

PUBLIC WORKS AGENDA
CITY OF CROSSLAKE
MONDAY, FEBRUARY 1, 2021
4:00 P.M. – CITY HALL

1. Call to Order
2. Approve January 4, 2021 Meeting Minutes (Motion)
3. Approve Public Works Meeting Dates for 2021
4. Review Application for Vacation of Road Right of Way
5. Memo dated January 27, 2021 from Bolton & Menk Re: Projects Update
6. Discuss Assessment Policy for Sewer Connections
7. Update on Wastewater Plant
8. Other Business That May Arise
9. Adjourn

Public works meeting Minutes Jan. 4 2021

Member Present: Doug Vierzba, Tom Swenson, Gordy Wagner (via zoom), Dale Melberg (via zoom), Mic Tchida. Others Present Ted Strand, John Andrews, Aaron Herzog, Mayor Nevin, Marcia Seibert-Voltz Dave Reese, Jon Kolstad, TJ, Mike Lyonais (via zoom), Phil Martin, Patty Norgard (via Zoom)

1. Call to order 4pm
2. Minutes December 12 2020, motion to approve Tchida, second by Swenson, all in favor
3. Right of Way, Amendment of Ordinance, Jon Kolstad brought for us a recommendation from City attorney to change the ordinance. To reflect the state statute, we have to give a property owner the right to petition the City for a variance. We cannot bind future councils. Swenson ask if there could be wording in there, about review buy public works and park commissions. That wording is in there, and will be reviewed by the commissions with recommendations. A discussion followed. A question was asked by the Mayor Nevin can we charge for the land. Jon stated no, it only can be given to the property owner. A motion was made to the City Council changing the right of way Ordinance, by Tchida second Swenson all in favor.
4. 2021 Street Improvements: Dave Reese presented the feasibility report for commissions review, in accordance with the procedures for Minnesota Statutes Ch429 Special Assessments, for the Full-depth reclamation of Rushmoor boulevard and Rushmoor trail, Harbor lane, Birch Narrows road, Wild Wind Ranch drive and overlay of Whitefish avenue, Hilltop drive, Woodland drive, and Cool Haven lane. These are a non-petitioned project that have been initiated by City Council in accordance with Capital Improvement Plan and 2021 budget for capital roadway improvements. WSN is recommending using 4000.00 per lot based on Nagell Appraisals range for reconstruction and use 1000.00 per lot for overlays. Reese went through the next steps and timing. A discussion followed. Mayor Nevin ask question overlay or reconstruction. John Andrews added he would rather reconstruct now, than kick can down road. Vierzba ask about cover letter with notice, pictures, more information is better. Tom Swenson motion to recommend to the Council the feasibility report, Tchida second, all in favor.
5. Projects update from Bolton& Menk: see attached memorandum about CASH 66 sewer project Swenson asked about clarifiers and where it at. Strand its in process, working on pricing and small repairs. Swenson ask about monies in budget.
6. Assessments sewer: A lengthy discussion followed. What came out was direct Phil Martin and Strand to bring back adjusted numbers using about 50%City to 50 % property owner for next meeting
7. Mayor Nevin discussion on roads in the 2021 roads projects costs. Adjourn

Public Works Meeting Dates 4:00 PM
January 4, 2021
February 1, 2021
March 1, 2021
April 5, 2021
May 3, 2021
June 7, 2021
July 6, 2021
August 2, 2021
September 7, 2021
October 4, 2021
November 1, 2021
December 6, 2021
* meeting changed to Tuesday due to holiday



Road Right-Of-Way (ROW) Vacation Application

City of Crosslake

13888 Daggett Bay Rd, Crosslake, MN 56442

218.692.2688 (Phone) 218.692.2687 (Fax)

www.cityofcrosslake.org

Chris & Heather Orth / Brad & Kristin Evenson

Receipt Number: 475684

Property Owner(s): Kevin & Michelle McCormick

Orth 322 48th Ave SW Backus MN 56435

Mailing Address: Evenson 22001 510th Ave. Minnesota Lake MN 56068

McCormick 11821 Lake Trail Crosslake, MN 56442

Site Address: 11826 Lake Trail Crosslake, MN 56442 (Orth)

Phone Number: 218-820-0854 Kevin McCormick (Land Design Solutions LLC)

E-Mail Address: Kevin@landdesignsolution.net

Parcel Number(s): 14310665, 14310662, 14310666

Legal Description: See attached

Section 31 Township 137 Range 27 / 28 (circle one)

Lake/River Name: Crosslake

Do you own land adjacent to this parcel(s)? x Yes No

If yes list Parcel Number(s) 14310655

Authorized Agent ^{owner} Kevin McCormick (Land Design Solution LLC)

Agent Address: 11821 Lake Trail Crosslake, MN 56442

Agent Phone Number: 218-820-0854

Orth Chris Orth

Signature of Property Owner(s) McCormick [Signature]

Date 8/27/20

Evenson [Signature]

Signature of Authorized Agent(s)

Date

(Check applicable requests)

☐ Road Right-Of-Way (ROW) Vacation

☐

Official Use Only:

Public Works Meeting Date:

Water Access ROW only; Parks & Recreation Meeting Date:

City Council Public Hearing Meeting Date:

- All applications must be accompanied by a signed Certificate of Survey (Coordinate with city staff- Public Works, Parks & Recreation and City Attorney)
- Fee \$1,000 for ROW Vacation Payable to "City of Crosslake"
- No decisions will be made on an applicant's request at the Commission meeting(s). Approval or denial of applications is determined by the City Council at a public meeting as per Minnesota Statute 462 and the Code of City Ordinances, City of Crosslake, Chapter 42, Article V.

For Office Use:

Application accepted by [Signature]

Date 9-17-2020

Date of Approval: Denial: by Public Works

Date of Approval: Denial: by Parks and Recreation

Date of Approval: Denial: by City Attorney

Date of Approval: Denial: by City Clerk

Attn: Mike Lyonais
City Administrator
13888 Daggett Bay Road
Crosslake, MN 56442

The residents effected by the platted road of Oak Street in the plat of Bowers Point. Do herby request to vacate that part of platted right of way lying north of the right of way of Lake Trail (recorded plat name Pine Avenue).

The roadway vacation is requested due to the circumstances not created by the current owners (Orth, Evenson, McCormick) of the adjacent lands of said roadway.

Prior to the 1989 shoreland ordinance the previous owners, Crow Wing County, The State of Minnesota and the City of Crosslake allowed the wetlands to be filled creating the hardship to the current land owners(Orth, Evenson, McCormick) . The owners of those portions of Lot 17 (Orth & Evenson) said plat have existing legal descriptions designating riparian rights to the lakeshore.

