.32	36,140.23	76,000.00	37,526.69	105,441.40					
2035	-	-	-	-	7,070	-	7,070	262,178.32	36,140.23	76,000.00	37,526.69	105,441.40					
2036	-	-	-	-	-	-	-	255,108.32	36,140.23	76,000.00	37,526.69	105,441.40					
2037	-	-	-	-	-	-	-	255,108.32	36,140.23	76,000.00	37,526.69	105,441.40					
2038	-	-	-	-	-	-	-	255,108.32	36,140.23	76,000.00	37,526.69	105,441.40					
2039	-	-	-	-	-	-	-	255,108.32	36,140.23	76,000.00	37,526.69	105,441.40					
2040	-	-	-	-	-	-	-	255,108.32	36,140.23	76,000.00	37,526.69	105,441.40					
2041	-	-	-	-	-	-	-	281,675.87	62,707.78	76,000.00	37,526.69	105,441.40					
2042	-	-	-	-	-	-	-	218,968.09	-	76,000.00	37,526.69	105,441.40					
2043	-	-	-	-	-	-	-	142,968.09	-	-	37,526.69	105,441.40					
2044	-	-	-	-	-	-	-	-	-	-	-	-					
85,000.00							285,000.00	160,000.00	335,000.00	127,420.00	10,028,223.00	11,054,643.00	15,272,771.87	803,507.07	1,470,259.00	750,533.85	2,108,827.95

City of Anandale, Minnesota Sewer Fund Analysis		Audited							Projected			
		2023 and on										
Annual Inflation Rate:	1.50%	1.50%										
Sales Growth Rate:	2.50%	4.00%										
Operating Revenues	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
Sewer Charges	389,423	385,472	412,699	500,318	507,332	532,034	589,885	589,885	613,480	638,020	663,540	
Treatment Charges	424,068	464,390	506,730	507,570	496,712	544,388	589,885	589,885	613,480	638,020	663,540	
Levy for Housing Program	-	-	-	-	12,500	-	22,500	-	-	-	-	
SAC Charges	74,700	13,735	16,400	195,550	82,851	-	70,609	77,900	32,800	32,800	32,800	
Total Operating Revenue	888,190	863,597	935,829	1,203,438	1,099,395	1,076,422	1,272,879	1,257,670	1,259,761	1,308,839	1,359,881	
	829,403	871,304	942,954	1,219,482	998,760							
Operating Expenses												
Wages & Salaries	172,575	184,426	194,845	188,946	198,839	217,358	208,988	212,123	215,305	218,534	221,812	
Materials & Supplies	5,841	3,487	1,740	-	7,840	7,373	13,083	13,279	13,478	13,681	13,886	
Repairs & Maintenance	32,274	14,490	20,494	21,425	25,632	17,420	19,446	19,738	20,034	20,334	20,639	
Insurance	12,139	12,847	12,144	9,982	9,987	10,281	10,586	10,745	10,906	11,070	11,236	
Electricity	17,117	10,548	12,185	12,231	14,610	13,451	13,829	14,036	14,247	14,461	14,678	
Wastewater Commission Charges	630,625	737,072	738,486	871,318	805,872	864,912	621,257	766,500	756,000	784,000	812,000	
Contracted Services	3,969	4,263	4,036	4,378	5,409	5,021	4,473	4,540	4,608	4,677	4,747	
Depreciation	117,589	123,010	118,779	118,151	116,672	116,548	115,262	115,262	115,262	115,262	115,262	
Professional Services	4,925	7,690	5,457	5,818	13,091	12,655	6,350	6,445	6,542	6,640	6,740	
Billing	-	-	-	-	-	-	-	-	-	-	-	
Miscellaneous	12,041	12,622	21,873	15,245	59	2,087	(37)	-	-	-	-	
Total Operating Expenses	1,009,095	1,110,455	1,130,039	1,247,494	1,198,011	1,267,106	1,013,237	1,162,668	1,156,382	1,188,659	1,221,000	
Operating Income	(120,905)	(246,858)	(194,210)	(44,056)	(98,616)	(190,684)	259,642	95,002	103,379	120,181	138,881	
Net Cash from Operations	(48,259)	(89,335)	(70,991)	69,785	77,305	250,654	283,022	210,264	218,641	235,443	254,143	
Interfund Loans	104,704	188,300	248,286	33,986	(2,776)	(55,152)	(83,998)	(50,000)	(50,000)	-	(50,000)	
Reimbursements (Commission)	1,158,771	1,163,468	1,170,347	1,173,786	1,114,509	1,114,752	1,114,529	1,178,840	1,178,840	1,179,018	1,178,893	
Intergovernmental & Other	501,436	-	-	-	522	592	522	-	-	-	-	
Interest Income	(36)	(2,169)	(5,225)	4,594	3,354	2,336	1,726	-	-	-	-	
Debt Service	(1,114,097)	(1,118,128)	(1,121,889)	(1,120,960)	(1,134,219)	(1,124,305)	(1,121,509)	(1,170,434)	(1,238,412)	(1,391,699)	(1,330,102)	
Issuance of Bonds/Notes	91,209	34,150	-	-	-	-	-	-	-	-	-	
Acquisition of Capital Assets	(597,688)	(15,456)	-	(16,501)	(28,088)	-	(6,250)	-	-	-	-	
Transfers	(77,500)	(185,000)	(149,000)	(149,000)	(93,000)	(144,000)	(144,000)	(104,000)	(37,000)	(37,000)	(20,000)	
Net Increase in Cash	18,540	(24,170)	71,528	(4,310)	(62,393)	44,877	44,042	64,670	72,069	(14,239)	32,934	
Cash Beginning of Year	75,013	93,553	69,383	140,911	62,393	110,733	150,610	194,652	259,322	331,390	317,152	
Cash End of Year	93,553	69,383	140,911	136,601	-	155,610	194,652	259,322	331,390	317,152	350,086	
Due to other funds balance							(276,500)	(226,500.00)	(176,500.00)	(176,500.00)	(126,500.00)	
Base Rate - Residential:		13.50	13.50	14.50	14.50	14.86	15.23	15.61	16.24	16.89	17.56	
Base Rate - Commercial:		14.00	14.00	15.00	15.00	15.38	15.76	16.15	16.80	17.47	18.17	
Collection Flow Charge:		2.60	2.60	3.60	3.60	3.69	3.78	3.88	4.03	4.19	4.36	
WWTP Flow Charge:		7.00	7.00	7.00	7.00	7.18	7.35	7.54	7.84	8.15	8.48	
Average 5,000 gal/mo Res:		61.50	61.50	67.50	67.50	69.19	70.92	72.69	75.60	78.62	81.77	
Average 5,000 gal/mo Comm:		62.00	62.00	68.00	68.00	69.70	71.44	73.23	76.16	79.20	82.37	

