WABASHA CITY COUNCIL

WABASHA CITY HALL
Tuesday, June 13, 2023

Special Council Meeting 4:00 PM

https://us02web.zoom.us/j/4919475141?pwd=N1N2dEU1UFhBdkZxZWMxQm9vOTFLUT09

Meeting ID: 491 947 5141
Passcode: 12345

One tap mobile
+13126266799,,4919475141#,,,,*12345# US (Chicago)
+16465588656,,4919475141#,,,,*12345# US (New York)

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+1 312 626 6799 US (Chicago)

Council member Dean Meurer will join the meeting by Zoom from 218 Main St W, Wabasha, MN 55981
Council member Tim Wallerich will join the meeting by Zoom from 618 10th Street E, Wabasha, MN 55981

All matters listed under "Consent Agenda" are considered to be routine by the City Council and will be entered by one motion. Unless requested by a Council Member or citizen, there will be no separate discussion on these items. If discussion is required regarding an item, that item will be removed from the Consent Agenda and will be considered separately.

1. ## Consent Agenda
    1. Approve amendment and lease for MN Department of Health Services to lease out storage space for trailers. and decontamination equipment.
    2. Accept Resignation by Justin Finley and Action to fill Public Works Tech Vacancy
2. ## General Business
    1. Resolution Setting Sale Date of Bonds (Athletic Field & Ineligible Costs)
    2. Accept Bids and Award Contract for Downtown Street Project
    3. Resolution Setting Public Hearing for Tax Abatement (Athletic Field)
    4. Bond Recommendations for Athletic Field & Street / Utility Projects from Mike Bubany, David Drown Associates Inc.
    5. Reconsider action on Ambulance Truck.
    6. WORKSHOP: Financial Planning for future joint building (Ambulance, City Hall, Fire, Police)
    7. Wabasha Fire Station Addition
    8. Special Meeting Date/ Rescheduled July Meeting
3. ## Adjournment

City Council Special **1. 1.**

Meeting Date: 06/13/2023

ITEM TITLE: Approve amendment and lease for MN Department of Health Services to lease out storage space for trailers. and decontamination equipment.

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

The City leases out space for the Department of Human Services for trailers related to the Reception Center. Tony Johnson negotiated increases over time based on market rate for heated storage in Southeastern Minnesota. This was under the general direction provided by Council to increase revenues where possible. The original price negotiated was $5.50 per square foot for 1200 square feet.

Year 1 = $6.25/sf

Year 2 = $7.00/sf

Year 3 = $7.75/sf

Years 4 and 5 = $8.50/sf

ACTION REQUIRED:

Approve amendment for leasing 1200 square feet of heated storage.

Attachments

Amendment for Approval

Original Agreement

STATE OF MINNESOTA

AMENDMENT OF LICENSE

Amendment No. **1**

License No. **L-389**

THIS AMENDMENT No. 1 to License No. L-389 is by and between the City of Wabasha, hereinafter referred to as LICENSOR, and the State of Minnesota, Department of Administration, hereinafter referred to as LICENSEE, acting for the benefit of the Department of Human Services.

WHEREAS, LICENSOR and LICENSEE entered into License No. L-389, dated July 19, 2018, involving the License of approximately one thousand two hundred (1,200) usable square feet of storage space in the building located at 700 10th Street West, Wabasha, Minnesota 55981;

WHEREAS, the parties deem certain amendments and additional terms and conditions mutually beneficial for the effective continuation of said License;

NOW THEREFORE, LICENSOR and LICENSEE agree to substitution and/or addition of the following terms and conditions, which shall become a part of License No. L-389 effective as of the date set forth herein.

1. **RENEWAL TERM** This License shall be renewed for a period of five (5) years, commencing August 1, 2023 and continuing through July 31, 2028 ("Renewal Term"), upon existing terms and conditions of this License except as otherwise provided herein.

2. **FEE**

2.1 Payment As Fee for the use of the Premises and in consideration for all covenants, representations and conditions of the License, LICENSEE shall pay LICENSOR for the Renewal Term the sum of forty five thousand six hundred and no/100 dollars ($45,600.00), according to the rent schedule set forth below:

LEASE PERIOD			SQUARE FEET	RATE PER SQ. FT.	MONTHLY PAYMENT	RENT FOR LEASE PERIOD
8/1/23	-	7/31/24	1,200	$6.25	$ 625.00	$ 7,500.00
8/1/24	-	7/31/25	1,200	$7.00	$ 700.00	$ 8,400.00
8/1/25	-	7/31/26	1,200	$7.75	$ 775.00	$ 9,300.00
8/1/26	-	7/31/27	1,200	$8.50	$ 850.00	$ 10,200.00
8/1/27	-	7/31/28	1,200	$8.50	$ 850.00	$ 10,200.00
					TOTAL	**$ 45,600.00**

2.2 Fee Billing Address LICENSOR shall mail or personally deliver all original bills and statements to LICENSEE at the following address:

Leasing Analyst
Department of Human Services
444 Lafayette Rd
PO Box 64990
St Paul MN 55164-0990

2.3 Fee Payment Address LICENSEE shall pay LICENSOR via electronic payment, or mail or deliver each monthly Fee payment set forth above at the end of the applicable calendar month to LICENSOR at the following address:

City Hall – Finance Department
900 Hiawatha Drive East
Wabasha, MN 55981

3. SURRENDER OF PREMISES

3.1 Deletion Section 7 of the License is hereby deleted and of no further force or effect and is replaced with the following Section 3.2.

3.2 Replacement LICENSOR and LICENSEE hereby agree that at the expiration or earlier termination of this License or extension thereof, any trailers, equipment and furniture, including, but not limited to, carts and/or any program equipment (hereinafter referred to as “Personal Property”), whether attached to the Premises by LICENSOR or by LICENSEE, shall remain the property of LICENSEE. LICENSEE shall remove its Personal Property, vacate and surrender possession of the Leased Premises to LICENSOR in as good condition as when LICENSEE took possession, ordinary wear, tear and damage by the elements excepted.

4. SMOKING

4.1 Deletion Section 15 of the License is hereby deleted and of no further force or effect and is replaced with the following Section 4.2.

4.2 Replacement Pursuant to Minn. Stat. §16B.24, subd. 9, LICENSOR and LICENSEE shall not permit smoking in the Premises. In addition, LICENSOR and LICENSEE shall not permit the use of e-cigarettes, chewing tobacco and vaping in the Premises.

5. NOTICES

5.1 Deletion Section 18 of the License is deleted and of no further force and effect and is replaced with the following Sections 5.2 and 5.3.

5.2 Replacement All notices or communications between LICENSOR and LICENSEE shall be in writing and deemed to have been given upon the occurrence of one of the following methods of delivery to the address noted in Section 5.3 below:

a. when personally delivered to the addressee, or

b. on the second business day after sender has deposited the registered or certified mailing with the US Postal Service, or

c. When delivered by email to the following: clerk@wabasha.org (provided such delivery or attempted delivery is confirmed), or

d. one (1) business day after deposited with an overnight courier service.

5.3 Mailing Addresses:

LICENSOR:
City of Wabasha
Attn: City Clerk/Treasurer
City Hall 900 Hiawatha Dr East
Wabasha MN 55981
Phone: 651-565-4658
Email: clerk@wabasha.org

LICENSEE:
Real Estate and Construction Services
Department of Administration
50 Sherburne Ave # 309
St Paul MN 55155

6. **EXECUTION IN COUNTERPARTS** This Amendment may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed to be an original and all of which counterparts of this Amendment taken together shall constitute but one and the same Amendment. Delivery of an executed counterpart of this Amendment by facsimile or email or a PDF file shall be equally as effective as delivery of an original executed counterpart of this Amendment.

7. Except as modified by the provisions of this Amendment, said License is ratified and confirmed as originally written. All capitalized terms used but not defined herein shall have the meanings assigned to them as set forth in the License, unless otherwise stated.

NO ATTACHMENTS

IN WITNESS WHEREOF, the parties have set their hands on the date(s) indicated below intending to be bound thereby.

LICENSOR:
CITY OF WABASHA
LICENSOR certifies that the appropriate person(s) have executed the License on behalf of LICENSOR as required by applicable articles, bylaws, resolutions or ordinances.

By_____

Title_____

Date_____

By_____

Title_____

Date_____

LICENSEE:
STATE OF MINNESOTA
DEPARTMENT OF ADMINISTRATION
COMMISSIONER

By_____
Real Estate and Construction Services

Date_____

APPROVED:
STATE OF MINNESOTA
DEPARTMENT OF HUMAN SERVICES

By_____

Title_____

Date_____

STATE ENCUMBRANCE VERIFICATION
Individual signing certifies that funds have been encumbered as required by Minn. Stat. §16A.15 and §16C.05.

By_____

Date_____

SWIFT P.O._____

Contract No._____

Account Code_____

Fund No._____

STATE OF MINNESOTA

LICENSE

LICENSE NO. **L-389**

THIS LICENSE is made by and between City of Wabasha, hereinafter referred to as LICENSOR, and the State of Minnesota, Department of Administration, hereinafter referred to as LICENSEE, acting for the benefit of the Department of Human Services.

WHEREAS, the Commissioner of Administration is empowered by Minn. Stat. §16B.24, subd. 6, to lease non-state owned property;

NOW THEREFORE, in consideration of the foregoing and the mutual covenants herein contained, which each of the parties hereto acknowledge as adequate and sufficient, it is hereby agreed as follows.

1. **PREMISES** LICENSOR grants and LICENSEE accepts the non-exclusive use of City of Wabasha, County of Wabasha, Minnesota 55981:

   One thousand (1,200) square feet of space located in the far northeast corner of the building (hereinafter referred to as the Premises) located at 700 10th Street West, as shown on the attached Exhibit A.

2. **PERIOD OF USE** The term of this License is five (5) years, commencing August 1, 2018 and continuing through July 31, 2023 ("Period of Use").

3. **USE** LICENSEE shall use the Premises for storage and garage purposes, including but not limited to the storage of trailers and decontamination equipment.

4. **LICENSE NOT A LEASE** It is expressly understood and agreed that by reason of the nature and character of the occupancy of all parts thereof, the relation of lessor and lessee, as contemplated by the laws of the State of Minnesota, is not created by the Agreement, but LICENSEE is granted only a permit to occupy the space described, and for the specified period. LICENSEE shall at all times be considered an independent contractor, and not an employee or agent of the LICENSOR.

5. **LICENSE FEE**

   5.1 Fee As a fee ("License Fee") for the Premises in consideration of all covenants, representations, and conditions of the License, LICENSEE shall pay LICENSOR for the Period of Use the sum of thirty three thousand and no/100 dollars ($33,000.00) payable in equal monthly payments of five hundred fifty and no/100 dollars ($550.00) at a gross rate of $5.50 per usable square foot per year.

5.2 Billing Address All original bills and statements from LICENSOR to LICENSEE shall be mailed or personally delivered to:

Leasing Analyst
Department of Human Services
444 Lafayette Rd
PO Box 64990
St Paul MN 55164-0990

5.3 Payment Address LICENSEE agrees to pay LICENSOR the Fee set forth above at the end of each calendar month and mail or deliver said payments to:

City Hall – Finance Department
900 Hiawatha Drive East
Wabasha, MN 55981

5.4 LICENSOR represents and warrants that it is solely entitled to all Fees payable under the terms of this License.

6. **TERMINATION**

6.1 In the event that the Minnesota State Legislature does not appropriate to the Department of Human Services funds necessary for the continuation of this License, or in the event that Federal Funds necessary for the continuation of this License are withheld for any reason, this License may be terminated by LICENSEE upon giving thirty (30) days written notice.

6.2 Pursuant to Minn. Stat. §16B.24, subd. 6, this License is subject to cancellation upon thirty (30) days written notice by LICENSEE for any reason except the license of other non-state-owned land or premises for the same use.

6.3 Notwithstanding Clauses 6.1 and 6.2 above, this License may be terminated by LICENSEE for any reason at any time upon giving thirty (30) days prior written notice to LICENSOR.

7. **SURRENDER OF PREMISES** LICENSOR and LICENSEE hereby agree that at the expiration or earlier termination of this License or extension thereof, any equipment (hereinafter referred to as “Personal Property”), whether attached to the Premises by LICENSOR or LICENSEE shall remain the property of LICENSEE. LICENSEE shall remove its Personal Property and vacate and surrender possession of the Premises to LICENSOR in as good condition as when LICENSEE took possession, ordinary wear and tear and damage by the elements excepted.

8. **AMENDMENTS** All amendments to this License shall be in writing and executed by a duly authorized representative of each party.

9. **MAINTENANCE AND REPAIRS**

9.1 Maintenance LICENSOR shall maintain in working condition all appurtenances within the scope of this License, including, without limitation, the maintenance of proper wiring, heating (and, where applicable, cooling) devices and ductwork. LICENSEE shall remove all trash from the Premises and keep the Premises free from refuse or other debris during the continuance of this License.

9.2 Repairs LICENSOR shall make such necessary repairs so as to continue to provide all such service appurtenances as are required by this License, including any improvements to the Premises, whether or not the improvement was paid for by LICENSEE. However, that LICENSOR shall not be responsible for repairs upon implements or articles, which are the personal property of LICENSEE, nor shall LICENSOR bear the expense of repairs to the Premises necessitated by damage caused by LICENSEE beyond normal wear and tear.

10. **INSURANCE**

10.1 Property Damage It shall be the duty of LICENSOR and LICENSEE to maintain insurance or self-insurance on their own property, both real and personal. Notwithstanding anything apparently to the contrary in this License, LICENSOR and LICENSEE hereby release one another and their respective partners, officers, employees and property manager from any and all liability or responsibility to the other or anyone claiming through or under them by way of subrogation or otherwise for loss or damage covered by said insurance, even if such loss or damage shall have been caused by the fault or negligence of the other party, or anyone for whom such party may be responsible.

10.2 Liability LICENSOR and LICENSEE agree that each party will be responsible for its own acts and the results thereof to the extent authorized by law and shall not be responsible for the acts of any others and the results thereof. LICENSEE'S liability shall be governed by the provisions of the Minnesota Tort Claims Act, Minn. Stat. §3.736, and other applicable law.

11. **AUDIT** Pursuant to Minn. Stat. §16C.05, subd. 5, the books, records, documents and accounting procedures and practices of LICENSOR relevant to this License shall be subject to examination by the State and/or Legislative Auditor, as appropriate, for a minimum of six (6) years.

12. **DEFAULT BY LICENSOR** If LICENSOR shall default in the performance of any of the terms or provisions of this License, LICENSEE shall promptly so notify LICENSOR in writing. If LICENSOR shall fail to cure such default within thirty (30) days after receipt of such notice, or if the default is of such character as to require more than thirty (30) days to cure, and LICENSOR shall fails to commence to do so within thirty (30) days after receipt of such notice and thereafter diligently proceed to cure such default, then in either event, LICENSEE, at its

sole option, may terminate this License upon thirty (30) days written notice or may cure such default. In the event LICENSEE cures the default, LICENSOR shall pay all reasonable and actual expenses paid by LICENSEE to cure said default, including attorney's fees, within ten (10) days of receipt of invoices therefore rendered, or LICENSEE shall have a specific right to set-off any such amounts due from LICENSOR against any rent payments or other amounts due under this License. In the event LICENSEE elects to terminate this License, said termination shall not limit LICENSEE'S rights to damages caused by the breach and failure to cure. This provision in no way limits LICENSEE'S other remedies for breach under common law or this License.

13. **DEFAULT BY LICENSEE** In the event of any failure of LICENSEE to perform any of the terms, conditions or covenants of this License to be observed or performed by LICENSEE for more than thirty (30) days after written notice of such default has been given to LICENSEE, LICENSOR shall have the right, at its option, to terminate this License. Upon such termination LICENSEE shall quit and surrender the Licensed Premises to LICENSOR. Upon such termination, LICENSOR or LICENSOR'S agent may reenter the Licensed Premises and remove all persons and all or any therefrom by proceeding at law, and thereby repossess and enjoy the Licensed Premises; and by such repossession and reentry, LICENSOR shall not be deemed to have waived its right (if any) to collect rent due (if any) from LICENSEE hereunder or to enforce the other obligations of LICENSEE hereunder.

14. **MANAGEMENT** LICENSOR agrees that in exercising its management responsibilities of the property of which the Premises is a part, including the maintenance, repair, alterations and construction relating thereto, it shall comply with all applicable laws, statutes, rules, ordinances and regulations, including but not limited to building code, fire code, disabilities access, zoning, air quality, pollution control, recyclable materials and prevailing wage requirements, as issued by any federal, state or local political subdivisions having jurisdiction and authority in connection with said property.

15. **SMOKING** Pursuant to Minn. Stat. §16B.24, subd. 9, LICENSOR and LICENSEE shall not permit smoking in the Premises.

16. **GOVERNMENT DATA PRACTICES ACT COMPLIANCE**

16.1 LICENSOR must comply with the Minnesota Government Data Practices Act, Minn. Stat., Chapter 13, as it applies to all data provided by LICENSEE in accordance with this License and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by LICENSOR in accordance with this License. The civil remedies of Minn. Stat. §13.08, apply to LICENSOR and LICENSEE.

16.2 Minn. Stat., Chapter 13, provides that all government data are public unless otherwise classified. If LICENSOR receives a request to release the data referred to in this Clause, LICENSOR must immediately notify LICENSEE and consult with LICENSEE as to how LICENSOR should respond to the request. LICENSOR'S response shall comply with applicable law, including that the response is timely and, if LICENSOR denies

access to the data, that LICENSOR'S response references the statutory basis upon which LICENSOR relied. LICENSOR does not have a duty to provide public data to the public if the public data is available from LICENSEE.

17. **EXECUTION IN COUNTERPARTS** The License may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed to be an original and all of which counterparts of this License taken together shall constitute but one and the same License.. Delivery of an executed counterpart of this License by facsimile or email or a PDF file shall be equally as effective as delivery of an original executed counterpart of this License.

18. **NOTICES**

18.1 All notices or communications between LICENSOR and LICENSEE shall be in writing and deemed to have been given upon the occurrence of one of the following methods of delivery to the address noted in Clause 18.2 below.

a. when personally delivered to the addressee, or

b. on the second business day after sender has deposited the registered or certified mailing with the US Postal Service, or

c. one (1) business day after deposited with an overnight courier service.

18.2 Mailing Addresses:

LICENSOR:
City of Wabasha
Attn: Sue Schamaun
City Clerk/Treasurer
City-Hall 900 Hiawatha Dr East
Wabasha, MN 55981
Phone: 651-565-4658
Email: clerk@wabasha.org

LICENSEE:
Real Estate and Construction Services
Department of Administration
50 Sherburne Ave # 309
St Paul MN 55155

ATTACHMENTS:

Exhibit A Leased Premises

IN WITNESS WHEREOF, the parties have set their hands on the date(s) indicated below intending to be bound thereby.

LICENSOR:
CITY OF WABASHA
Licensor certifies that the appropriate person(s) have executed the License on behalf of Licensor as required by applicable articles, bylaws, resolutions or ordinances.

By_____

Title_____

Date_____

By_____

Title_____

Date_____

LICENSEE:
STATE OF MINNESOTA
DEPARTMENT OF ADMINISTRATION
COMMISSIONER

By_____
Real Estate and Construction Services

Date_____

APPROVED BY:
STATE OF MINNESOTA
DEPARTMENT OF HUMAN SERVICES

By_____

Title_____

Date_____

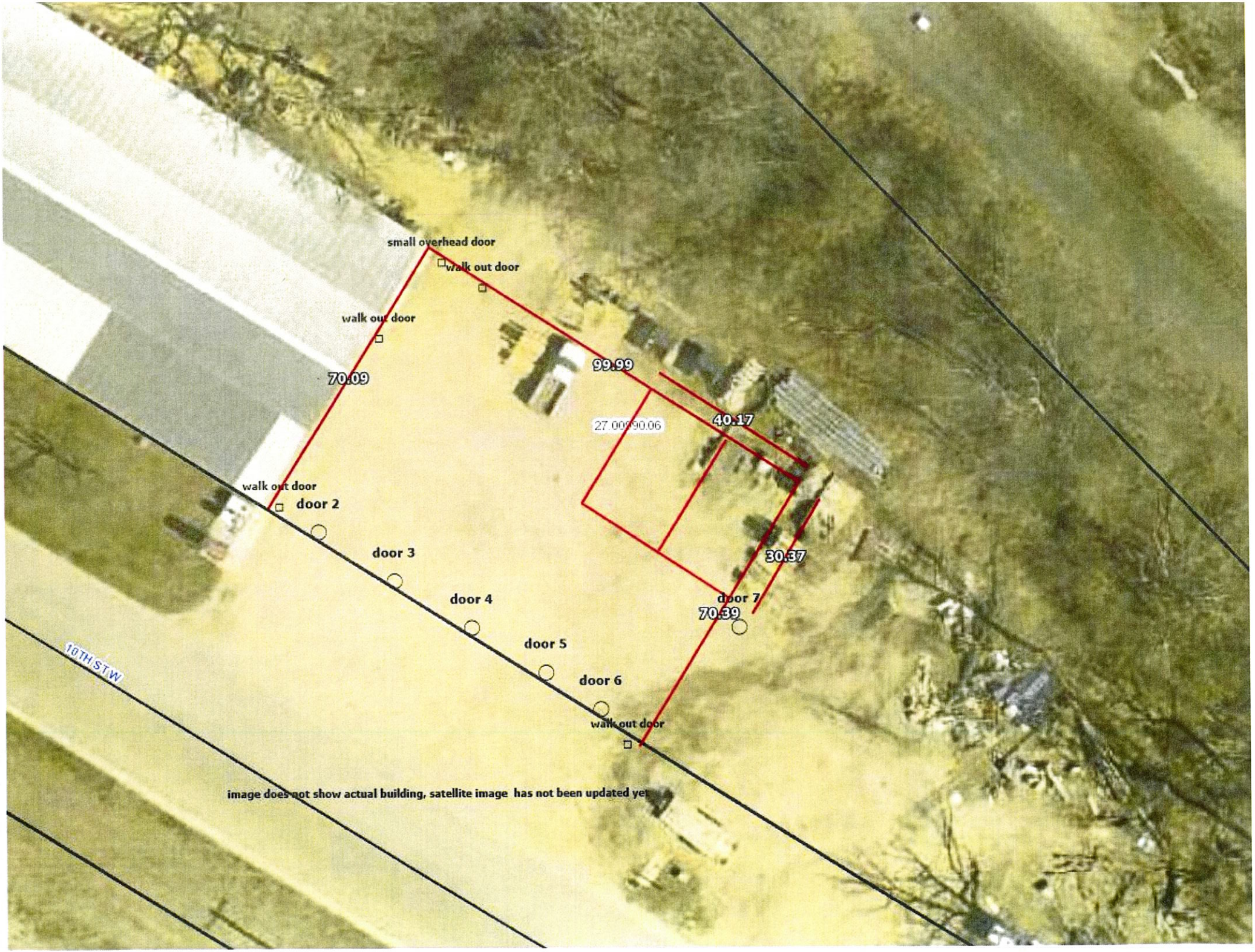
STATE ENCUMBRANCE VERIFICATION
Individual signing certifies that funds have been encumbered as required by Minn. Stat. §16A.15 and §16C.05.