The filling of the wetland changed the configuration and the intent of the recorded plat. However, the plat dedication specifies the right of way of Oak Street to be extended to the water's edge

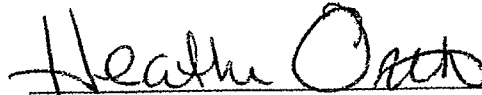
The Orth family would no longer have riparian rights to the water way. The Evenson family would also lose a portion of riparian ownership to their property. The McCormick family would gain a considerable amount of shoreline. None of these were the intent of the original plat. The former land owners, the State of Minnesota and the local governing units are culpable in the activities prior to the 1989 shoreland ordinance.

The current owners, and the previous land owners have been taxed for a considerable amount of time as having riparian rights to the lake. Due to the current circumstances outlined in this petition we would ask that the City of Crosslake consider vacating the roadway as shown on the enclosed Certificate of Survey drawing and the land be divided as a shown and described in the legal descriptions provided.

Thank you for time and consideration in this matter.



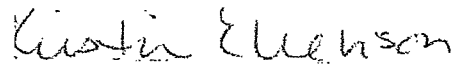
Chris Orth
11826 Lake Trail
Crosslake, MN 56442



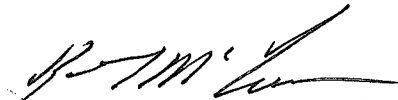
Heather Orth
11826 Lake Trail
Crosslake, MN 56442



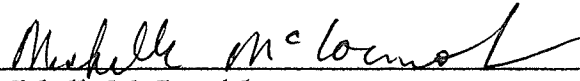
Brad Evenson
33518 Lake Street
Crosslake, MN 56442



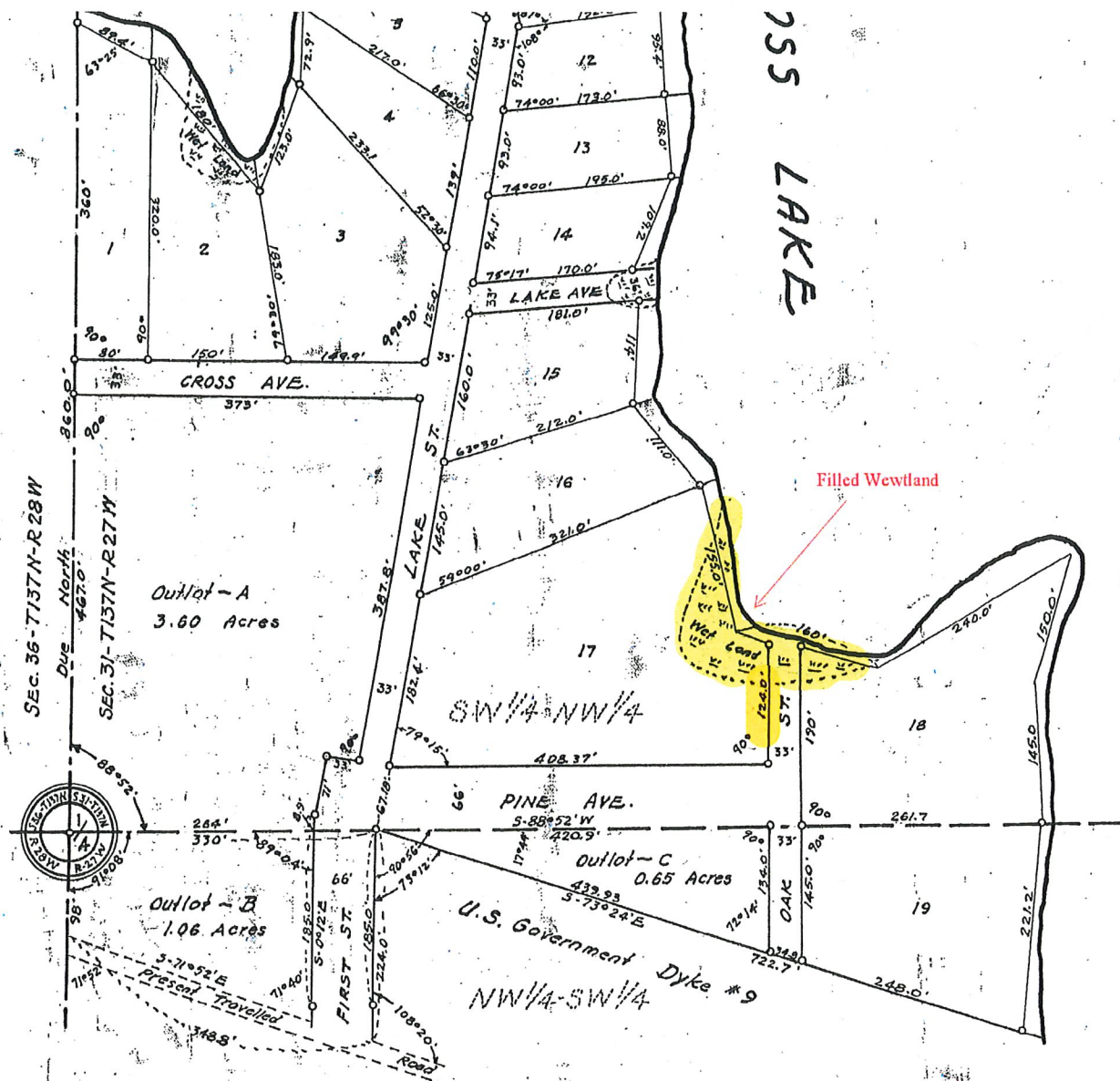
Kristin Evenson
33518 Lake Street
Crosslake, MN 56442



Kevin McCormick
11821 Lake Trail
Crosslake, MN 56442



Michelle McCormick
11821 Lake Trail
Crosslake, MN 56442



Taxes paid and transfer filed
this 1st day of June 1948
J. M. Hagberg
County Auditor Crow Wing Co. Minn.

Approved by the Board of County Commissioners
Crow Wing County, Minnesota
this 1st day of June 1948
J. M. Hagberg
Chairman County Board

I hereby certify that the taxes for the
year of 1947 on the land described
within are paid
J. M. Hagberg
County Treasurer Crow Wing Co. Minn.

STATE OF MINNESOTA ss
County of Crow Wing
I hereby certify that the within
instrument was filed in this office
on the 1st day of June 1948 at 9 o'clock A.M. and was
duly recorded in Book
148121

State of Minnesota ss
County of Crow Wing
I hereby certify that the within plat
was filed in my office this 1st day of
at
Registrar of Deeds Crow Wing County, Minn.

