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REPLY TO BLUE EARTH OFFICE

April 1, 2021

Faribault County Drainage Authority
c/o Darren Esser
Faribault County Auditor-Treasurer
PO Box 130
Blue Earth, MN 56013

RE: Faribault County Ditch 10
Our File No.: 3364.01

Dear Mr. Esser:

In anticipation of the continued final hearing, and after considering the concerns and objections expressed by some of the members of the Board as to the previously proposed improvement options, on behalf of the sole Petitioner, Mr. Goodrich, I am enclosing the cost estimates and maps prepared by Mark Origer for the 2 current remaining options that were requested by, and discussed between, Mr. Goodrich and representatives of the County, including Commissioner Loveall and Merissa Lore last week.

Both of the current remaining options (i.e., Improvement Option 2C ("Option 2C") and Branch 1 Tile Improvement ("Tile Improvement")) offered for consideration are roughly the same project, each proposing to improve the approximately 1,700 feet of the north-south private ditch to the system, as well as construction of approximately 778 feet of 18-inch tile (0.50 inch/day) from the end of the north-south private open ditch to the furthest upstream end of the private open ditch on Mr. Goodrich's property. This tile would connect to the Branch 1 tile that outlets into the private ditch. Under each option, Mr. Goodrich is proposing to be initially responsible for all the construction costs to the open ditch (i.e., deepening, widening, leveling spoils, etc. to the engineer's specifications), but not for seeding and mowing of the buffer strip.

* Qualified Neutral under Rule 114 of Minnesota General Rules of Practice

REAL ESTATE ▪ PROBATE ▪ ESTATE PLANNING ▪ CIVIL LITIGATION ▪ DEFENSE OF PUBLIC ENTITIES ▪ EMPLOYMENT
▪ PRIVATE/PUBLIC DRAINAGE ▪ PERSONAL INJURY ▪ CORPORATE/BUSINESS ▪ CONTRACTS ▪ FAMILY LAW

The main distinction between the two options is that under Option 2C, after construction to the open ditch is completed by Mr. Goodrich, the ditch would become public and officially be made part of the C.D. 10 system; whereas, under the Tile Improvement option, it is contemplated that Mr. Goodrich and the County would enter into a shared maintenance agreement. Therefore, Option 2C includes the costs associated with the approximately 1.28 acres to acquire the buffer strip, but the other option does not include that expense.

In calculating separable maintenance for both options, Mr. Origer used the estimate of \$69,376 that the County had presented at the last meeting. When presented with these current options, the viewers had originally determined that Option 2C was cost effective. In considering the Tile Improvement option, the viewers determined that the benefited watershed would be reduced from 387 benefited acres (of \$72,850) to 158 benefited acres (of \$23,689), which would make this option not cost effective. However, having discussed this further with Mark Berens and his team, I believe clarification might be necessary as to whether the watershed area would be reduced due to the fact that those acres would be receiving the benefit of the improvement to the open ditch just as they would in Option 2C.

Nevertheless, Mr. Goodrich would respectfully request the Drainage Authority establish Option 2C at the continued final hearing on April 6. I would further request you provide this information to the members of the Drainage Authority at your earliest convenience. If you have any questions or require additional information or clarification, please do not hesitate to contact me. Thank you in advance for your anticipated prompt attention and consideration in this matter.

Sincerely,

WENDLAND SELLERS LAW OFFICE

A handwritten signature in cursive script that reads "Bruce E. Sellers".

Bruce E. Sellers
FOR THE FIRM

cc: Merissa Lore, Drainage Manager (merissa.lore@co.faribault.mn.us)
Kurt Deter KDeter@rinkenoonan.com

FARIBAULT COUNTY
COUNTY DITCH NO. 10
March 31, 2021



COST ESTIMATES SUMMARY

Area	Repair Cost	Improvement Cost	Net Cost	Viewers Benefits	Net Benefit
BRANCH 1 TILE REPAIR (ISG ESTIMATE)	\$ 129,085	N/A	N/A	N/A	N/A
BRANCH 1 TILE REPAIR (COUNTY ESTIMATE)	\$ 69,376	N/A	N/A	N/A	N/A
IMPROVEMENT OPTION 2C (PETITIONER)	\$ 69,376	\$ 122,350	\$ 52,974	\$ 72,850	\$ 19,876
BRANCH 1 TILE IMPROVEMENT OPTION	\$ 69,376	\$ 107,910	\$ 38,534	\$ 23,689	\$ (14,845)