**City of Annandale, Minnesota**  
**Debt Payments Funded by Tax Levy**

Year	2008B Imp	2008A CIP	2019B	2011B Rfdg	2012A Rfdg	2020B Rfdg	2016 Equip Cert	2022A Eq Cert	Annual Total:
2018	20,000.00	78,112.50	100,000.00	50,000.00	108,000.00	10,000.00	58,528.00	-	424,640.50
2019	20,000.00	75,400.00	100,000.00	50,000.00	128,000.00	10,000.00	58,373.00	-	441,773.00
2020	20,000.00	72,600.00	100,000.00	55,000.00	128,000.00	10,000.00	58,197.00	-	443,797.00
2021	20,000.00	74,700.00	100,000.00	55,000.00	128,000.00	13,310.00	57,598.00	-	448,608.00
2022	20,000.00	76,600.00	100,000.00	-	28,000.00	14,720.00	-	-	239,320.00
2023	20,000.00	-	100,000.00	-	-	15,417.00	-	84,550.00	219,967.00
2024	20,000.00	-	100,000.00	-	-	15,047.00	-	84,550.00	219,597.00
2025	-	-	100,000.00	-	-	14,678.00	-	84,550.00	199,228.00
2026	-	-	100,000.00	-	-	15,358.00	-	84,550.00	199,908.00
2027	-	-	100,000.00	-	-	14,973.00	-	84,550.00	199,523.00
2028	-	-	100,000.00	-	-	15,637.00	-	84,550.00	200,187.00
2029	-	-	100,000.00	-	-	15,236.00	-	84,550.00	199,786.00
2030	-	-	100,000.00	-	-	14,834.00	-	84,550.00	199,384.00
2031	-	-	95,000.00	-	-	15,482.00	-	-	110,482.00
2032	-	-	85,000.00	-	-	15,065.00	-	-	100,065.00
2033	-	-	-	-	-	14,647.00	-	-	14,647.00
2034	-	-	-	-	-	15,279.00	-	-	15,279.00
2035	-	-	-	-	-	15,896.00	-	-	15,896.00
2036	-	-	-	-	-	15,446.00	-	-	15,446.00
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
	140,000.00	377,412.50	1,480,000.00	210,000.00	520,000.00	271,025.00	232,696.00	676,400.00	3,907,533.50

# Available Levy Capacity Applied to Projects

	Available Levy Capacity	TH 24	Business Park Land	Fire Truck	Business Park Roads	Hemlock	Remaining Levy Capacity
2022	209,288.00	-	-	-	-	-	209,288.00
2023	313,000.00	(18,805.51)	(38,533.51)	(84,550.00)	-	(49,000.00)	122,110.98
2024	313,000.00	(18,805.51)	(38,533.51)	(84,550.00)	(122,110.98)	(49,000.00)	-
2025	333,000.00	(18,805.51)	(38,533.51)	(84,550.00)	(142,110.98)	(49,000.00)	-
2026	333,000.00	(18,805.51)	(38,533.51)	(84,550.00)	(142,110.98)	(49,000.00)	-
2027	333,000.00	(18,805.51)	(38,533.51)	(84,550.00)	(142,110.98)	(49,000.00)	-
2028	333,000.00	(18,805.51)	(38,533.51)	(84,550.00)	(142,110.98)	(49,000.00)	-
2029	333,000.00	(18,805.51)	(38,533.51)	(84,550.00)	(142,110.98)	(49,000.00)	-
2030	333,000.00	(18,805.51)	(38,533.51)	(84,550.00)	(142,110.98)	(49,000.00)	-
2031	338,000.00	(18,805.51)	(38,533.51)	-	(231,660.98)	(49,000.00)	-
2032	348,000.00	(18,805.51)	(38,533.51)	-	(241,660.98)	(49,000.00)	-
2033	433,000.00	-	-	-	(384,000.00)	(49,000.00)	-
2034	433,000.00	-	-	-	(384,000.00)	(49,000.00)	-
2035	433,000.00	-	-	-	(384,000.00)	(49,000.00)	-
2036	433,000.00	-	-	-	(384,000.00)	(49,000.00)	-
2037	433,000.00	-	-	-	(384,000.00)	(49,000.00)	-
2038	433,000.00	-	-	-	(384,000.00)	(49,000.00)	-
2039	433,000.00	-	-	-	(384,000.00)	(49,000.00)	-
2040	433,000.00	-	-	-	(384,000.00)	(49,000.00)	-
2041	433,000.00	-	-	-	(384,000.00)	(49,000.00)	-
2042	433,000.00	-	-	-	(384,000.00)	(49,000.00)	-
	7,849,288.00	(188,055.13)	(385,335.09)	(676,400.00)	(5,288,098.80)	(980,000.00)	

## Project Costs:

TH 24	188,055.13
BP Land	385,335.09
Fire Truck	522,449.06
Business Park	<b>TBD</b>
Hemlock	659,726.30

**RESOLUTION ORDERING PREPARATION OF  
REPORT ON IMPROVEMENT  
CITY OF ANNANDALE, MINNESOTA  
RESOLUTION NO. 2022-\_\_**

WHEREAS, it is proposed to extend city sanitary sewer and water utilities to the Lake John Development from approximately 850 feet east of Douglas Drive to Nevens Avenue NW by the construction of watermain, water services, sanitary sewer forcemain, and a lift station

And to assess the benefitted property for all or a portion of the cost of the improvement, pursuant to Minnesota Statutes, Chapter 429.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ANNANDALE, MINNESOTA:

That the proposed improvement be referred to Bolton & Menk, Inc. for study and that Bolton & Menk, Inc. is instructed to report to the council with all convenient speed advising the council in a preliminary way as to whether the proposed improvement is feasible and as to whether it should best be made as proposed or in connection with some other improvement, and the estimated cost of the improvement as recommended.

Adopted by the council the 13th day of June, 2022.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Administrator

The motion for the adoption of the foregoing resolution was duly seconded by member \_\_\_\_\_, and upon vote being taken thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA  
CITY OF ANNANDALE  
COUNTY OF WRIGHT

I, the undersigned, being the duly qualified and acting Clerk of the City of Annandale, 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 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 ordering the preparation of a report for an improvement.

WITNESS my hand and the seal of said City this 13th day of June, 2022.

(SEAL)

---

City Administrator

**EXTRACT OF MINUTES OF MEETING OF THE  
CITY COUNCIL OF THE  
CITY OF ANNANDALE, MINNESOTA**

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Annandale, Wright County, Minnesota, was duly held at Annandale City Hall in said City on the 13th day of June 2022, at 6:30 p.m.

The following members were present:

and the following were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption.

**RESOLUTION  
ORDERING IMPROVEMENT AND PREPARATION OF PLANS  
RESOLUTION NO. 2022-\_\_**

WHEREAS, the City of Annandale has received a preliminary plat for the Lake John Development and intends to extend trunk utilities to the development, the proposed improvement known as the Lake John Trunk Utility Extension along County Road 183 from a point approximately 850 feet east of Douglas Drive to the west line of Nevens Avenue NW by the construction of watermain, water services, sanitary sewer force main, and a lift station;

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ANNANDALE, MINNESOTA:

1. Such improvement is necessary.
2. Such improvement is hereby ordered as proposed in the council resolution adopted this the 13th day of June, 2022.
3. Bolton & Menk, Inc. is hereby designated as the engineer for this improvement. The engineer shall prepare plans and specifications for the making of such improvement.
4. The city council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax exempt bonds.

Adopted by the council this 13th day of June, 2022.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Administrator  
STATE OF MINNESOTA  
CITY OF ANNANDALE  
COUNTY OF WRIGHT

The motion for the adoption of the foregoing resolution was duly seconded by member \_\_\_\_\_, and upon vote being taken thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

I, the undersigned, being the duly qualified and acting Clerk of the City of Annandale, 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 related to ordering improvements and preparation of plans of proposed Lake John Trunk Utility Extension of said City.

WITNESS my hand and the seal of said City this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
City Administrator

(SEAL)





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& MENK**

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2040 Highway 12 East  
Willmar, MN 56201-5818

Ph: (320) 231-3956  
Fax: (320) 231-9710  
Bolton-Menk.com

## MEMORANDUM

**Date:** June 10, 2022  
**To:** Honorable Mayor Jonas  
Members of the City Council, City of Annandale  
**From:** Jared Voge, P.E.  
City Engineer  
**Subject:** Lake John Development  
Annandale, Minnesota  
BMI Project No.: 0W1.126149

---

At the November 8, 2021 City Council meeting, council passed a motion authorizing the preparation of a Feasibility Report for the extension of trunk utilities to the Lake John Development. In order to preserve the city's ability to levy assessments associated with the improvements, a Resolution Ordering Preparation of Report On Improvement has been enclosed for council adoption.