DEDICATION

KNOW ALL MEN BY THESE PRESENT
That John L. Bowers and Ella M. Bowers, his wife
are the owners of that part of the NW 1/4 - SW 1/4 and the
SW 1/4 - NW 1/4 - Section 31 - T137N - R27W, described and
platted as BOWER'S POINT
To Wit:

Beginning at a concrete monument located at the Southwest
corner of the SW 1/4 - NW 1/4 - Section 31 - T137N - R27W,
Thence, due North along the West line of said SW 1/4
NW 1/4, for a distance of Eight-hundred and sixty (860) feet
to an iron monument located at the waters edge on the South
shore of Cross Lake; Thence, South-easterly along the waters edge
of said Cross Lake, for a distance of Twenty-nine-hundred-
eight and six-tenths (2908.6) feet, more or less, to an
iron monument located on the West shore of said Cross Lake
and on the South line of the SW 1/4 - NW 1/4 of said section;
Thence, South 88° 52' West along said line for a distance
of One-thousand - forty-five and six tenths (1045.6) feet
to the point of beginning. The above described tract of
land contains, 17.7 acres, more or less.

Also that part of the NW 1/4 - SW 1/4 - Section 31 - T137N - R27W
described as follows: Beginning at a concrete monument located at
the North-West corner of said NW 1/4 - SW 1/4, Thence, North 88° 52' East
along the North line of said NW 1/4 - SW 1/4 for a distance of
One-thousand - forty-five and six tenths (1045.6) feet to a iron monument
located on the West shore of Cross Lake; Thence in a Southerly
direction along the waters edge of said Cross Lake for a distance
of Two-hundred-twenty-one and Two-tenths (221.2) feet to a iron
monument; Thence North 73° 24' East for a distance of Seven-hundred-twenty-
two and Seven-tenths (722.7) feet to a iron monument located at the
North-West corner of U.S. Government Dyke #9; Thence, South 0° 12' East
along the West line of said dyke #9 for a distance of Two-hundred-
twenty-four (224) feet; Thence North 71° 52' West for a distance
of Three-hundred-forty-eight and Eight-tenths (348.8) feet to the
West line of said NW 1/4 - SW 1/4. Thence due North along said West
line for a distance of Ninety-eight (98) feet to the point of beginning.
The above described tract of land contains 2.3 acres more or less.
The West line of Section 31 - T137N - R27W is considered as Meridian
in these descriptions.

All lots extend to the waters edge, except Outlots A, B and C.
All streets shown on this plat are dedicated to public use.
There are no wet lands, except as shown on this plat.
All flowage rights, mineral rights and Rights of Way reserved as of record
dated at Brainerd, Minnesota this 3rd day of June 1948.

Gus G. Holmstrom
Witnesses

John L. Bowers
Ella M. Bowers

State of Minnesota ss
County of Crow Wing

On this 3rd day of June 1948, before me appeared John L. Bowers
and Ella M. Bowers, his wife to me known to be the persons described in
and who executed the foregoing and annexed plat and acknowledge
that they executed the same as their own free act and deed.

Notary Public Crow Wing County, Minn. WISE
My Commission expires

State of Minnesota ss
County of Crow Wing

I, Gus G. Holmstrom a registered land surveyor in the State of Minnesota
do hereby certify: That I have surveyed and platted the property described on this plat
as BOWER'S POINT, That the annexed plat is a correct representation of said survey,
that all distances and angles are correctly shown on said plat, that iron monuments
have been placed in the ground for guidance of future surveys as shown on the plat
and that there are no wet lands or public highways except as shown thereon.

Gus G. Holmstrom
Registered Land Surveyor - Certificate #1861
Above certificate subscribed and sworn to before me this 3rd day of June 1948

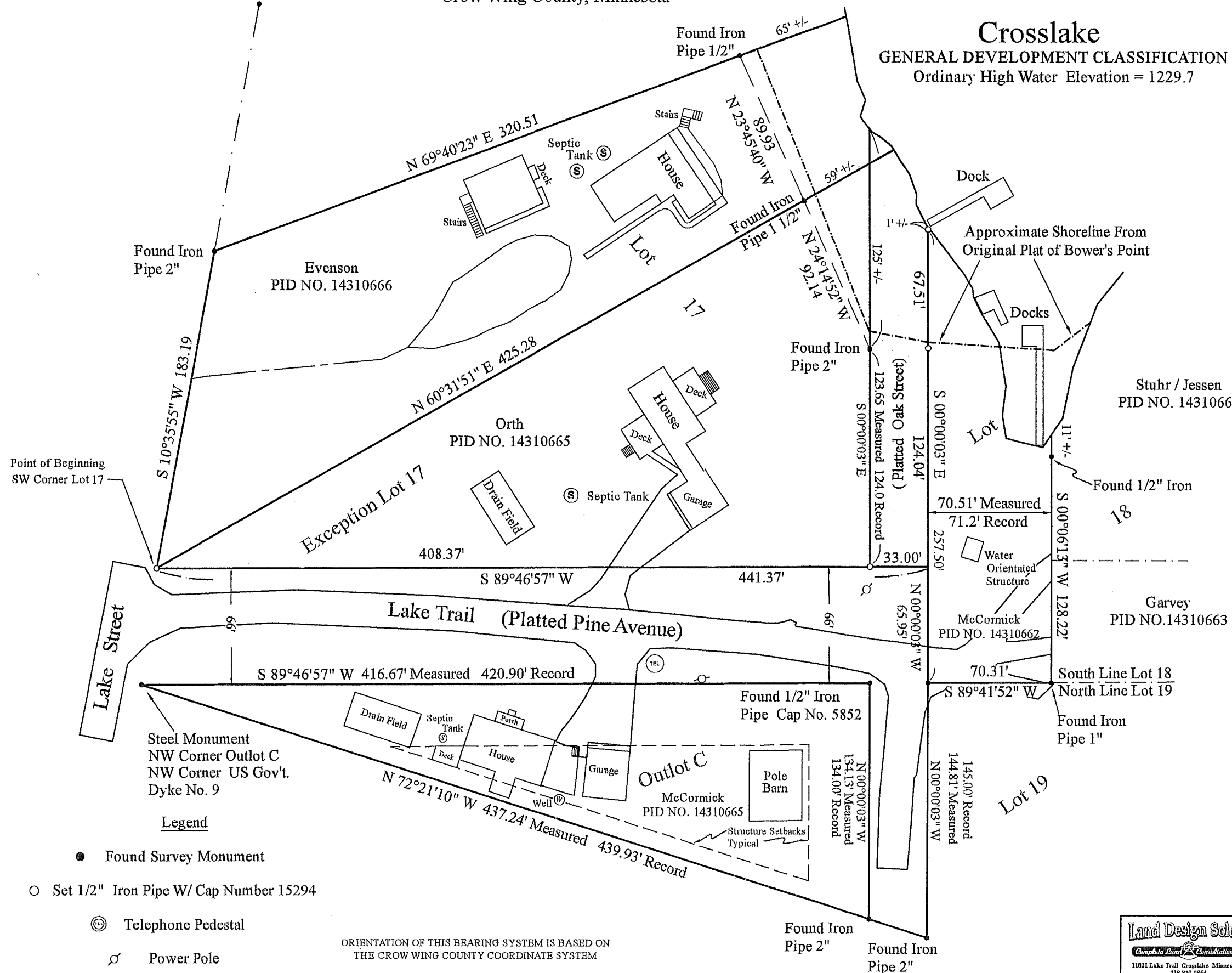
Notary Public Crow Wing County, Minn.
My Commission expires