By_____

Date_____

SWIFT P.O. _____

Contract No._____


small overhead door
walk out door
walk out door
70.09
99.99
40.17
27.00
90.06
walk out door
door 2
door 3
door 4
door 5
door 6
walk out door
30.37
door 7
70.39
10TH ST W
image does not show actual building, satellite image has not been updated yet

City Council Special **1. 2.**

Meeting Date: 06/13/2023

ITEM TITLE: Accept Resignation by Justin Finley and Action to fill Public Works Tech Vacancy

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

Justin Finley submitted his letter of resignation. We are seeking Council approval to fill the vacancy for a Public Works Technician, with starting salary of $23.68 per hour.

City Council Special **2. 1.**

Meeting Date: 06/13/2023

ITEM TITLE: Resolution Setting Sale Date of Bonds (Athletic Field & Ineligible Costs)

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

General Obligation Improvement & Tax Abatement Bonds

A City must cite statutory authority before it can provide its "General Obligation Pledge" to a bond issue. The G.O. pledge secures a bond issue with the City's full taxing authority making the bond issue very low risk to investors which allows us to get lower rates. There are all different types of authority for the G.O. pledge scattered across Minnesota statutes. For this project I recommend utilizing bifurcated authority from two different sections, specifically in Chapters 429 and 469.

Approximately $1,575,000 of this issue should be authorized under authority in Chapter 429 of Minnesota statutes. G.O. bonds issued under Chapter 429, commonly referred to as "improvement bonds", do not count against statutory net debt limits and are not subject to petitions. However, the City must specially assess benefitted property owners in an amount equal to at least 20% of this portion of the bond issue. Proceeds from this portion of the bonds will be used to pay for costs deemed ineligible for the proposed State utility loans (sewer and water) which the City is pursuing.

The remaining portion of this issue ($1,775,000) should be authorized under authority in Chapter 469 of Minnesota statutes. Specifically, this is "tax abatement" authority being used to fund costs associated with the athletic field project. This authority requires a public hearing and for the City to identify enough parcels whose taxes cover the principal amount of the bonds. This is a paper exercise only and nothing unusual happens to the identified parcels. This authority also is not subject to petitions or statutory net debt limits. Because the County declined to participate, we may approve up to 20 years (which is the plan).

Overview of Project and Component Costs
The major component costs and sources of funds are detailed below:

	IMPROVEMENT PORTION	**TAX ABATEMENT PORTION**	**TOTALS**
Construction, Engineering, & Contingency	3,229,475	2,136,261	5,365,736
Underwriter's Discount	15,750	17,750	33,500
Issuance Expenses	32,290	21,360	53,650
Less Grants, County Contributions, and Other	(1,700,000)	(400,000)	(2,100,000)
Construction Fund Earnings	(2,515)	(371)	(2,886)
	1,575,000	1,775,000	**3,350,000**

Payment and Revenue Requirements

The City of Wabasha intends to specially assess $545,000 to benefitting properties. Said assessments shall be certified for collection over a ten-year period commencing with taxes payable 2025 at an interest rate 1 percentage point above City's net effective borrowing rate. The City intends to use assessment revenues to partially cover bond payments. The City shall levy taxes (and tax abatements) for the difference. Based on current market conditions, the projected combined average annual levy is estimated at $219,000 commencing with taxes payable 2024.

If rates were to climb 50 bp, the average annual levy would need to increase by nearly $11,000. Due to the size and duration of the bonds, they are sensitive to interest rate movement.

Please refer to the attached exhibits for bond details. I will go over these with you in detail at your meeting on June 13th.

Other Financing Methods Considered

We considered other options for sales method other than a rated, competitive, public sale. A direct placement was dismissed because bonds of this size and length are typically not that appetizing for banks. As such, higher interest rates could be expected. We also dismissed intergovernmental programs as the City is already maxing out that option with the State utility loans. However, a rated, public sale is certain to attract bidders due to the general obligation pledge involved. I would expect 3 to 5 bids on this issue.

$3,350,000 General Obligation Improvement & Tax Abatement Bonds

As stated, David Drown Associates, Inc. recommends the bonds be sold through a competitive process. A competitive sale is the best way to ensure the lowest overall cost of borrowing. Key elements of this financing would be:

- Approximate 20-year term, consistent with prior planning to control levy impacts.
- Callable anytime after 2/1/2031 @ par plus accrued interest.
- Offer up to 1.00% discount allowance.
- Standard and Poor's Rating (cost of rating more than offset by interest rate savings).
- Full Continuing Disclosure. Bidders prefer full continuing disclosure, which the City already provides. The cost, therefore, is negligible.

Schedule and Issuance

The proposed schedule for putting the project financing in place is as follows:

June 13, 2023	Resolution Calling Tax Abatement Hearing, Resolution Setting Sale Date of Bond Issue
July 12, 2023	Tax Abatement Hearing, Resolution Approving Abatement, Resolution Awarding Sale of Bonds
August 1, 2023	Close on funds

I recommend that the City Council approve the attached resolutions. I will be in attendance on June 13th to present this material and answer questions. Thank you and I look forward to working with the City of Wabasha on this project.

Attachments

EXTRACT OF MINUTES OF A MEETING OF THE
CITY COUNCIL OF THE
CITY OF WABASHA, MINNESOTA

HELD: June 13, 2023

Pursuant to due call and notice thereof, a special meeting of the City Council of the City of Wabasha, Wabasha County, Minnesota, was duly held at the City Hall in said City on the 13th day of June, 2023, beginning at 4:00 o'clock p.m. for the purpose, in part, of authorizing the competitive negotiated sale of the $3,350,000 General Obligation Improvement and Tax Abatement Bonds, Series 2023A, of said City.

The following Council members were present:

and the following were absent:

Councilmember _____ introduced the following resolution and moved its adoption:

RESOLUTION # 22-2023
PROVIDING FOR THE COMPETITIVE NEGOTIATED SALE OF
$3,350,000 GENERAL OBLIGATION IMPROVEMENT AND TAX ABATEMENT BONDS, SERIES 2023A

A. WHEREAS, the City Council of the City of Wabasha, Minnesota (the "City"), has heretofore determined that it is necessary and expedient to issue the City's $3,350,000 General Obligation Improvement and Tax Abatement Bonds, Series 2023A (the "Bonds") to finance the portion of the 2023 Street and Utility Improvements that are ineligible for state loan programs and to finance the Athletic Field Project;

B. WHEREAS, the City has retained David Drown Associates, Inc., in Minneapolis, Minnesota ("David Drown"), as its independent municipal advisor for the Bonds and is therefore authorized to sell the Bonds by a competitive negotiated sale in accordance with Minnesota Statutes, Section 475.60, Subdivision 2(9):

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

1. Authorization. The Council hereby authorizes David Drown to solicit bids for the competitive negotiated sale of the Bonds.

2. Meeting; Bid Opening. The Council shall meet at the time and place specified in the Terms of Offering attached hereto as Exhibit A for the purpose of considering sealed bids for, and awarding the sale of, the Bonds. The City Administrator, or designee, shall open bids at the time and place specified in such Terms of Offering.

3. Terms of Offering. The terms and conditions of the Bonds and the negotiation thereof are fully set forth in the "Terms of Offering" attached hereto as Exhibit A and hereby approved and made a part hereof.

4. Official Statement. In connection with said competitive negotiated sale, the officers or employees of the City are hereby authorized to cooperate with David Drown and participate in the preparation of an official statement for the Bonds and to execute and deliver it on behalf of the City upon its completion.

The motion for the adoption of the foregoing resolution was duly seconded by Councilmember _____ and, after full discussion thereof and upon a vote being taken thereon, the following Council members voted in favor thereof:

and the following voted against the same:

Whereupon said resolution was declared duly passed and adopted.

Approved this 13nd day of June, 2023.

STATE OF MINNESOTA)
COUNTY OF WABASHA)
CITY OF WABASHA)

I, the undersigned, being the duly qualified and City Administrator of the City of Wabasha, 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 City's $3,350,000 General Obligation Improvement and Tax Abatement Bonds, Series 2023A.

WITNESS my hand as such City Administrator of the City this 13nd day of June 2023.

_____
Caroline Gregerson
City Administrator

EXHIBIT A

TERMS OF OFFERING

City of Wabasha, Minnesota

$3,350,000

General Obligation Improvement and Tax Abatement Bonds, Series 2023A

(BOOK ENTRY ONLY)

TERMS OF PROPOSAL

Proposals for the Bonds will be received on Wednesday, July 12, 2023 at 11:00 A.M., Central Time, at the offices of David Drown Associates, Inc., 5029 Upton Avenue South, Minneapolis, Minnesota, after which time they will be opened and tabulated. Consideration for award of the Bonds will be by the City Council at 6:00 P.M., Central Time, on that same date.

SUBMISSION OF PROPOSALS

Proposals may be submitted in a sealed envelope or by fax (612) 605-2375 to David Drown Associates, Inc. Signed Proposals, without final price or coupons, may be submitted to David Drown Associates, Inc. prior to the time of sale. The bidder shall be responsible for submitting to David Drown Associates, Inc. the final Proposal price and coupons, by telephone (612) 920-3320 or fax (612) 605-2375 for inclusion in the submitted Proposal. David Drown Associates, Inc. will assume no liability for the inability of the bidder to reach David Drown Associates, Inc. prior to the time of sale specified above.

Notice is hereby given that electronic proposals will be received via PARITY®, in the manner described below, until 11:00 A.M., Central Time on July 12, 2023. Bids may be submitted electronically via PARITY® pursuant to this Notice until 11:00 A.M., Central Time, but no bid will be received after the time for receiving bids specified above. To the extent any instructions or directions set forth in PARITY® conflict with this Notice, the terms of this Notice shall control. For further information about PARITY®, potential bidders may contact David Drown Associates, Inc. or PARITY® at (212) 806-8304.

Neither the City of Wabasha nor David Drown Associates, Inc. assumes any liability if there is a malfunction of PARITY. All bidders are advised that each Proposal shall be deemed to constitute a contract between the bidder and the City to purchase the Bonds regardless of the manner of the Proposal submitted.

DETAILS OF THE BONDS

The Bonds will be dated August 1, 2023, as the date of original issue, and will bear interest payable on February 1 and August 1 of each year, commencing August 1, 2024. Interest will be computed on the basis of a 360-day year of twelve 30-day months. The Bonds will mature February 1 in the years and amounts as follows:

Year	Amount	Year	Amount
2025	$ 30,000	2035	$ 205,000
2026	155,000	2036	150,000
2027	160,000	2037	150,000
2028	165,000	2038	155,000
2029	170,000	2039	165,000
2030	175,000	2040	165,000
2031	180,000	2041	175,000
2032	185,000	2042	180,000
2033	195,000	2043	190,000
2034	200,000	2044	200,000

MATURITY ADJUSTMENTS

The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of $5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per $1,000.

TERM BOND OPTION

Bids for the bonds may contain a maturity schedule providing for a combination of serial bonds and term bonds. All term bonds shall be subject to mandatory sinking fund redemption and must conform to the maturity schedule set forth above at a price of par plus accrued interest to the date of redemption. In order to designate term bonds, the bid must specify as provided on the Proposal Form.

BOOK ENTRY SYSTEM

The Bonds will be issued by means of a book entry system with no physical distribution of Bonds made to the public. The Bonds will be issued in fully registered form and one Bond, representing the aggregate principal amount of the Bonds maturing in each year, will be registered in the name of Cede & Co. as nominee of The Depository Trust Company ("DTC"), New York, New York, which will act as securities depository of the Bonds. Individual purchases of the Bonds may be made in the principal amount of $5,000 or any multiple thereof of a single maturity through book entries made on the books and records of DTC and its participants. Principal and interest are payable by the registrar to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to beneficial owners by participants will be the responsibility of such participants and other nominees of beneficial owners. The purchaser, as a condition of delivery of the Bonds, will be required to deposit the Bonds with DTC.

REGISTRAR

The City will name Northland Trust Services, Inc., Minneapolis, MN, as registrar for the Bonds. Northland Trust Services, Inc. shall be subject to applicable SEC regulations. The City will pay for the services of the registrar.

OPTIONAL REDEMPTION

The City may elect on February 1, 2031 and on any day thereafter, to prepay Bonds due on or after February 1, 2032. Redemption may be in whole or in part and if in part at the option of the City and in such manner as the City shall determine. If less than all Bonds of a maturity are called for redemption, the City will notify DTC of the particular amount of such maturity to be prepaid. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. All prepayments shall be at a price of par plus accrued interest.

SECURITY AND PURPOSE

The Bonds will be general obligations of the City for which the City will pledge its full faith and credit and power to levy direct general ad valorem taxes. In addition to tax levies, the City will also pledge tax abatement levies and special assessments to benefiting properties. The proceeds will be used to finance the portion of the 2023 Street and Utility Improvements that are ineligible for state loan programs and to finance the Athletic Field Project.

TYPE OF PROPOSALS

Proposals shall be for not less than $3,316,500.00 (99%) and accrued interest on the total principal amount of the Bonds. The apparent low-bidder as notified by David Drown Associates, Inc. shall wire, to a designated account, a good faith amount of $67,000 by 3:00 P.M., Central Time on the date of sale. If the

good faith wire transfer is not in process prior to the award, the City shall retain the right to reject the bid. In the event the purchaser fails to comply with the accepted proposal, said amount will be retained by the City. No proposal can be withdrawn or amended after the time set for receiving proposals unless the meeting of the City scheduled for award of the Bonds is adjourned, recessed, or continued to another date without award of the Bonds having been made. Rates shall be in integral multiples of 5/100 or 1/8 of 1%. Rates must be in ascending order. Bonds of the same maturity shall bear a single rate from the date of the Bonds to the date of maturity. No conditional proposals will be accepted.

AWARD

The proposals will be evaluated on the basis of the lowest interest rate to be determined on a net interest cost (NIC) basis. The City's computation of the interest rate of each proposal, in accordance with customary practice, will be controlling. The City will reserve the right to waive non-substantive informalities of any proposal or of matters relating to the receipt of proposals and award of the Bonds, reject all proposals without cause, and reject any proposal, which the City determines to have failed to comply with the terms herein.

ISSUE PRICE DETERMINATION

In order to provide the City with information necessary for compliance with Section 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations promulgated thereunder (collectively, the "Code"), the Purchaser will be required to assist the City in establishing the issue price of the Bonds and shall complete, execute, and deliver to the City prior to the closing date, a written certification in a form acceptable to the Purchaser, the City, and Bond Counsel (the "Issue Price Certificate") containing the following for each maturity of the Bonds (and, if different interest rates apply within a maturity, to each separate CUSIP number within that maturity): (i) the interest rate; (ii) the reasonably expected initial offering price to the "public" (as said term is defined in Treasury Regulation Section 1.148-1(f) (the "Regulation")) or the sale price; and (iii) pricing wires or equivalent communications supporting such offering or sale price. However, such Issue Price Certificate may indicate that the Purchaser has purchased the Bonds for its own account in a capacity other than as an underwriter or wholesaler, and currently has no intent to reoffer the Bonds for sale to the public. Any action to be taken or documentation to be received by the City pursuant hereto may be taken or received on behalf of the City by David Drown Associates, Inc.

The City intends that the sale of the Bonds pursuant to this Terms of Offering shall constitute a "competitive sale" as defined in the Regulation based on the following:

i. the City shall cause this Terms of Offering to be disseminated to potential bidders in a manner that is reasonably designed to reach potential bidders;

ii. all bidders shall have an equal opportunity to submit a bid;

iii. the City reasonably expects that it will receive bids from at least three bidders that have established industry reputations for underwriting municipal bonds such as the Bonds; and

iv. the City anticipates awarding the sale of the Bonds to the bidder who provides a proposal with the lowest net interest cost, as set forth in this Terms of Offering (See "AWARD" herein).

Any bid submitted pursuant to this Terms of Offering shall be considered a firm offer for the purchase of the Bonds, as specified in the proposal. The Purchaser shall constitute an "underwriter" as said term is defined in the Regulation. By submitting its proposal, the Purchaser confirms that it shall require any agreement among underwriters, a selling group agreement, or other agreement to which it is a party relating to the initial sale of the Bonds, to include provisions requiring compliance with the provisions of the Code and the Regulation regarding the initial sale of the Bonds.

If all requirements of a "competitive sale" are not satisfied, the City shall advise the Purchaser of such fact prior to the time of award of the sale of the Bonds to the Purchaser. **In such event, any proposal submitted will not be subject to cancellation or withdrawal.** Within twenty-four (24) hours of the notice of award of the sale of the Bonds, the Purchaser shall advise the City and David Drown Associates, Inc. if

a “substantial amount” (as defined in the Regulation) of any maturity of the Bonds (and, if different interest rates apply within a maturity, to each separate CUSIP number within that maturity) has been sold to the public and the price at which such substantial amount was sold. The City will treat such sale price as the “issue price” for such maturity, applied on a maturity-by-maturity basis. The City will not require the Purchaser to comply with that portion of the Regulation commonly described as the “hold-the-offering-price” requirement for the remaining maturities, but the Purchaser may elect such option. If the Purchaser exercises such option, the City will apply the initial offering price to the public provided in the proposal as the issue price for such maturities. If the Purchaser does not exercise that option, it shall thereafter promptly provide the City and David Drown Associates, Inc. the prices at which a substantial amount of such maturities are sold to the public; provided such determination shall be made and the City and David Drown Associates, Inc. notified of such prices not later than three (3) business days prior to the closing date.

BOND INSURANCE AT PURCHASER'S OPTION

If the Bonds qualify for issuance of any policy of municipal bond insurance or commitment therefor at the option of the underwriter, the purchase of any such insurance policy or the issuance of any such commitment shall be at the sole option and expense of the purchaser of the Bonds. Any increased costs of issuance of the Bonds resulting from such purchase of insurance shall be paid by the purchaser, except that, if the City has requested and received a rating on the Bonds from a rating agency, the City will pay that rating fee. Any other rating agency fees shall be the responsibility of the purchaser. Failure of the municipal bond insurer to issue the policy after Bonds have been awarded to the purchaser shall not constitute cause for failure or refusal by the purchaser to accept delivery on the Bonds.

CUSIP NUMBERS

If the Bonds qualify for assignment of CUSIP numbers such numbers will be printed on the Bonds, but neither the failure to print such numbers on any Bond nor any error with respect thereto will constitute cause for failure or refusal by the purchaser to accept delivery of the Bonds. The purchaser shall pay the CUSIP Service Bureau charge for the assignment of CUSIP identification numbers.

SETTLEMENT

Within 40 days following the date of their award, the Bonds will be delivered without cost to the purchaser at a place mutually satisfactory to the City and the purchaser. Delivery will be subject to receipt by the purchaser of an approving legal opinion of bond counsel, and of customary closing papers, including a no-litigation certificate. On the date of settlement payment for the Bonds shall be made in federal, or equivalent, funds which shall be received at the offices of the City or its designee not later than 12:00 Noon, Central Time. Except as compliance with the terms of payment for the Bonds shall have been made impossible by action of the City, or its agents, the purchaser shall be liable to the City for any loss suffered by the City by reason of the purchaser's non-compliance with said terms for payment.

FULL CONTINUING DISCLOSURE

On the date of the actual issuance and delivery of the Bonds, the City will execute and deliver a Continuing Disclosure Undertaking where under the City will covenant to provide, or cause to be provided annual financial information, including audited financial statements of the City, and notices of certain material events, as specified in and required by SEC Rule 15c2-12(b)(5). A description of the City’s undertaking is set forth in the Official Statement.

