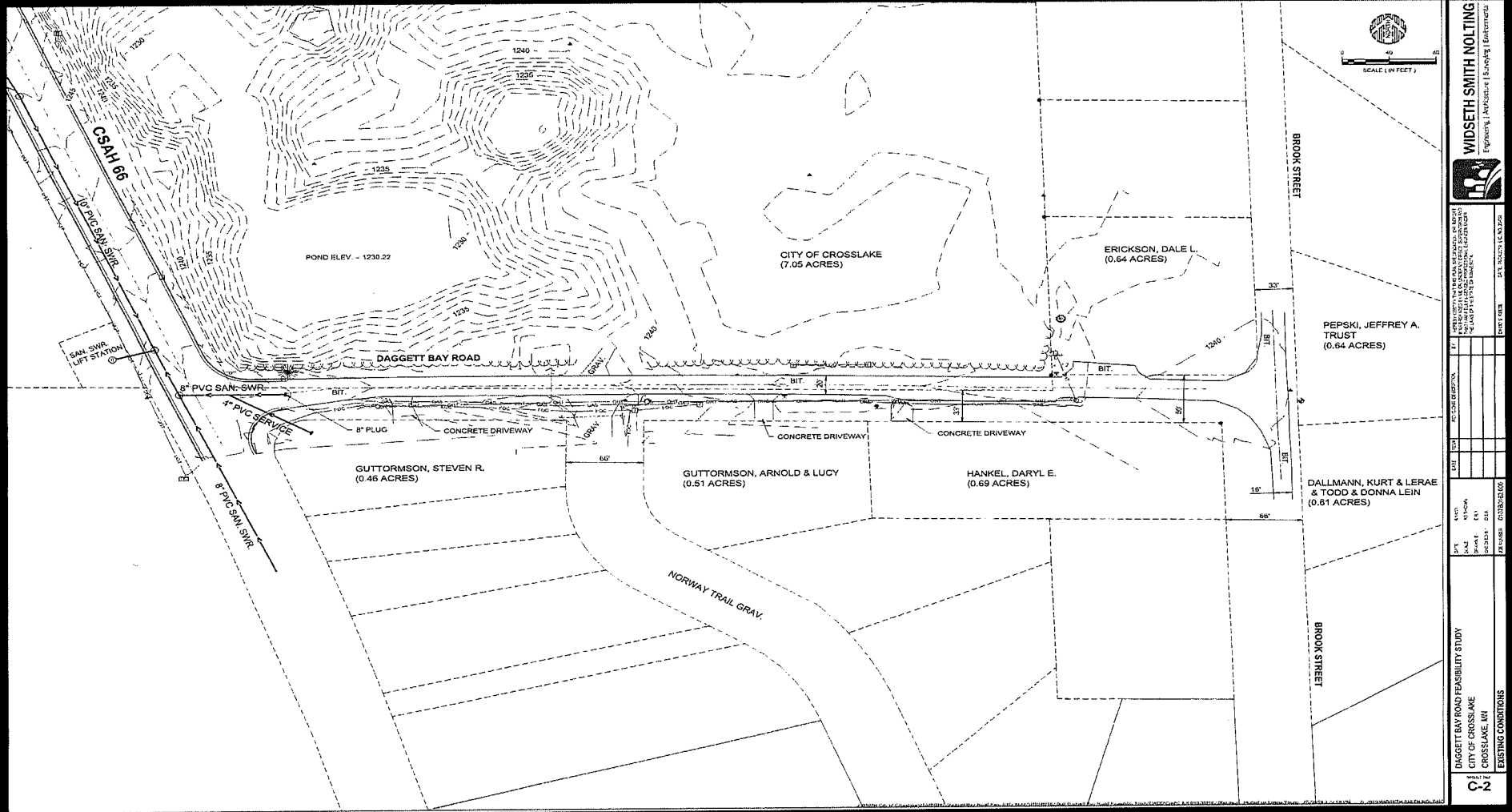


PROPOSED DAGGETT BAY ROAD SANITARY SEWER EXTENSION IMPROVEMENTS

CROSSLAKE, MINNESOTA

PUBLIC HEARING — CITY HALL — SEPTEMBER 9, 2019 — 6:00PM

PROJECT AREA/PROPOSED IMPROVEMENTS



WIDSETH SMITH NOLTING
Engineers, Architects, Planners & Environmental Scientists

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DATE: 03/10/10
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