Certificate of Survey

Outlot C & Part of Lot 17, Part of Lot 18 Bower's Point
Section 31 Twn 137 N Rng 27 W
Crow Wing County, Minnesota

Crosslake

GENERAL DEVELOPMENT CLASSIFICATION
Ordinary High Water Elevation = 1229.7



McCormick Warranty Deed
Doc. No. A- 898731

Outlot C, Bower's Point according to the plat thereof
on file and of record in the office of the County
Recorder, Crow Wing County, Minnesota

McCormick Warranty Deed Doc. No. A- 898012

The West 71.2 feet of Lot Eighteen (18) Bower's Point according
to the plat thereof on file and of record in the office of the County
Recorder, Crow Wing County, Minnesota

Orth Warranty Deed Doc. No. 0828528

All of Lot 17, Bowers' Point, except that part described as follows:

Beginning at the Southwest corner of said Lot 17; thence North 9 degrees
37 minutes East 182.4 feet to the Northwest corner of Lot 17; thence
North 68 degrees 37 minutes East 321 feet along the Northerly line of said
Lot 17 to the shore of Cross Lake; thence South 24 degrees 48 minutes
East 90.75 feet along said shore; thence South 59 degrees 34 minutes West
425.5 feet to the place of beginning, Crow Wing County, Minnesota.

Evenson Warranty Deed Doc. No. 0834803

That part of Lot Seventeen (17) of Bower's Point, described as follows:

Beginning at the Southwest corner of said Lot 17; thence North 09 degrees
37 minutes East 182.4 feet to Northwest corner of Lot 17; thence North 68
degrees 37 minutes East along the Northerly line of said Lot 17 321 feet,
more or less, to the shore of Cross Lake; thence Southerly along said shore
to the point of intersection with a line bearing North 59 degrees 34
minutes East from the point of beginning; thence South 59 degrees 34
minutes West 425.5 feet, more or less, to the place of beginning.

Surveyors Notes:

The original Plat of Bower's Point was recorded in 1948. Limited
information to recreate the survey line, or the shoreline is available.

The original plat shows a wetland near the shoreline of Lot's 17 & 18,
and the platted roadway of Oak Street which also is not representative of
the recorded plat.

The location of the Ordinary High Water in January of 2018 is also not
representative of the recorded plat.

The platted roadway of Oak Street dedicated to the public has not been
vacated. The dedication of said plat indicates the property lines are to be
extended to the waters edge.

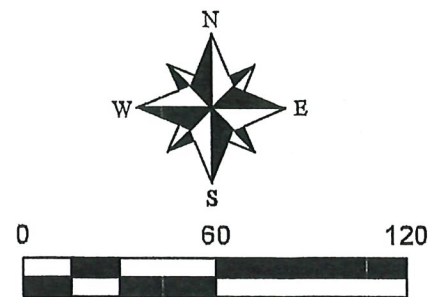
Sheet 1 of 3

Land Design Solutions
Complete Design & Construction Services
11821 Lake Trail Crosslake Minnesota 56442
218-820-0354
landdesignsolutions.co

John J. Hain
I hereby certify that this survey was completed by me, or
under my direct supervision and that I am a duly Licensed
Land Surveyor of the State of Minnesota.

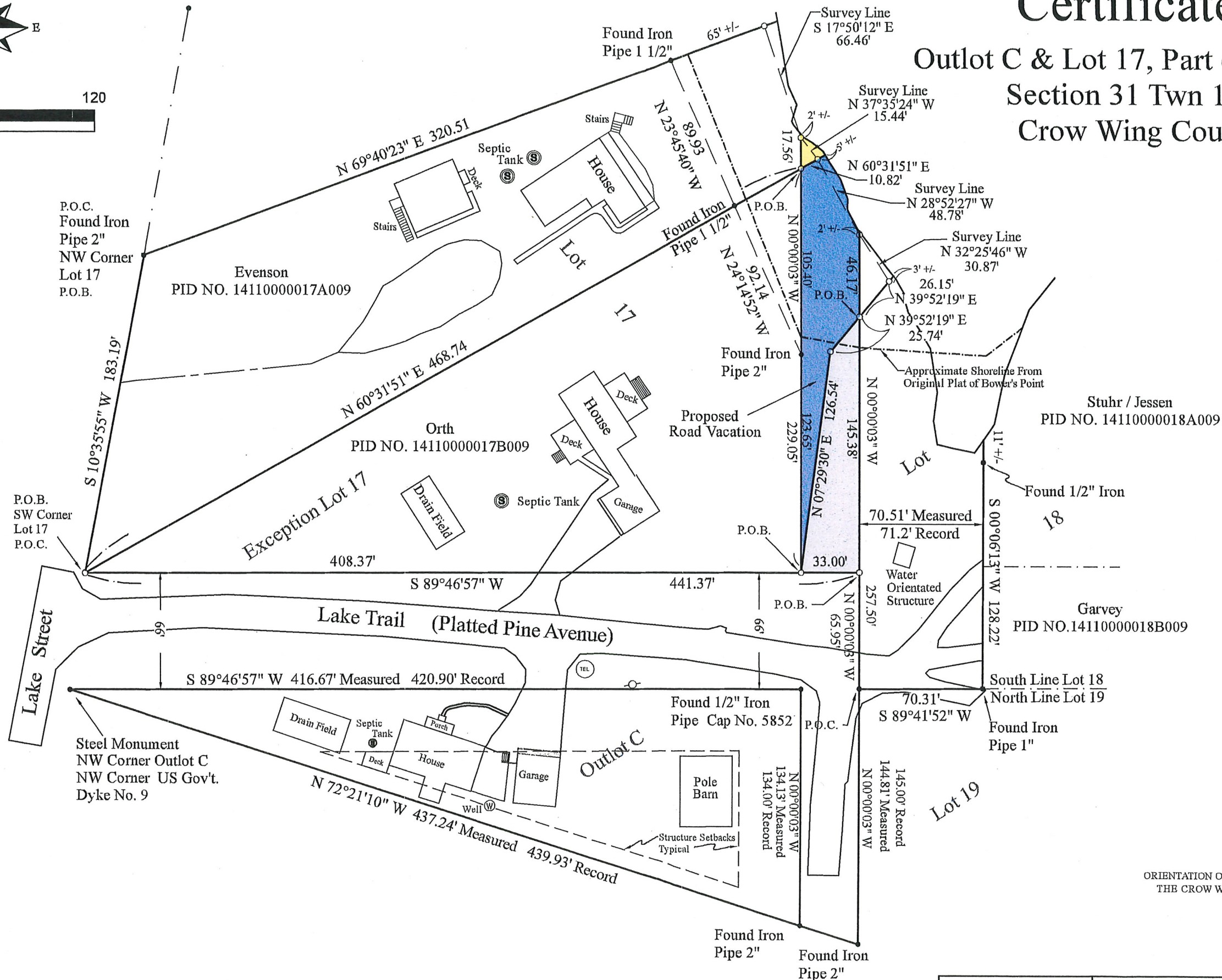
Certificate of Survey
Prepared For: Chris & Heather Orth

