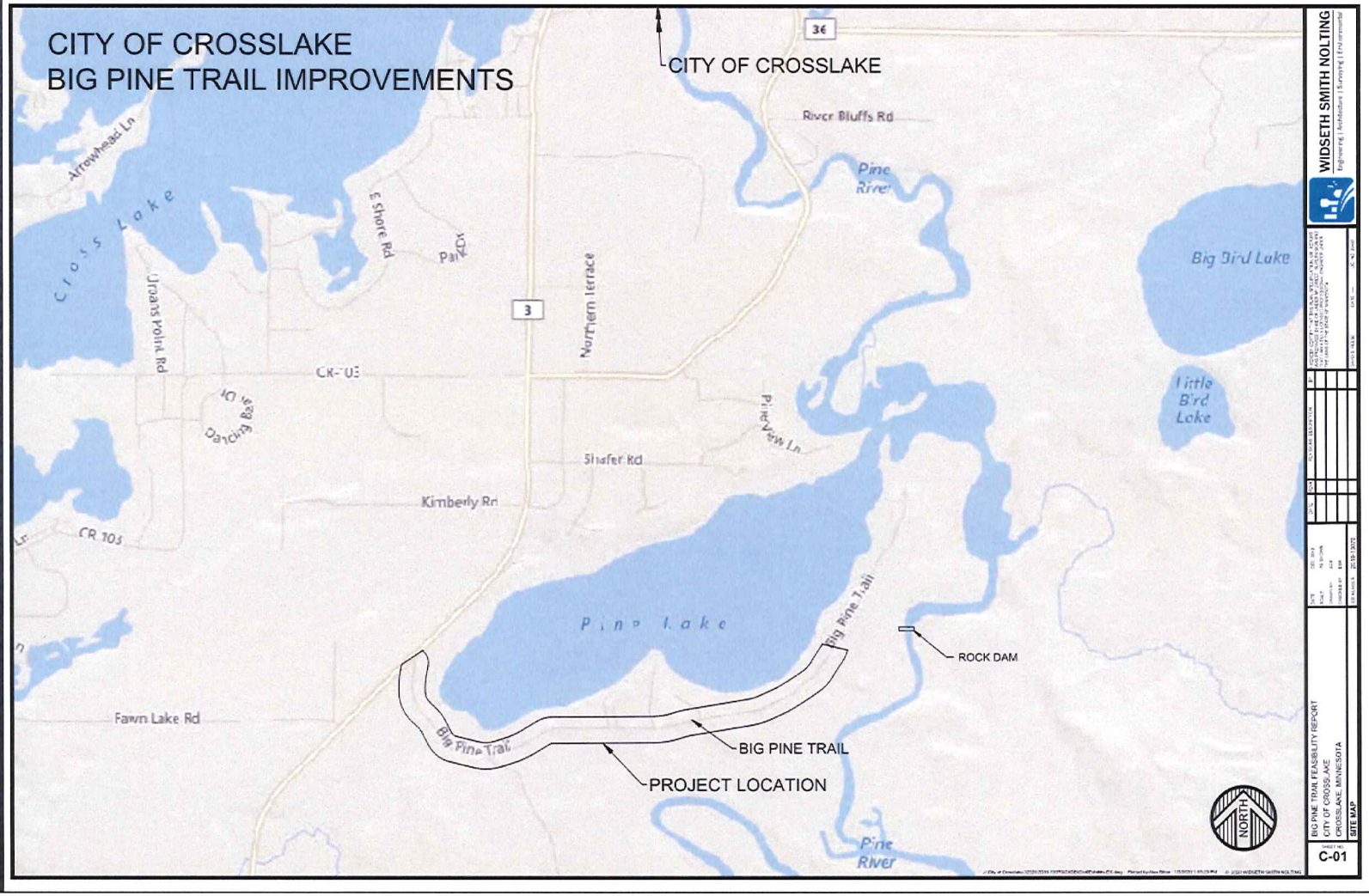
PROPOSED BIG PINE TRAIL ROADWAY IMPROVEMENTS