OFFICIAL STATEMENT

The City has authorized the preparation of an Official Statement containing pertinent information relative to the Bonds, and said Official Statement will serve as a nearly final Official Statement within the meaning of Rule 15c2-12 of the Securities and Exchange Commission. For copies of the Official Statement or for any additional information prior to sale, any prospective purchaser is referred to the Municipal Advisor to the City, David Drown Associates, Inc., 5029 Upton Avenue South, Minneapolis, Minnesota 55410, and

telephone (612) 920-3320.

The Official Statement, when further supplemented by an addendum or addenda specifying the maturity dates, principal amounts and interest rates of the Bonds, together with any other information required by law, shall constitute a "Final Official Statement" of the City with respect to the Bonds, as that term is defined in Rule 15c2-12. By awarding the Bonds to any underwriter or underwriting syndicate submitting a proposal therefor, the City agrees that, no more than seven business days after the date of such award, it shall provide without cost to the senior managing underwriter of the syndicate to which the Bonds are awarded 25 copies of the Official Statement and the addendum or addenda described above. The City designates the senior managing underwriter of the syndicate to which the Bonds are awarded as its agent for purposes of distributing copies of the Final Official Statement to each Participating Underwriter. Any underwriter delivering a proposal with respect to the Bonds agrees thereby that if its proposal is accepted by the City (i) it shall accept such designation and (ii) it shall enter into a contractual relationship with all Participating Underwriters of the Bonds for purposes of assuring the receipt by each such Participating Underwriter of the Final Official Statement.

Dated: June 13, 2023

BY ORDER OF THE CITY COUNCIL

/s/ Caroline Gregerson
City Administrator

City Council Special **2. 2.**

Meeting Date: 06/13/2023

ITEM TITLE: Accept Bids and Award Contract for Downtown Street Project

DEPARTMENT: Administration

PURPOSE:

A Resolution Accepting Bid

ITEM SUMMARY:

Accept Pember Companies, Inc, of Menominie, Wisconsin, with base bid of $5,762,171.20 and Alternate A- RCP Storm Sewer for $250,616.65.

Summary of Project Costs:

Construction Cost (Base + Alt. A)	$ 6,012,488
Contingency (5%)	$ 300,624
Total Construction and Contingency	$ 6,313,112
Engineering	$ 1,703,000
Total Project	$ 8,016,112

When we first started the Capital Financial Plan in 2021, we estimated the total Downtown Project to be $6.3 million. That was later updated to $8.1 million in 2022 based on inflationary factors during Covid.

After a discussion with St. Felix representatives, we are also proposed to add a change order to add bumpouts to the intersection near Pembroke and 3rd street E for approximately $6000.

ACTION REQUIRED:

Approve resolution attached.

Attachments

20230607 Recommendation Letter

21-2023 Resolution Accepting Bid for the 2023 Street and Utility Improvement Project

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BOLTON & MENK
Real People. Real Solutions.

2900 43rd Street NW
Suite 100
Rochester, MN 55901

Ph: (507) 208-4332
Bolton-Menk.com

June 7, 2023

Caroline Gregerson
City Administrator
City of Wabasha
900 Hiawatha Drive East
PO Box 268
Wabasha, MN 55981

RE: 2023 Street & Utility Improvements
City of Wabasha, MN
BMI Project No. H19.120756

Dear Caroline:

Bids were received and opened at City Hall on Tuesday, June 6, 2023 at 11:00am for the project referenced above. Two bids were received, and the results of the bids are tabulated below. A detailed bid abstract of all the bids is enclosed.

Bidder	**Pember Companies, Inc.**	**A-1 Excavating, Inc.**
Base Bid Amount	$5,762,171.20	$6,137,119.80
Alternate A - Reinforced Concrete Pipe Storm Sewer	$250,616.65	$233,707.00
Alternate B - Polypropylene Pipe Storm Sewer	$185,250.15	$187,472.00
Base Bid + Alternate A	$6,012,787.85	$6,370,826.80
Base Bid + Alternate B	$5,947,421.35	$6,324,591.80

Alternates A and B were included with the project to receive costs on two types of storm sewer material to gauge the cost differential against known performance of the pipe. Reinforced Concrete Pipe (RCP) is a rigid structural pipe that has been the standard storm sewer material for decades. RCP has performed well and has proven longevity without maintenance issues. However, costs have elevated in recent years so Polypropylene Pipe (PP) was bid as an alternative for this project. PP storm sewer is a plastic material that is considered rigid and is required to be installed with proper pipe bedding material, but it does not have the proven performance and longevity of RCP. Consulting with PW staff there is concern of maintenance issues developing such as sags or deformity of the pipe. Repairs in a downtown environment would be costly. Given the cost differential, $65,367 (low bidder), compared to the known performance of RCP, it is recommended that the city award Alternate A – Reinforced Concrete Pipe.

If deemed financially feasible, we recommend awarding the contract to Pember Companies, Inc. Pember Companies is an established contractor based in Menomonie, Wisconsin, whose work includes

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excavation, water, storm and sewer utilities, site grading, and concrete. Bolton & Menk has worked with Pember Companies on several projects including Phase 3 of the Riverfront Renaissance project in Hastings, MN, Le Sueur Main Street Reconstruction project, the Marina in Lake City.

Please feel free to contact me if you have any questions.

Sincerely,

Bolton & Menk, Inc.



Katheryn Gehler, PE
Project Manager
Enclosures

Bolton & Menk is an equal opportunity employer.

ABSTRACT OF BIDS

2023 STREET AND UTILITY IMPROVEMENTS
CITY OF WABASHA, MINNESOTA
SAP NO. 079-658-004 & 079-665-002
BMI PROJECT NO. H19.120756

BID DATE: 6/6/2023
TIME: 11:00 AM

ITEM NO.	MnDOT SPEC NO	ITEM	APPROX. QUANT.	UNIT	Engineer's Estimate Bolton & Menk, Inc. UNIT PRICE	Engineer's Estimate Bolton & Menk, Inc. AMOUNT	Pember Companies Inc Menomonie, WI UNIT PRICE	Pember Companies Inc Menomonie, WI AMOUNT	A-1 Excavating LLC Bloomer, WI UNIT PRICE	A-1 Excavating LLC Bloomer, WI AMOUNT
BASE BID - SECTION A - SURFACE IMPROVEMENTS										
1	2016.615	CONSTRUCTION ALLOWANCE	42500	UNIT	$ 1.00	$ 42,500.00	$ 1.00	$ 42,500.00	$ 1.00	$ 42,500.00
2	2021.501	MOBILIZATION	1	L S	$ 375,000.00	$ 375,000.00	$ 203,685.00	$ 203,685.00	$ 537,000.00	$ 537,000.00
3	2101.502	CLEARING	10	EACH	$ 1,000.00	$ 10,000.00	$ 715.00	$ 7,150.00	$ 400.00	$ 4,000.00
4	2101.502	GRUBBING	10	EACH	$ 450.00	$ 4,500.00	$ 345.00	$ 3,450.00	$ 800.00	$ 8,000.00
5	2104.502	REMOVE LIGHT FOUNDATION	71	EACH	$ 451.00	$ 32,021.00	$ 565.00	$ 40,115.00	$ 563.00	$ 39,973.00
6	2104.502	REMOVE SIGN	22	EACH	$ 75.00	$ 1,650.00	$ 42.50	$ 935.00	$ 44.00	$ 968.00
7	2104.602	SALVAGE LIGHTING UNIT	10	EACH	$ 452.00	$ 4,520.00	$ 210.00	$ 2,100.00	$ 210.00	$ 2,100.00
8	2104.502	SALVAGE SIGN	18	EACH	$ 70.00	$ 1,260.00	$ 42.50	$ 765.00	$ 44.00	$ 792.00
9	2104.502	SALVAGE BENCH	6	EACH	$ 200.00	$ 1,200.00	$ 135.00	$ 810.00	$ 250.00	$ 1,500.00
10	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	869	L F	$ 5.00	$ 4,345.00	$ 5.85	$ 5,083.65	$ 6.00	$ 5,214.00
11	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	2213	L F	$ 3.00	$ 6,639.00	$ 3.35	$ 7,413.55	$ 4.00	$ 8,852.00
12	2104.503	REMOVE CURB AND GUTTER	7515	L F	$ 5.00	$ 37,575.00	$ 5.80	$ 43,587.00	$ 4.00	$ 30,060.00
13	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	504	S Y	$ 9.00	$ 4,536.00	$ 18.50	$ 9,324.00	$ 9.00	$ 4,536.00
14	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	83	S Y	$ 9.00	$ 747.00	$ 11.00	$ 913.00	$ 12.00	$ 996.00
15	2104.504	REMOVE BITUMINOUS PAVEMENT	19752	S Y	$ 5.00	$ 98,760.00	$ 5.55	$ 109,623.60	$ 5.00	$ 98,760.00
16	2104.518	REMOVE CONCRETE WALK	45462	S F	$ 2.00	$ 90,924.00	$ 1.35	$ 61,373.70	$ 1.00	$ 45,462.00
17	2104.604	REMOVE CONCRETE PAVEMENT WITH BITUMINOUS OVERLAY	2197	S Y	$ 20.00	$ 43,940.00	$ 12.90	$ 28,341.30	$ 10.00	$ 21,970.00
18	2104.618	REMOVE BRICK PAVERS	1013	S F	$ 1.50	$ 1,519.50	$ 2.70	$ 2,735.10	$ 1.00	$ 1,013.00
19	2106.507	EXCAVATION - COMMON	7973	C Y	$ 19.00	$ 151,487.00	$ 29.50	$ 235,203.50	$ 24.00	$ 191,352.00
20	2106.507	EXCAVATION - SUBGRADE	877	C Y	$ 20.00	$ 17,540.00	$ 25.00	$ 21,925.00	$ 24.00	$ 21,048.00
21	2106.507	SELECT GRANULAR EMBANKMENT (CV)	877	C Y	$ 30.00	$ 26,310.00	$ 25.00	$ 21,925.00	$ 37.00	$ 32,449.00
22	2108.504	GEOTEXTILE FABRIC TYPE 9	1975	S Y	$ 3.25	$ 6,418.75	$ 3.50	$ 6,912.50	$ 4.50	$ 8,887.50
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	23	HOUR	$ 175.00	$ 4,025.00	$ 150.00	$ 3,450.00	$ 165.00	$ 3,795.00
24	2211.507	AGGREGATE BASE (CV) CLASS 5	6779	C Y	$ 37.00	$ 250,823.00	$ 31.50	$ 213,538.50	$ 37.00	$ 250,823.00
25	2301.602	DRILL AND GROUT NO. 4 BARS (EPOXY COATED)	84	EACH	$ 10.00	$ 840.00	$ 7.00	$ 588.00	$ 1,320.00	$ 110,880.00
26	2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (3;C) 2.0" THICK	21210	S Y	$ 12.00	$ 254,520.00	$ 14.40	$ 305,424.00	$ 13.55	$ 287,395.50
27	2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (2;B) 2.5" THICK	290	S Y	$ 25.00	$ 7,250.00	$ 29.50	$ 8,555.00	$ 23.00	$ 6,670.00
28	2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (2;B) 3.0" THICK	120	S Y	$ 60.00	$ 7,200.00	$ 42.85	$ 5,142.00	$ 32.00	$ 3,840.00
29	2360.504	TYPE SP 9.5 WEARING COURSE MIXTURE (2;B) 4.0" THICK	31	S Y	$ 75.00	$ 2,325.00	$ 67.00	$ 2,077.00	$ 55.00	$ 1,705.00
30	2360.504	TYPE SP 12.5 WEARING COURSE MIXTURE (3;C) 2.0" THICK	21210	S Y	$ 18.00	$ 381,780.00	$ 15.70	$ 332,997.00	$ 15.10	$ 320,271.00
31	2502.503	6" PVC PIPE DRAIN	4885	L F	$ 20.00	$ 97,700.00	$ 28.00	$ 136,780.00	$ 18.00	$ 87,930.00
32	2502.602	6" PVC PIPE DRAIN CLEANOUT	17	EACH	$ 350.00	$ 5,950.00	$ 615.00	$ 10,455.00	$ 385.00	$ 6,545.00
33	2502.602	SUMP PUMP SERVICE CONNECTION	17	EACH	$ 1,400.00	$ 23,800.00	$ 1,500.00	$ 25,500.00	$ 1,425.00	$ 24,225.00
34	2506.602	CONNECT TO PIPE DRAIN	13	EACH	$ 500.00	$ 6,500.00	$ 925.00	$ 12,025.00	$ 275.00	$ 3,575.00
35	2506.602	CONNECT TO EXISTING STRUCTURE	1	EACH	$ 1,500.00	$ 1,500.00	$ 500.00	$ 500.00	$ 1,100.00	$ 1,100.00
36	2521.518	4" CONCRETE WALK	37492	S F	$ 8.00	$ 299,936.00	$ 6.65	$ 249,321.80	$ 9.00	$ 337,428.00
37	2521.518	6" CONCRETE WALK	11677	S F	$ 12.00	$ 140,124.00	$ 8.75	$ 102,173.75	$ 13.50	$ 157,639.50
38	2521.618	4" CONCRETE WALK - SPECIAL 1	1152	S F	$ 12.00	$ 13,824.00	$ 9.60	$ 11,059.20	$ 17.00	$ 19,584.00
39	2521.618	6" CONCRETE WALK - SPECIAL 1	360	S F	$ 16.00	$ 5,760.00	$ 13.70	$ 4,932.00	$ 19.50	$ 7,020.00
40	2521.618	6" CONCRETE WALK - SPECIAL 2	1630	S F	$ 16.00	$ 26,080.00	$ 13.70	$ 22,331.00	$ 19.50	$ 31,785.00
41	2531.503	CONCRETE CURB AND GUTTER DESIGN B624	8482	L F	$ 22.00	$ 186,604.00	$ 19.40	$ 164,550.80	$ 29.25	$ 248,098.50
42	2531.603	CONCRETE CURB AND GUTTER DESIGN SPECIAL 1	52	L F	$ 27.00	$ 1,404.00	$ 40.50	$ 2,106.00	$ 54.00	$ 2,808.00
43	2531.603	CONCRETE CURB AND GUTTER DESIGN SPECIAL 2	616	L F	$ 45.00	$ 27,720.00	$ 47.75	$ 29,414.00	$ 36.50	$ 22,484.00
44	2531.603	CONCRETE CURB DESIGN V	555	L F	$ 35.00	$ 19,425.00	$ 35.25	$ 19,563.75	$ 42.50	$ 23,587.50
45	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	244	S Y	$ 71.00	$ 17,324.00	$ 81.70	$ 19,934.80	$ 90.00	$ 21,960.00
46	2531.504	7" CONCRETE DRIVEWAY PAVEMENT	293	S Y	$ 82.00	$ 24,026.00	$ 89.00	$ 26,077.00	$ 94.00	$ 27,542.00
47	2531.618	TRUNCATED DOMES	790	S F	$ 45.00	$ 35,550.00	$ 56.50	$ 44,635.00	$ 58.00	$ 45,820.00
48	2563.601	TRAFFIC CONTROL	1	L S	$ 30,000.00	$ 30,000.00	$ 63,000.00	$ 63,000.00	$ 61,000.00	$ 61,000.00

ABSTRACT OF BIDS

2023 STREET AND UTILITY IMPROVEMENTS
CITY OF WABASHA, MINNESOTA
SAP NO. 079-658-004 & 079-665-002
BMI PROJECT NO. H19.120756

BID DATE: 6/6/2023
TIME: 11:00 AM

ITEM NO.	MnDOT SPEC NO	ITEM	APPROX. QUANT.	UNIT	Engineer's Estimate Bolton & Menk, Inc. UNIT PRICE	Engineer's Estimate Bolton & Menk, Inc. AMOUNT	Pember Companies Inc Menomonie, WI UNIT PRICE	Pember Companies Inc Menomonie, WI AMOUNT	A-1 Excavating LLC Bloomer, WI UNIT PRICE	A-1 Excavating LLC Bloomer, WI AMOUNT
49	2563.601	ACCESS MANAGER	1	L S	$ 15,000.00	$ 15,000.00	$ 8,400.00	$ 8,400.00	$ 1,000.00	$ 1,000.00
50	2564.602	INSTALL SIGN	32	EACH	$ 250.00	$ 8,000.00	$ 530.00	$ 16,960.00	$ 530.00	$ 16,960.00
51	2564.602	INSTALL SALVAGED SIGN	26	EACH	$ 250.00	$ 6,500.00	$ 265.00	$ 6,890.00	$ 270.00	$ 7,020.00
52	2573.501	STABILIZED CONSTRUCTION EXIT	6	EACH	$ 2,300.00	$ 13,800.00	$ 1,100.00	$ 6,600.00	$ 100.00	$ 600.00
53	2573.501	EROSION CONTROL SUPERVISOR	1	L S	$ 3,000.00	$ 3,000.00	$ 5,000.00	$ 5,000.00	$ 650.00	$ 650.00
54	2573.502	STORM DRAIN INLET PROTECTION	68	EACH	$ 175.00	$ 11,900.00	$ 135.00	$ 9,180.00	$ 25.00	$ 1,700.00
55	2573.503	SILT FENCE; TYPE MS	172	L F	$ 5.00	$ 860.00	$ 3.25	$ 559.00	$ 5.00	$ 860.00
56	2573.503	SEDIMENT CONTROL LOG TYPE ROCK	23	EACH	$ 35.00	$ 805.00	$ 110.00	$ 2,530.00	$ 40.00	$ 920.00
57	2573.503	ROCK DITCH CHECK	36	L F	$ 150.00	$ 5,400.00	$ 34.00	$ 1,224.00	$ 15.00	$ 540.00
58	2574.507	AMENDED TOPSOIL BORROW (LV)	1061	C Y	$ 25.50	$ 27,055.50	$ 72.00	$ 76,392.00	$ 33.00	$ 35,013.00
59	2575.504	SODDING TYPE LAWN	6367	S Y	$ 9.00	$ 57,303.00	$ 13.00	$ 82,771.00	$ 14.00	$ 89,138.00
60	2575.540	RAPID STABILIZATION METHOD 4	6367	SY	$ 2.00	$ 12,734.00	$ 1.00	$ 6,367.00	$ 0.20	$ 1,273.40
61	2580.503	INTERIM PAVEMENT MARKING	6481	LF	$ 1.00	$ 6,481.00	$ 2.15	$ 13,934.15	$ 2.10	$ 13,610.10
62	2582.503	4" SOLID LINE PAINT	3755	L F	$ 0.50	$ 1,877.50	$ 2.15	$ 8,073.25	$ 2.10	$ 7,885.50
63	2582.503	6" SOLID LINE PAINT	2359	L F	$ 0.75	$ 1,769.25	$ 3.70	$ 8,728.30	$ 3.70	$ 8,728.30
64	2582.503	12" SOLID LINE PAINT	367	L F	$ 3.50	$ 1,284.50	$ 5.85	$ 2,146.95	$ 5.80	$ 2,128.60
65	2582.518	PAVEMENT MESSAGE PAINT	6	S F	$ 25.50	$ 153.00	$ 42.50	$ 255.00	$ 42.00	$ 252.00
66	2582.603	PAVEMENT MARKING SPECIAL	2232	LF	$ 0.50	$ 1,116.00	$ 1.60	$ 3,571.20	$ 1.60	$ 3,571.20
67		INSTALL SALVAGED BENCH	6	EACH	$ 250.00	$ 1,500.00	$ 330.00	$ 1,980.00	$ 900.00	$ 5,400.00
68		TEMPORARY MAIL BOX BANK	1	L S	$ 5,000.00	$ 5,000.00	$ 500.00	$ 500.00	$ 9,000.00	$ 9,000.00
BASE BID - SECTION B - SANITARY SEWER IMPROVEMENTS										
69	2104.502	REMOVE MANHOLE (SANITARY)	10	EACH	$ 575.00	$ 5,750.00	$ 875.00	$ 8,750.00	$ 500.00	$ 5,000.00
70	2104.503	REMOVE SEWER PIPE (SANITARY)	3519	L F	$ 4.25	$ 14,955.75	$ 12.60	$ 44,339.40	$ 9.00	$ 31,671.00
71	2106.601	DEWATERING	1	L S	$ 90,000.00	$ 90,000.00	$ 1,000.00	$ 1,000.00	$ 5,000.00	$ 5,000.00
72	2503.602	CONNECT TO EXISTING SANITARY SEWER	10	EACH	$ 1,250.00	$ 12,500.00	$ 1,400.00	$ 14,000.00	$ 2,150.00	$ 21,500.00
73	2503.602	8"X6" PVC WYE	51	EACH	$ 550.00	$ 28,050.00	$ 700.00	$ 35,700.00	$ 630.00	$ 32,130.00
74	2503.602	SANITARY CHIMNEY SEAL	10	EACH	$ 310.00	$ 3,100.00	$ 355.00	$ 3,550.00	$ 340.00	$ 3,400.00
75	2503.603	8" PVC PIPE SEWER	278	L F	$ 78.00	$ 21,684.00	$ 100.00	$ 27,800.00	$ 78.00	$ 21,684.00
76	2503.603	10" PVC PIPE SEWER	1968	L F	$ 83.00	$ 163,344.00	$ 95.00	$ 186,960.00	$ 85.00	$ 167,280.00
77	2503.603	12" PVC PIPE SEWER	61	L F	$ 88.00	$ 5,368.00	$ 108.00	$ 6,588.00	$ 107.00	$ 6,527.00
78	2503.603	15" PVC PIPE SEWER	1187	L F	$ 93.00	$ 110,391.00	$ 120.00	$ 142,440.00	$ 123.00	$ 146,001.00
79	2503.603	6" PVC SANITARY SERVICE PIPE	1927	L F	$ 60.00	$ 115,620.00	$ 63.50	$ 122,364.50	$ 54.00	$ 104,058.00
80	2506.502	CASTING ASSEMBLY (SANITARY)	10	EACH	$ 1,000.00	$ 10,000.00	$ 905.00	$ 9,050.00	$ 1,015.00	$ 10,150.00
81	2506.502	ADJUST FRAME AND RING CASTING (SANITARY)	10	EACH	$ 900.00	$ 9,000.00	$ 555.00	$ 5,550.00	$ 475.00	$ 4,750.00
82	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 4007	124	L F	$ 675.00	$ 83,700.00	$ 565.00	$ 70,060.00	$ 560.00	$ 69,440.00
83		SANITARY SEWER TRACER SYSTEM	1	L S	$ 2,200.00	$ 2,200.00	$ 15,100.00	$ 15,100.00	$ 4,100.00	$ 4,100.00
BASE BID - SECTION C - WATER SYSTEM IMPROVEMENTS										
84	2104.502	REMOVE GATE VALVE AND BOX	20	EACH	$ 250.00	$ 5,000.00	$ 150.00	$ 3,000.00	$ 200.00	$ 4,000.00
85	2104.502	REMOVE HYDRANT	8	EACH	$ 500.00	$ 4,000.00	$ 740.00	$ 5,920.00	$ 400.00	$ 3,200.00
86	2104.503	REMOVE WATER MAIN	4016	L F	$ 6.00	$ 24,096.00	$ 12.50	$ 50,200.00	$ 9.00	$ 36,144.00
87	2504.601	TEMPORARY WATER SERVICE	1	L S	$ 45,000.00	$ 45,000.00	$ 10,000.00	$ 10,000.00	$ 30,000.00	$ 30,000.00
88	2504.602	CONNECT TO EXISTING WATER MAIN	15	EACH	$ 1,500.00	$ 22,500.00	$ 2,000.00	$ 30,000.00	$ 2,400.00	$ 36,000.00
89	2504.602	HYDRANT (8.5' BURY)	5	EACH	$ 7,500.00	$ 37,500.00	$ 6,800.00	$ 34,000.00	$ 6,600.00	$ 33,000.00
90	2504.602	HYDRANT (9' BURY)	2	EACH	$ 7,500.00	$ 15,000.00	$ 7,000.00	$ 14,000.00	$ 6,840.00	$ 13,680.00
91	2504.602	HYDRANT (9.5' BURY)	1	EACH	$ 7,500.00	$ 7,500.00	$ 7,210.00	$ 7,210.00	$ 7,080.00	$ 7,080.00
92	2504.602	HYDRANT (10' BURY)	1	EACH	$ 7,500.00	$ 7,500.00	$ 7,365.00	$ 7,365.00	$ 7,300.00	$ 7,300.00
93	2504.602	ADJUST VALVE BOX	38	EACH	$ 350.00	$ 13,300.00	$ 235.00	$ 8,930.00	$ 300.00	$ 11,400.00
94	2504.602	1" CORPORATION STOP	68	EACH	$ 400.00	$ 27,200.00	$ 440.00	$ 29,920.00	$ 550.00	$ 37,400.00
95	2504.602	2" CORPORATION STOP	3	EACH	$ 725.00	$ 2,175.00	$ 885.00	$ 2,655.00	$ 1,050.00	$ 3,150.00