DATE 08/20/2020 SCALE 1" = 100' PROJECT NO. 19-058



Certificate of Survey

Outlot C & Lot 17, Part of Lot 18 Bower's Point
Section 31 Twn 137 N Rng 27 W
Crow Wing County, Minnesota



Legend

- Found Survey Monument
- Set 1/2" Iron Pipe W/ Cap Number 15294
- Ⓢ Telephone Pedestal
- ⊕ Power Pole
- P.O.C. Point of Commencement
- P.O.B. Point of Beginning

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON
THE CROW WING COUNTY COORDINATE SYSTEM

Sheet 2 of 3

Land Design Solutions
Complete Land & Construction Services
11821 Lake Trail, Crookston, Minnesota 55442
218-820-0854
landdesignsolutions.co

John J. Hain
I hereby certify that this survey was completed by me, or
under my direct supervision and that I am a duly Licensed
Land Surveyor of the State of Minnesota.

Certificate of Survey
Prepared For: Chris & Heather Orth

DATE 08/20/2020 SCALE 1" = 100' PROJECT NO. 19-058

Certificate of Survey
Outlot C & Lot 17, Part of Lot 18 Bower's Point
Section 31 Twn 137 N Rng 27 W
Crow Wing County, Minnesota

McCormick Proposed Legal Description

Outlot C, Bower's Point according to the plat thereof on file and of record in the office of the County Recorder, Crow Wing County, Minnesota

And

The West 71.2 feet of Lot Eighteen (18) Bower's Point according to the plat thereof on file and of record in the office of the County Recorder, Crow Wing County, Minnesota

And

That part of vacated Oak Street Bower's Point according to the plat thereof on file and of record in the office of the County Recorder, Crow Wing County, Minnesota more particularly described as follows:

Commencing at the southwest corner of said Lot 18 thence North 00 degrees 00 seconds 03 minutes West assumed bearing, 65.95 feet, to the point of beginning of the tract to be described; thence South 89 degrees 46 minutes 57 seconds West 33.00 feet; thence North 07 degrees 29 minutes 30 seconds East 126.54 feet; thence North 39 degrees 27 minutes 15 seconds East 25.96 feet; thence South 00 degrees 00 minutes 03 seconds East 145.38 feet to the point of beginning.

Except

That part of Lot Eighteen (18) Bower's Point according to the plat thereof on file and of record in the office of the County Recorder, Crow Wing County, Minnesota, more particularly described as follows:

Commencing at the southwest corner of said Lot 18 thence North 00 degrees 00 seconds 03 minutes West assumed bearing, 257.50 feet to the point of beginning of the tract to be described; thence continuing North 00 degrees 00 seconds 03 minutes West 48.00 feet, more or less, to the shoreline of Crosslake; thence southeasterly along said shoreline to an intersection with a line bearing North 39 degrees 52 minutes 19 seconds East, from the point of beginning; thence South 39 degrees 52 minutes 19 seconds West 39.00 feet, more or less, to the point of beginning.

Orth Proposed Legal Description

That part of Lot 17 Bowers Point according to the plat of record on file at the County Recorder's office Crow Wing County Minnesota, more particularly described as follows:

Commencing at a found 2" iron pipe at the northwest corner of said Lot 17 thence South 10 degrees 35 minutes 55 seconds West assumed bearing along the westerly line of said Lot 17 183.19 feet to the southwest corner of said Lot 17, the point of beginning of the tract to be described; thence North 60 degrees 31 minutes 51 seconds East 468.74 feet, to the westerly right of way line of Oak Street said plat; thence South 00 degrees 00 minutes 03 seconds East along said right of way line 229.05 feet, to the southeast corner of said lot 17; thence South 89 degrees 46 minutes 57 seconds West along the southerly line of said Lot 17 a distance of 408.37 feet to the point of beginning.

And

That part of vacated Oak Street Bower's Point according to the plat of record on file at the County Recorder's office Crow Wing County Minnesota, more particularly described as follows: Commencing at the southwest corner of said Lot 18 thence North 00 degrees 00 seconds 03 minutes West assumed bearing, 65.95 feet; thence South 89 degrees 46 minutes 57 seconds West 33.00 feet; thence North 00 degrees 00 minutes 03 seconds West 229.05 feet, to the point of beginning of the tract to be described; thence South 00 degrees 00 minutes 03 seconds East 229.05 feet; thence North 07 degrees 29 minutes 30 seconds East 126.54 feet; thence North 39 degrees 27 minutes 15 seconds East 25.96 feet; thence North 00 degrees 00 minutes 03 seconds West 47.00 feet, more or less, to the shoreline of Crosslake; thence northwesterly along said shoreline to an intersection with a line bearing North 60 degrees 31 minutes 51 seconds East from the point of beginning; thence South 60 degrees 31 minutes 51 seconds 16.00 feet, more or less, to the point of beginning.

And

That part of Lot 18 Bower's Point according to the plat of record on file at the County Recorder's office Crow Wing County Minnesota, more particularly described as follows: Commencing at the southwest corner of said Lot 18 thence North 00 degrees 00 seconds 03 minutes West assumed bearing, 257.50 feet to the point of beginning of the tract to be described; thence continuing North 00 degrees 00 seconds 03 minutes West 48.00 feet, more or less, to the shore of Crosslake; thence southeasterly along said shoreline to an intersection with a line bearing North 39 degrees 52 minutes 19 seconds East from the point of beginning; thence South 39 degrees 52 minutes 19 seconds West 30.00 feet, more or less, to the point of beginning.

Evenson Proposed Legal Description

That part of Lot 17 Bowers Point according to the plat of record on file at the County Recorder's office Crow Wing County Minnesota, more particularly described as follows:

Commencing at the southwest corner of Lot 17 said plat, thence North 10 degrees 35 minutes 55 seconds East assumed bearing, along the westerly line of said Lot 17 183.19 feet to a 2" iron pipe the northwest corner of said Lot 17, the point of beginning of the tract to be described; thence South 10 degrees 35 minutes 55 seconds West 183.19 feet; thence North 60 degrees 31 minutes 51 seconds East 468.74 feet, to the westerly right of way line of Oak Street said plat; thence North 00 degrees 00 minutes 03 seconds West 19.50 feet, more or less, to the shoreline of Crosslake; thence northwesterly along said shoreline, to an intersection with a line bearing North 69 degrees 40 minutes 23 seconds East, from the point of beginning; thence South 69 degrees 40 minutes 23 seconds West 386.00 feet, more or less, to the point of beginning.