The Lake John Feasibility Report has been prepared for the extension of utilities to the Lake John Development. A copy of the report has been enclosed for your review. The report will be presented at the June 13, 2022 City Council meeting. Should council desire to move forward with the improvements, a Resolution Ordering Improvement And Preparation of Plans has been enclosed for council adoption.

If you have any questions, please call.

JAV/kp  
Enclosures

**RESOLUTION ORDERING PREPARATION OF  
REPORT ON IMPROVEMENT  
CITY OF ANNANDALE, MINNESOTA  
RESOLUTION NO. 2022-\_\_**

WHEREAS, it is proposed to extend city sanitary sewer and water utilities to the Lake John Development from approximately 850 feet east of Douglas Drive to Nevens Avenue NW by the construction of watermain, water services, sanitary sewer forcemain, and a lift station

And to assess the benefitted property for all or a portion of the cost of the improvement, pursuant to Minnesota Statutes, Chapter 429.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ANNANDALE, MINNESOTA:

That the proposed improvement be referred to Bolton & Menk, Inc. for study and that Bolton & Menk, Inc. is instructed to report to the council with all convenient speed advising the council in a preliminary way as to whether the proposed improvement is feasible and as to whether it should best be made as proposed or in connection with some other improvement, and the estimated cost of the improvement as recommended.

Adopted by the council the 13th day of June, 2022.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Administrator

The motion for the adoption of the foregoing resolution was duly seconded by member \_\_\_\_\_, and upon vote being taken thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

STATE OF MINNESOTA  
CITY OF ANNANDALE  
COUNTY OF WRIGHT

I, the undersigned, being the duly qualified and acting Clerk of the City of Annandale, 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 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 ordering the preparation of a report for an improvement.

WITNESS my hand and the seal of said City this 13th day of June, 2022.

(SEAL)

---

City Administrator

**EXTRACT OF MINUTES OF MEETING OF THE  
CITY COUNCIL OF THE  
CITY OF ANNANDALE, MINNESOTA**

Pursuant to due call and notice thereof, a regular meeting of the City Council of the City of Annandale, Wright County, Minnesota, was duly held at Annandale City Hall in said City on the 13th day of June 2022, at 6:30 p.m.

The following members were present:

and the following were absent:

Member \_\_\_\_\_ introduced the following resolution and moved its adoption.

**RESOLUTION  
ORDERING IMPROVEMENT AND PREPARATION OF PLANS  
RESOLUTION NO. 2022-\_\_**

WHEREAS, the City of Annandale has received a preliminary plat for the Lake John Development and intends to extend trunk utilities to the development, the proposed improvement known as the Lake John Trunk Utility Extension along County Road 183 from a point approximately 850 feet east of Douglas Drive to the west line of Nevens Avenue NW by the construction of watermain, water services, sanitary sewer force main, and a lift station;

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF ANNANDALE, MINNESOTA:

1. Such improvement is necessary.
2. Such improvement is hereby ordered as proposed in the council resolution adopted this the 13th day of June, 2022.
3. Bolton & Menk, Inc. is hereby designated as the engineer for this improvement. The engineer shall prepare plans and specifications for the making of such improvement.
4. The city council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of tax exempt bonds.

Adopted by the council this 13th day of June, 2022.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Administrator  
STATE OF MINNESOTA  
CITY OF ANNANDALE  
COUNTY OF WRIGHT

The motion for the adoption of the foregoing resolution was duly seconded by member \_\_\_\_\_, and upon vote being taken thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

I, the undersigned, being the duly qualified and acting Clerk of the City of Annandale, 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 related to ordering improvements and preparation of plans of proposed Lake John Trunk Utility Extension of said City.

WITNESS my hand and the seal of said City this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
City Administrator

(SEAL)

# Lake John Development

## Feasibility Report

---

City of Annandale, Minnesota  
June 2022

**Submitted by:**

Bolton & Menk, Inc.  
2040 Highway 12 East  
Willmar, MN 56201  
P: (320) 231-3956  
F: (320) 231-9710



**BOLTON  
& MENK**

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# Certification

Feasibility Report

For

Lake John Development

City of Annandale, Minnesota  
0W1.126149

June 2022

**PROFESSIONAL ENGINEER**

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.

Signature: \_\_\_\_\_

Typed or Printed Name: Jared Voge

Date: \_\_\_\_\_ License Number: 45063

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## **I. PROJECT INTRODUCTION**

### **A. PURPOSE**

The City of Annandale received a development application for property on the eastern side of Lake John near the intersection of Nevens Avenue Northwest and Harrison Street West. City utilities do not exist adjacent to the property. The purpose of this report is to identify the improvements necessary to extend city utilities to the development and the associated cost.

### **B. SCOPE**

The proposed development includes 32.6 acres and 22 lots. The improvements include a watermain extension from 580 feet east of Douglas Drive to the proposed development location. In addition, a lift station is proposed near the intersection of CR 183 and the primary street within the development. Included with the lift station will be the installation of a force main from the proposed development to an existing sanitary manhole 850 feet east of Douglas Drive.

## **II. EXISTING CONDITIONS**

### **A. PROPOSED DEVELOPMENT AREA**

The proposed development area is currently used as agricultural land with one existing building site in the southwest corner. Nevens Avenue NW runs along the western edge of the property between Lake John and the remainder of the property and CR 183 runs along the southern edge of the property. The property is 32.6 acres with 6.2 acres of wetland. Currently there are no City utilities near the property. The existing building site has a well and septic system and overhead electric service.

### **B. CITY UTILITIES**

The City currently has sewer and water service throughout the Southbrook and Triplett Farms developments roughly 3/4 of a mile and 1 mile from the proposed development, respectively. The City also has sewer and water service on CR 183 roughly 1.25 miles from the proposed development. The existing sanitary sewer within the Southbrook development ranges from 8 inches to 10 inches in diameter and watermain ranges from 8 inches to 6 inches in diameter. The Southbrook development includes one lift station that pumps the sewer to the Triplett Farms development where it is conveyed by gravity to another lift station and is pumped again to the City's main lift station. The existing sanitary sewer in the Triplett Farms development is 8 inches in diameter and the watermain is 8 inches in diameter. The sewer in the Triplett Farms development flows to the development lift station where it is pumped and conveyed by gravity to a second city lift station where it is pumped again to the City's main lift station. The sewer main on CR 183 is 8 inches in diameter and the watermain is 12 inches in diameter. The sewer flows by gravity to a lift station within the city where it is pumped to the City's main lift station.

### III. PROPOSED IMPROVEMENTS

#### A. PROPOSED DEVELOPMENT AREA

The proposed development will include 23 lots, 12 of which will have lake frontage. Existing Nevens Ave. NW will be removed and relocated to run through the middle of the proposed development site. The Nevens Ave. NW and CR 183 intersection will be removed and replaced with a perpendicular intersection. See Figure 2 for a layout of the proposed development and intersection.

