

# CSAH 66 IMPROVEMENT HEARING

## City of Crosslake

Crosslake City Hall  
September 22, 2021

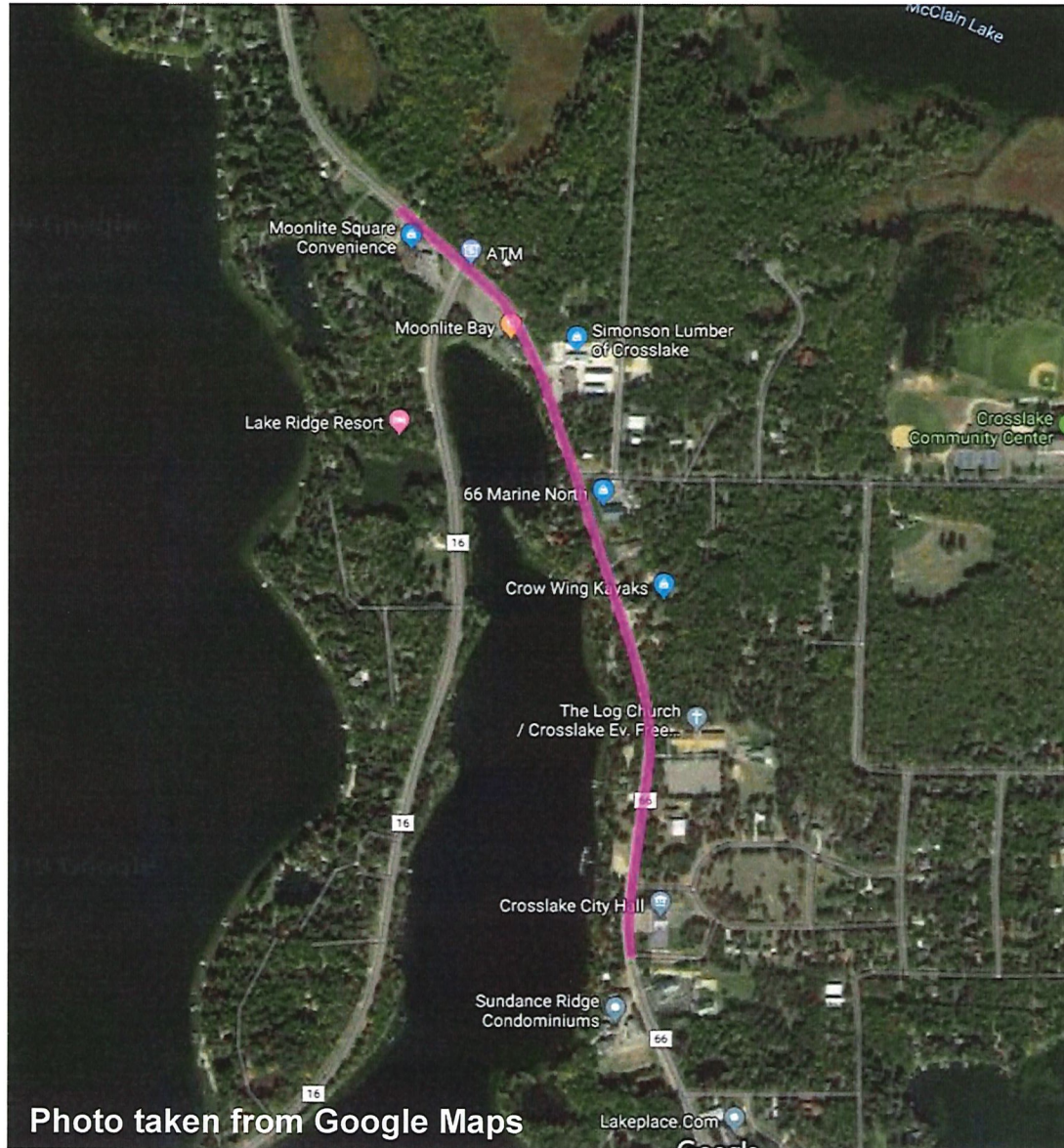


# Presentation

- ☐ Project Scope
- ☐ Improvements, Purpose, Cost, and Timing
- ☐ Improvements Assessment
- ☐ Market Value Benefit
- ☐ Current Zoning
- ☐ Assessment Determination
- ☐ Single Family Homesite Cost Scenario
- ☐ Non-Residential Cost Scenario
- ☐ Public Input