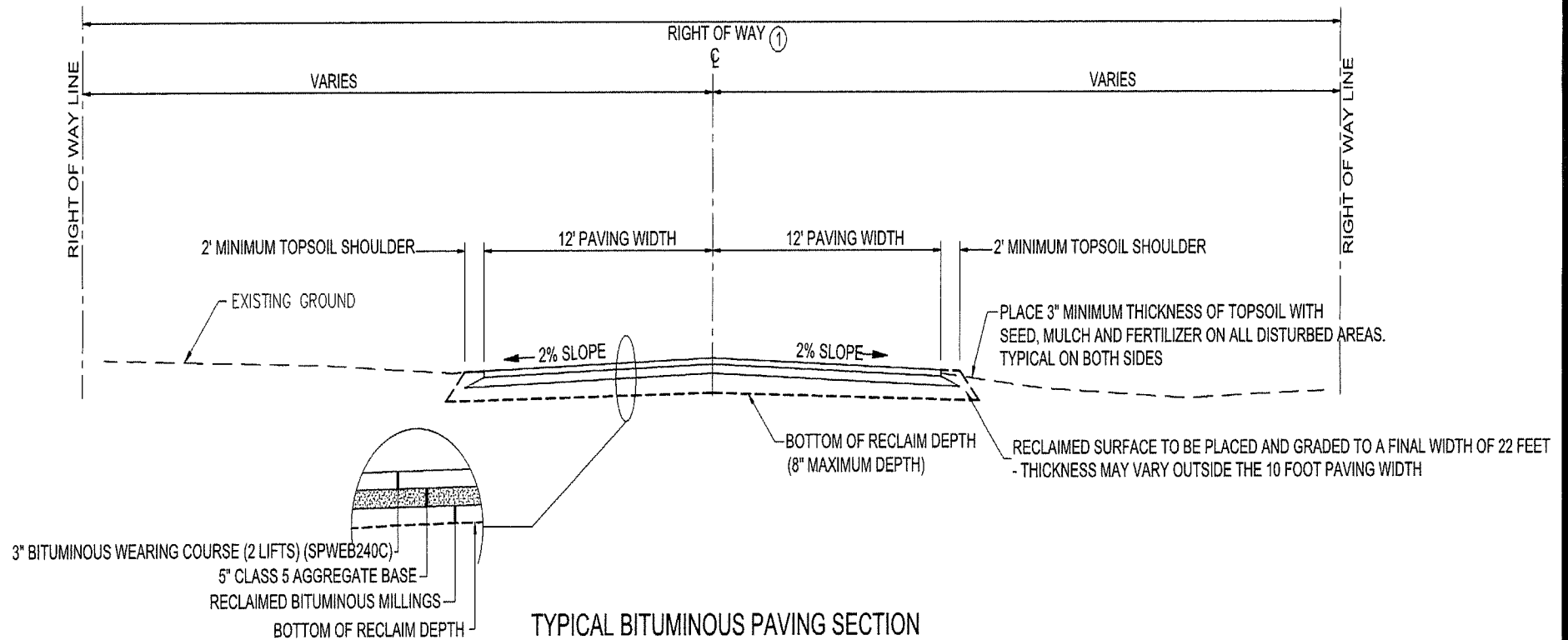
BAGGETT BAY ROAD FEASIBILITY STUDY
CITY OF CROSSLAKE
CROSSLAKE, WI

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EXISTING CONDITIONS

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APPROVED: [Signature]

DESIGN SECTION ROADWAY



DAGGETT BAY ROAD - STA. 0+25.0 TO 8+65.0

CITY OF CROSSLAKE
DAGGETT BAY ROAD SANITARY SEWER EXTENSION
Estimate of Project Cost
August 2, 2019