And

That part of vacated Oak Street Bower's Point according to the plat of record on file at the County Recorder's office Crow Wing County Minnesota, more particularly described as follows:

Commencing at the southwest corner of said Lot 18 thence North 00 degrees 00 seconds 03 minutes West assumed bearing, 65.95 feet; thence South 89 degrees 46 minutes 57 seconds West 33.00 feet; thence North 00 degrees 00 minutes 03 seconds West 229.05 feet, to the point of beginning of the tract to be described; thence continuing North 00 degrees 00 minutes 03 seconds West 19.50 feet, more or less, to the shoreline of Crosslake; thence southeasterly along said shoreline to an intersection with a line bearing North 60 degrees 31 minutes 51 seconds East, from the point of beginning; thence South 60 degrees 31 minutes 51 seconds West 16.00 feet, to the point of beginning.



Real People. Real Solutions.

MEMORANDUM

Date: January 27, 2021
To: Ted Strand, Public Works Director
From: Phil Martin, PE
Subject: Projects Update for February 1, 2021 Public Works Meeting

CSAH 66 Sanitary Sewer Extension / Storm Water Quality Improvements

Design/Plan Preparation – Plans were submitted electronically to the Crow Wing County Highway Department and City Staff. In addition, plans were submitted electronically to utility companies identified along the project scope.

Per Public Works Commission discussion on January 4, 2021, we revised the Mock Assessment for sanitary sewer assessment along CSAH 66. That revised Mock Assessment is attached. The changes made included the following:

- High water use rate of \$0.50/Sq Ft was removed (previously applied to commercial Moonlite area parcels). Rather, changed the rate to \$0.35/Sq Ft which is consistent with previous evaluation that used \$0.35/Sq Ft for parcels less than 3 acres and \$0.20/Sq Ft for parcels greater than 3 acres). Net result was that mock assessed amount of \$557,307.32 (reduced from \$594,681.80).
- Added column(s) to amortize assessment and connection charge payback over a 20-yr period at an assumed interest rate of 5%. (I would look for City direction on an appropriate rate to use)

For purpose of reference, in November 2020 we had communication about the project cost and associated additional cost sharing from Crow Wing County to address the 1978 storm sewer pipe impacted by deep sanitary sewer installation. The County has provided in concept their willingness to share storm sewer impact costs (50% of storm sewer impacted by sanitary sewer install and 100% of the remaining storm sewer replaced that is not part of Storm Water Quality improvement). Based on that communication, the overall project costs are summarized as follows:

In September 2019 (Updated 2018 PER Sanitary & Street Cost – Option 1 Gravity Sewer)

Total Project Cost Estimate = \$1,381,300
 Total Estimated County Portion = \$255,700
 Total Estimated City Portion = 1,125,600

In November 2020 (Sanitary & Street)

Total Project Cost Estimate = \$1,636,920
 Total Estimated County Portion = \$418,080
 Total Estimated City Portion = \$1,218,840

The “net” City portion of the sanitary sewer and street improvement would be \$1,218,840.

Based on comparison with the October 2019 mock assessment amount of \$594,681.80, the assessed portion would be about 49%.

If you compare with the “revised” January 2021 mock assessment amount of \$557,307.32, the assessed portion would be about 46%.

****Note - No costs for the storm water quality improvement are included in the recap above. It is understood**

that the BWSR grant will cover most of the cost. As I understand it, the City and County will split the 25% grant match.

On January 5th, 2021, Doug Vierzba sent out an email as a follow up to the January 4th, 2021 meeting which further considered the Leo Frasier property and the Log Church property. In addition, Doug was provided the revised Mock Assessment to review and provided comments that are addressed below:

Fraser & Log Church Parcel

If the Fraser parcel identified is removed from assessment, the assessed amount would lower by \$31,450.32. If the Log Church parcel identified is removed from assessment, the assessed amount would lower by \$40,685.04. The assessed amount would decrease by as little as \$31,450.32 or as much as \$72,135.36 depending upon how the City ultimately proceeded.

My opinion is that an assessment deferment approach is better than making the decision to simply not assess the improvement. The assessed amount can always be changed or forgiven (not collected) in the future. However, if it is not included in the assessment consideration now, future land use changes will not be able to capture the improvement cost that was assessed to other parcels.

Use of Uniform Home Site Rate (\$7,000/home site)

If a uniform rate of \$7,000/home site is used rather than assessing based on on-lake versus off-lake, the assessed amount would reduce by \$3,000. There are 16 on-lake home sites and 10 off-lake home sites.

Assessment Pay Back Period

The attached Mock Assessment shows the annual payment at an assumed interest rate of 5% and payback period of 20 years. The interest is assumed for evaluation purposes and would be set by the City. Many communities set the interest rate at 1% above the bonding interest rate. If the period of payback is reduced to a 10-year payback period, the annual payment would increase by 61%. For a home site connection, the total assessment and SAC annual payment would increase from \$922/yr to \$1,489/yr based on the assumed interest rate. The SAC annual payment would increase from \$320.97/yr to \$518.02/yr.

6.