#### B. CITY WATERMAIN

City water will be brought to the site by running watermain along the north side of CR 183 within the right of way to avoid disturbing the existing roadway. Based on discussions with Wright County, the existing right of way on CR 183 is 66 feet or 33 feet from centerline. Depending on existing private utility locations, the watermain layout may be adjusted to the south side of CR 183. The watermain will be connected to the existing City water system on CR 183 roughly 580 feet east of Douglas Drive. The watermain will also be connected to an existing capped line at the intersection of CR 183 and Douglas Drive to provide a loop for the Triplett Farms Development. A stub and a hydrant will be installed at the intersection of CR 183 and Morrison Ave. to provide an opportunity for future looping of the existing watermain system in the development. The watermain will be constructed using 12-inch, 8-inch, and 6-inch diameter pipe. Portions of the watermain under wetlands and streams will require trenchless construction while the remainder can be installed using the open-cut method. The open-cut watermain pipe material will be C-900 PVC pipe and the trenchless watermain pipe material will be High-Density Polyethylene (HDPE). The stream and CR 183 crossings will also require a casing. The wetland crossings will require a wetland delineation study to determine the extent of wetland disturbance during construction. The proximity of the watermain to Saint John's Cemetery and possibly undisturbed fields may require a Phase 1 Archeological Study to determine if there are any significant archeological sites in the project area. See Figures 2-4 for an overview of the watermain location.

During the preparation of this report, township residents along the west side of Nevens Avenue NW, north of 73<sup>rd</sup> Street NW, inquired about city water service. Watermain and water services could be provided by connecting to the improvements described above and extending them south along the west side of Nevens Avenue NW to 73<sup>rd</sup> Street NW.

#### C. CITY SANITARY SEWER

Gravity sewer will be installed by the developer throughout the proposed development and for existing properties near the southwest corner of the proposed development. The gravity sewer will flow to a new lift station that proposed near the intersection of CR 183 and the proposed Nevens Ave. NW., Outlot C of the proposed development. The proposed lift station rim elevation is estimated at 1060.0 with an influent pipe invert of 1030.3. The bottom of the lift station will be at an elevation of 1025. This location and design will provide service to the proposed development and surrounding area, approximately 312 acres. The force main from the proposed lift station will run along the north side of CR 183 within county right-of-way and discharge into the existing city sewer manhole on CR 183 roughly 850 feet east of Douglas Drive. Based on discussions with Wright County, the existing right of way on CR 183 is 66 feet or 33 feet from centerline. The force main pipe diameter is 6-inch. Portions of the force main under wetlands and streams will require trenchless construction while the remainder can be installed using the open cut method. The open-cut force main pipe material will be C-900 PVC pipe and the trenchless force main pipe material will be HDPE. The stream crossing will require a casing. The wetland crossings will require a wetland delineation study to determine the extent of wetland disturbance during construction. The proximity of the force main to Saint John's Cemetery and possibly undisturbed fields may require a Phase 1 Archeological Study to determine if there are any significant archeological

sites in the project area. See Figures 2-4 for the lift station and force main locations.

During the preparation of this report, township residents along the west side of Nevens Avenue NW, north of 73<sup>rd</sup> Street NW, inquired about city sewer service. Gravity sanitary sewer and services could be provided by connecting to the improvements described above and extending them south along the west side of Nevens Avenue NW to 73<sup>rd</sup> Street NW.

## IV. ESTIMATED COSTS

### A. ESTIMATED PROJECT COSTS

The estimated costs are shown in the table below. The estimated construction costs include a 5% contingency factor for unforeseen items of work and changes in unit prices. The unit prices for each item of work are based on previous projects similar in nature and are subject to change. Also included are estimated engineering, administration, and legal costs. Final costs will be determined based on bid prices for the work. See **Appendix A** for an itemized breakdown of the preliminary cost estimate.

Table 1 – Estimated Costs – Utility Extension to Lake John	
Project	Cost
Watermain Construction	\$1,686,771.50
Lift Station and Force Main Construction	\$1,753,968.00
<b>Total</b>	<b>\$3,440,739.50</b>

Table 2 – Estimated Costs – Nevens Avenue NW Utilities	
Project	Cost
Watermain Construction	\$398,637.50
Sanitary Sewer Construction	\$474,175.50
<b>Total</b>	<b>\$872,813.00</b>

## V. FUNDING

### A. TRUNK AREA CHARGES

The preliminary watermain and lift station design provides service to an area larger than the proposed Lake John Development. The proposed design will provide an opportunity for existing building sites to connect to City sewer and water as well as future developments. Connection to the sewer system will be by gravity. A direct connection to the proposed force main will not be permitted. Because the surrounding area benefits from the lift station and watermain construction, Trunk Area Charges will be based on the percentage of parcel area within the available service area. Figure 5 shows the lift station service area. Table 2 describes the lift station and watermain service areas. **Appendix C** contains a detailed preliminary Trunk Area Charge breakdown.

<b>Table 3 – Preliminary Utility Service Areas</b>		
<b>Description</b>	<b>Approximate Area (Acres)</b>	<b>Percent of Total Area</b>
Total Preliminary Utility Service Area	330	N/A
National Wetland Inventory Area – Cannot Be Developed	18	5.5%
Available Utility Service Area	312	N/A
Lake John Development Area – As Platted	32	10.3%
Remaining Available Utility Service Area	280	89.7%

Since the Lake John Development consists of approximately 11% of the service area, the remaining 89% of the project costs must be funded by the city. As property develops within the service area, city funds will be reimbursed by the benefiting development.

#### B. NEVENS SERVICE EXTENSION FEES

Should sanitary sewer and watermain be extended along Nevens Avenue NW, the properties benefiting from the improvements would be charged for each utility and corresponding service. **Appendix C** contains a detailed preliminary breakdown of the associated charges.

## VI. CONCLUSION & IMPLEMENTATION SCHEDULE

#### A. CONCLUSION

The proposed improvements described in this report are feasible and necessary from an engineering standpoint. The economic feasibility of this project should be evaluated by the City and its financial consultant.

#### B. IMPLEMENTATION SCHEDULE

If this feasibility report is accepted by the City Council, the following schedule is proposed:

<b>Table 3 – Implementation Schedule</b>	
<b>Item</b>	<b>Completion Date</b>
City Council Orders Plans and Specifications	June 13, 2022
Delineate Wetlands	June - July 2022
Approve Plans and Specifications and Authorize Advertisement for Bids	August 2022
Bid Opening	September 2022
Accept Bids and Award Contract	September 2022
Construction	October 2022 – November 2023

## Appendix A: Preliminary Cost Estimates

**ENGINEER'S ESTIMATE**

LAKE JOHN DEVELOPMENT FEASIBILITY REPORT

CITY OF ANNANDALE, MN

BMI PROJECT NO. 0W1.126149

Item No.	Item	Estimated Quantity	Unit	Unit Price	Total Amount
----------	------	--------------------	------	------------	--------------