ABSTRACT OF BIDS

2023 STREET AND UTILITY IMPROVEMENTS
CITY OF WABASHA, MINNESOTA
SAP NO. 079-658-004 & 079-665-002
BMI PROJECT NO. H19.120756

BID DATE: 6/6/2023
TIME: 11:00 AM

ITEM NO.	MnDOT SPEC NO	ITEM	APPROX. QUANT.	UNIT	Engineer's Estimate Bolton & Menk, Inc. UNIT PRICE	Engineer's Estimate Bolton & Menk, Inc. AMOUNT	Pember Companies Inc Menomonie, WI UNIT PRICE	Pember Companies Inc Menomonie, WI AMOUNT	A-1 Excavating LLC Bloomer, WI UNIT PRICE	A-1 Excavating LLC Bloomer, WI AMOUNT
96	2504.602	6" GATE VALVE AND BOX	9	EACH	$ 2,700.00	$ 24,300.00	$ 2,690.00	$ 24,210.00	$ 2,660.00	$ 23,940.00
97	2504.602	8" GATE VALVE AND BOX	21	EACH	$ 3,500.00	$ 73,500.00	$ 3,550.00	$ 74,550.00	$ 3,550.00	$ 74,550.00
98	2504.602	10" GATE VALVE AND BOX	4	EACH	$ 4,500.00	$ 18,000.00	$ 5,090.00	$ 20,360.00	$ 5,110.00	$ 20,440.00
99	2504.602	12" GATE VALVE AND BOX	4	EACH	$ 5,800.00	$ 23,200.00	$ 6,075.00	$ 24,300.00	$ 6,200.00	$ 24,800.00
100	2504.602	1" CURB STOP AND BOX	68	EACH	$ 525.00	$ 35,700.00	$ 455.00	$ 30,940.00	$ 510.00	$ 34,680.00
101	2504.602	2" CURB STOP AND BOX	3	EACH	$ 1,300.00	$ 3,900.00	$ 860.00	$ 2,580.00	$ 1,025.00	$ 3,075.00
102	2504.603	1" WATER SERVICE PIPE	2311	L F	$ 50.00	$ 115,550.00	$ 53.00	$ 122,483.00	$ 55.00	$ 127,105.00
103	2504.603	2" WATER SERVICE PIPE	111	L F	$ 90.00	$ 9,990.00	$ 88.00	$ 9,768.00	$ 85.00	$ 9,435.00
104	2504.603	4" PVC WATERMAIN	39	L F	$ 65.00	$ 2,535.00	$ 55.00	$ 2,145.00	$ 73.00	$ 2,847.00
105	2504.603	6" PVC WATERMAIN	320	L F	$ 65.00	$ 20,800.00	$ 63.00	$ 20,160.00	$ 67.00	$ 21,440.00
106	2504.603	8" PVC WATERMAIN	2496	L F	$ 70.00	$ 174,720.00	$ 74.00	$ 184,704.00	$ 74.00	$ 184,704.00
107	2504.603	10" PVC WATERMAIN	503	L F	$ 90.00	$ 45,270.00	$ 89.00	$ 44,767.00	$ 89.00	$ 44,767.00
108	2504.603	12" PVC WATERMAIN	827	L F	$ 100.00	$ 82,700.00	$ 106.00	$ 87,662.00	$ 107.00	$ 88,489.00
109	2504.608	WATERMAIN FITTINGS	4017	L B	$ 16.00	$ 64,272.00	$ 19.00	$ 76,323.00	$ 18.00	$ 72,306.00
110		VALVE BOX TOP SECTION & CAP	58	EACH	$ 260.00	$ 15,080.00	$ 240.00	$ 13,920.00	$ 170.00	$ 9,860.00
111		WATERMAIN TRACER SYSTEM	1	L S	$ 3,500.00	$ 3,500.00	$ 20,150.00	$ 20,150.00	$ 8,800.00	$ 8,800.00
BASE BID - SECTION D - STORM SEWER IMPROVEMENTS										
112	2104.502	REMOVE MANHOLE	12	EACH	$ 550.00	$ 6,600.00	$ 625.00	$ 7,500.00	$ 500.00	$ 6,000.00
113	2104.502	REMOVE CATCH BASIN	26	EACH	$ 450.00	$ 11,700.00	$ 560.00	$ 14,560.00	$ 400.00	$ 10,400.00
114	2104.503	REMOVE SEWER PIPE (STORM)	2830	L F	$ 10.00	$ 28,300.00	$ 17.45	$ 49,383.50	$ 18.00	$ 50,940.00
115	2503.503	28" SPAN RC PIPE SEWER CLASS IVA	350	L F	$ 120.00	$ 42,000.00	$ 190.00	$ 66,500.00	$ 160.00	$ 56,000.00
116	2503.602	CONNECT TO EXISTING STORM SEWER	4	EACH	$ 850.00	$ 3,400.00	$ 835.00	$ 3,340.00	$ 1,000.00	$ 4,000.00
117	2503.602	CONNECT TO EXISTING STRUCTURE	3	EACH	$ 850.00	$ 2,550.00	$ 1,010.00	$ 3,030.00	$ 1,000.00	$ 3,000.00
118	2503.603	10" PIPE SEWER	76	L F	$ 70.00	$ 5,320.00	$ 75.00	$ 5,700.00	$ 73.00	$ 5,548.00
119	2506.502	CASTING ASSEMBLY (STORM)	58	EACH	$ 1,200.00	$ 69,600.00	$ 965.00	$ 55,970.00	$ 900.00	$ 52,200.00
120	2506.502	ADJUST FRAME AND RING CASTING (STORM)	20	EACH	$ 1,000.00	$ 20,000.00	$ 550.00	$ 11,000.00	$ 475.00	$ 9,500.00
121	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN G	4	L F	$ 800.00	$ 3,200.00	$ 650.00	$ 2,600.00	$ 590.00	$ 2,360.00
122	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	96	L F	$ 690.00	$ 66,240.00	$ 770.00	$ 73,920.00	$ 590.00	$ 56,640.00
123	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	21	L F	$ 1,250.00	$ 26,250.00	$ 1,180.00	$ 24,780.00	$ 1,190.00	$ 24,990.00
124	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4020	4	L F	$ 1,700.00	$ 6,800.00	$ 1,635.00	$ 6,540.00	$ 1,860.00	$ 7,440.00
125	2506.603	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 1	120	L F	$ 650.00	$ 78,000.00	$ 362.00	$ 43,440.00	$ 590.00	$ 70,800.00
BASE BID - SECTION E - LIGHTING AND STREETSCAPING IMPROVEMENTS										
126	2104.502	REMOVE SERVICE CABINET	3	EA	$ 1,500.00	$ 4,500.00	$ 1,410.00	$ 4,230.00	$ 1,385.00	$ 4,155.00
127	2545.502	LIGHTING UNIT TYPE SPECIAL 1-ORNAMENTAL ACORN LIGHT	34	E A	$ 5,500.00	$ 187,000.00	$ 5,530.00	$ 188,020.00	$ 5,425.00	$ 184,450.00
128	2545.502	LIGHTING UNIT TYPE SPECIAL 2-ORNAMENTAL DOUBLE ACORN LIGHT	20	E A	$ 8,500.00	$ 170,000.00	$ 8,545.00	$ 170,900.00	$ 8,380.00	$ 167,600.00
129	2545.502	LIGHTING UNIT TYPE SPECIAL 3-COBRAHEAD OVERHEAD LIGHT	8	EA	$ 3,500.00	$ 28,000.00	$ 3,640.00	$ 29,120.00	$ 3,570.00	$ 28,560.00
130	2545.602	GFCI DUPLEX RECEPTACLE PEDESTAL	10	E A	$ 2,250.00	$ 22,500.00	$ 1,285.00	$ 12,850.00	$ 1,260.00	$ 12,600.00
131	2571.502	DECIDUOUS TREE - 2.5" CAL. B&B	20	E A	$ 700.00	$ 14,000.00	$ 1,235.00	$ 24,700.00	$ 1,220.00	$ 24,400.00
132	2571.602	TREE GRATE & FRAMES	10	E A	$ 7,000.00	$ 70,000.00	$ 4,100.00	$ 41,000.00	$ 3,700.00	$ 37,000.00
133	2105.607	STRUCTURAL SOIL BORROW (CV)	100	C Y	$ 175.00	$ 17,500.00	$ 330.00	$ 33,000.00	$ 55.00	$ 5,500.00
134	2540.602	FURNISH AND INSTALL BENCH	6	EA	$ 2,500.00	$ 15,000.00	$ 2,085.00	$ 12,510.00	$ 2,225.00	$ 13,350.00
135	2540.602	WASTE RECEPTACLE	6	EA	$ 1,500.00	$ 9,000.00	$ 2,065.00	$ 12,390.00	$ 2,150.00	$ 12,900.00
136	2545.503	1-1/2" SCH 40 PVC TRENCHED	5752	LF	$ 8.50	$ 48,892.00	$ 5.85	$ 33,649.20	$ 5.75	$ 33,074.00
137	2545.503	1-1/2" SCH 40 PVC BEHIND CURB	1730	LF	$ 6.00	$ 10,380.00	$ 4.25	$ 7,352.50	$ 4.20	$ 7,266.00
138	2545.503	TWO 1-1/2" HDPE CONDUIT HDD	205	LF	$ 16.00	$ 3,280.00	$ 26.00	$ 5,330.00	$ 25.50	$ 5,227.50
139	2545.503	3/4 INCH SCH 40 PVC TRENCHED	280	LF	$ 6.00	$ 1,680.00	$ 3.20	$ 896.00	$ 3.15	$ 882.00
140	2545.502	HANDHOLE	10	EA	$ 1,200.00	$ 12,000.00	$ 1,060.00	$ 10,600.00	$ 1,045.00	$ 10,450.00

ABSTRACT OF BIDS

2023 STREET AND UTILITY IMPROVEMENTS
CITY OF WABASHA, MINNESOTA
SAP NO. 079-658-004 & 079-665-002
BMI PROJECT NO. H19.120756

BID DATE: 6/6/2023
TIME: 11:00 AM

ITEM NO.	MnDOT SPEC NO	ITEM	APPROX. QUANT.	UNIT	Engineer's Estimate Bolton & Menk, Inc. UNIT PRICE	Engineer's Estimate Bolton & Menk, Inc. AMOUNT	Pember Companies Inc Menomonie, WI UNIT PRICE	Pember Companies Inc Menomonie, WI AMOUNT	A-1 Excavating LLC Bloomer, WI UNIT PRICE	A-1 Excavating LLC Bloomer, WI AMOUNT
141	2545.502	LIGHT FOUNDATION DESIGN E MODIFIED	62	EA	$ 1,200.00	$ 74,400.00	$ 1,280.00	$ 79,360.00	$ 1,257.00	$ 77,934.00
142	2545.503	1-1/C#6 AWG	26705	LF	$ 2.30	$ 61,421.50	$ 1.55	$ 41,392.75	$ 1.50	$ 40,057.50
143	2545.503	1-1/C#4 AWG	2556	LF	$ 2.90	$ 7,412.40	$ 2.05	$ 5,239.80	$ 2.00	$ 5,112.00
144	2545.503	1-1/C#10 AWG	1908	LF	$ 1.50	$ 2,862.00	$ 0.90	$ 1,717.20	$ 0.90	$ 1,717.20
145	2545.601	TEMPORARY ELECTRICAL SERVICE	1	LS	$ 3,000.00	$ 3,000.00	$ 19,030.00	$ 19,030.00	$ 18,700.00	$ 18,700.00
146	2550.601	ELECTRICAL SERVICE CABINET A	1	LS	$ 9,500.00	$ 9,500.00	$ 12,530.00	$ 12,530.00	$ 12,300.00	$ 12,300.00
147	2550.601	ELECTRICAL SERVICE CABINET B	1	LS	$ 6,500.00	$ 6,500.00	$ 10,385.00	$ 10,385.00	$ 10,200.00	$ 10,200.00
148	2574.507	LOAM TOPSOIL BORROW (PLANTINGS)	9	CY	$ 70.00	$ 630.00	$ 100.00	$ 900.00	$ 50.00	$ 450.00
149	2571.502	PERENNIAL NO. 1 CONTAINER	86	EA	$ 25.00	$ 2,150.00	$ 63.00	$ 5,418.00	$ 65.00	$ 5,590.00
150	2401.602	CAST STONE ASSEMBLY	12	EA	$ 1,500.00	$ 18,000.00	$ 2,450.00	$ 29,400.00	$ 1,000.00	$ 12,000.00
151	2540.602	BOLLARD	6	EA	$ 1,200.00	$ 7,200.00	$ 2,075.00	$ 12,450.00	$ 1,725.00	$ 10,350.00
		TOTAL BASE BID AMOUNT:				**$ 5,793,139.65**		**$ 5,762,171.20**		**$ 6,137,119.80**
ALTERNATE A - REINFORCED CONCRETE PIPE STORM SEWER										
152	2503.603	12" RC PIPE SEWER DESIGN 3006 CLASS V	1773	L F	$ 72.00	$ 127,656.00	$ 70.25	$ 124,553.25	$ 68.00	$ 120,564.00
153	2503.603	15" RC PIPE SEWER DESIGN 3006 CLASS V	491	L F	$ 75.00	$ 36,825.00	$ 81.10	$ 39,820.10	$ 75.00	$ 36,825.00
154	2503.603	18" RC PIPE SEWER DESIGN 3006 CLASS III	682	L F	$ 80.00	$ 54,560.00	$ 85.65	$ 58,413.30	$ 74.00	$ 50,468.00
155	2503.603	24" RC PIPE SEWER DESIGN 3006 CLASS III	275	L F	$ 105.00	$ 28,875.00	$ 101.20	$ 27,830.00	$ 94.00	$ 25,850.00
		TOTAL ALTERNATE A BID AMOUNT:				**$ 247,916.00**		**$ 250,616.65**		**$ 233,707.00**
ALTERNATE B - POLYPROPYLENE PIPE STORM SEWER										
156	2503.603	12" PP PIPE SEWER	1773	L F	$ 72.00	$ 127,656.00	$ 50.20	$ 89,004.60	$ 53.00	$ 93,969.00
157	2503.603	15" PP PIPE SEWER	491	L F	$ 75.00	$ 36,825.00	$ 59.55	$ 29,239.05	$ 57.00	$ 27,987.00
158	2503.603	18" PP PIPE SEWER	682	L F	$ 80.00	$ 54,560.00	$ 65.75	$ 44,841.50	$ 63.00	$ 42,966.00
159	2503.603	24" PP PIPE SEWER	275	L F	$ 105.00	$ 28,875.00	$ 80.60	$ 22,165.00	$ 82.00	$ 22,550.00
		TOTAL ALTERNATE B BID AMOUNT:				**$ 247,916.00**		**$ 185,250.15**		**$ 187,472.00**
		TOTAL BID AMOUNT BASE BID AND ALTERNATE A:				**$ 6,041,055.65**		**$ 6,012,787.85**		**$ 6,370,826.80**
		TOTAL BID AMOUNT BASE BID AND ALTERNATE B:				**$ 6,041,055.65**		**$ 5,947,421.35**		**$ 6,324,591.80**

City of Wabasha
Resolution No. 21-2023
Resolution Accepting Bid for the 2023 Street and Utility Improvement Project

WHEREAS, pursuant to an advertisement for bids for the 2023 Street and Utility Improvement Project for the improvement of:

- Bridge Avenue, 4th Grant Boulevard W to Main Street W
- Main Street W from Bridge Avenue to Pembroke Avenue
- Pembroke Avenue from Main Street W to 4th Grant Boulevard W

bids were received, opened, and tabulated according to the law, and the following bids were received complying with the advertisement:

Bidder	**Pember Companies, Inc.**	**A-1 Excavating, Inc.**
Base Bid	$5,762,171.20	$6,137,119.80
Alternate A – RCP Storm Sewer	$250,616.65	$233,707.00
Alternate B – PP Storm Sewer	$185,250.15	$187,472.00

WHEREAS, it appears that Pember Companies, Inc. of Menomonie, Wisconsin is the lowest responsible bidder,

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

1. The Mayor and Clerk are hereby authorized and directed to enter into the attached contract with Pember Companies, Inc. of Menomonie, Wisconsin in the name of the City of Wabasha for the 2023 Street and Utility Improvement Project Base Bid and Alternate A according to the plans and specifications therefor approved by the city council and on file in the office of the city clerk.

2. The city clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposits of the successful bidder and the next lowest bidder shall be retained until a contract has been signed.