CROSSLAKE, MINNESOTA

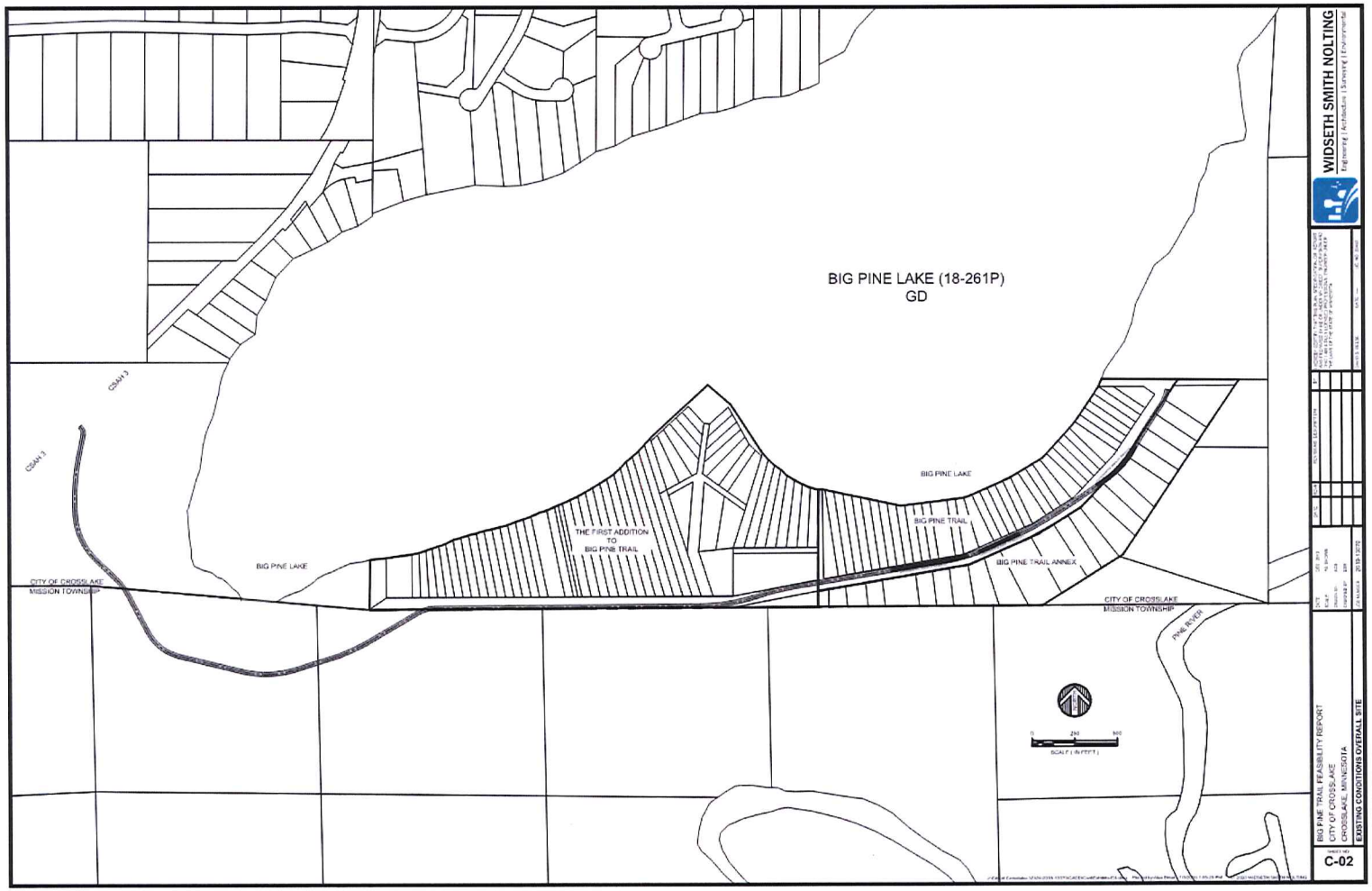
PUBLIC HEARING – CITY HALL – FEBRUARY 24, 2020 – 3:00PM