FARIBAULT COUNTY
COUNTY DITCH NO. 10
March 31, 2021

PETITIONER IMPROVEMENT OPTION 2C

Branch 1A Open Ditch Opt 2 Petitioner

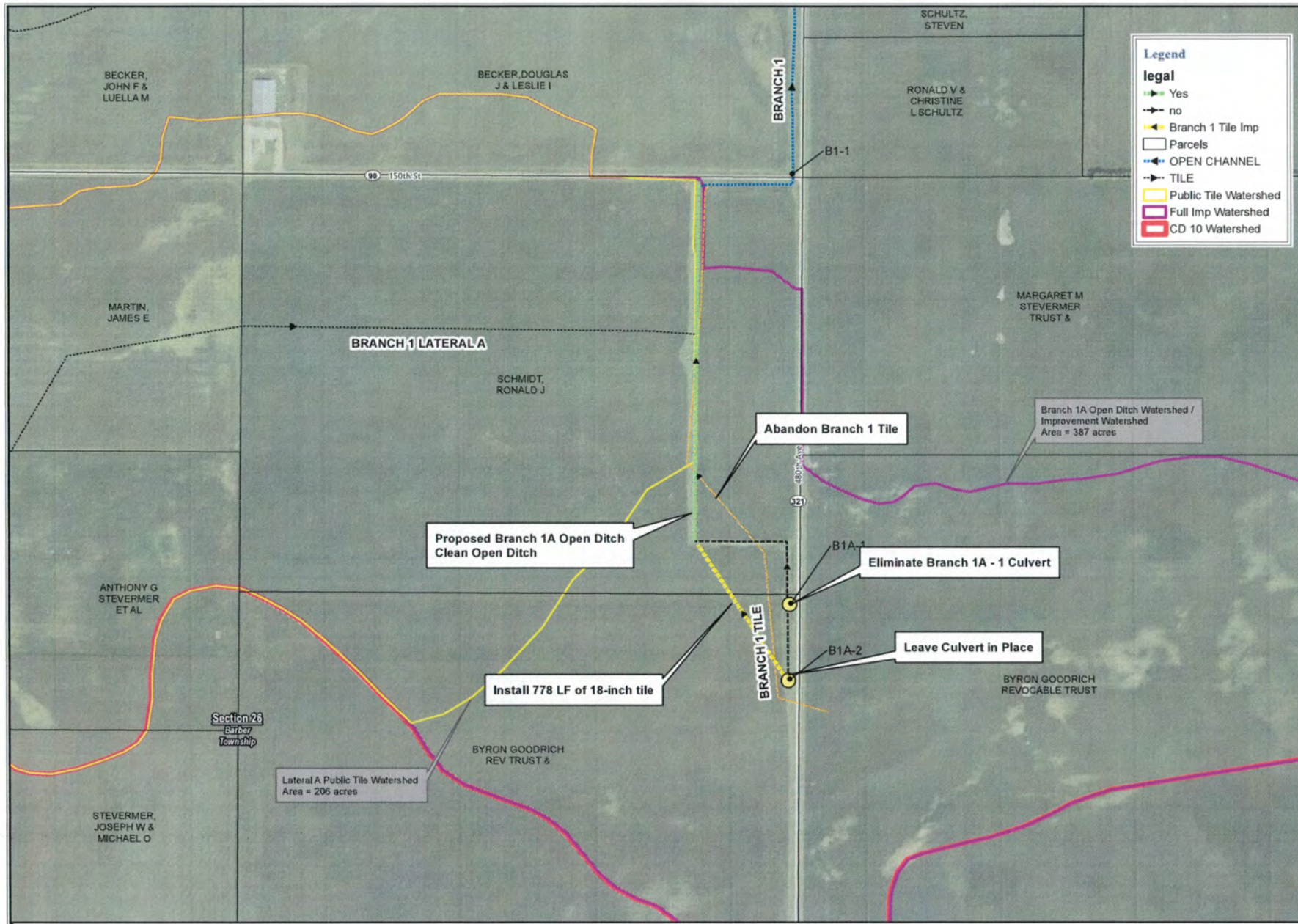
Item No.	Item	Unit	Quantity	Unit Price	Amount
101	MOBILIZATION	LS	1	\$ 2,000.00	\$ 2,000
102	INSTALL 12-INCH ASI RISER ASSEMBLY W/TRASH GRATE	EA	0	\$ 1,290.50	\$ -
103	INSTALL 12-INCH ASI OUTLET ASSEMBLY	EA	0	\$ 1,229.00	\$ -
104	DITCH DEEPENING (4' WDE DITCH BOTTOM)	LF	0	\$ 4.50	\$ -
105	DITCH WIDENING (4' WIDE DITCH BOTTOM)	LF	0	\$ 3.75	\$ -
106	TOP SOIL STRIP & PLACE SPOILS	AC	0	\$ 5,250.00	\$ -
107	SLOUGH REPAIR	LF	0	\$ 4.20	\$ -
108	STRUCTURE REPLACEMENT SLOUGH REPAIR	LF	0	\$ 10.00	\$ -
109	18-INCH AGRICULTURAL TILE	LF	778	\$ 22.50	\$ 17,505
110	INSTALL DROP INTAKE (18-INCH)	EA	1	\$ 1,075.00	\$ 1,075
111	CONNECT EXISTING TILE (SIZE & MATERIAL MAY VARY)	EA	2	\$ 500.00	\$ 1,000
112	24-INCH TILE OUTLET (20 LF OF PIPE & RIPRAP ON GEOTEXTILE FABRIC)	EA	1	\$ 1,150.30	\$ 1,150
113	15-INCH TILE OUTLET (20 LF OF PIPE & RIPRAP ON GEOTEXTILE FABRIC)	EA	0	\$ 743.90	\$ -