Adopted by the city council this 13th day of June ,2023

Wendy Busch, City Clerk

Emily Durand, Mayor

City Council Special **2. 3.**

Meeting Date: 06/13/2023

ITEM TITLE: Resolution Setting Public Hearing for Tax Abatement (Athletic Field)

DEPARTMENT: Administration

PURPOSE:

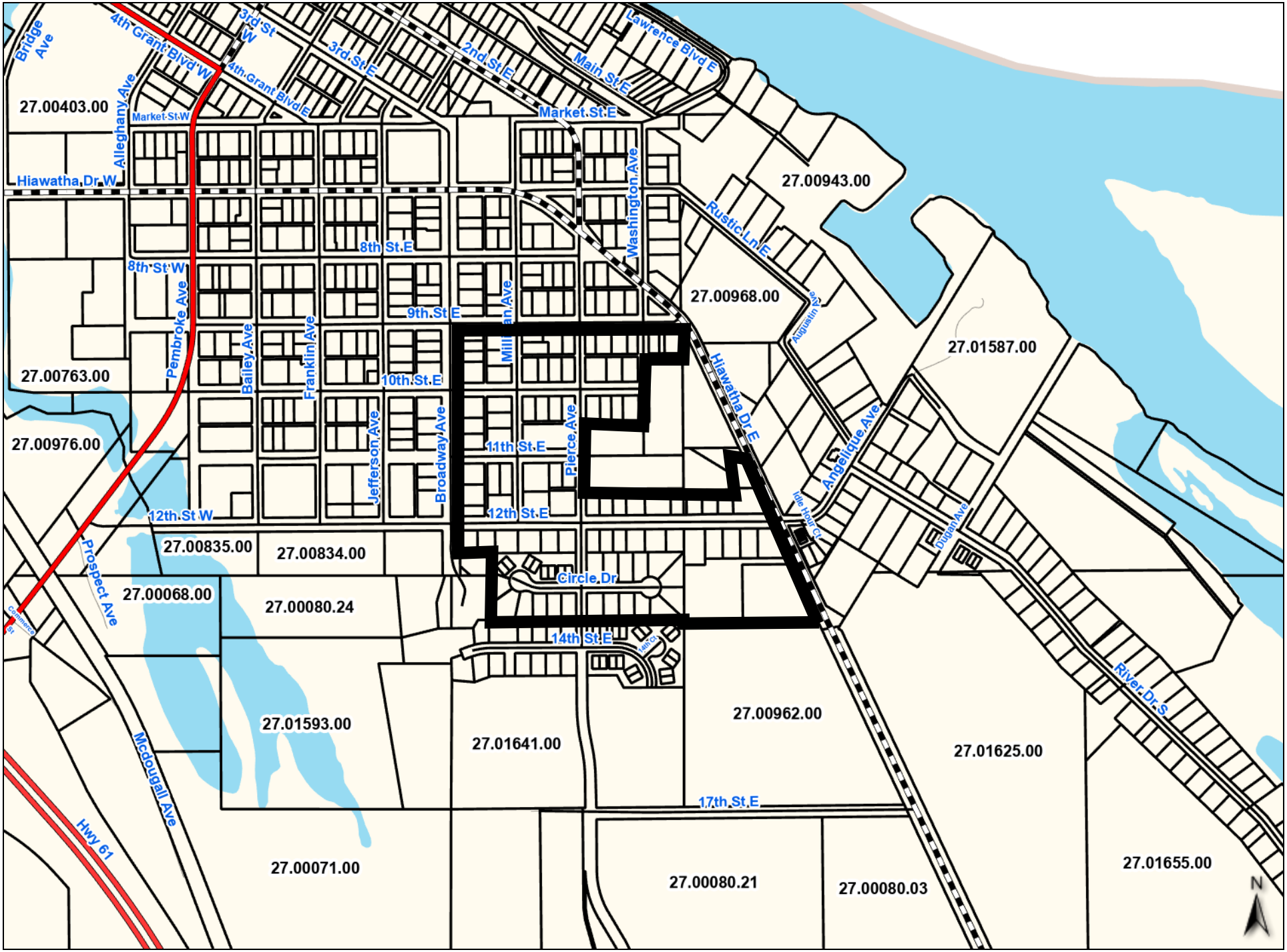
ITEM SUMMARY:

Approve resolution to set public hearing to approve tax abatement.

Attachments

Tax Abatement Parcels Map

Resolution Setting Tax Abatement Hearing


Bridge Ave
4th Grant Blvd W
3rd St W
4th Grant Blvd E
3rd St E
2nd St E
Main St E
Lawrence Blvd E
Alleghany Ave
Market St W
Market St E
Washington Ave
Hiawatha Dr W
Rustic Ln E
8th St W
8th St E
9th St E
Pembroke Ave
Bailey Ave
Franklin Ave
Millerdale Ave
10th St E
Jefferson Ave
Broadway Ave
Pierce Ave
11th St E
Hiawatha Dr E
Angelique Ave
Augustin Rd
Idle Hour Ct
Dugan Ave
12th St W
12th St E
Prospect Ave
Circle Dr
14th St E
River Dr S
Mcdougall Ave
Hwy 61
17th St E
27.00403.00
27.00943.00
27.00968.00
27.01587.00
27.00763.00
27.00976.00
27.00835.00
27.00834.00
27.00068.00
27.00080.24
27.01593.00
27.01641.00
27.00962.00
27.01625.00
27.00071.00
27.00080.21
27.00080.03
27.01655.00
N

City of Wabasha

Resolution No. 23-2023

Resolution Setting Abatement Hearing

EXTRACT OF MINUTES OF A MEETING OF THE CITY COUNCIL OF WABASHA, MINNESOTA

HELD: June 13, 2023

Pursuant to due call and notice thereof, a special meeting of the City Council of Wabasha, Minnesota was duly held at City Hall on the 13th day of June, 2023 at 4:00 o'clock p.m. for the purpose, in part, of calling for a public hearing on the approval of a property tax abatement.

The following Council Members were present:

and the following were absent:

Council Member _____ introduced the following resolution and moved its adoption:

RESOLUTION CALLING A PUBLIC HEARING
ON THE APPROVAL OF TAX ABATEMENT
FOR THE PURPOSE OF FINANCING AN ATHLETIC FIELD PROJECT

WHEREAS:

1. The City of Wabasha has determined it necessary and feasible to construct a new athletic field project within its corporate limits; and

2. The City Council intends to abate its share of property taxes on parcels benefiting from the project to finance the costs constructing said improvements, under the authority of Minnesota Statutes 469.1812 to 469.1815 (the "Abatement Law"); and

3. Prior to approving an abatement resolution and the use of tax abatement the City must hold a public hearing.

BE IT RESOLVED by the City Council as follows:

1. Public Hearing. The City Council shall hold a public hearing on the use of tax abatement and the issuance of general obligation tax abatement bonds to finance the costs of constructing an athletic field project at 6:00 P.M. on Wednesday, July 12th, 2023 at the Wabasha City Hall. Staff is directed to publish notice of this hearing as required by Abatement Law.

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

and the following voted against the same.

Whereupon said resolution was declared duly passed and adopted.

APPENDIX A

CITY OF WABASHA
COUNTY OF WABASHA
STATE OF MINNESOTA

NOTICE OF PUBLIC HEARING
on
APPROVAL OF PROPERTY TAX ABATEMENT

NOTICE IS HEREBY GIVEN that the City Council of the City of Wabasha, Minnesota, will hold a public hearing on Wednesday, July 12th, 2023 at or after 6:00 p.m., at the Wabasha City Hall in the City of Wabasha, Minnesota, relating to the use of property tax abatement to finance up to $1,775,000 in costs associated with constructing an athletic field project, pursuant to Minnesota Statutes, Section 469.1812 to 469.1815, inclusive, as amended. The City intends to issue $3,350,000 in General Obligation Improvement and Tax Abatement Bonds, Series 2023A to finance said improvements. The total amount of tax abatements will not exceed $1,775,000 collected over a period of twenty (20) years, commencing with taxes payable 2024. The following tax parcels are proposed to be included in the proposed tax abatement:

270007403	270080009	270083109	270127300
270078800	270080100	270083112	270127400
270078803	270080103	270083200	270127500
270078900	270080106	270083203	270127600
270079000	270080109	270083206	270127800
270079003	270080300	270083209	270127900
270079103	270080303	270083212	270128000
270079106	270080306	270083215	270128100
270079203	270080400	270083217	270128200
270079206	270080403	270083219	270128300
270079209	270080406	270083220	270130900
270079212	270082700	270083224	270131000
270079300	270082703	270083227	270131100
270079303	270082704	270096103	270131200
270079309	270082706	270096106	270131300
270079400	270082706	270096115	270131400
270079500	270082803	270096118	270131500
270079600	270082900	270096121	270131600
270079606	270082903	270096203	270131700
270079609	270083000	270096206	270131800
270079615	270083103	270096209	270131900
270080000	270083106	270096212	270132000
270080003	270083107	270096215	270132200
270080006	270083108	270096218	270132300

Copies of the Abatement Resolution as proposed to be adopted will be on file and available for public inspection at the office of the City Administrator at City Hall. All interested persons may appear at the hearings and present their view orally or in writing.

BY ORDER OF THE CITY COUNCIL
/s/ Caroline Gregerson
City Administrator

STATE OF MINNESOTA)
CITY OF WABASHA)
COUNTY OF WABASHA) SS.

I, the undersigned, being the duly qualified and acting Administrator of the City of Wabasha, Minnesota, DO HEREBY CERTIFY that the attached resolution is a true and correct copy of an extract of minutes of a meeting of the City Council duly called and held, as such minutes relate to calling for a public hearing on the use of property tax abatement.

Dated June 13th, 2023

_____

Caroline Gregerson, City Administrator

City Council Special **2. 4.**

Meeting Date: 06/13/2023

ITEM TITLE: Bond Recommendations for Athletic Field & Street / Utility Projects from Mike Bubany, David Drown Associates Inc.

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

Attachments

Exhibit for Recs Letter

Ltr - Recos WABASHA 2023A

City of Wabasha, Minnesota

Proposed for Competitive Sale

$3,350,000
General Obligation Improvement & Tax Abatement Bonds, Series 2023A

Master Cash Flow ~ Prelim

Uses of Funds		
Improvement Portion (PFA ineligible costs)		3,229,475.00
Tax Abatement Portion (athletic field project)		2,136,261.00
Total Project Costs		**5,365,736.00**
Underwriter's Discount Allowance	1.00%	33,500.00
Unused Discount to D/S Fund		-
Fiscal Fee (includes Tax Abatement Processing $1,500)		23,500.00
Bond Counsel		13,500.00
Pay Agent		750.00
Printing & Misc		1,650.00
Rating		14,250.00
Bond Premium		-
Excess Proceeds		-
Capitalized Interest (to D/S Fund)		-
		5,452,886.00

Sources of Funds	
Bond Issue	**3,350,000.00**
Bond Premium	-
Construction Fund Earnings	2,886.00
Grants (DNR & LRIP), County Contributions, & Other	2,100,000.00
City Cash	-
	5,452,886.00

Bond Details		
Set Sale Date		6/13/2023
Bid Date		7/12/2023
Sale Date		7/12/2023
Dated Date		8/1/2023
Closing Date		8/1/2023
1st Interest Payment		8/1/2024
Proceeds spent by:		8/1/2025
Purchase Price		3,316,500.00
Net Interest Cost		1,514,153.75
Net Effective Rate		**3.916084%**
Average Coupon		3.829442%
Call Option	@ par	2/1/2031
Weighted Avg. Maturity		11.542
Average Life		11.542
Bond Yield		
Purchaser		Proposed for Competitive Sale
Bond Counsel		Taft Law
Rating Agency		S & P Global Ratings, Inc.
Pay Agent		Northland Trust Services
Tax Status		Tax Exempt
Continuing Disclosure		Full
Rebate		24-month spend down exception
Statutory Authority		MS, Chapters 429, 469, & 475

Payment Schedule & Cashflow

	Payment Schedule									*Account Balances*	
12-Month Period ending*	Principal	Coupon	Interest	Payment Total	**PLUS 5%**	Collection Year	Tax Abatement Levies	Special Assessments	Tax Levies	Surplus (deficit)	Account Balance
8/1/2023	*Dated Date*								Initial Deposit to D/S Fund >		-
2/1/2025	30,000	3.40%	181,999	211,999	**222,599**	2024	88,750	-	133,849	-	-
2/1/2026	155,000	3.25%	120,313	275,313	**289,078**	2025	88,750	70,293	130,035	-	-
2/1/2027	160,000	3.15%	115,275	275,275	**289,039**	2026	88,750	70,293	129,996	-	-
2/1/2028	165,000	3.15%	110,235	275,235	**288,997**	2027	88,750	70,293	129,954	-	-
2/1/2029	170,000	3.15%	105,038	275,038	**288,789**	2028	88,750	70,293	129,747	-	-
2/1/2030	175,000	3.15%	99,683	274,683	**288,417**	2029	88,750	70,293	129,374	-	-
2/1/2031	180,000	3.15%	94,170	274,170	**287,879**	2030	88,750	70,293	128,836	-	-
2/1/2032	185,000	3.20%	88,500	273,500	**287,175**	2031	88,750	70,293	128,132	-	-
2/1/2033	195,000	3.25%	82,580	277,580	**291,459**	2032	88,750	70,293	132,416	-	-
2/1/2034	200,000	3.35%	76,243	276,243	**290,055**	2033	88,750	70,293	131,012	-	-
2/1/2035	205,000	3.45%	69,543	274,543	**288,270**	2034	88,750	70,293	129,227	-	-
2/1/2036	150,000	3.60%	62,470	212,470	**223,094**	2035	88,750	-	134,344	-	-
2/1/2037	150,000	3.80%	57,070	207,070	**217,424**	2036	88,750	-	128,674	-	-
2/1/2038	155,000	3.95%	51,370	206,370	**216,689**	2037	88,750	-	127,939	-	-
2/1/2039	165,000	4.00%	45,248	210,248	**220,760**	2038	88,750	-	132,010	-	-
2/1/2040	165,000	4.10%	38,648	203,648	**213,830**	2039	88,750	-	125,080	-	-
2/1/2041	175,000	4.15%	31,883	206,883	**217,227**	2040	88,750	-	128,477	-	-
2/1/2042	180,000	4.25%	24,620	204,620	**214,851**	2041	88,750	-	126,101	-	-
2/1/2043	190,000	4.30%	16,970	206,970	**217,319**	2042	88,750	-	128,569	-	-
2/1/2044	200,000	4.40%	8,800	208,800	**219,240**	2043	88,750	-	130,490	-	-
	3,350,000		1,480,654	4,830,654	**5,072,186**		1,775,000	702,927	2,594,260	-	

City of Wabasha, Minnesota

Tax Abatement Portion Only

General Obligation Improvement & Tax Abatement Bonds, Series 2023A

Uses of Funds		
Construction		1,752,261.00
Engineering		284,000.00
Contingency		100,000.00
Other		-
Total Project Costs		**2,136,261.00**
Underwriter's Discount Allowance	1.00%	17,750.00
Unused Discount to D/S Fund		-
Allocated Issuance Costs		21,359.68
Bond Premium		-
Excess Proceeds		-
Capitalized Interest (to D/S Fund)		-
		2,175,370.68

Sources of Funds	
Bond Issue	**1,775,000.00**
Bond Premium	-
Construction Fund Earnings	370.68
Grants (DNR & LRIP), County Contributions, & Other	400,000.00
City Cash	-
	2,175,370.68

Payment Schedule & Cashflow

	Payment Schedule								*Account Balances*	
12-Month Period ending*	Principal	Coupon	Interest	Payment Total	**PLUS 5%**	Collection Year	Tax Abatement Levies	Tax Levies	Surplus (deficit)	Account Balance
8/1/2023	*Dated Date*							Initial Deposit to D/S Fund >		-
2/1/2025	30,000	3.40%	98,490	128,490	**134,915**	2024	88,750	46,165	-	-
2/1/2026	65,000	3.25%	64,640	129,640	**136,122**	2025	88,750	47,372	-	-
2/1/2027	70,000	3.15%	62,528	132,528	**139,154**	2026	88,750	50,404	-	-
2/1/2028	70,000	3.15%	60,323	130,323	**136,839**	2027	88,750	48,089	-	-
2/1/2029	75,000	3.15%	58,118	133,118	**139,773**	2028	88,750	51,023	-	-
2/1/2030	75,000	3.15%	55,755	130,755	**137,293**	2029	88,750	48,543	-	-
2/1/2031	80,000	3.15%	53,393	133,393	**140,062**	2030	88,750	51,312	-	-
2/1/2032	80,000	3.20%	50,873	130,873	**137,416**	2031	88,750	48,666	-	-
2/1/2033	85,000	3.25%	48,313	133,313	**139,978**	2032	88,750	51,228	-	-
2/1/2034	85,000	3.35%	45,550	130,550	**137,078**	2033	88,750	48,328	-	-
2/1/2035	90,000	3.45%	42,703	132,703	**139,338**	2034	88,750	50,588	-	-
2/1/2036	95,000	3.60%	39,598	134,598	**141,327**	2035	88,750	52,577	-	-
2/1/2037	95,000	3.80%	36,178	131,178	**137,736**	2036	88,750	48,986	-	-
2/1/2038	100,000	3.95%	32,568	132,568	**139,196**	2037	88,750	50,446	-	-
2/1/2039	105,000	4.00%	28,618	133,618	**140,298**	2038	88,750	51,548	-	-
2/1/2040	105,000	4.10%	24,418	129,418	**135,888**	2039	88,750	47,138	-	-
2/1/2041	110,000	4.15%	20,113	130,113	**136,618**	2040	88,750	47,868	-	-
2/1/2042	115,000	4.25%	15,548	130,548	**137,075**	2041	88,750	48,325	-	-
2/1/2043	120,000	4.30%	10,660	130,660	**137,193**	2042	88,750	48,443	-	-
2/1/2044	125,000	4.40%	5,500	130,500	**137,025**	2043	88,750	48,275	-	-
	1,775,000		853,880	2,628,880	**2,760,324**		1,775,000	985,324	-	

City of Wabasha, Minnesota

Improvement Portion Only

General Obligation Improvement & Tax Abatement Bonds, Series 2023A

Uses of Funds		
Construction		2,759,576.00
Engineering		416,920.00
Contingency		52,979.00
Other		-
Total Project Costs		**3,229,475.00**
Underwriter's Discount Allowance	1.00%	15,750.00
Unused Discount to D/S Fund		-
Allocated Issuance Costs		32,290.32
Bond Premium		-
Excess Proceeds		-
Capitalized Interest (to D/S Fund)		-
		3,277,515.32

Sources of Funds	
Bond Issue	**1,575,000.00**
Bond Premium	-
Construction Fund Earnings	2,515.32
Grants (DNR & LRIP), County Contributions, & Other	1,700,000.00
City Cash	-
	3,277,515.32

ASSESSMENTS
545,000 Amount
10 Term
4.92% Rate

Payment Schedule & Cashflow

Payment Schedule								*Account Balances*	
12-Month Period ending*	Principal	Coupon	Interest	Payment Total	**PLUS 5%**	Collection Year	Special Assessments	Tax Levies	Surplus (deficit)	Account Balance
8/1/2023	*Dated Date*							Initial Deposit to D/S Fund >		-
2/1/2025	-	3.40%	83,509	83,509	**87,684**	2024	-	87,684	-	-
2/1/2026	90,000	3.25%	55,673	145,673	**152,956**	2025	70,293	82,663	-	-
2/1/2027	90,000	3.15%	52,748	142,748	**149,885**	2026	70,293	79,592	-	-
2/1/2028	95,000	3.15%	49,913	144,913	**152,158**	2027	70,293	81,865	-	-
2/1/2029	95,000	3.15%	46,920	141,920	**149,016**	2028	70,293	78,723	-	-
2/1/2030	100,000	3.15%	43,928	143,928	**151,124**	2029	70,293	80,831	-	-
2/1/2031	100,000	3.15%	40,778	140,778	**147,816**	2030	70,293	77,524	-	-
2/1/2032	105,000	3.20%	37,628	142,628	**149,759**	2031	70,293	79,466	-	-
2/1/2033	110,000	3.25%	34,268	144,268	**151,481**	2032	70,293	81,188	-	-
2/1/2034	115,000	3.35%	30,693	145,693	**152,977**	2033	70,293	82,684	-	-
2/1/2035	115,000	3.45%	26,840	141,840	**148,932**	2034	70,293	78,639	-	-
2/1/2036	55,000	3.60%	22,873	77,873	**81,766**	2035	-	81,766	-	-
2/1/2037	55,000	3.80%	20,893	75,893	**79,687**	2036	-	79,687	-	-
2/1/2038	55,000	3.95%	18,803	73,803	**77,493**	2037	-	77,493	-	-
2/1/2039	60,000	4.00%	16,630	76,630	**80,462**	2038	-	80,462	-	-
2/1/2040	60,000	4.10%	14,230	74,230	**77,942**	2039	-	77,942	-	-
2/1/2041	65,000	4.15%	11,770	76,770	**80,609**	2040	-	80,609	-	-
2/1/2042	65,000	4.25%	9,073	74,073	**77,776**	2041	-	77,776	-	-
2/1/2043	70,000	4.30%	6,310	76,310	**80,126**	2042	-	80,126	-	-
2/1/2044	75,000	4.40%	3,300	78,300	**82,215**	2043	-	82,215	-	-
	1,575,000		626,774	2,201,774	**2,311,862**		702,927	1,608,936	-	

DDA
David Drown Associates, Inc.
Public Finance Advisors

Chatfield Office:
29359 County 38
Chatfield, MN 55975
Phone 507-346-7895 | Cell 507-273-2443
Fax 612-605-2375
www.daviddrown.com

June 7, 2023 **RECOMMENDATIONS**

VIA EMAIL

City of Wabasha
Emily Durand, Mayor
Caroline Gregerson, City Administrator
900 Hiawatha Drive East
Wabasha, MN 55981

RE: General Obligation Improvement & Tax Abatement Bonds, Series 2023A

Honorable Mayor Durand, Members of the City Council, and Ms. Gregerson:

This letter outlines my recommendations for the structure and sale of $3,350,000 of general obligation bonds associated with the 2023 street & utility costs ineligible for state loans and also the athletic field project. First, I need to explain the use of statutory authority to issue these bonds.

General Obligation Improvement & Tax Abatement Bonds

A City must cite statutory authority before it can provide its "General Obligation Pledge" to a bond issue. The G.O. pledge secures a bond issue with the City's full taxing authority making the bond issue very low risk to investors which allows us to get lower rates. There are all different types of authority for the G.O. pledge scattered across Minnesota statutes. For this project I recommend utilizing bifurcated authority from two different sections, specifically in Chapters 429 and 469.

Approximately $1,575,000 of this issue should be authorized under authority in Chapter 429 of Minnesota statutes. G.O. bonds issued under Chapter 429, commonly referred to as "improvement bonds", do not count against statutory net debt limits and are not subject to petitions. However, the City must specially assess benefitted property owners in an amount equal to at least 20% of this portion of the bond issue. Proceeds from this portion of the bonds will be used to pay for costs deemed ineligible for the proposed State utility loans (sewer and water) which the City is pursuing.