ITEM NO.	REMARKS	SPEC. NO.	ITEM DESCRIPTION	UNIT	ESTIMATED UNIT PRICE	ESTIMATED PROJECT TOTALS	
						EST. QTY.	AMOUNT
1		2021.501	MOBILIZATION	LUMP SUM	\$10,000.00	1	\$10,000.00
2		2101.505	CLEARING	ACRE	\$5,000.00	0.20	\$1,000.00
3		2101.505	GRUBBING	ACRE	\$5,000.00	0.20	\$1,000.00
4		2101.524	CLEARING	TREE	\$300.00	1	\$300.00
5		2101.524	GRUBBING	TREE	\$300.00	1	\$300.00
6		2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$40.00	6	\$240.00
7		2105.601	DEWATERING	LUMP SUM	\$20,000.00	1	\$20,000.00
8		2211.509	AGGREGATE BASE, CLASS 5 (CV)	TON	\$15.00	550	\$8,250.00
9		2215.504	FULL DEPTH RECLAMATION	SQ YD	\$1.75	2,250	\$3,937.50
10		2340.504	TYPE SP 9.5 WEARING COURSE MIX (2.C)	TON	\$75.00	480	\$36,000.00
11		2501.502	12" GS PIPE APRON	EACH	\$200.00	4	\$800.00
12		2601.503	12" CP PIPE CULVERT	LN FT	\$26.00	72	\$1,872.00
13		2540.602	MAIL BOX SUPPORT	EACH	\$115.00	7	\$805.00
14		2563.801	TRAFFIC CONTROL	LUMP SUM	\$1,200.00	1	\$1,200.00
15		2573.501	EROSION CONTROL SUPERVISOR	LUMP SUM	\$500.00	1	\$500.00
16		2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	\$600.00	3	\$1,800.00
17		2573.503	SILT FENCE, TYPE MS	LN FT	\$2.00	500	\$1,000.00
18		2573.540	SEDIMENT CONTROL LOG TYPE STRAW	LN FT	\$3.00	200	\$600.00
19		2574.507	COMMON TOPSOIL BORROW (CV)	CU YD	\$22.00	375	\$8,250.00
20		2574.508	FERTILIZER TYPE 1	POUND	\$1.00	200	\$200.00
21		2575.505	SEEDING	ACRE	\$500.00	1.0	\$500.00
22		2575.508	SEED MIXTURE 21-111	POUND	\$2.00	100	\$200.00
23		2575.508	SEED MIXTURE 25-151	POUND	\$3.50	250	\$875.00
24		2575.508	HYDRAULIC MULCH MATRIX	POUND	\$1.50	2,500	\$3,750.00
25		2600.40	INSULATION (4" X 8" X 2" THICK)	SQ YD	\$25.00	40	\$1,000.00
26		2621.4A	8" PVC SEWER PIPE (SDR 26)	LN FT	\$40.00	1,100	\$44,000.00
27		2621.4B	SANITARY SEWER MANHOLE, MINDOT DESIGN 4007C	EACH	\$4,000.00	3	\$12,000.00
28	1	2621.4F	4" PVC SERVICE PIPE (SCH 40)	LN FT	\$35.00	300	\$10,500.00
29	2	2621.4F	6" PVC SERVICE PIPE (SCH 40)	LN FT	\$40.00	40	\$1,600.00
30		2621.4G	8" X 4" PVC WYE	EACH	\$185.00	0	\$1,110.00
31		2621.4G	8" X 6" PVC WYE	EACH	\$200.00	1	\$200.00
32		2621.4H	8" PIPE PLUG	EACH	\$100.00	3	\$300.00
REMARKS						TOTAL ESTIMATED CONSTRUCTION COST	
1. RESIDENTIAL SERVICE STUB AND CLEANOUT						\$174,167.50	
2. CITY HALL SERVICE STUB AND CLEANOUT						CONSTRUCTION CONTINGENCY (10%)	
CV = COMPACTED VOLUME						\$17,500.00	
						SUBTOTAL CONSTRUCTION (ROUNDED)	
						\$191,700.00	
						ENGR, ADMIN, LEGAL (10%)	
						\$34,800.00	
						TOTAL ESTIMATED PROJECT COST	
						\$226,300.00	

METHOD OF ASSESSMENT

Report Type
Real Estate Consulting
Letter Report

Effective Date
July 20, 2019

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

Subject Property
Street & Sanitary Sewer project
Daggett Bay Road & Brook Street (portion)
Crosslake, MN 56442



File # V1907001

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

Nesell Appraisal Incorporated
12805 Highway 55, Suite 300
Plymouth, Minnesota 55441
Tel: 952.544.8996 | Fax: 952.544.8969

EXAMPLES OF ASSESSMENT METHOD IMPLEMENTATION

Example 1:

Type of Property – Limited Commercial/Industrial (non-lake, direct access, fair road)

Roadway Benefit ----- \$0.03 to \$0.15 per SF of site area

Sanitary Sewer Benefit ----- \$0.20 to \$0.50 per SF of site area

0.64 acres = 27,878 SF

Roadway Assessment = 27,878 SF x \$0.07/SF ----- \$1,951.00

Sanitary Sewer Assessment = 27,878 x \$0.20/SF ----- \$5,576.00

Commercial Connection Charge ----- \$6,500.00

Total Assessment Plus Connection Charge ----- \$14,027.00

Example 2:

Type of Property – Single Family (lake homesite, direct access, fair road, new sanitary sewer)

Roadway Benefit ----- \$2,000 to \$5,000 per homesite

Sanitary Sewer Benefit ----- \$5,000 to \$10,000 per homesite

Roadway Assessment ----- \$NO ASSESSEMENT THIS PROJECT

Sanitary Sewer Assessment ----- \$7,500.00

Residential Connection Charge ----- \$4,000.00

Total Assessment ----- \$11,500.00

CITY OF CROSSLAKE
DAGGETT BAY ROAD SANITARY SEWER EXTENSION
Mock Assessment Roll
September 5, 2019