# Project Scope





# Improvements

- ✓ Sanitary Sewer Extension (City)
  - ☐ City Hall to Car Wash
- ☐ Storm Water Quality (City/County)
  - ☐ Reconfigure existing direct discharge pipes (5 locations) to route through new stormwater treatment cells
- ☐ CSAH 66 Improvement (City/County)
  - ☐ Reconstruction
  - ☐ Storm Sewer Replacement



# Improvements Purpose

## ✓ Water Quality Protection

### ☐ Septic System Performance Concerns

- Past Moonlite Bay Septic System Issues
- New and Proposed Commercial Development
- Septic System Age\*
  - 44 parcels (25 with known install dates)
    - In 2020, 10 > 25 yr; 3 > 20 yr

\* *On average, septic system useful life is 25 years*

### ☐ Stormwater Discharge to Cross Lake (5 locations)

- Sediment, Nutrient, Salt discharge



# Improvement Cost Information

- ☐ Est. Total Project Cost \$2,356,080
- ☐ Est. Project Cost (Sanitary, Street, Storm) \$1,902,036
  - ☐ City Portion (Sanitary, Street, Storm) \$1,509,504
  - ☐ County Portion (Street, Storm) \$392,532
- ☐ Est. Project Stormwater Quality Cost = \$454,044
  - ☐ City / County portion \$139,044
  - ☐ Clean Water Fund Grant \$315,000



# Improvement Timing

- ☐ Initial Evaluation Started in 2018
- ☐ Assessment Policy Adopted July 2019
- ☐ Feasibility Report Received November 2019
- ☐ Improvement Hearing December 13, 2019
- ☐ Prepare Construction Plans – May 2021
- ☐ Improvement Hearing September 22, 2021
- ☐ Bid and Award Contract – January-March 2022
- ☐ Construction – Summer 2022





# Improvement Assessment

- ☐ Procedure: Mn Statute 429
- ☐ Improvement Hearing (2)
  - ☐ Final Assessment Hearing (2022 or later)
- ☐ City Ordinance No. 358: Assessment to each parcel at a rate that does not exceed the “market value benefit”
  - ☐ Considers appraisal opinion
  - ☐ Considers property zoning
- ☐ Assessment Payment
  - ☐ After Final Assessment Adopted – in full or over time
  - ☐ Assessment Deferment – based on eligibility





# Market Value Benefit

## ❑ Opinion of market benefit range (Sanitary only) by Nagell Appraisal Incorporated in April 2019

- **Single family (lake homesite, new sanitary sewer)** \$5,000 to \$10,000 per homesite  
(larger lots on the upper end of range)
- **Single family (non-lake, new sanitary sewer)** \$4,000 to \$9,000 per homesite  
(larger lots on the upper end of range)
- **Non-Residential Commercial/Industrial (sanitary sewer)** \$0.20 to \$0.50 per SF of site area  
(larger lots on lower end of range,  
higher water users on upper end of  
range)
- **Non-Residential Public Use (sanitary sewer)** \$0.05 to \$0.20 per SF of site area  
(larger lots on lower end of range,  
higher water users on upper end of  
range)