The remaining portion of this issue ($1,775,000) should be authorized under authority in Chapter 469 of Minnesota statutes. Specifically, this is "tax abatement" authority being used to fund costs associated with the athletic field project. This authority requires a public hearing and for the City to identify enough parcels whose taxes cover the principal amount of the bonds. This is a paper exercise only and nothing unusual happens to the identified parcels. This authority also is not subject to petitions or statutory net debt limits. Because the County declined to participate, we may approve up to 20 years (which is the plan).

Overview of Project and Component Costs

The major component costs and sources of funds are detailed below:

	IMPROVEMENT PORTION	TAX ABATEMENT PORTION	TOTALS
Construction, Engineering, & Contingency	3,229,475	2,136,261	5,365,736
Underwriter's Discount	15,750	17,750	33,500
Issuance Expenses	32,290	21,360	53,650
Less Grants, County Contributions, and Other	(1,700,000)	(400,000)	(2,100,000)
Construction Fund Earnings	(2,515)	(371)	(2,886)
	1,575,000	1,775,000	**3,350,000**

Payment and Revenue Requirements
The City of Wabasha intends to specially assess $545,000 to benefitting properties. Said assessments shall be certified for collection over a ten-year period commencing with taxes payable 2025 at an interest rate 1 percentage point above City's net effective borrowing rate. The City intends to use assessment revenues to partially cover bond payments. The City shall levy taxes (and tax abatements) for the difference. Based on current market conditions, the projected combined average annual levy is estimated at $219,000 commencing with taxes payable 2024.

If rates were to climb 50 bp, the average annual levy would need to increase by nearly $11,000. Due to the size and duration of the bonds, they are sensitive to interest rate movement.

Please refer to the attached exhibits for bond details. I will go over these with you in detail at your meeting on June 13th.

Other Financing Methods Considered
We considered other options for sales method other than a rated, competitive, public sale. A direct placement was dismissed because bonds of this size and length are typically not that appetizing for banks. As such, higher interest rates could be expected. We also dismissed intergovernmental programs as the City is already maxing out that option with the State utility loans. However, a rated, public sale is certain to attract bidders due to the general obligation pledge involved. I would expect 3 to 5 bids on this issue.

$3,350,000 General Obligation Improvement & Tax Abatement Bonds
As stated, David Drown Associates, Inc. recommends the bonds be sold through a competitive process. A competitive sale is the best way to ensure the lowest overall cost of borrowing. Key elements of this financing would be:

- Approximate 20-year term, consistent with prior planning to control levy impacts.
- Callable anytime after 2/1/2031 @ par plus accrued interest.
- Offer up to 1.00% discount allowance.
- Standard and Poor's Rating (cost of rating more than offset by interest rate savings).
- Full Continuing Disclosure. Bidders prefer full continuing disclosure, which the City already provides. The cost, therefore, is negligible.

Schedule and Issuance
The proposed schedule for putting the project financing in place is as follows:

June 13, 2023	Resolution Calling Tax Abatement Hearing, Resolution Setting Sale Date of Bond Issue
July 12, 2023	Tax Abatement Hearing, Resolution Approving Abatement, Resolution Awarding Sale of Bonds
August 1, 2023	Close on funds

I recommend that the City Council approve the attached resolutions. I will be in attendance on June 13th to present this material and answer questions. Thank you and I look forward to working with the City of Wabasha on this project.

Yours truly,



Mike Bubany, Associate
David Drown Associates, Inc.

Enc.

City Council Special **2. 5.**

Meeting Date: 06/13/2023

ITEM TITLE: Reconsider action on Ambulance Truck.

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

At the last meeting, Council approved up to $25,000 to fix the ambulance truck. Staff then since learned that this does not represent the total cost to fix the ambulance. The power steering also needs to be fixed. Staff has not been able to obtain a second quote on the liquid suspension replacement. Please see attached memo for known information to date. Staff would like to move forward with a decision. 6/12/2023 Over the weekend, there were major issues with the loaner truck. That is going to be returned and staff will wait to take transfers until the existing truck can be fixed.

ACTION REQUIRED:

Determine the following:
- Fix existing ambulance, proceed with one quote
- Purchase loaner
- Staff directed to take additional research steps and re-refer to Ambulance Commission for final action

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Attachments

Memo

To: Ambulance Commission, City Council

From: Austyn Burt, EMT

From: Caroline Gregerson, City Administrator

Re: Summary of reasons for only obtaining one bid for the repair of Ambulance 972 and the total estimated repair for 972 or obtaining a loaner vehicle

On May 25th, Austyn Burt took Ambulance 972 to Everest Vehicles in Little Canada, MN. The visit determined that the air suspension system (air ride system) would need to be fully replaced with a new liquid spring system, as parts were not available to fix the existing system. In addition, it was determined that we needed to fix the power steering and replace a broken step. The Ambulance 972 is set to be replaced in 18 months but is currently needed to be able to go on transfers and as a back-up vehicle. Ambulance Commission determined that a solution for a second vehicle for the next 18 months was the best strategy.

Everest stated that they could not fully guarantee that no other issues would appear when the air ride system was replaced but these were all the issues it had per their inspection on May 25th. Everest also stated that they could not fix the power steering and it should be replaced by a Ford Dealer. A loaner ambulance was provided at $3000 per month. Having a second ambulance is needed to be able to provide transfers. Staff does not feel comfortable driving the 972 ambulance to Little Canada and requested towing services.

Under the direction of the Ambulance Commission at the May 31st, 2023 meeting and by Ambulance Director Ryan Marking, I was asked to seek additional quotes to fix the air ride system and also fully state the total cost to repair the existing ambulance. I targeted known companies in the area with expertise in replacing air suspension systems for ambulances or with experience working with ambulance. The following is a summary of those phone calls and attempts to obtain quotes:

Summary of Attempts to Obtain Quotes/Bids on Replacement of Air Suspension System

Company	Location	Date Response Provided	Vendor Comments
Everest Emergency Vehicles	Little Canada, MN	6/2/2023 (emailed quote)	Total cost: $24,279. Cannot fix power steering. Go to Ford dealership.
Osseo Ford	Osseo, Wisconsin	6/1/2023 (phone)	Does not perform this type of work. Historically used by the City to perform all other repairs on ambulance.
Premier Specialty Vehicles	Fergus Falls, MN	6/9/2023 (phone)	Initially indicated would provide a quote but no follow through. After a number of contacts, stated on 6/9/2023 that they are swamped with work and are not interested in performing this service. 6/13/2023 *Staff contacted them for similar quote and they quoted $19,575 on another ambulance vehicle for a new system.*
Arrow Ambulance	Rock Rapids, Iowa	6/1/2023 (phone)	Stated that they won't retrofit our ambulance as their remount line is too busy.
All State Peterbuilt	Winona, MN	6/1/2023 (phone)	Stated they have never done one on an ambulance and that they aren't interested in attempting to do it.

Questions received:

Can Majerus Garage in Lake City be contacted for a quote? Due to prior negative experiences of another ambulance service who have used their services and did not like the results, staff made a decision not to contact them for a quote. We also learned that companies not specializing in ambulances are not interested in making this specific repair.

Osseo Ford contacted for power steering due to prior history with WAS and history working on ambulances.

Estimated Total Cost to Repair 927 (2015 SF450, 61,976 miles (need to confirm))

Everest – Liquid Spring Suspension System	$24,729	By July 28, 2023 (if approved by Council)
Power Steering- Osseo Ford	$1322	One quote obtained- historically has worked on Wabasha vehicles for maintenance
Broken Step- Thomas Industries	$2000	One quote obtained- local metal fabrication shop needed
Towing the Ambulance to Everest	$725.05	Staff does not feel comfortable driving it.
Everest- Loaner leasing while 972 is repaired	$3000	
Total:	**$31,776.05**	
Estimated Trade-in Value	**$15,000**	Everest provided trade-in value estimate.

Net Cost: $16,776

Estimated Cost of Loaner Vehicle (2010 Road Rescue/Ford E-450 with Zico O2 Lift) 107,000 miles
**** Update 6.13.2023- Do not recommend purchasing this vehicle gave staff issues over the weekend.**

Purchase of Loaner Vehicle	$17,000
Flooring	$2000
Decals/Lettering	$2000
Total:	**$21,000**
Trade-In Value	$2000
Net Cost	$19,000

Update 6/12/2023

Staff had issues using the loaner ambulance over the weekend and it is being returned, with no transfers taken. Everest also informed staff that they received another loaner vehicle, comparable to the one that we want to be fixed.

Estimated Total Cost to Repair 927 (2015 SF450, 257,000 miles)

Purchase of 2015 Loaner Vehicle with Liquid Spring	$30,000	
Estimated Trade-in Value	**$10,000?**	Unknown – would not provide value
Net cost	**$20,000**	

Net Cost: $16,776
Action Required: Bring information to Council at Special Meeting on Tuesday, June 13th and seek direction for next steps or re-referral to Ambulance Commission.

Everest Emergency Vehicles
8 South Owasso Blvd. • Little Canada, MN 55117
Phone 800-889-6143 • Fax 651-690-1871
www.everestev.com

Ship To: WABASHA AMBULANCE SERVICE
900 HIAWATHA DR E
WABASHA, MN 55981

Invoice To: WABASHA AMBULANCE SERVICE
129 HIAWATHA DR W
WABASHA MN 55981

Branch		
01 - ST. PAUL, MN		
Date	Time	Page
06/02/2023	9:32:04 (O)	1
Account No	Phone No	Inv No 01
WABAS002	6515652633	003326
Ship Via	Purchase Order	
	PENDING	
Tax ID No		
	Salesperson	
	301	

ESTIMATE EXPIRY DATE: 07/02/2023

SERVICE ESTIMATE

Stock #: CUSSTK CUSTOMER STOCK MS #: CUSTOMER STOCK
Make: MI Model: CUSSTK
Is to have the following work done by 07/28/2023 (Estimated)

LIQUID SPRING INSTALLATION
ADDITIONAL DESCRIPTION:
INSTALLATION OF LIQUID SPRING SUSPENSION SYSTEM ON WABASHA AMBULANCE UNIT 922, THIS WOULD REQUIRE THE REMOVAL OF THE EXISTING LINK SUSPENSION AND ADDING BACK A REAR OEM SWAYBAR.

Part#	Description	Qty	Price	Amount
DS137FS2	R4500 LIQSPRING	1	12332.25	12332.25
11009	SWAY BAR OEM	1	708.75	708.75
10148815	MAGNETIC SWITCH	1	21.64	21.64
10474-005	LIQSPRING FLUID	2	158.24	316.48

MISCELLANEOUS CHARGES:	Description	Price	Amount
	ENVIROMENTAL	100.00	100.00
	MISC/SHOP SUPP	450.00	450.00

Parts:	13379.12
Labor:	10800.00
Miscellaneous:	550.00
TOTAL:	24729.12

Authorization: _____

16:33 LTE 73

20230607173047451.pdf Done

1 of 1

OSSEO FORD
SALES & SERVICE, Inc.
OSSEOAUTO.com

5082.5 Spruce Road, Osseo, VVI 54758
Phone: (715) 597-1955
Fax: (715) 597-2111
bob@osseoauto.com

QT# 007901
Tax 39-1732576
Printed 06/08/2023 1:48:33 PM

PARTS QUOTE
CUSTOMER COPY

User 879 Page 1

Customer No	683579
	WABASHA AMBULANCE 900 HIAWATHA DRIVE EAST WABASHA, MN 55981
Home	
Cell	(651) 565-2633
Email	
Bus	
Fax:	

Expiry Date	07/08/2023
Invoice Number	007901
Sales	879 Mickayla
Account Number	683579
Purchase Order	JEFF
Fleet Type	
Ref:	1FDUF4HT2CEB24960
Ship Via	
Ship To:	WABASHA AMBULANCE 900 HIAWATHA DRIVE EAST WABASHA, MN, 55981 (651) 565-2633

REQ	BO	BIN	PART NUMBER	DESCRIPTION	SL	RETAIL	NET	SALE
1	0	SOP	BC3Z 3A717 K	HOSE ASY		133.64	133.64	133.64
1	0	SOP	BC3Z 3A696 C	PUMP ASY - POWER STEERING		352.73	352.73	352.73
FMP								
1	0		CORE CHARGE	CORE CHARGE|BC3Z 3A696 C		70.00	70.00	70.00
-1	0		C-BC3Z 3A696 C	CORE RETURN		70.00	70.00	-70.00
1	0	SOP	BC3Z 3691 C	HOSE ASY - RESERVOIR TO PUMP		48.18	48.18	48.18
								534.55

austynburt@Gmail.com

PARTS SALE	534.55
TOTAL PARTS SALES	534.55
TAX	29.40
NET TOTAL PARTS	563.95
TOTAL QUOTE	563.95

Pump Labor 200.00
Return 225.00
337.50
Pressure Fluid Parts 2500 $1322.00
534.50

TERMS

SPECIAL ORDER PARTS CANNOT BE CANCELLED OR RETURNED.
20% HANDLING ON PARTS ACCEPTED FOR RETURNS.
NO REFUNDS AFTER 30 DAYS. NO RETURNS ON ELECTRICAL PARTS.
NO RETURNS WITHOUT THIS INVOICE. ALL ITEMS FOR RETURN MUST BE IN ORIGINAL PACKAGE AND IN SALABLE CONDITION.

Received by _____

DISCLAIMER OF WARRANTIES

THE FACTORY WARRANTY CONSTITUTES ALL OF THE WARRANTIES WITH RESPECT TO THE SALE OF THIS ITEM(S). THE SELLER HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. SELLER NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME FOR IT ANY LIABILITY IN CONNECTION WITH THE SALE OF THIS ITEM(S).

10:44 LTE 17

16 Quote #137

Celebrating 77 years in Business!

Siewert's Towing
3424 N Service Dr
Red Wing, MN
651-388-2181

Customer Quotation

Date	Quote #
01-Jun-2023	137

Siewert's Towing, Inc.
3424 N. Service Drive
Red Wing, Minnesota 55066
Phone: (651) 388-2181
Fax: (651) 388-0024

Quoted For:
Austyn Burt-Wabasha Ambulance
*Customer - MD

Minnesota

Summary

Location: Wabasha Ambulance 129 Hiawatha Dr W, Wabasha, MN 55981
Destination: Everest Emergency Vehicles, Inc., 8 S Owasso Blvd W, St Paul, M
Reason: MD Tow
Zone:
Vehicle: 2014 Ford F450 Ambulance
Owner: Wabasha Ambulance
Phone:
VIN:
Plate/Tag:
Mileage:

Service	Quantity	Rate	Amount
*MD Tow-Class 3-6(<26,000Lbs)	1.00	200.00	200.00
*Mileage Total MD Class 3-6	81.00	4.50	364.50
*Mileage-Fuel Surcharge3	81.00	0.75	60.75
Loaded	1.00	50.00	50.00
		Sub Total	**675.25**
		7375 (7.37%)	**49.80**
		QUOTATION TOTAL	**725.05**

The above quoted amounts are valid for 60 days from the date of this quotation.

Signature

Date

City Council Special **2. 6.**

Meeting Date: 06/13/2023

ITEM TITLE: WORKSHOP: Financial Planning for future joint building (Ambulance, City Hall, Fire, Police)

DEPARTMENT: Administration

PURPOSE:

Mike Bubany will share his comments on financial planning for future joint building.

ITEM SUMMARY:

Administrator Gregreson was directed to work with Mike Bubany on financial planning or feasibility for a future joint City Hall, Ambulance, Fire, Police building. Ambulance Director Marking was able to obtain some per square footage figures to estimate costs. They would be as follows:
$2 million Ambulance only
$3.4 million Ambulance plus City Hall
$7.2 million Ambulance, Fire, City Hall
$8.3 million City Campus

Even considering possible sales tax revenue, USDA low-interest financing, Mike Bubany says there is not sufficient debt capacity to take on this magnitude of project with the other existing projects in the capital plan. Another hurdle is that a project of this magnitude would like need to go for a city-wide vote. He indicated he would recommend the ambulance building only and to reduce costs to $1 million.

Attachments

CFP Wabasha 2023 V2 (3)

City of Wabasha
Projects, Debt & Revenue Allocation Worksheet

CITY OF WABASHA CAPITAL FINANCIAL PLAN 2023 UPDATE - V2

Baseline	Cap. Outlay	
General Fund	-	New 2022+
Sewer Fund	40,000	New 2022+
Water Fund	25,000	New 2022+

- Increase S/W Transfers (currently 55K)
- One Time Adj for ARPA

CAP IMP FUND BASICS	
	Base Amounts 2023+
180,000	Taxes to Cap Imp
75,000	Franchise Fees
150,000	Additional Deposits to smooth tax rate
2024	Beg Year
2024	End Year
-	Average Spending 2031+

2,400,000 2023 Preliminary Levy Amount
11%

Graph Options

yes	< prevent rate reductions? (yes,no)	
150,000	< value of "typical" homestead in 2017 for impact	
5,000	< typical water usage per month	
4%	< market value inflation factor	
8%	< construction inflation factor	
5%	< Spending Increase % (GF, Water, Sewer)	
4%	< Tax Base Growth Assumption	

10% 2022, 15% 2023

2	Population Growth/Year	
1	Households/Year	
	Initial Water Rate Increase (2024)	
4%	Annual Increase	**2035** FINAL YEAR
	Initial Sewer Rate Increase (2024)	
4%	Annual Increase	**2035** FINAL YEAR

4 4

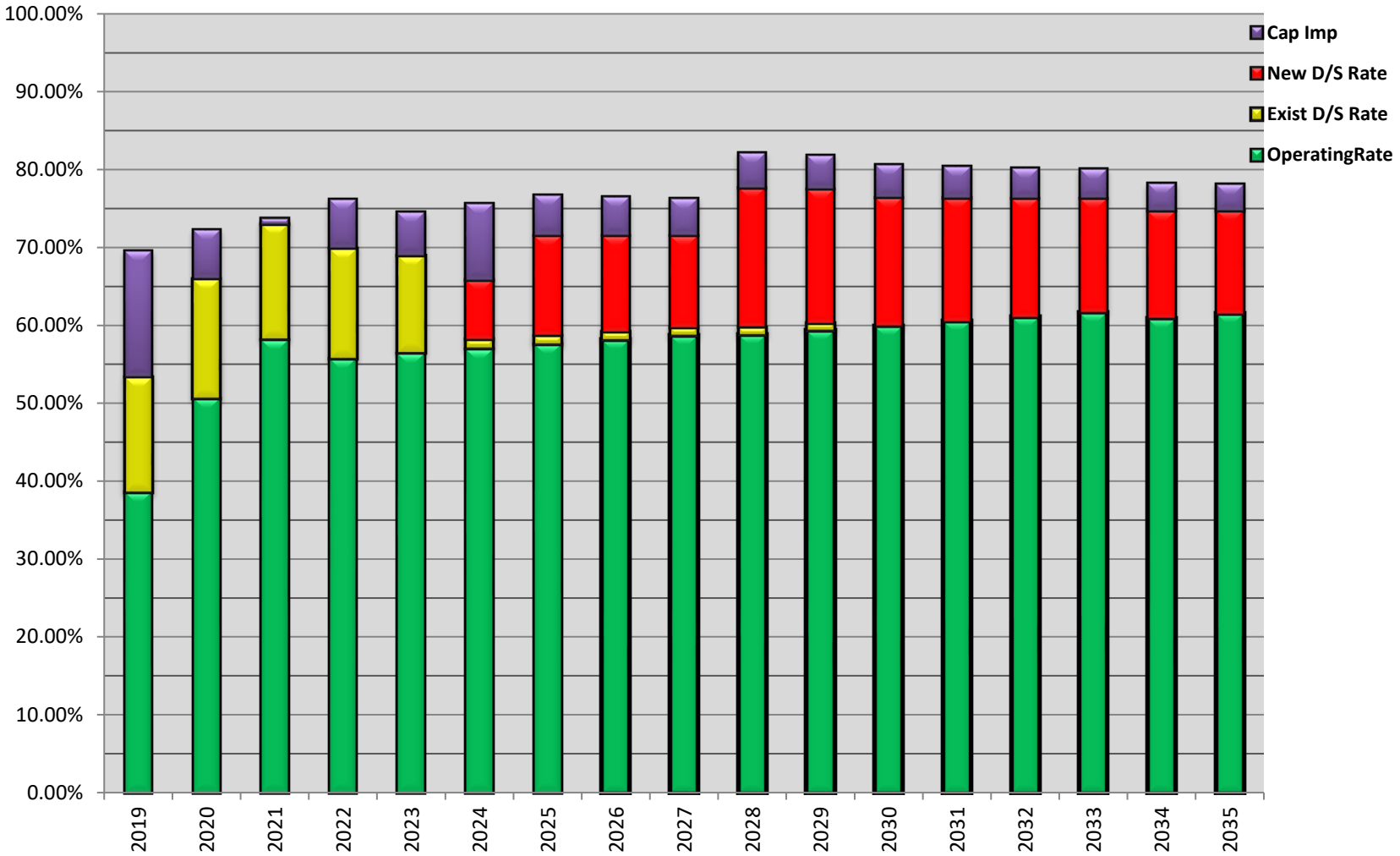
Projects & Debt

# Project	TH 60	Downtown	Various Streets	Barge Terminal	Athletic Field	Water Meters	Sewer Computer	Ambulance	Fire Hall	Well Rehab	WWTP	Booster
Est Year 2022 Cost	**6,400,000**	**8,523,628**	**1,715,000**	**3,600,000**	**2,331,362**	**506,250**	**145,000**	**600,000**	**600,000**	**50,000**	**8,500,000**	**1,000,000**
Cost when Built	3,707,129	6,823,628	2,000,376	2,467,000	1,961,362	546,750	-	699,840	699,840	-	8,489,289	1,469,328
Type Bond	GO	GO	GO	GO	GO		Cash	GO	GO	Cash	GO	GO
Term	15	20	15	10	20	2	10	20	20	10	20	20
Rate	4.00%	4.50%	4.00%	5.50%	4.50%	0.00%	0.00%	4.50%	4.50%	3.00%	2.00%	2.00%
Bond Pymt	333,423	524,574	179,916	327,291	150,782	273,375	-	53,801	53,801	-	519,177	89,859
Home Market Value	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000	200,000
Taxes from Project	-	67	53	-	96	-	-	34	34	-	165	-
Yr Built	**2026**	**2023**	**2024**	**2024**	**2023**	**2023**	**2023**	**2024**	**2024**	**2023**	**2027**	**2027**
		377693				255697						