PROJECT AREA/PROPOSED IMPROVEMENTS

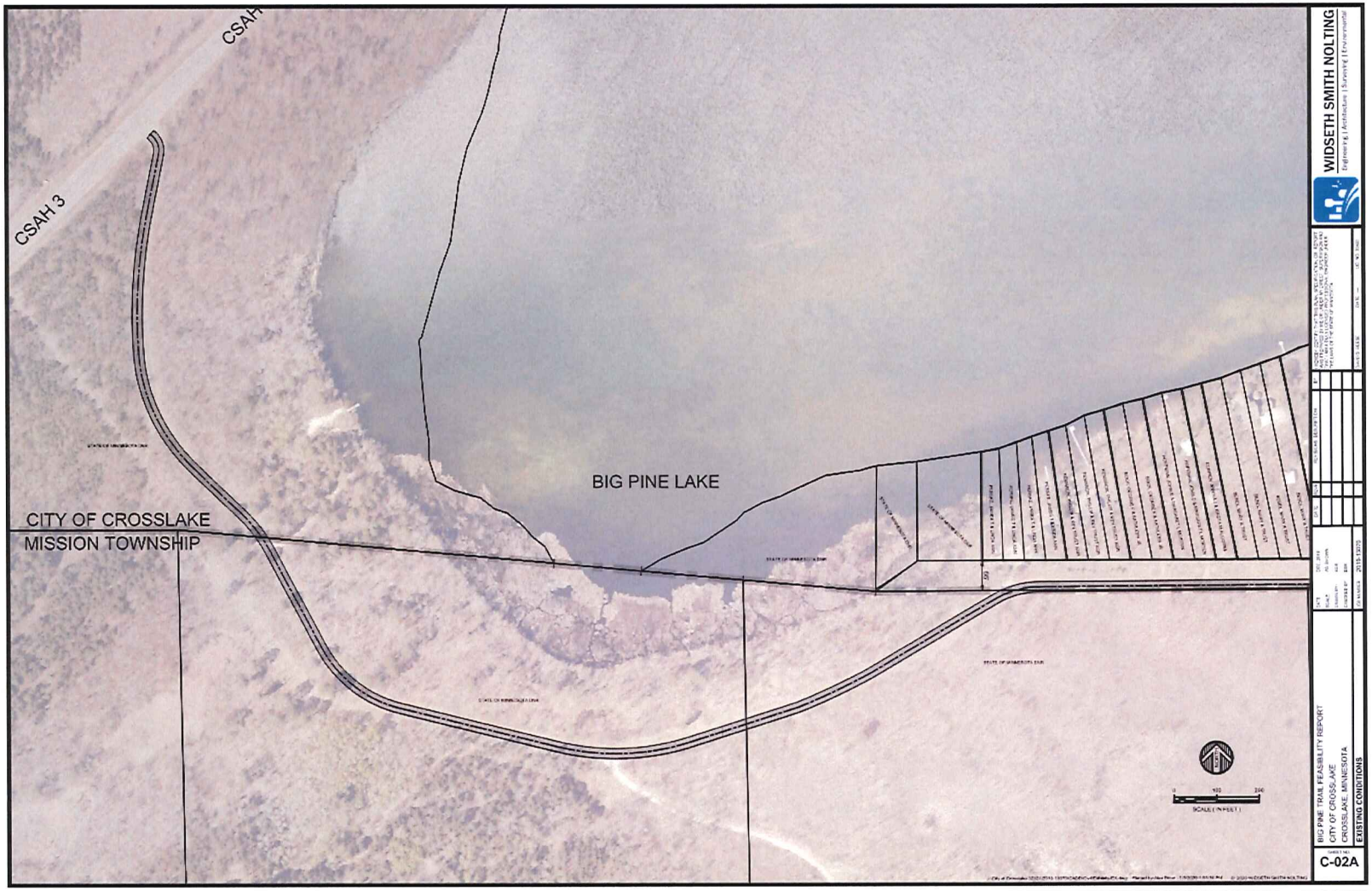


PROPOSED IMPROVEMENTS

BIG PINE TRAIL