**BASE BID****WATERMAIN CONSTRUCTION**

1	MOBILIZATION	1	LUMP SUM	\$78,200.00	\$78,200.00
2	CLEARING AND GRUBBING	4	TREE	\$750.00	\$3,000.00
3	REMOVE BITUMINOUS PAVEMENT	703	SQ YD	\$4.50	\$3,163.50
4	AGGREGATE SURFACING CLASS 2	40	CY	\$95.00	\$3,800.00
5	BITUMINOUS PATCH SPECIAL	703	SQ YD	\$75.00	\$52,725.00
8	HYDRANT	16	EACH	\$6,000.00	\$96,000.00
9	6" GATE VALVE AND BOX	16	EACH	\$3,200.00	\$51,200.00
10	8" GATE VALVE AND BOX	2	EACH	\$3,800.00	\$7,600.00
11	12" GATE VALVE AND BOX	3	EACH	\$6,000.00	\$18,000.00
12	6" PVC WATERMAIN	107	LIN FT	\$75.00	\$8,025.00
13	8" PVC WATERMAIN (TRENCHLESS)	140	LIN FT	\$85.00	\$11,900.00
14	12" PVC WATERMAIN	3330	LIN FT	\$90.00	\$299,700.00
15	12" PVC WATERMAIN (TRENCHLESS)	2840	LIN FT	\$120.00	\$340,800.00
16	WATERMAIN FITTINGS	2709	POUND	\$17.00	\$46,053.00
17	CONNECT TO EXISTING WATERMAIN	2	EACH	\$2,800.00	\$5,600.00
10	14" MIN STEEL CASING	165	LIN FT	\$1,200.00	\$198,000.00
11	18" MIN STEEL CASING	50	LIN FT	\$1,500.00	\$75,000.00
12	TRAFFIC CONTROL	1	LUMP SUM	\$6,900.00	\$6,900.00
13	SALVAGE AND REINSTALL SIGN	7	EACH	\$300.00	\$2,100.00
14	SILT FENCE TYPE MACHINE SLICED	1180	LIN FT	\$3.00	\$3,540.00
15	STORM DRAIN INLET PROTECTION	1	EACH	\$200.00	\$200.00
16	SEEDING	7770	SY	\$3.50	\$27,195.00

**ESTIMATED WATERMAIN CONSTRUCTION COST** **\$1,338,701.50**

5% CONTINGENCY \$66,940.00

**TOTAL ESTIMATED WATERMAIN CONSTRUCTION COST** **\$1,405,641.50**

LEGAL, ENGINEERING, ADMINISTRATION, FINANCING, AND CONSTRUCTION ENGINEERING (20%): \$281,130.00

**TOTAL ESTIMATED WATERMAIN COST** **\$1,686,771.50****SANITARY SEWER CONSTRUCTION**

1	MOBILIZATION	1	LUMP SUM	\$91,800.00	\$91,800.00
2	CLEARING AND GRUBBING	4	TREE	\$750.00	\$3,000.00
3	REMOVE CURB AND GUTTER	15	LIN FT	\$20.00	\$300.00
4	REMOVE BITUMINOUS PAVEMENT	217	SQ YD	\$4.50	\$976.50
5	AGGREGATE SURFACING CLASS 2	40	CY	\$95.00	\$3,800.00
6	BITUMINOUS PATCH SPECIAL	217	SQ YD	\$75.00	\$16,275.00
7	CONCRETE CURB & GUTTER DESIGN B618	15	LIN FT	\$50.00	\$750.00
8	14" MIN STEEL CASING	105	LIN FT	\$1,200.00	\$126,000.00
9	CONSTRUCT AIR RELIEF MANHOLE	1	EACH	\$25,000.00	\$25,000.00
10	CASTING ASSEMBLY, SANITARY	1	EACH	\$1,000.00	\$1,000.00
11	CONNECT TO EXISTING SANITARY MANHOLE	1	EACH	\$3,000.00	\$3,000.00
12	6" PVC FORCE MAIN	3500	LIN FT	\$75.00	\$262,500.00
13	6" PVC FORCE MAIN (TRENCHLESS)	2900	LIN FT	\$85.00	\$246,500.00
14	FORCE MAIN FITTINGS	294	POUND	\$17.00	\$4,998.00
15	CONSTRUCT LIFT STATION	1	LUMP SUM	\$565,000.00	\$565,000.00
16	TRAFFIC CONTROL	1	LUMP SUM	\$8,100.00	\$8,100.00
17	SALVAGE AND REINSTALL SIGN	7	EACH	\$300.00	\$2,100.00
18	SILT FENCE TYPE MACHINE SLICED	1180	LIN FT	\$3.00	\$3,540.00
19	STORM DRAIN INLET PROTECTION	1	EACH	\$200.00	\$200.00
20	SEEDING	7771	SY	\$3.50	\$27,198.50

**ESTIMATED SANITARY SEWER CONSTRUCTION COST** **\$1,392,038.00**

5% CONTINGENCY \$69,600.00

**TOTAL ESTIMATED SANITARY SEWER CONSTRUCTION COST** **\$1,461,638.00**

LEGAL, ENGINEERING, ADMINISTRATION, FINANCING, AND CONSTRUCTION ENGINEERING (20%): \$292,330.00

**TOTAL ESTIMATED SANITARY SEWER COST** **\$1,753,968.00****TOTAL ESTIMATED PROJECT COST:** **\$3,440,739.50**

**ENGINEER'S ESTIMATE**

LAKE JOHN DEVELOPMENT FEASIBILITY REPORT  
 NEVENS AVENUE - HARRISON ST TO 73RD ST  
 CITY OF ANNANDALE, MN  
 BMI PROJECT NO. 0W1.126149

Item No.	Item	Estimated Quantity	Unit	Unit Price	Total Amount
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**BASE BID****WATERMAIN CONSTRUCTION**

1	MOBILIZATION	1	LUMP SUM	\$17,000.00	\$17,000.00
2	REMOVE BITUMINOUS PAVEMENT	175	SQ YD	\$4.50	\$787.50
3	BITUMINOUS PATCH SPECIAL	175	SQ YD	\$75.00	\$13,125.00
4	AGGREGATE SURFACING CLASS II	125	CY	\$95.00	\$11,875.00
5	HYDRANT	5	EACH	\$6,000.00	\$30,000.00
6	6" GATE VALVE AND BOX	5	EACH	\$3,200.00	\$16,000.00
7	8" GATE VALVE AND BOX	2	EACH	\$3,800.00	\$7,600.00
8	6" PVC WATERMAIN	50	LIN FT	\$75.00	\$3,750.00
9	8" PVC WATERMAIN	1510	LIN FT	\$85.00	\$128,350.00
10	WATERMAIN FITTINGS	471	POUND	\$17.00	\$8,007.00
11	CONNECT TO EXISTING WATERMAIN	1	EACH	\$2,800.00	\$2,800.00
12	1" TYPE PE SERVICE PIPE	550	LF	\$20.00	\$11,000.00
13	1" CORPORATION STOP AND SADDLE	25	EACH	\$600.00	\$15,000.00
14	1" CURB STOP AND BOX	25	EACH	\$900.00	\$22,500.00
15	TRAFFIC CONTROL	1	LUMP SUM	\$9,000.00	\$9,000.00
16	SILT FENCE TYPE MACHINE SLICED	300	LIN FT	\$3.00	\$900.00
17	SEEDING	5338	SY	\$3.50	\$18,683.00

**ESTIMATED WATERMAIN CONSTRUCTION COST** **\$316,377.50**

5% CONTINGENCY **\$15,820.00**

**TOTAL ESTIMATED WATERMAIN CONSTRUCTION COST** **\$332,197.50**

LEGAL, ENGINEERING, ADMINISTRATION, FINANCING, AND CONSTRUCTION ENGINEERING (20%): **\$66,440.00**

**TOTAL ESTIMATED WATERMAIN COST** **\$398,637.50**

**SANITARY SEWER CONSTRUCTION**

1	MOBILIZATION	1	LUMP SUM	\$17,000.00	\$17,000.00
2	REMOVE BITUMINOUS PAVEMENT	175	SQ YD	\$4.50	\$787.50
3	REMOVE CONCRETE DRIVEWAY PAVEMENT	10	SQ YD	\$10.00	\$100.00
4	BITUMINOUS PATCH SPECIAL	175	SQ YD	\$75.00	\$13,125.00
5	CONCRETE DRIVEWAY PAVEMENT	10	SQ YD	\$80.00	\$800.00
6	AGGREGATE SURFACING CLASS II	125	CY	\$95.00	\$11,875.00
7	CASTING ASSEMBLY, SANITARY	7	EACH	\$1,000.00	\$7,000.00
8	CONNECT TO EXISTING SANITARY MANHOLE	1	EACH	\$3,000.00	\$3,000.00
9	8" PVC SANITARY SEWER	1310	LIN FT	\$100.00	\$131,000.00
10	4" PVC SANITARY SERVICE PIPE	420	LIN FT	\$60.00	\$25,200.00
11	8" X 4" PVC WYE	21	EACH	\$1,000.00	\$21,000.00
12	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	187	LIN FT	\$625.00	\$116,875.00
13	TRAFFIC CONTROL	1	LUMP SUM	\$9,000.00	\$9,000.00
14	SILT FENCE TYPE MACHINE SLICED	300	LIN FT	\$3.00	\$900.00
15	SEEDING	5338	SY	\$3.50	\$18,683.00