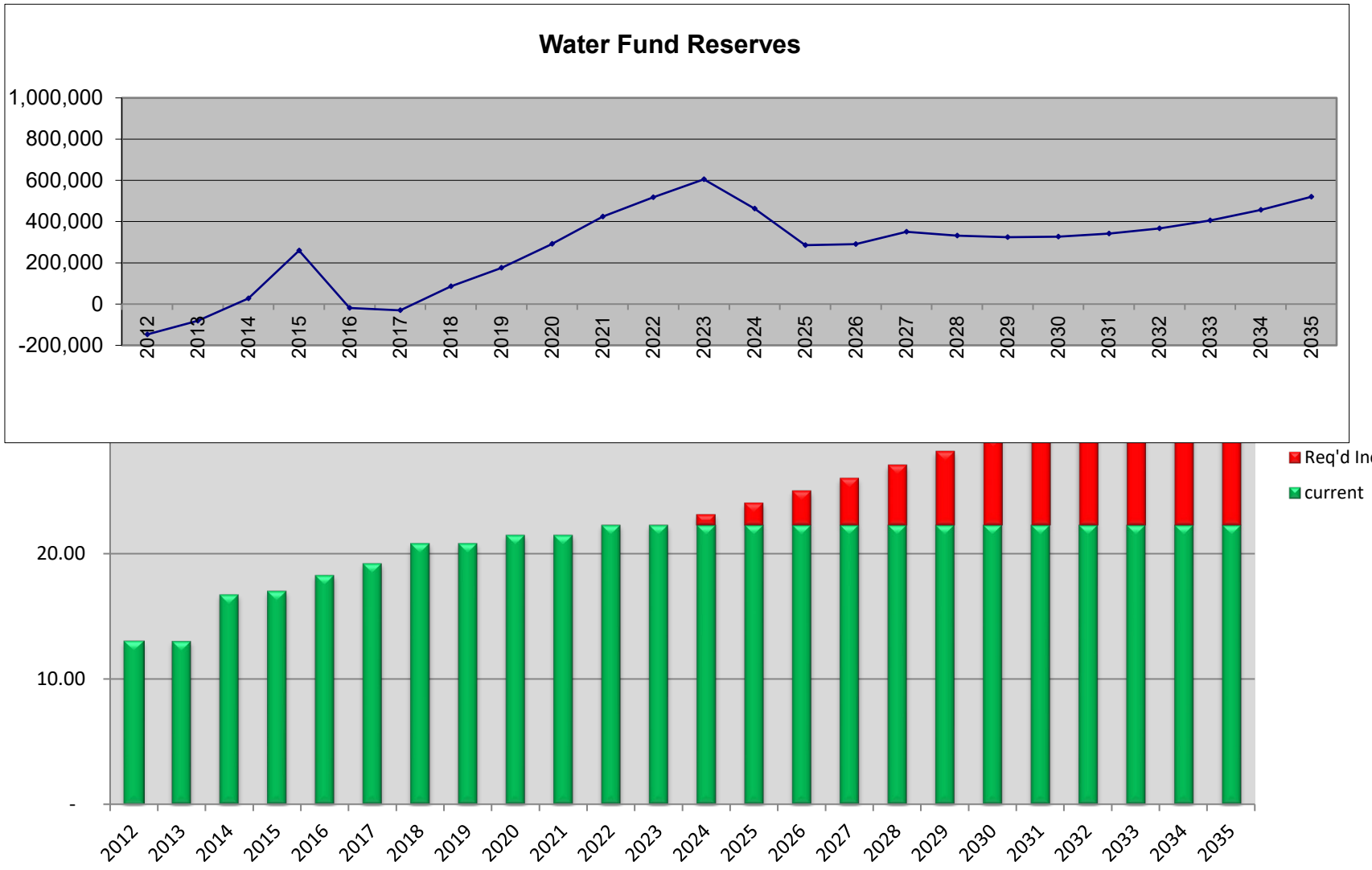
Repayment Sources

CASH	Cap Project Fund	-	-	-	-	-	-	-	-	-	-	-	-
	Other	5,000,000	1,700,000	-	1,421,000	370,000	-	76,600	-	-	10,000	4,000,000	-
	Water Fund	-	-	-	-	-	-	-	-	-	44,000	-	-
	Sewer Fund	-	-	-	-	-	-	80,000	-	-	-	-	-
DEBT	Other	100%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%
	Assessments	0%	8%	8%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	TIF	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	Sewer Rates/Fees	0%	44%	23%	0%	0%	50%	0%	0%	0%	0%	50%	0%
	Water Rates/Fees	0%	28%	23%	0%	0%	50%	0%	0%	0%	0%	0%	100%
	Tax Levies	0%	20%	46%	0%	100%	0%	100%	100%	100%	100%	50%	0%
		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

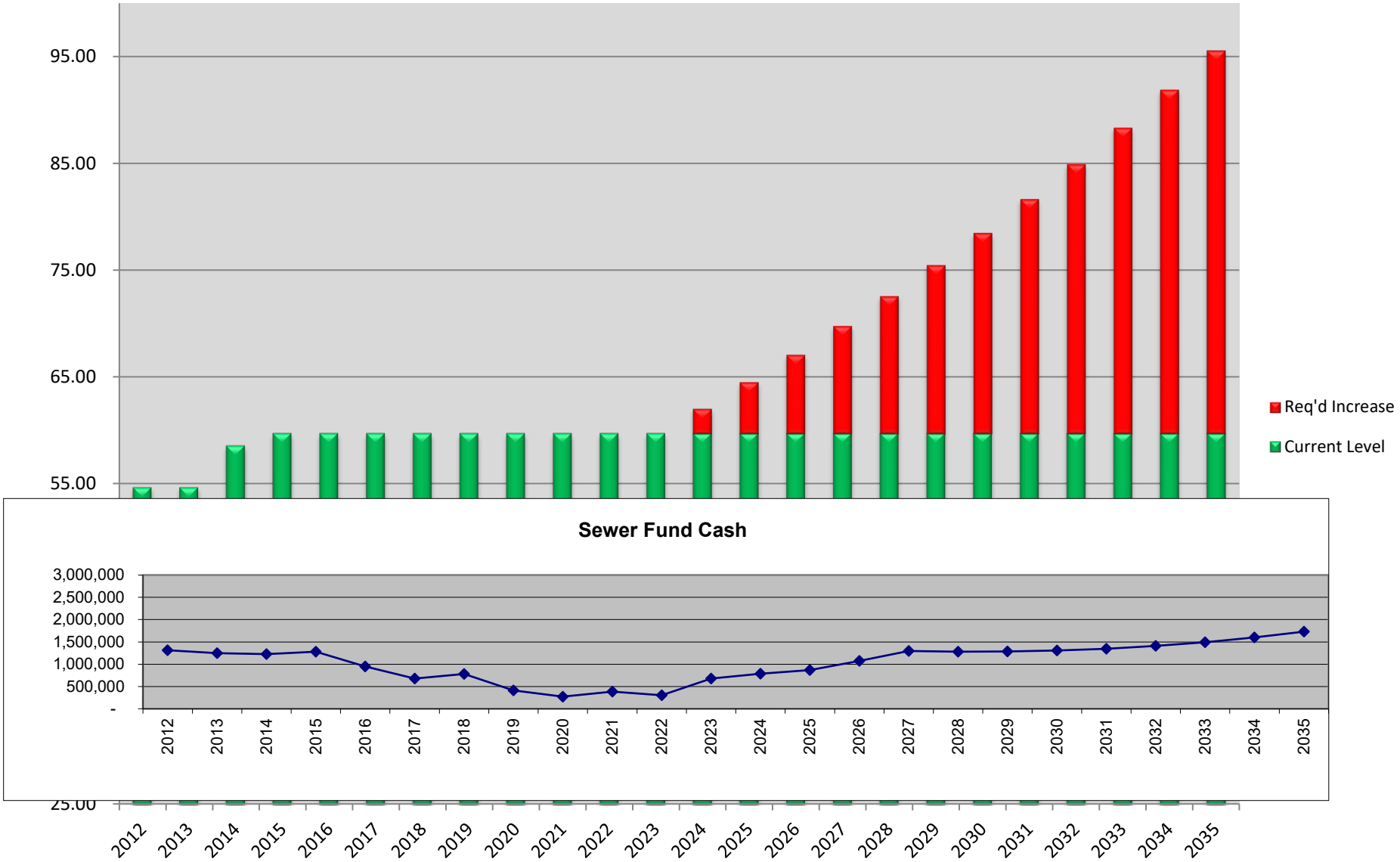
Tax Rate Projections



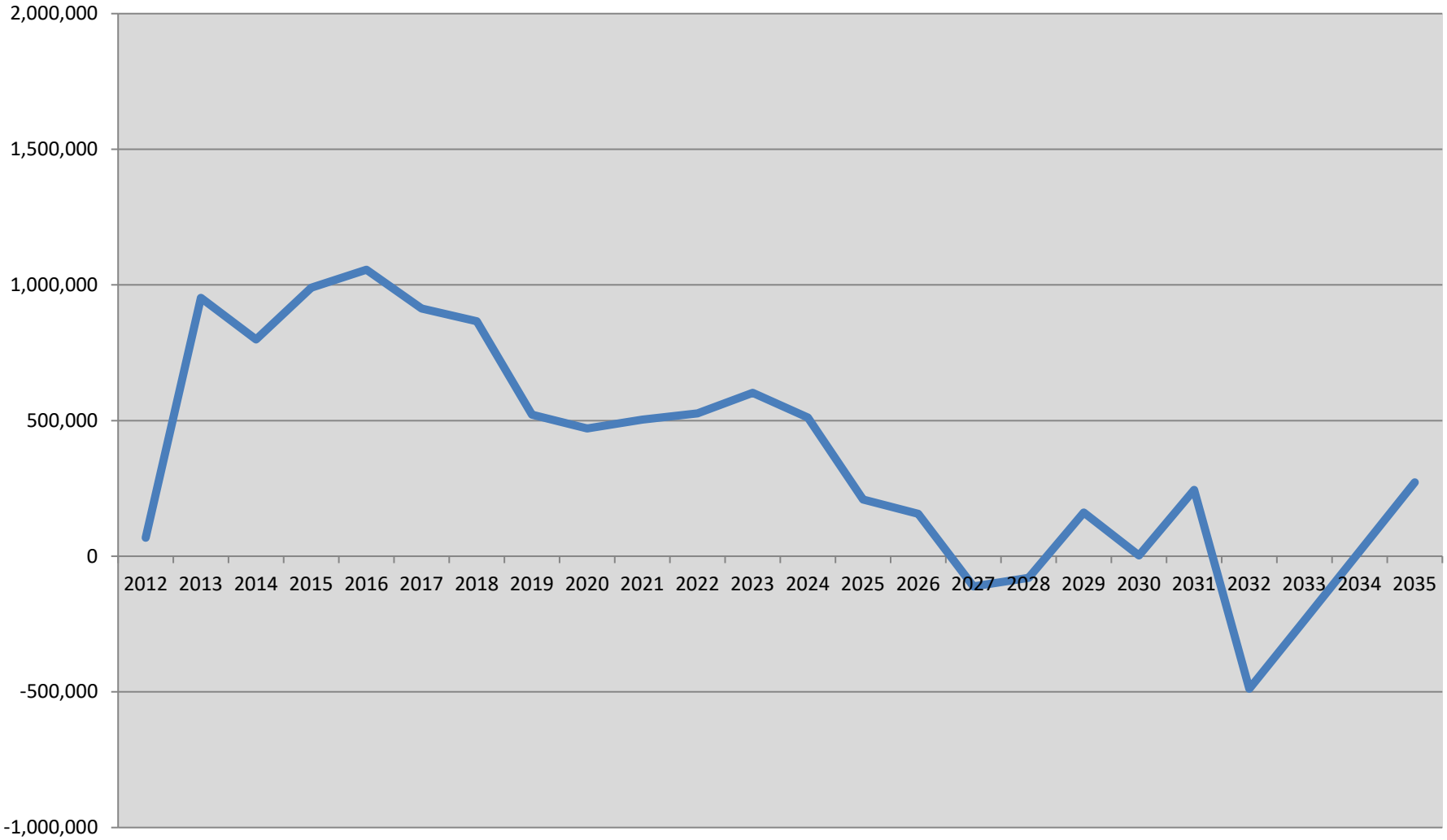
Monthly Water Bill ~ Typical Small Family (5,000 gpm)



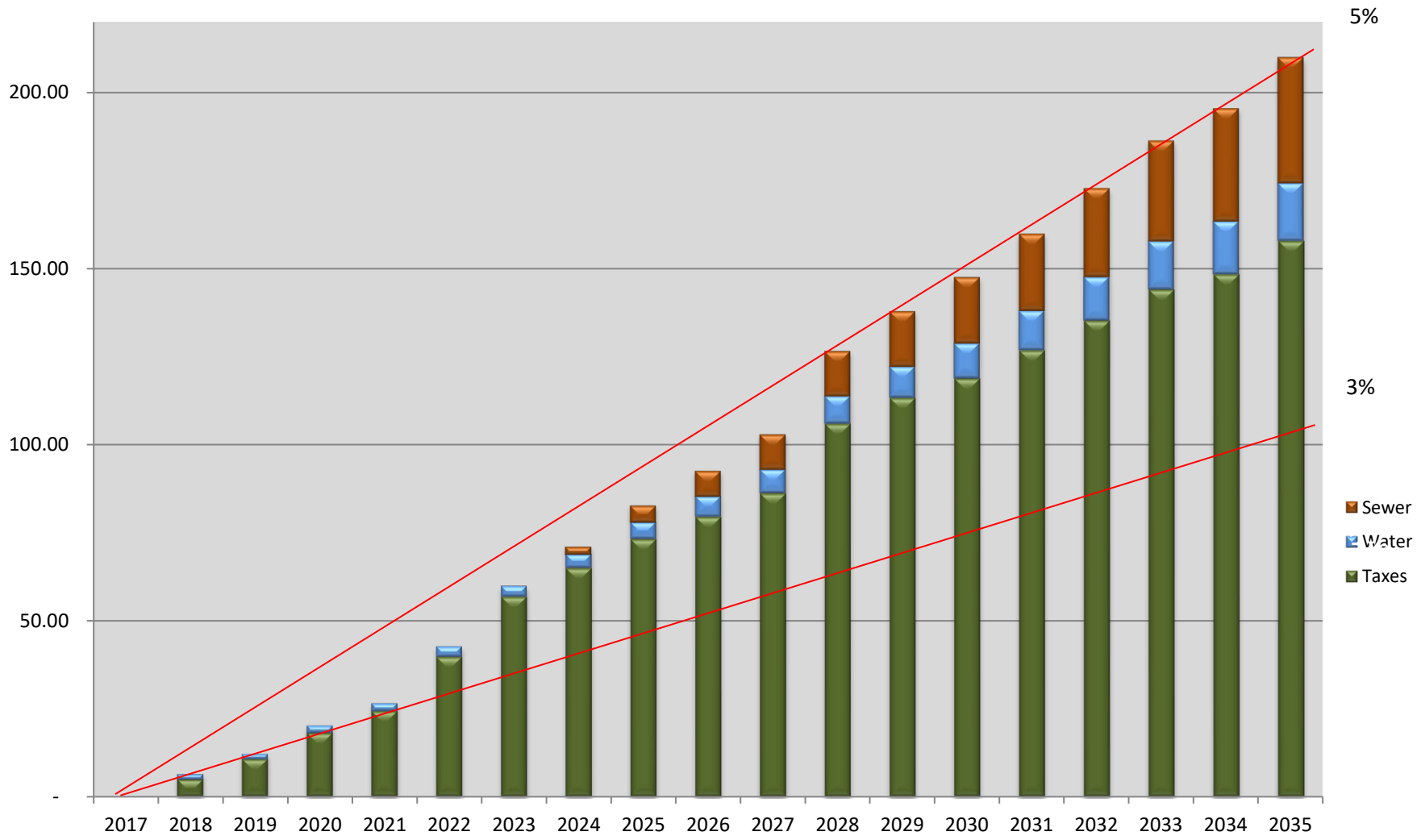
Monthly Sewer Bill ~ Typical Small Family (5,000 gpm)