RIGHT-OF-WAY AND PROPERTY



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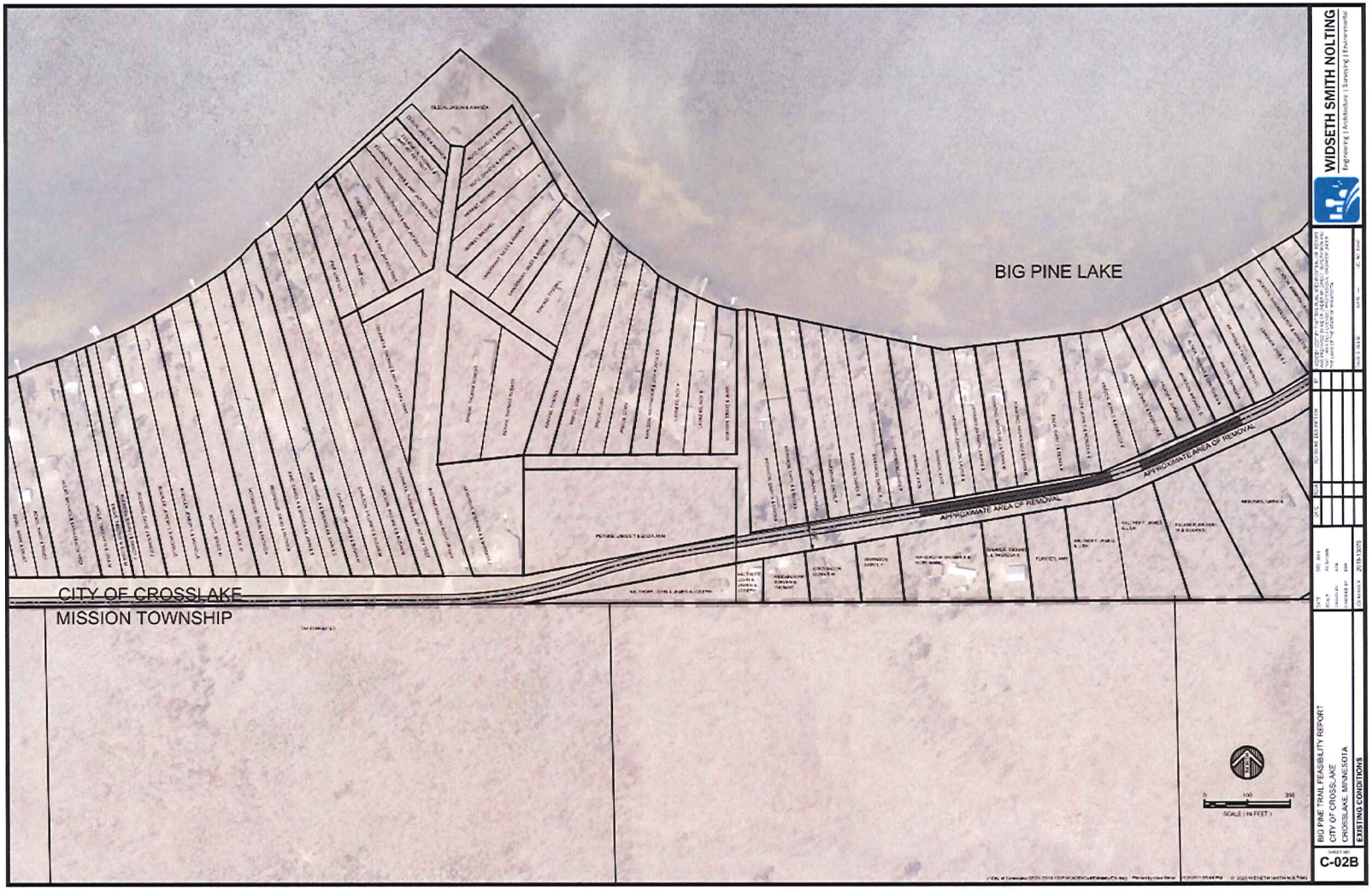