# Current Zoning

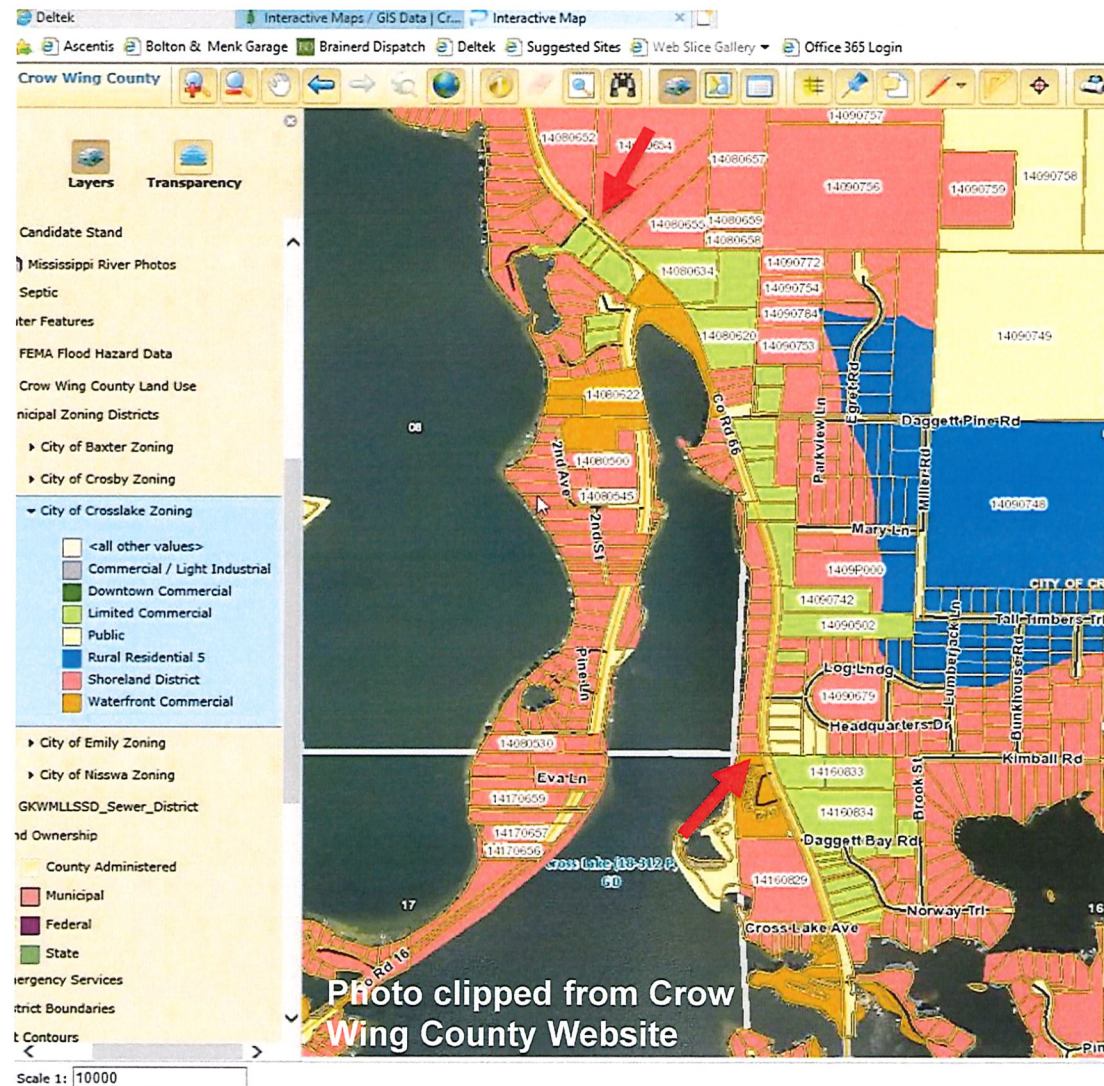


Photo clipped from Crow Wing County Website



# Market Value Benefit – Procedure

- ☐ Identify Current Zoning / Apply Benefit Range
- ☐ Mock Assessment Basis (Sanitary only)
  - ☐ Total Proposed Assessment \$594,023.15
  - ☐ Single Family Homesite Benefit
    - \$7,000 per homesite
  - ☐ Non-Residential Commercial Benefit
    - \$0.35 per sq ft of site area





# Single Family Homesite Cost Scenario

- ☐ Mock Assessment Cost = \$7,000 per homesite
  - ☐ Annual Payment (\$7,000, 4%, 20 yr) = \$515.07
  - ☐ Pays for sewer main and service to property line
- ☐ Connection Required at 10-year septic age
- ☐ City Connection Cost = \$4,000 (2021)
  - ☐ Pays for treatment space within the WWTF
- ☐ Private Property Pipe Cost – site specific
- ☐ Sewer User Charge = \$52 per month
  - ☐ Base cost charged regardless of occupancy



# Non-Residential Cost Scenario

- ☐ Mock Assessment Cost = \$0.35 per sq ft
  - ☐ Pays for sewer main and service to property line
    - \$0.35/sq ft = \$15,246 per acre
  - ☐ Annual Payment (\$15,246, 4%, 20 yr) = \$1,121.83
- ☐ Connection Required at 10-year septic age
- ☐ City Connection Cost = \$6,500 per ERC (2021)
  - ☐ Pays for treatment space within WWTF
    - ERC – Equivalent Residential Connection
    - ERCs determined based on Chapter 50, City Code
    - Fee and amount determined at time of connection



# Non-Residential Cost Scenario (cont.)

- ☐ Private Property Pipe Cost – site specific
- ☐ Sewer User Charge = \$52 per 8,000 gallons
  - ☐ Base cost paid regardless of occupancy
  - ☐ City provides meter for well to determine usage
  - ☐ City reads well meter remotely





# Public Input

*Please state your name and address for the record before providing your input.*

*Thank you for attending.*