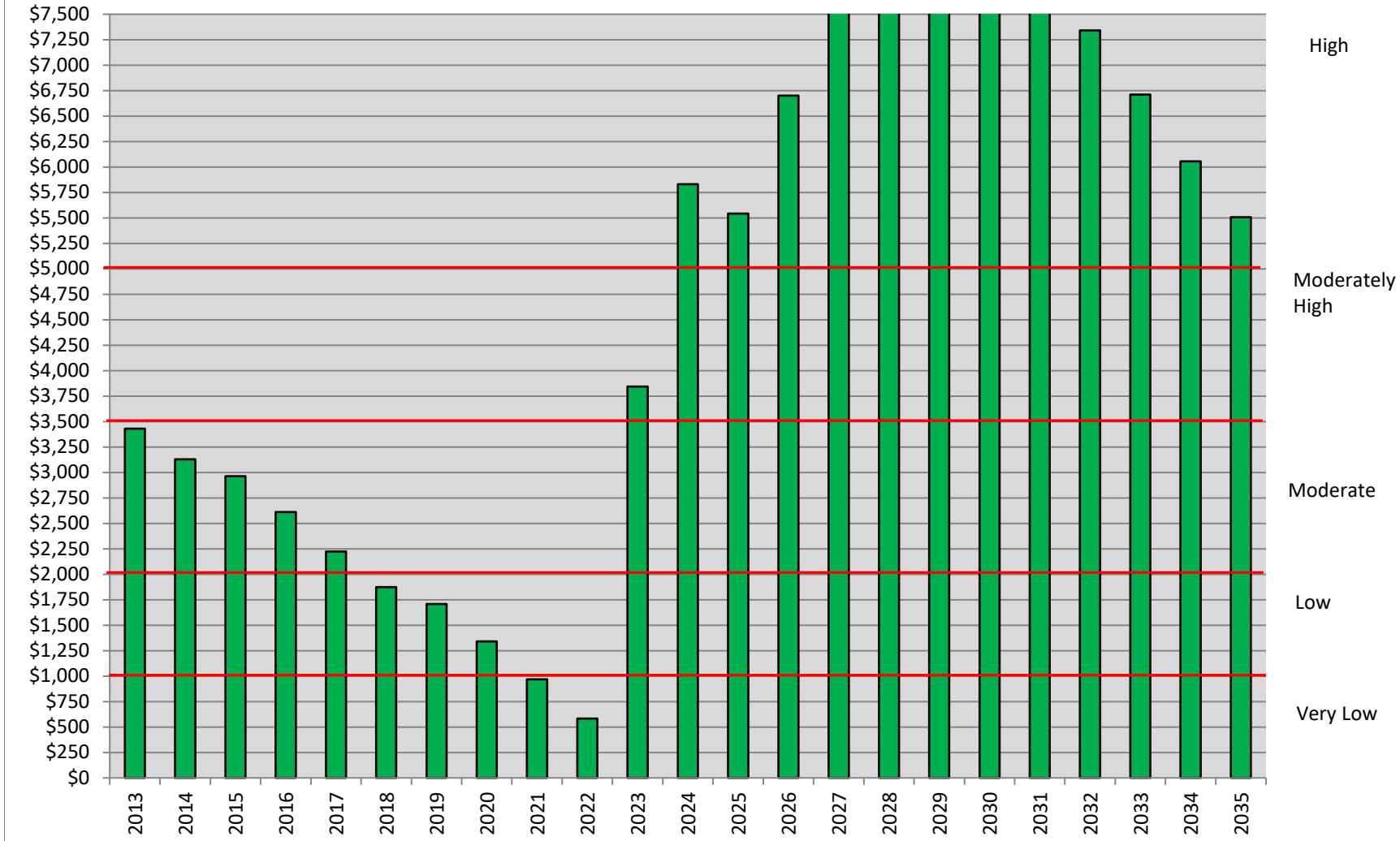
CIP Fund

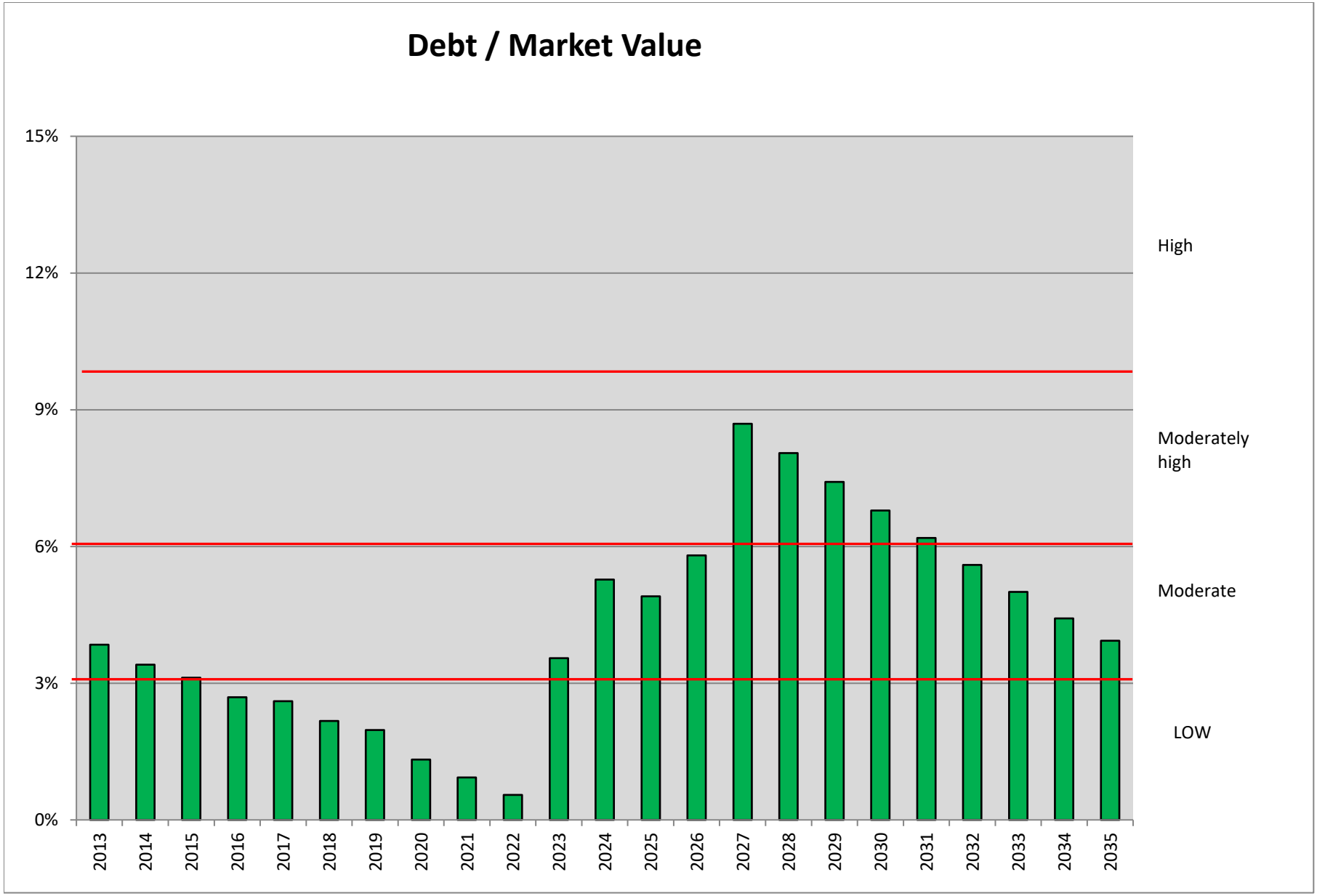

2,000,000
1,500,000
1,000,000
500,000
0
-500,000
-1,000,000
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035

Annual Monthly Cost Increase above 2017 levels
($150K home in 2017, MV inflation, 5K monthly water user)



TOTAL GO Debt per Capita




Debt / Market Value
15%
12%
9%
6%
3%
0%
High
Moderately high
Moderate
LOW
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035

City Council Special **2. 7.**

Meeting Date: 06/13/2023

ITEM TITLE: Wabasha Fire Station Addition

DEPARTMENT: Administration

PURPOSE:

Determine about whether or not to move forward with the Wabasha Fire Station Addition.

ITEM SUMMARY:

OWA Architect's obtained estimates for an addition only. They are estimating total project cost to be between $290,000 and $340,000. In addition, there are plans to replace HVAC system in fire department,

Possible additions not included are:
- New HVAC/Exhaus/Ventilation improvements system $50,000 - separately bid
- Additional windows $2500 each
- Additional doors including hardware $4500 each
- Re-siding entire building (approximately $55,000)
- Heating the addition $20,000

Attachments

OWA
ARCHITECTS LLC

578 E 4th St
Suite 2
Winona, MN 55987

May 22, 2023

To: Darren Sheeley – Fire Chief
113 Hiawatha Drive
Wabasha, MN 55981

Re: Wabasha Fire Station Addition

Mr. Sheeley,

Please refer to the attached site plan, floor, plan, exterior elevations, and building section to describe the scope of Work described below. The estimated cost per square foot is $125. At 2,400 square feet, the project should cost between $290,000 - $340,000. This estimate includes design and construction costs, site specific adjustments, and a 20% contingency. See below for other requested alternates and estimate assumptions.

Possible Add Alternates:

- Additional windows: $2,500 each
- Additional doors including hardware: $4,500 each
- Residing existing building: $10.75/sq.ft. (approximately $55,000)
- Heating the addition: $20,000

Assumptions:

- The addition shall be a pre-engineered metal building meeting current energy code for insulation and vapor control.
- The addition will not include an automatic sprinkler system, matching the existing building.
- Interior finishes are exposed structure and sealed concrete floor. No interior metal liner panels.
- Windows shall be vinyl, glider style windows, with double pane low-e glass.
- Commercial grade hollow metal door(s), frame(s), and hardware.
- No HVAC equipment will be installed and if added, a gas fire make-up air unit with distribution and ventilation will be provided complying with MN Energy Code. Air conditioning has not been included.
- No plumbing extension will be provided for the addition.

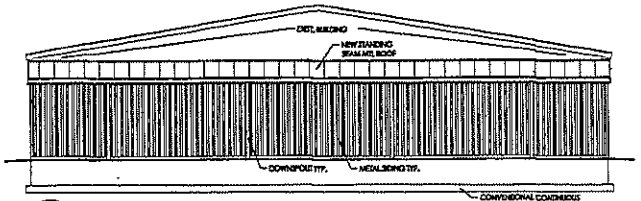
This project is very small and industry pricing has been very volatile over the last three years both of which make estimating project budgets difficult. It is recommended that consultation with a general contractor or pre-engineered metal building supplier prior to bid to verify pricing if the City of Wabasha's pricing needs to be within 10% of projected construction cost. A project involving an existing building and unknown conditions should also carry a higher contingency. For this project it is recommended that the contingency be 20-30%.

Sincerely,
Jacob Nicklay
OWA Architects, LLC

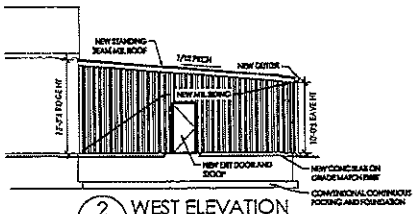
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE:

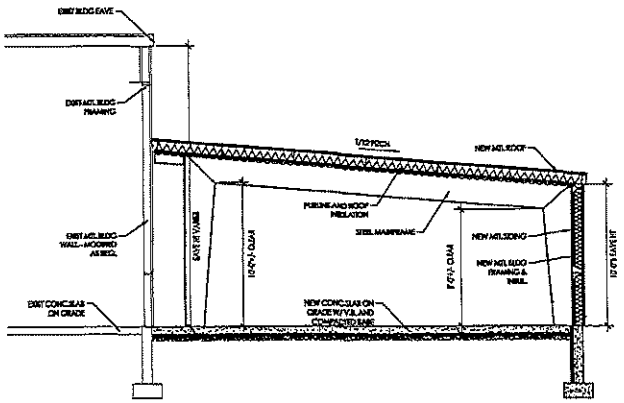
JACOB NICKLAY
LICENSE NO. 54017



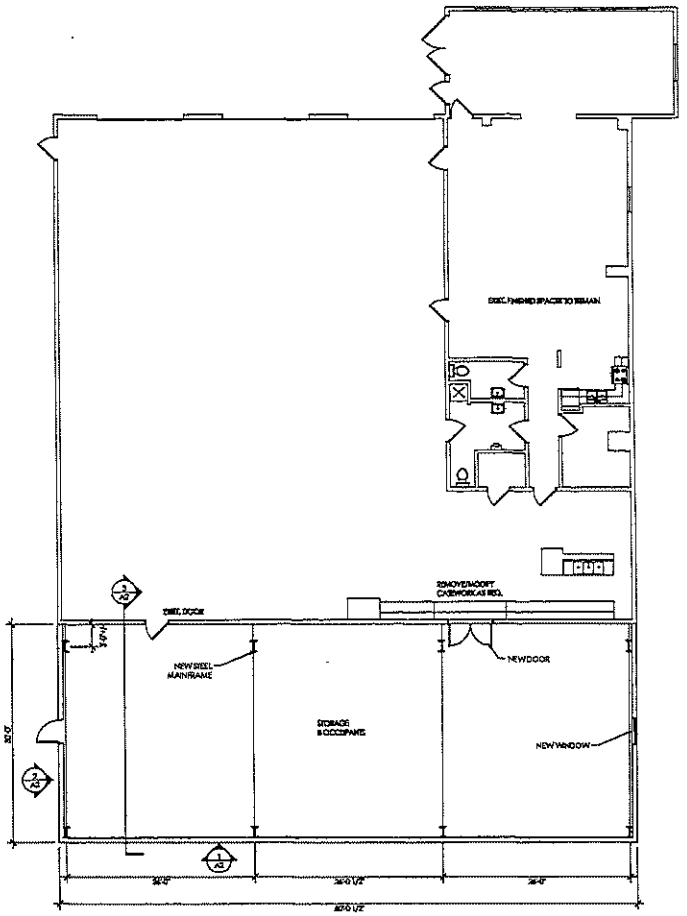
1 A2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



2 A2 WEST ELEVATION
SCALE 1/4" = 1'-0"
EAST ELEVATION SIMILEAR REVERSED



3 A2 SECTION
SCALE 1/4" = 1'-0"



PROPOSED ADDITION PLAN
1/8" = 1'-0"

EXIST. FIRE: 4,320 SQFT.
FIRST ADDITION: 2,400 SQFT.
TOTAL: 6,240 SQFT.

NEW WALL
TO BE DEMOLISHED

OWA

WABASHA FIRE ADDITION
113 HIAWATHA DR W, WABASHA, MN 55981
CITY OF WABASHA
PO BOX 268, WABASHA, MN 55981

PRELIMINARY NOT FOR CONSTRUCTION

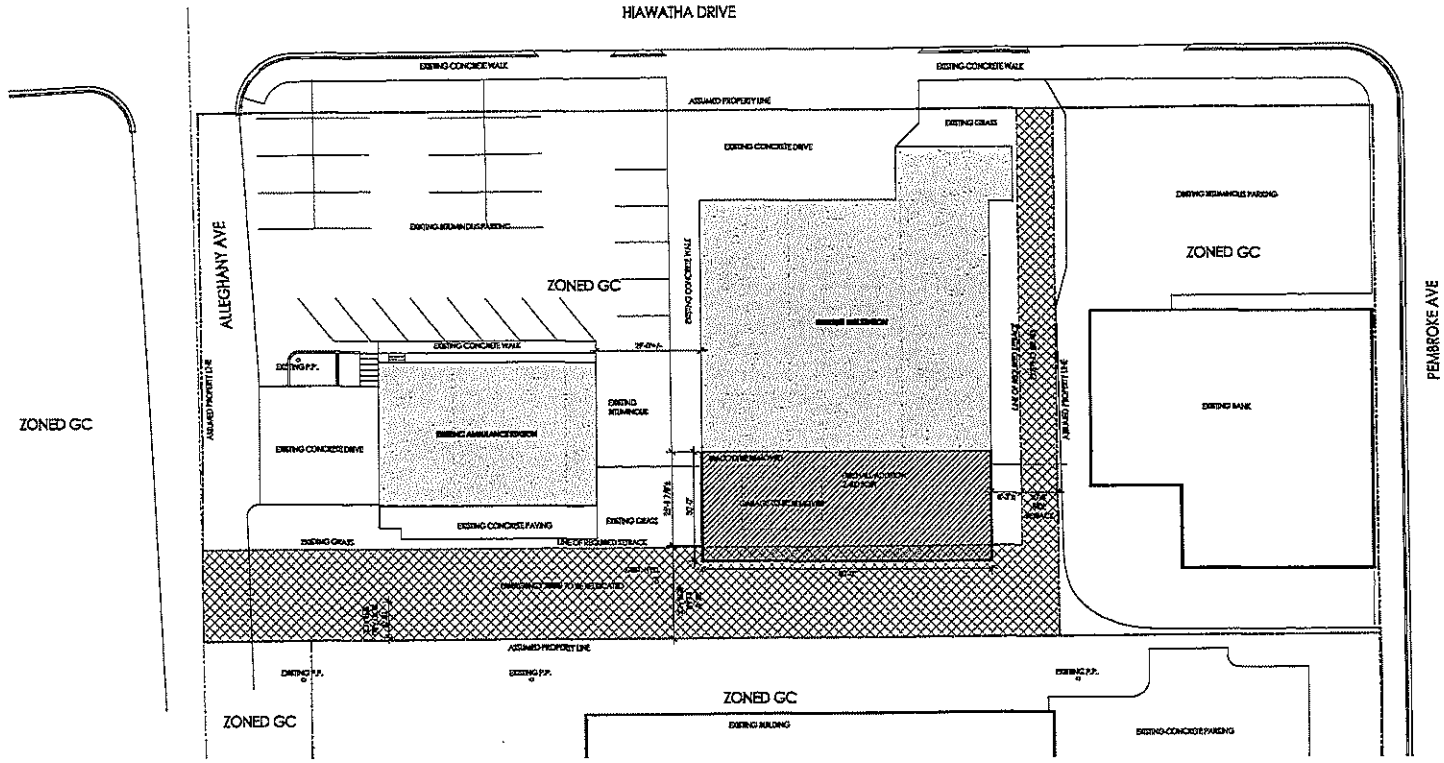
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

LICENSE NO.:

REVISIONS

DATE
DRAWN BY: CWL JH

A2



PROPOSED INDEPENDENT ADDITIONS SITE PLAN

1/16" = 1'-0"

EXIST. BUILDING

PROPOSED BUILDING

TO BE DEMOLISHED

OWA

WABASHA FIRE ADDITION

113 HIAWATHA DR W, WABASHA, MN 55981

CITY OF WABASHA

PO BOX 268, WABSHA, MN 55981

PRELIMINARY NOT FOR CONSTRUCTION

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 ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

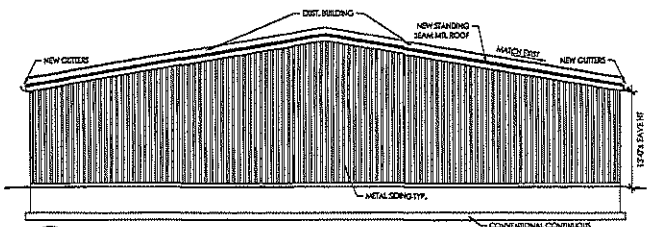
LICENSE NO.:

REVISIONS

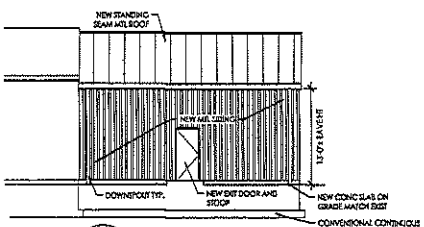
DATE 02/22/2023

DRAWN BY: CWC JN

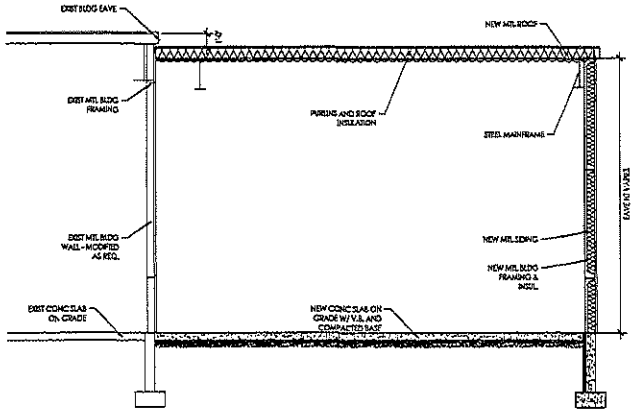
A1



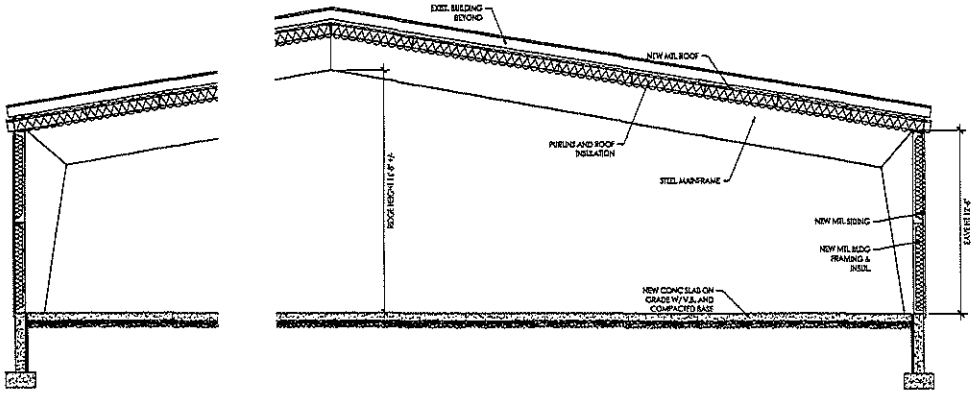
1 A2 SOUTH ELEVATION
SCALE 1/8" = 1'-0"



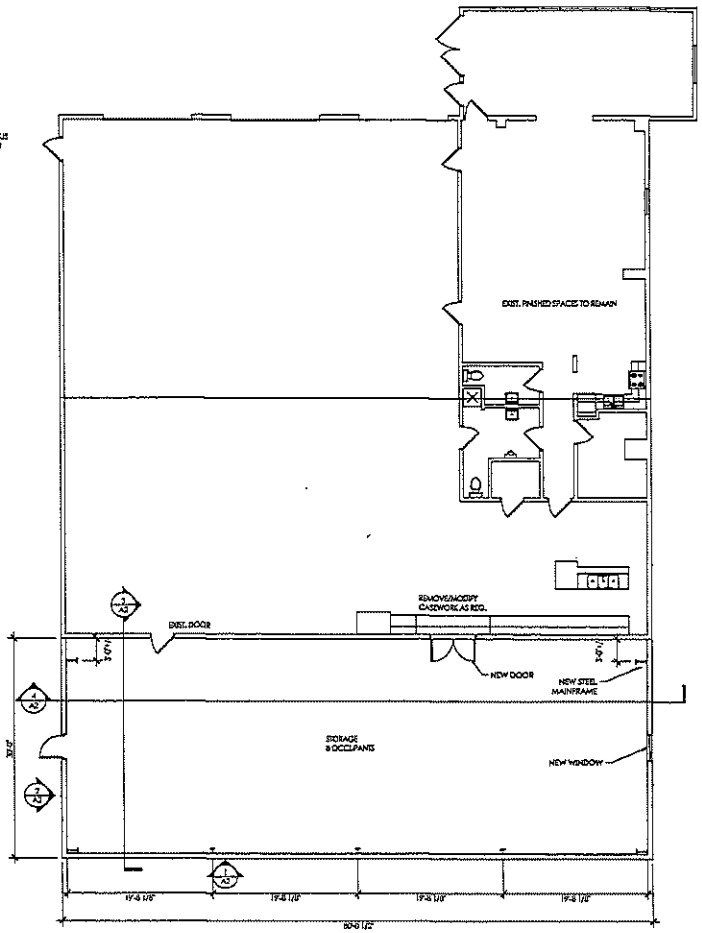
2 A2 WEST ELEVATION
SCALE 1/4" = 1'-0"
EAST ELEVATION SIMILEAR REVERSED



3 A2 SECTION
SCALE 1/4" = 1'-0"



4 A2 SECTION
SCALE 1/4" = 1'-0"



PROPOSED ADDITION PLAN_OPTION2
1/8" = 1'-0"

EXIST. FIRE: 6,190 SQFT.
FIRE ADDITION: 2,400 SQFT.
TOTAL 8,590 SQFT.

NEW WALL
TO BE DEMOLISHED

OWA

WABASHA FIRE ADDITION
CITY OF WABASHA
113 HIAWATHA DR W, WABASHA, MN 55981
PO BOX 268, WABSHA, MN 55981

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LICENSE NO.:
REVISIONS:
DATE: 05/24/2023
DRAWN BY: CW, JN

A2

City Council Special **2. 8.**

Meeting Date: 06/13/2023

ITEM TITLE: Special Meeting Date/ Rescheduled July Meeting

DEPARTMENT: Administration

PURPOSE:

ITEM SUMMARY:

Special Meeting Dates:

Monday, June 26th at 7am - USDA Public Hearing
(If anything else of urgent nature comes up we will add that for approval at that meeting)
Wednesday, July 12th at 6PM Re-scheduled Regular Public Hearing / Regular July Council Meeting

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