**ESTIMATED SANITARY SEWER CONSTRUCTION COST** **\$376,345.50**

5% CONTINGENCY **\$18,800.00**

**TOTAL ESTIMATED SANITARY SEWER CONSTRUCTION COST** **\$395,145.50**

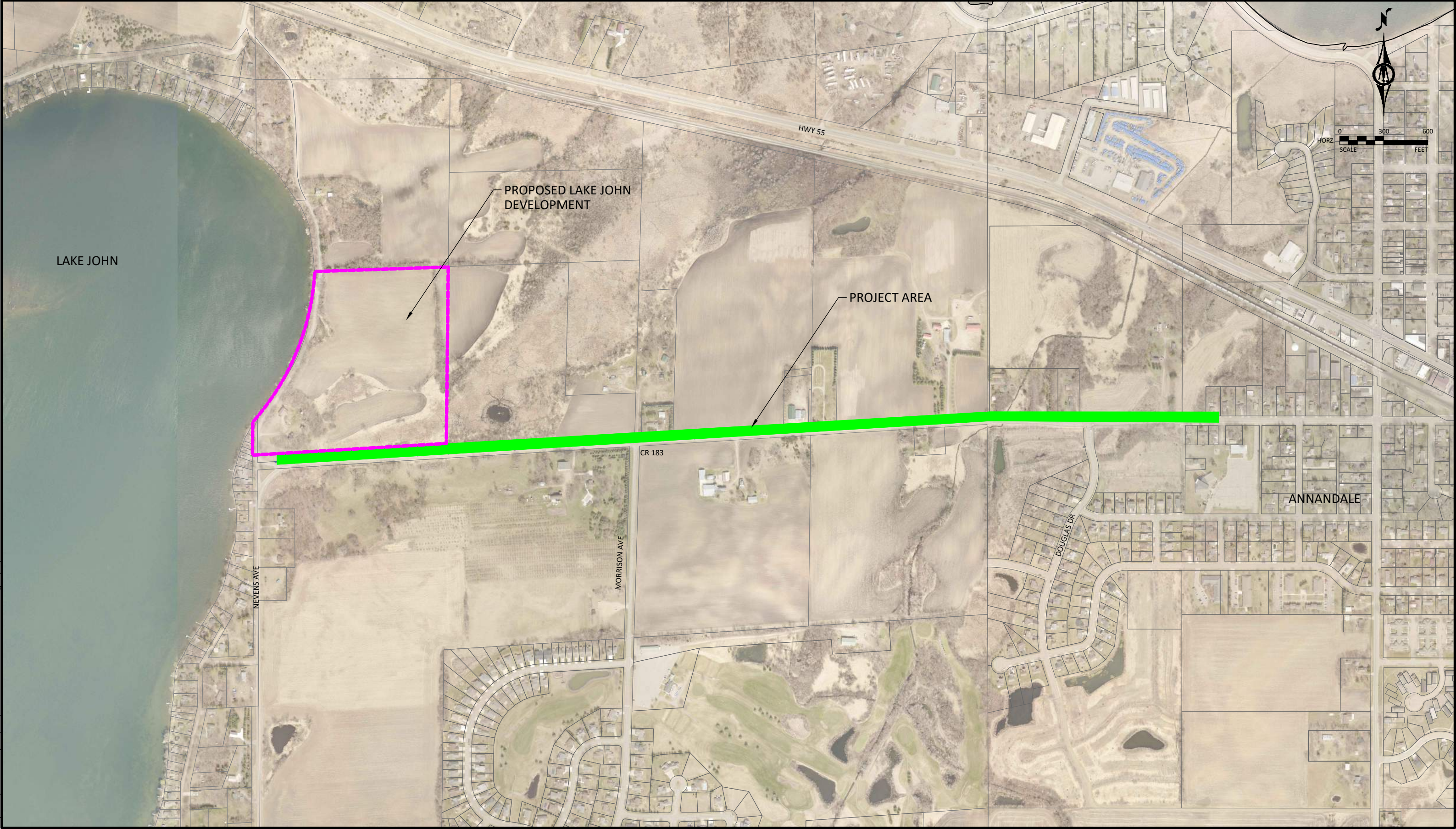
LEGAL, ENGINEERING, ADMINISTRATION, FINANCING, AND CONSTRUCTION ENGINEERING (20%): **\$79,030.00**

**TOTAL ESTIMATED SANITARY SEWER COST** **\$474,175.50**

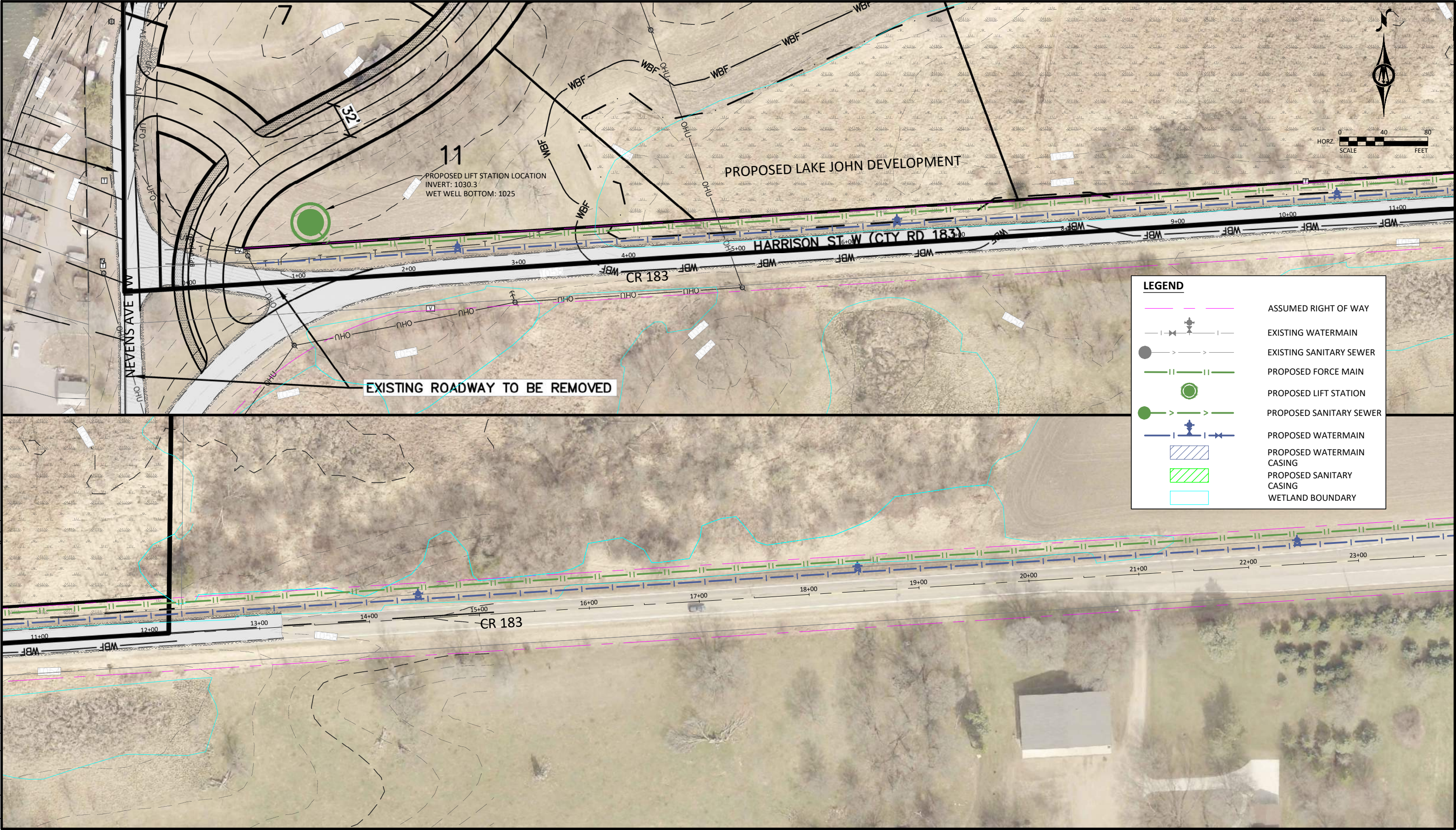
**TOTAL ESTIMATED PROJECT COST:** **\$872,813.00**