PARCEL ID#	OWNER	PARCEL AREA (SF)	ROADWAY ASSESSMENT (\$0.07/SF - COMM) (\$0.00/SF - PUB)	SANITARY SEWER ASSESSMENT (\$0.20/SF - COMM) (\$0.10/SF - PUB)	TOTAL ASSESSMENTS	CONNECTION CHARGES (2019)	TOTAL CHARGES
DAGGETT BAY ROAD							
# 120162200BA10009	City of Crosslake	307,098	\$24,568	\$30,710	\$55,278	\$6,500	\$61,778
# 141990010090009	Erickson, Dale L.	27,878	\$1,951	\$5,576	\$7,527	\$13,000	\$20,527
# 142270010010009	Guttmerson, Steven R.	20,038	\$1,403	\$0	\$1,403	\$0	\$1,403
# 142270020010009	Guttmerson, Arnold & Lucy	22,216	\$1,555	\$4,443	\$5,998	\$6,500	\$12,498
# 142270020070009	Hankel, Daryl E.	30,056	\$2,104	\$6,011	\$8,115	\$6,500	\$14,615
BROOK STREET							
# 141210000010009	Pepski, Jeffrey A. Trust	Single-Family Lake	\$0	\$7,500	\$7,500	\$4,000	\$11,500
# 141210000120009	Dallmann, Kurt & LeRae & Todd & Donna Lein	Single-Family Lake	\$0	\$7,500	\$7,500	\$4,000	\$11,500

NOTES:

1. ASSESSMENTS HAVE BEEN DETERMINED BASED ON THE BENEFIT OPINIONS PROVIDED BY NAGELL APPRAISAL, INC. DATED JULY 20, 2019. THE OPINIONS ARE BASED ON GENERAL MARKET CONDITIONS AND DO NOT CONSTITUTE AN APPRAISAL.
2. ROADWAY IMPROVEMENTS WILL NOT BE ASSESSED TO PEPSKI AND DALLMANN THIS PROJECT, BUT WILL BE ASSESSED WHEN THE BROOK STREET SANITARY SEWER AND ROADWAY IMPROVEMENT PROJECT OCCURS.
3. CONNECTION CHARGES ARE A DIRECT CHARGE THAT WILL BE APPLIED WHEN CONNECTION TO CITY SANITARY SEWER IS MADE BY THE PROPERTY OWNER; THE CONNECTION CHARGE WILL NOT BE ASSESSED AND IS SHOWN HERE FOR INFORMATION TO PROPERTY OWNERS. THE CONNECTION CHARGE IS SUBJECT TO PERIODIC ANNUAL ADJUSTMENTS.
4. ADDITIONAL COSTS TO THE HOMEOWNER (NOT SHOWN HERE) WILL INCLUDE THE COST OF CONNECTION TO THE SANITARY SEWER SERVICE STUB PROVIDED BY THIS PROJECT AND PROPER ABANDONMENT OF ANY EXISTING ONSITE SEWER SYSTEM REMAINING ON THE PROPERTY.

TOTAL PROJECT COST ESTIMATE
TOTAL ESTIMATED ASSESSMENTS AND CONNECTION CHARGES
BALANCE OF PROJECT COSTS

\$226,300
\$133,821
\$92,479

TOTAL ESTIMATED CITY COSTS (ASSESSMENTS + CONNECTION CHARGE + AND BALANCE OF PROJECT COSTS)

\$154,257

TENTATIVE SCHEDULES

PROCEDURAL SCHEDULE

September 9, 2019	Public Hearing on Proposed Improvements
September 9, 2019	Resolutions
	1. Receiving Feasibility Report
	2. Ordering Improvement and Preparation of Plans
September 9-20, 2019	Special Meeting Resolutions
	1. Resolution Approving Plans and Specifications
	2. Resolution Accepting Bid
	3. Resolution Declaring Costs to be Assessed and Ordering Preparation of Proposed Assessment
	4. Resolution for Hearing on Proposed Assessment
October 14, 2019	Public Hearing on Assessment
	Resolution Adopting Assessment
November 15, 2019	Certificate to County Auditor

TENTATIVE CONSTRUCTION SCHEDULE

September - November, 2019	Underground Utility Mains and Services Road Base
May - June, 2020	Completion of Roadway and Restoration

DAGGETT BAY ROAD SANITARY SEWER
EXTENSION
PUBLIC HEARING
SEPTEMBER 9, 2019

QUESTIONS/COMMENTS