Mock Assessment Determination																				
				Zoning Legend			Nagell Classification		Road Benefit			Sewer Benefit		Finance						
	26-Oct-19			S - Single Family			SF on lake, direct, \$/lot		\$ 2,000.00	\$ 5,000.00		\$ 5,000.00	\$ 10,000.00	0.05	i					
	18-Jan-21	rev	Changed Moonlite parcels from high water	LC - Limited Commercial			SF off lake, direct, \$/lot		\$ 1,500.00	\$ 4,000.00		\$ 4,000.00	\$ 9,000.00	20.00	yr					
			Added loan payment for 20 yrs	WC -Waterfront Commercial			SF off lake, indirect, \$/lot		\$ 500.00	\$ 1,000.00										
				P - Public			Non-res C/I direct, \$/SF		\$ 0.03	\$ 0.15		\$ 0.20	\$ 0.50							
							Non-res P direct, \$/SF		\$ 0.02	\$ 0.15		\$ 0.05	\$ 0.20							
							CSAH 66 SANITARY SEWER EXTENSION							Annual Payment (5%, 20 yr)	CSAH 66 SEWER CONNECTION			Annual Payment (5%, 20 yr)	Total Annual Payment (5%, 20 yr)	
							Road Assessment		Sewer Assessment			Total Assessed Cost	Est ERUs		Connection Charge ¹ Basis (2019) Cost/ERU ²	Total Connection Cost				
Line No.	Parcel ID No.	Zoned	Property Owner	City	State	Zip Code	Road Basis	Cost	Sewer Basis	Area	Home Site	Cost	Total Assessed Cost	Annual Payment (5%, 20 yr)	Est ERUs	Connection Charge ¹ Basis (2019) Cost/ERU ²	Total Connection Cost	Annual Payment (5%, 20 yr)	Total Annual Payment (5%, 20 yr)	
1	14090680	S	Moschogianis, Douglas A & Nancy L	Bloomington	MN	55420	\$ 3,500.00	\$ -	\$ 7,500.00	0.55	1	\$ 7,500.00	\$ 7,500.00	\$601.82	1	\$ 4,000	\$ 4,000	\$320.97	\$922.79	
2	14090681	S	Reidt Family Rev Trust	Cottage Grove	MN	55016	\$ 3,500.00	\$ -	\$ 7,500.00	0.47	1	\$ 7,500.00	\$ 7,500.00	\$601.82	1	\$ 4,000	\$ 4,000	\$320.97	\$922.79	
3	14090687	S	Old Log Landing Homeowners	Crosslake	MN	56442	\$ 3,500.00	\$ -	\$ 7,500.00	1.22	1	\$ 7,500.00	\$ 7,500.00	\$601.82	1	\$ 4,000	\$ 4,000	\$320.97	\$922.79	
4	14090682	S	Fischer, Harlan L & Jan M	St. Michael	MN	55376	\$ 3,500.00	\$ -	\$ 7,500.00	0.46	1	\$ 7,500.00	\$ 7,500.00	\$601.82	1	\$ 4,000	\$ 4,000	\$320.97	\$922.79	
5	14090683	S	Maas, Scott A & Jean M	Crosslake	MN	56442	\$ 3,500.00	\$ -	\$ 7,500.00	0.47	1	\$ 7,500.00	\$ 7,500.00	\$601.82	1	\$ 4,000	\$ 4,000	\$320.97	\$922.79	
6	14090684	S	Patten, Justin D & Lane C	Eden Prairie	MN	55347	\$ 3,500.00	\$ -	\$ 7,500.00	0.51	1	\$ 7,500.00	\$ 7,500.00	\$601.82	1	\$ 4,000	\$ 4,000	\$320.97	\$922.79	
7	14090685	S	Boller, Jamie & Melissa Ann Klima	Prior Lake	MN	55372	\$ 3,500.00	\$ -	\$ 7,500.00	0.51	1	\$ 7,500.00	\$ 7,500.00	\$601.82	1	\$ 4,000	\$ 4,000	\$320.97	\$922.79	
8	14090686	S	Hagen, Thomas M	Woodbury	MN	55125	\$ 3,500.00	\$ -	\$ 7,500.00	0.48	1	\$ 7,500.00	\$ 7,500.00	\$601.82	1	\$ 4,000	\$ 4,000	\$320.97	\$922.79	
9	14090743	S	Perreault, Randy L & Julie A	Rush City	MN	55069-3301	\$ 3,500.00	\$ -	\$ 7,500.00	0.5	1	\$ 7,500.00	\$ 7,500.00	\$601.82	1	\$ 4,000	\$ 4,000	\$320.97	\$922.79	
10	14090744	S	Portratz, Kelly J	Victoria	MN	55386	\$ 3,500.00	\$ -	\$ 7,500.00	1.22	1	\$ 7,500.00	\$ 7,500.00	\$601.82	1	\$ 4,000	\$ 4,000	\$320.97	\$922.79	
11	14090746	LC	Smith, David J & Holly A	Crosslake	MN	56442	\$ 0.09	\$ -	\$ 0.35	0.91		\$ 13,873.86	\$ 13,873.86	\$1,113.27	1	\$ 6,500	\$ 6,500	\$521.58	\$1,634.85	
12	14090745	LC	Hanning Jt Trust Dated 12-31-12	Crosslake	MN	56442	\$ 0.09	\$ -	\$ 0.35	1.78		\$ 27,137.88	\$ 27,137.88	\$2,177.61	1	\$ 6,500	\$ 6,500	\$521.58	\$2,699.19	
13	14090742	LC	Cross Lake, E-Free Church	Crosslake	MN	56442	\$ 0.09	\$ -	\$ 0.20	3.12		\$ 27,181.44	\$ 27,181.44	\$2,181.11	1	\$ 6,500	\$ 6,500	\$521.58	\$2,702.69	
14	14090502	LC	Cross Lake, E-Free Church	Crosslake	MN	56442	\$ 0.09	\$ -	\$ 0.20	4.67		\$ 40,685.04	\$ 40,685.04	\$3,264.67	1	\$ 6,500	\$ 6,500	\$521.58	\$3,786.25	
15	14090676	S	Anderson, Alan L & Deanna	Crosslake	MN	56442	\$ 3,500.00	\$ -	\$ 6,500.00	0.53	1	\$ 6,500.00	\$ 6,500.00	\$521.58	1	\$ 4,000	\$ 4,000	\$320.97	\$842.55	
16	14090675	LC	Gahn, David	Edina	MN	55436	\$ 0.09	\$ -	\$ 0.35	0.55		\$ 8,385.30	\$ 8,385.30	\$672.86	1	\$ 6,500	\$ 6,500	\$521.58	\$1,194.43	
17	14090674	S	L & B Schweich Properties LP	Lakeville	MN	55044	\$ 3,500.00	\$ -	\$ 6,500.00	0.56	1	\$ 6,500.00	\$ 6,500.00	\$521.58	1	\$ 4,000	\$ 4,000	\$320.97	\$842.55	
18	14090673	S	Anderson, David W	Long Lake	MN	55356	\$ 3,500.00	\$ -	\$ 6,500.00	0.77	1	\$ 6,500.00	\$ 6,500.00	\$521.58	1	\$ 4,000	\$ 4,000	\$320.97	\$842.55	
19	14090660	P	City of Crosslake	Crosslake	MN	56442	\$ 0.09	\$ -	\$ 0.13	0		\$ -	\$ -	\$0.00	0	\$ 4,000	\$ -	\$0.00	\$0.00	
20	14080584	S	Smith, David J & Holly A	Crosslake	MN	56442	\$ 3,500.00	\$ -	\$ 0.35	0		\$ -	\$ -	\$0.00	0	\$ 4,000	\$ -	\$0.00	\$0.00	
21	14080585	S	Anderson, Robert C & Melanie A Eisenbraun	Zimmerman	MN	55398	\$ 3,500.00	\$ -	\$ 7,500.00	0.35	1	\$ 7,500.00	\$ 7,500.00	\$601.82	1	\$ 4,000	\$ 4,000	\$320.97	\$922.79	
22	14080587	S	State, Matthew & Tonya	Rosemount	MN	55068	\$ 3,500.00	\$ -	\$ 7,500.00	0.63	1	\$ 7,500.00	\$ 7,500.00	\$601.82	1	\$ 4,000	\$ 4,000	\$320.97	\$922.79	
23	14080588	S	Baker, Steven V & Jennifer A	St Cloud	MN	56303	\$ 3,500.00	\$ -	\$ 7,500.00	0.43	1	\$ 7,500.00	\$ 7,500.00	\$601.82	1	\$ 4,000	\$ 4,000	\$320.97	\$922.79	
24	14080589	S	Hollerich, Kenneth J & Suzan J	Cleveland	MN	56017	\$ 3,500.00	\$ -	\$ 7,500.00	0.63	1	\$ 7,500.00	\$ 7,500.00	\$601.82	1	\$ 4,000	\$ 4,000	\$320.97	\$922.79	
25	14080590	S	Schmelz, Paul D & Vicki Brawley	Eden Prairie	MN	55347	\$ 3,500.00	\$ -	\$ 7,500.00	0.37	1	\$ 7,500.00	\$ 7,500.00	\$601.82	1	\$ 4,000	\$ 4,000	\$320.97	\$922.79	
26	14080591	S	Gleason, Julie A Trust U/A 7-17-06	Crosslake	MN	56442	\$ 3,500.00	\$ -	\$ 7,500.00	0.27	1	\$ 7,500.00	\$ 7,500.00	\$601.82	1	\$ 4,000	\$ 4,000	\$320.97	\$922.79	
27	14080623	WC	Moonlite Bay LLC	Crosslake	MN	56442	\$ 0.09	\$ -	\$ 0.35	2.6		\$ 39,639.60	\$ 39,639.60	\$3,180.78	27	\$ 6,500	\$ 175,500	\$14,082.57	\$17,263.36	
28	14080624	WC	Moonlite Bay LLC	Crosslake	MN	56442	\$ 0.09	\$ -	\$ 0.35	0.81		\$ 12,349.26	\$ 12,349.26	\$990.94	0	\$ 6,500	\$ -	\$0.00	\$990.94	
29	14080627	LC	Moonlite Holdings LLC	Motley	MN	56466	\$ 0.09	\$ -	\$ 0.35	1.74		\$ 26,528.04	\$ 26,528.04	\$2,128.68	3	\$ 6,500	\$ 19,500	\$1,564.73	\$3,693.41	
30	14080643	LC	Moonlite Holdings LLC	Motley	MN	56466	\$ 0.09	\$ -	\$ 0.35	0.57		\$ 8,690.22	\$ 8,690.22	\$697.33	13	\$ 6,500	\$ 84,500	\$6,780.50	\$7,477.82	
31	14080656	S	Beyer, Robert	Crosslake	MN	56442	\$ 3,500.00	\$ -	\$ 6,500.00	5.4	2	\$ 13,000.00	\$ 13,000.00	\$1,043.15	1	\$ 4,000	\$ 4,000	\$320.97	\$1,364.12	
32	14080655	S	Genereux, Stephen A & Barbara J	Crosslake	MN	56442	\$ 3,500.00	\$ -	\$ 6,500.00	5.1	1	\$ 6,500.00	\$ 6,500.00	\$521.58	1	\$ 4,000	\$ 4,000	\$320.97	\$842.55	
33	14080634	LC	Fraser, Leo & Doris Trustees	Crosslake	MN	56442	\$ 0.09	\$ -	\$ 0.20	4.23		\$ 36,851.76	\$ 36,851.76	\$2,957.08	1	\$ 6,500	\$ 6,500	\$521.58	\$3,478.66	
34	14080633	LC	Fraser, Leo & Doris Trustees	Crosslake	MN	56442	\$ 0.09	\$ -	\$ 0.20	3.61		\$ 31,450.32	\$ 31,450.32	\$2,523.66	1	\$ 6,500	\$ 6,500	\$521.58	\$3,045.23	