## Appendix B: Figures





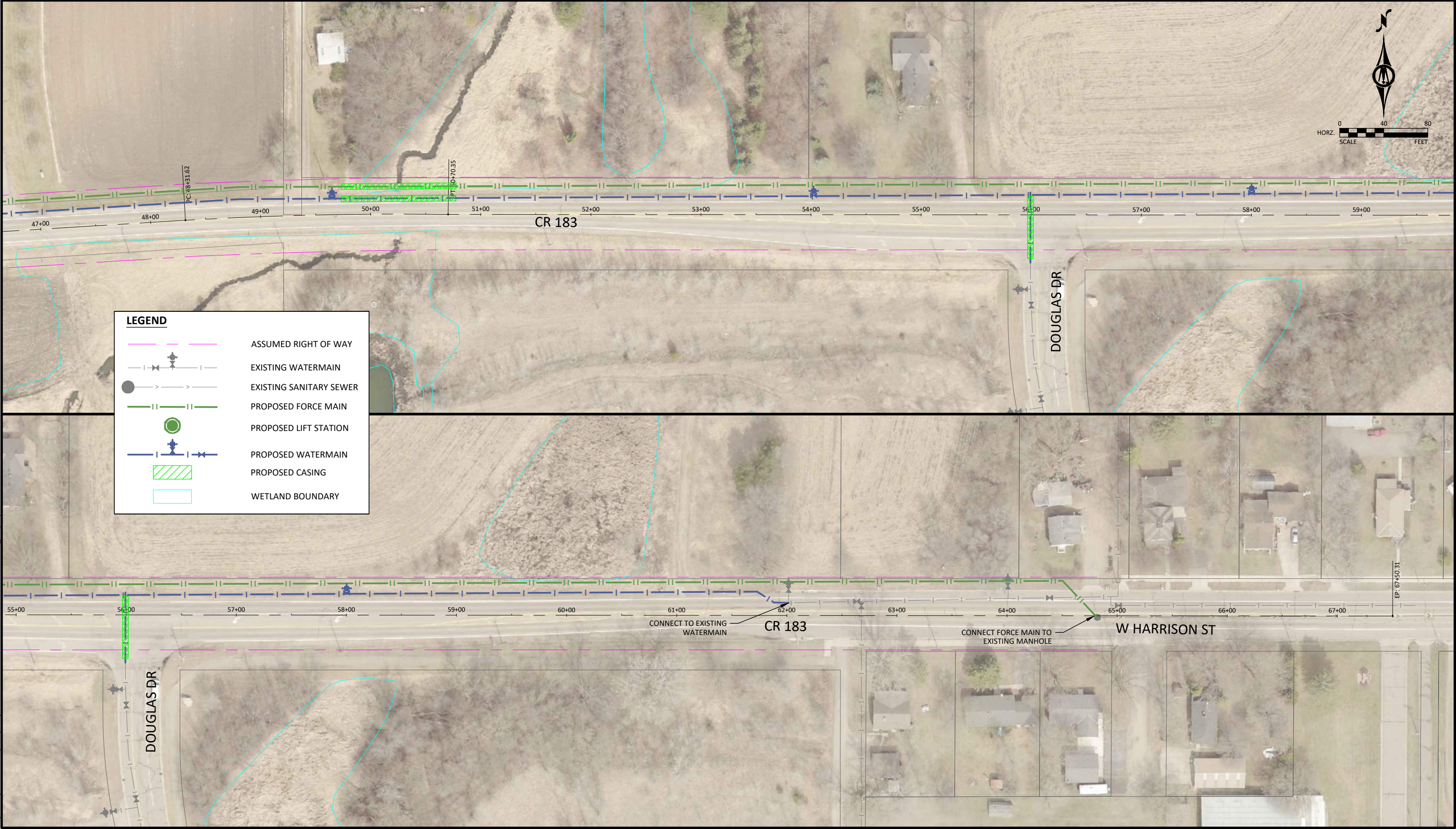




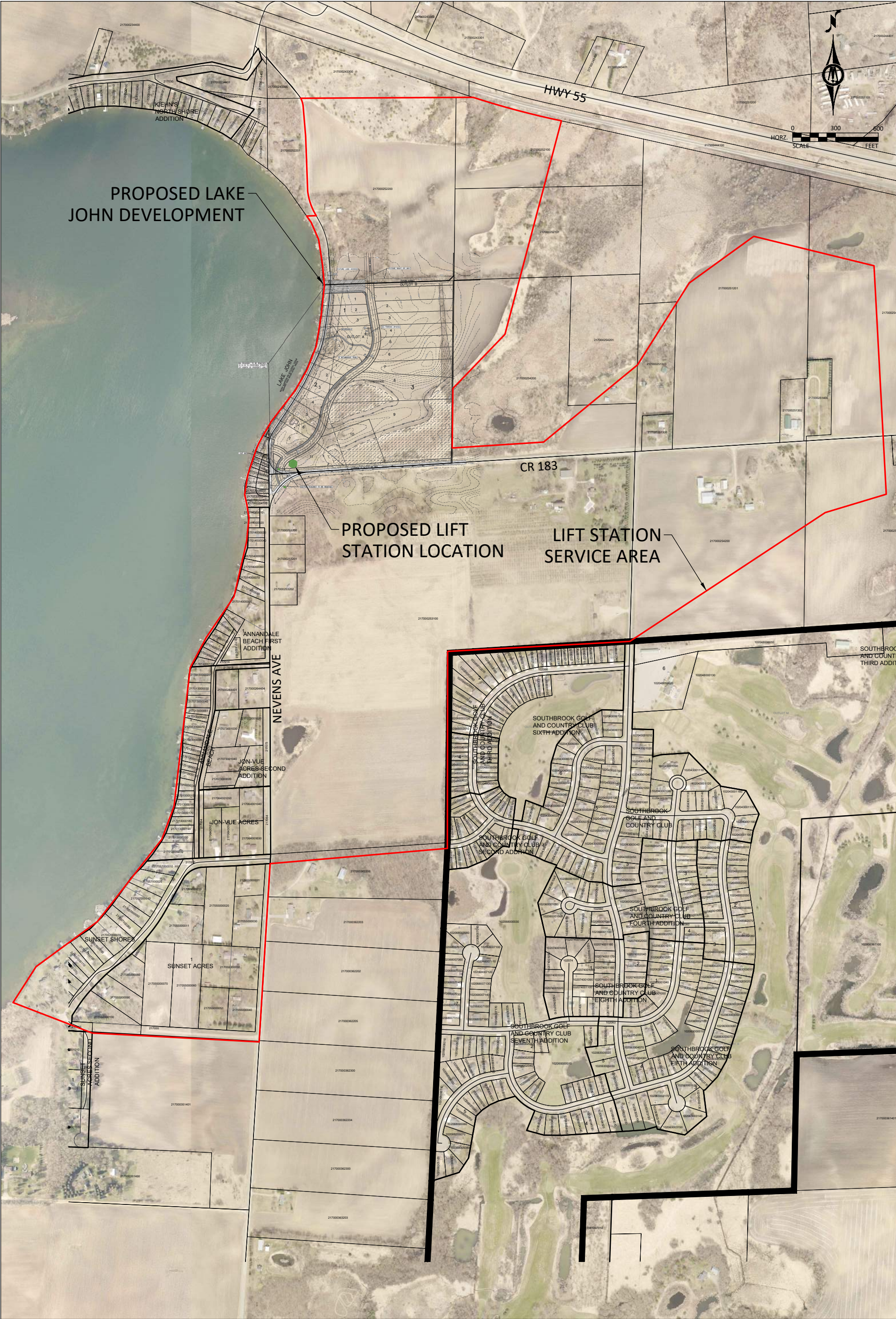














## Appendix C: Preliminary Trunk Area Charges

PARCEL ID	AREA (ACRES) SANITARY	AREA (ACRES) WATERMAIN	PERCENT OF WATERMAIN ELIGIBLE AREA	TRUNK WATERMAIN COST	PERCENT OF SANITARY SEWER ELIGIBLE AREA INCLUDING LAKE JOHN AREA	TRUNK SANITARY SEWER COST	TOTAL TRUNK AREA COST	TRUNK AREA WATERMAIN UNITS	TRUNK AREA WATERMAIN UNIT COST	TRUNK AREA SANITARY SEWER UNITS	TRUNK AREA SANITARY SEWER UNIT COST	TOTAL TRUNK AREA UNIT COST	WATERMAIN COST	WATER SERVICE COST	SANITARY SEWER MAIN COST	SANITARY SEWER SERVICE COST	TOTAL SANITARY AND WATER SERVICE COST	TOTAL PID COST
217000253100	108	108	32.47%	\$438,153.02	40.11%	\$562,780.16	\$1,000,933.18											\$1,000,933.18
217000252300	26	26	7.70%	\$103,901.15	9.51%	\$133,454.53	\$237,355.68											\$237,355.68
217000252200	29	29	8.75%	\$118,135.85	10.81%	\$151,738.12	\$269,873.97											\$269,873.97
217000252100	7	7	2.12%	\$28,672.18	2.62%	\$36,827.62	\$65,499.79											\$65,499.79
217000252101	6	6	1.75%	\$23,562.28	2.16%	\$30,264.28	\$53,826.56											\$53,826.56
217000254200	9	9	2.82%	\$38,040.31	3.48%	\$48,860.40	\$86,900.71											\$86,900.71
217000254201	1	1	0.31%	\$4,177.13	0.38%	\$5,365.27	\$9,542.40											\$9,542.40
217000251303	4	4	1.10%	\$14,802.47	1.35%	\$19,012.84	\$33,815.31											\$33,815.31
217000251201	26	26	7.95%	\$107,226.64	9.82%	\$137,725.91	\$244,952.55											\$244,952.55
217000254100	12	43	12.77%	\$172,357.49	4.58%	\$64,279.04	\$236,636.53											\$236,636.53
217000254102	6	26	7.66%	\$103,414.49	2.28%	\$32,035.34	\$135,449.83											\$135,449.83
217000254200	27	27	8.01%	\$108,078.28	9.89%	\$138,819.80	\$246,898.09											\$246,898.09
217055000020	3	0	0.00%	\$0.00	0.98%	\$13,790.30	\$13,790.30											\$13,790.30
217055000060	3	0	0.00%	\$0.00	1.01%	\$14,110.66	\$14,110.66											\$14,110.66
217055000070	3	0	0.00%	\$0.00	1.01%	\$14,110.13	\$14,110.13											\$14,110.13
102500302300	0	22	6.59%	\$88,895.91	0.00%	\$0.00	\$88,895.91											\$88,895.91
217000264100								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217072000010								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217072000020								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217072000030								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217072000040								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217072000050								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217072000060								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217072000070								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217072000080								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217014000010								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217014000020								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217014000030								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217014000040								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217014000050								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217014000060								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217014000070								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217014000080								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217014000090								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217000253200								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217000253201								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217000253202								1	\$3,790.50	1	\$4,032.11	\$7,822.61	\$16,095.83	\$2,635.87	\$19,829.79	\$2,750.00	\$41,311.49	\$49,134.10
217000251302								1	\$3,790.50	1	\$4,032.11	\$7,822.61		\$2,635.87			\$2,635.87	\$10,458.48
217000251300								1	\$3,790.50	1	\$4,032.11	\$7,822.61		\$2,635.87			\$2,635.87	\$10,458.48
217000264401								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217000264404								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217013000020								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217013000030								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217013000040								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217013000051								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217013000060								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217013000070								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217013000080								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217013000100								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217013000110								