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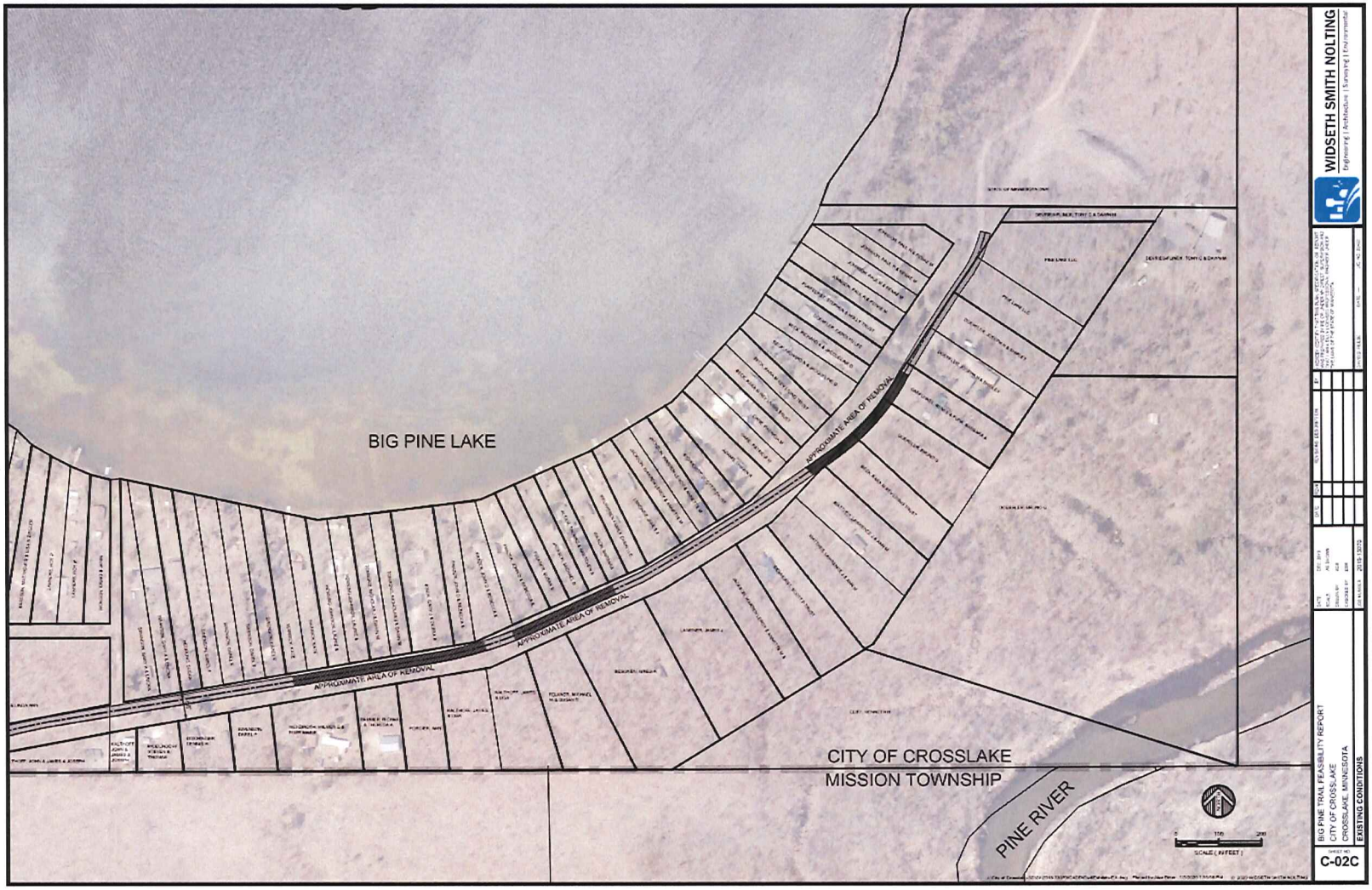