35	14080620	LC	Double B Holdings, LLC	St Cloud	MN	56304	\$ 0.09	\$ -	\$ 0.20	4.32		\$ 37,635.84	\$ 37,635.84	\$3,020.00	1	\$ 6,500	\$ 6,500	\$521.58	\$3,541.57
36	14080632	S	Olson, Katie	Crosslake	MN	56442	\$ 2,750.00	\$ -	\$ 6,500.00	0.56	1	\$ 6,500.00	\$ 6,500.00	\$521.58	1	\$ 4,000	\$ 4,000	\$320.97	\$842.55
37	14080631	S	Kyle Family Limited Partnership	Long Lake	MN	55356	\$ 2,750.00	\$ -	\$ 6,500.00	0.51	1	\$ 6,500.00	\$ 6,500.00	\$521.58	1	\$ 4,000	\$ 4,000	\$320.97	\$842.55
38	14080630	S	Stanaitis, Florence J Trust	Eden Prairie	MN	55347-3565	\$ 2,750.00	\$ -	\$ 6,500.00	0.46	1	\$ 6,500.00	\$ 6,500.00	\$521.58	1	\$ 4,000	\$ 4,000	\$320.97	\$842.55
39	14080629	S	Stanaitis, Florence	Faribault	MN	55021	\$ 2,750.00	\$ -	\$ 6,500.00	0.4	1	\$ 6,500.00	\$ 6,500.00	\$521.58	1	\$ 4,000	\$ 4,000	\$320.97	\$842.55
40	14080628	P	City of Crosslake	Crosslake	MN	56442	\$ 0.09	\$ -	\$ 0.13	0		\$ -	\$ -	\$0.00	0	\$ 4,000	\$ -	\$0.00	\$0.00
41	14080599	LC	61 Marine & Sports North, LLC	Crosslake	MN	56442	\$ 0.09	\$ -	\$ 0.35	1.66		\$ 25,308.36	\$ 25,308.36	\$2,030.81	1	\$ 6,500	\$ 6,500	\$521.58	\$2,552.39
42	14080598	LC	Schmelz, Paul & Bollner, Jamie	Prior Lake	MN	55372	\$ 0.09	\$ -	\$ 0.35	0.55		\$ 8,385.30	\$ 8,385.30	\$672.86	1	\$ 6,500	\$ 6,500	\$521.58	\$1,194.43
43	14080597	LC	Peak Partners LLC	Minneapolis	MN	55401	\$ 0.09	\$ -	\$ 0.35	0.96		\$ 14,636.16	\$ 14,636.16	\$1,174.44	1	\$ 6,500	\$ 6,500	\$521.58	\$1,696.02
44	14090503	LC	Kreitz-Clow, Eva Marie	Pequot Lakes	MN	56472	\$ 0.09	\$ -	\$ 0.35	0.89		\$ 13,568.94	\$ 13,568.94	\$1,088.81	1	\$ 6,500	\$ 6,500	\$521.58	\$1,610.38
45																			
46												Total Assessed Amount	\$ 557,307.32			Total Connection Cost	\$ 457,500.00		
¹ Connection Charge is a direct charge that is applied at the time of connection when the property owner makes connection to the City sanitary sewer system. ² ERU or Equivalent Residential Unit means a term used for the purpose of calculating the total connection charge for a property.																			