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217013000120								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217013000130								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217013000140								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217013000150								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217013000160								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217013000170								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217013000180								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217013000190								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217013000200								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
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217014000100								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217014000110								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217014000120								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61
217014000130								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61

PARCEL ID	AREA (ACRES) SANITARY	AREA (ACRES) WATERMAIN	PERCENT OF WATERMAIN ELIGIBLE AREA	WATERMAIN COST	PERCENT OF SANITARY SEWER ELIGIBLE AREA INCLUDING LAKE JOHN AREA	SANITARY SEWER COST	TOTAL TRUNK AREA COST	TRUNK AREA WATERMAIN UNITS	TRUNK AREA WATERMAIN UNIT COST	TRUANK AREA SANITARY SEWER UNITS	TRUNK AREA SANITARY SEWER UNIT COST	TOTAL TRUNK AREA UNIT COST	WATERMAIN COST	WATER SERVICE COST	SANITARY SEWER MAIN COST	SANITARY SEWER SERVICE COST	TOTAL SANITARY AND WATER SERVICE COST	TOTAL PID COST	
217014000140								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217014000150								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217014000162								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217055000010								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217055000011								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217055000030								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217055000031								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217055000040								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217055000050								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217055000051								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217055000080								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217055000081								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217055000090								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217055000100								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217057000010								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217057000020								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217057000040								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217057000050								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217057000060								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217057000070								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217057000090								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217057000100								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217057000110								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217057000120								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217057000130								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217057000150								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217057000160								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217057000170								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217064001010								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217064001020								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217064001030								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217064001040								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217064001050								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217073000010								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217073000020								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217073001010								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217073001020								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217073001030								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
217073001040								1	\$3,790.50	1	\$4,032.11	\$7,822.61						\$7,822.61	
102500302301								1	\$3,790.50	0	\$0.00	\$3,790.50				\$2,635.87		\$2,635.87	\$6,426.37
102500302302								1	\$3,790.50	0	\$0.00	\$3,790.50				\$2,635.87		\$2,635.87	\$6,426.37