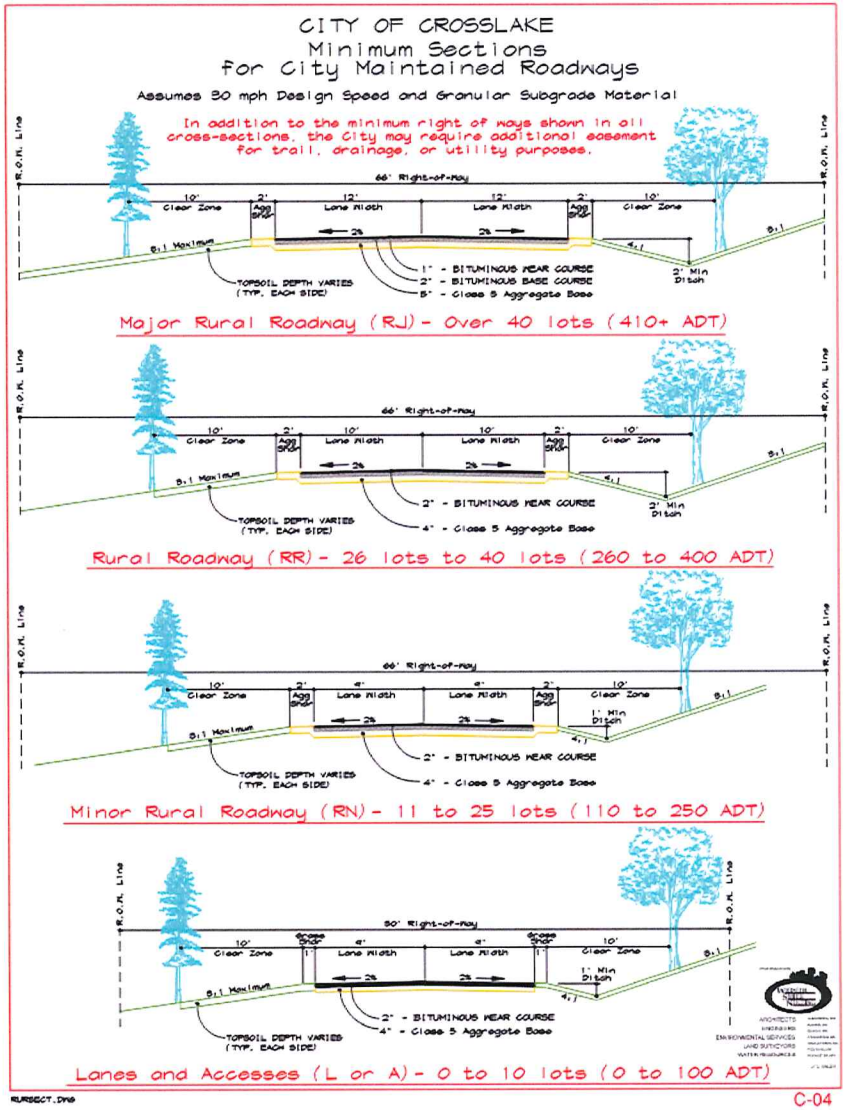
WIDSETH SMITH NOLTING
Engineering | Architecture | Surveying | Environmental

BIG PINE TRAIL FEASIBILITY REPORT
CITY OF CROSSLAKE
CROSSLAKE, MINNESOTA
EXISTING CONDITIONS

SHEET NO.
C-02C

DESIGN SECTION

ROADWAY



CITY OF CROSSLAKE
BIG PINE TRAIL IMPROVEMENTS
Estimate of Project Cost
January 3, 2020

ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED UNIT PRICE	ESTIMATED PROJECT TOTALS	
					EST. QTY.	AMOUNT
1	2021.501	MOBILIZATION	LUMP SUM	$18,000.00	1	$18,000.00
2	2101.505	CLEARING	ACRE	$5,000.00	0.50	$2,500.00
3	2101.505	GRUBBING	ACRE	$5,000.00	0.50	$2,500.00
4	2101.524	CLEARING	TREE	$300.00	10	$3,000.00
5	2101.524	GRUBBING	TREE	$300.00	10	$3,000.00
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	$40.00	27	$1,080.00
7	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	$2.50	2,200	$5,500.00
8	2105.507	SUBGRADE EXCAVATION (P)	CU YD	$12.00	1,200	$14,400.00
9	2105.507	GRANULAR BORROW (P)	CU YD	$24.00	1,200	$28,800.00
10	2211.509	AGGREGATE BASE, CLASS 5 (CV)	TON	$15.00	2,650	$39,750.00
11	2215.504	FULL DEPTH RECLAMATION	SQ YD	$1.50	17,200	$25,800.00
12	2360.504	TYPE SP 9.5 WEARING COURSE MIX (2,C)	TON	$70.00	1,280	$89,600.00
13	2360.504	TYPE SP 12.5 NON-WEARING COURSE MIX (2,C)	TON	$70.00	2,560	$179,200.00
14	2360.504	DRIVEWAY RECONSTRUCTION	EACH	$600.00	77	$46,200.00
15	2540.602	MAIL BOX SUPPORT	EACH	$115.00	27	$3,105.00
16	2563.601	TRAFFIC CONTROL	LUMP SUM	$1,200.00	1	$1,200.00
17	2573.501	EROSION CONTROL SUPERVISOR	LUMP SUM	$500.00	1	$500.00
18	2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	$600.00	1	$600.00
19	2573.503	SILT FENCE, TYPE MS	LIN FT	$2.00	3,500	$7,000.00
20	2573.540	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	$3.00	2,000	$6,000.00
21	2574.507	COMMON TOPSOIL BORROW (CV)	CU YD	$22.00	1,000	$22,000.00
22	2574.508	FERTILIZER TYPE 1	POUND	$1.00	1,000	$1,000.00
23	2575.505	SEEDING	ACRE	$500.00	2.00	$1,000.00
24	2575.508	SEED, MIXTURE 21-111	POUND	$2.00	200	$400.00
25	2575.508	SEED, MIXTURE 25-151	POUND	$3.50	500	$1,750.00
26	2575.508	HYDRAULIC MULCH MATRIX	POUND	$1.50	5,200	$7,800.00

TOTAL ESTIMATED CONSTRUCTION COST	$511,685.00
CONSTRUCTION CONTINGENCY (10%)	$51,200.00
SUBTOTAL CONSTRUCTION (ROUNDED)	$562,900.00
ENGR, ADMIN, LEGAL (18%)	$101,400.00
TOTAL ESTIMATED PROJECT COST	$664,300.00

REMARKS

CV = COMPACTED VOLUME

P = PLANNED QUANTITY

METHOD OF ASSESSMENT

Report Type
Real Estate Consulting
Letter Report

Effective Date
March 25, 2019

Client
City of Crosslake
Attn: Dave Reese, PE, City Engineer
7804 Industrial Park Road
Baxter, MN 56425

Subject Property
Street Improvement Project
Big Pine Trail
Crosslake, MN 56442

File # V1903002

Prepared By:
Ethan Waytas, MAI, Appraiser
William R. Waytas, SRA, Appraiser

Nagell Appraisal Incorporated
12805 Highway 55, Suite 300
Plymouth, Minnesota 55441
Tel: 952.544.8966 | Fax: 952.544.8969

Discussion of Market Benefit – Continued

Given the scope of the project, the age/quality/condition of houses, properties in the area with newer street improvements could see an average price benefit of:

- **Single family (lake homesite, direct access)** — $5,000 to $10,000 per homesite (larger lots on the upper end of range)
- **Single family (lake homesite, indirect access)** — $2,500 to $5,000 per homesite (larger lots on the upper end of range)
- **Single family (non-lake, direct access)** — $4,000 to $8,000 per homesite (larger lots on the upper end of range)
- **Single family (non-lake, indirect access)** — $2,000 to $4,000 per homesite (larger lots on the upper end of range)
- **Land (non-lake, direct access, 0.5 to 10 acres)** — $2,000 to $4,000 per acre (larger lots on the lower end of range)
- **Land (10+ acres, non-lake, direct access)** — $50 to $300 per acre (larger lots on the lower end of range)

Corner lots are based at a pro-rata percentage using street frontage. So if 75% of the frontage is being improved while 25% on the side street(s) is not, then the multiplier would be 75% of the benefit.

PROJECT IMPLEMENTATION

The City contracted a licensed appraiser, Nagell Appraisals, Inc. to provide a benefit opinion that has been used to determine the assessment value for the special benefit realized by these improvements. A copy of the benefit opinion report is provided in the Appendices.

SPECIAL ASSESSMENT BENEFIT VALUE (RANGE) PER LOT TYPE

Single Family (Lake Homesite, Direct access)	$5,000-$10,000 per Homesite
Single Family (Lake Homesite, Indirect access)	$2,500-$5,000 per Homesite
Single Family (Non-Lake, Direct access)	$4,000-$8,000 per Homesite
Single Family (Non-Lake, Indirect access)	$2,000-$4,000 per Homesite
Land (Non-lake, Direct access, 0.5 to 10 acres)	$2,000-$4,000 per Homesite
Land (Non-lake, Direct access, 10+ acres)	$50-$300 per acre

The amount the City has determined to assess, based on the ranges of benefit provided by the appraiser for each type of property, is provided as follows for each category of property. This results in the following estimate of total project assessment:

Single Family (Lake Homesite, Direct access)	$5,000 per Homesite x 37 =	$185,000
Single Family (Lake Homesite, Indirect access)	$2,500 per Homesite x 11 =	$ 27,500
Single Family (Non-Lake, Direct access)	$4,000 per Homesite x 21 =	$ 84,000
Single Family (Non-Lake, Indirect access)	$2,000 per Homesite x 3 =	$ 6,000
Land (Non-lake, Direct access, 0.5 to 10 acres)	$2,000 per Homesite x 1 =	$ 2,000
Land (Non-lake, Direct access, 10+ acres)	$ 50 per acre x 16.5 ac =	$ 825
Total Estimated Project Assessment		$305,325

PROJECT COST ESTIMATE (ROUNDED)

Construction	$562,900
Engineering/Admin/Legal	$101,400
	$664,300

CROSSLAKE ASSESSMENT POLICY

Estimated Assessed Value	$305,325 (46%)
Estimated City Cost	$358,975 (54%)

ESTIMATED ANNUAL PAYMENTS

Based on a 10-Year Period at 5% Interest

$5,000.....$648

$4,000.....$518

$2,500.....$324

$2,000.....$259

PROCEDURAL SCHEDULE

Completed	Resolution Ordering Preparation of Report on Improvement
January 6, 2020	Resolution Receiving Feasibility Report and Calling Hearing
January 13, 2020	Notice of Hearing on Improvement
January 31, 2020	Hearing on Improvement
January 31, 2020	Resolution Ordering Improvement and Preparation of Plans
February 28, 2020	Resolution Approving Plans and Ordering Advertisement for Bids
March 31, 2020	Resolution Accepting Bid (Note: The City Council may, at its discretion, proceed at this point with preparation of the assessment roll and schedule the hearing on assessment)
May-Sept 2020	Construction
October 12, 2020	Resolution Declaring Cost to be Assessed and Ordering Preparation of Assessment
October 12, 2020	Resolution for Hearing on Proposed Assessment
October 19, 2020	Notice of Hearing on Proposed Assessment
November 9, 2020	Hearing on Assessment
November 9, 2020	Resolution Adopting Assessment
December 9, 2020	Certificate to County Auditor for Certifying the Assessments

BIG PINE TRAIL
PUBLIC HEARING
FEBRUARY 24, 2020

QUESTIONS/COMMENTS