114	12-INCH TILE OUTLET (20 LF OF PIPE & RIPRAP ON GEOTEXTILE FABRIC)	EA	0	\$ 730.80	\$ -
115	10-INCH TILE OUTLET (20 LF OF PIPE & RIPRAP ON GEOTEXTILE FABRIC)	EA	0	\$ 688.10	\$ -
116	8-INCH TILE OUTLET (20 LF OF PIPE & RIPRAP ON GEOTEXTILE FABRIC)	EA	0	\$ 634.10	\$ -
117	ARMOR TILE OUTLET (RIPRAP & GEOTEXTILE FABRIC)	EA	0	\$ 450.40	\$ -
118	REMOVE CMP CULVERT	EA	0	\$ 675.10	\$ -
119	REMOVE EXISTING SIDE INTAKE	EA	0	\$ 250.00	\$ -
120	16.5' BUFFER STRIP SEEDING (SEED MIX: BUFFER BLEND WITH TYPE 3 MULCH)	AC	1.29	\$ 1,060.20	\$ 1,365
121	STANDARD SIDESLOPE SEEDING (SEED MIX: BUFFER BLEND WITH TYPE 8 MULCH)	AC	0.00	\$ 3,450.40	\$ -
122	CLASS III RIPRAP WITH GEOTEXTILE FABRIC	CY	0	\$ 75.00	\$ -
123	BUFFER STRIP MOWING	AC	2.58	\$ 80.50	\$ 207
124	WEED SPRAYING	AC	3.17	\$ 157.30	\$ 498
TOTAL					\$ 24,900
10% UNFORSEEN					\$ 2,490
SUBTOTAL					\$ 27,390
TEMPORARY DAMAGES		AC	1.34	\$ 650.00	\$ 871
LAND ACQUISITION/ PERMANENT DAMAGES		AC	1.28	\$ 7,500.00	\$ 9,600
COUNTY ADMINISTRATION COSTS					\$ 18,393
TOPOGRAPHIC SURVEY					\$ 7,510
REPORTS, PLANS AND SPECIFICATIONS					\$ 53,086
CONSTRUCTION STAKING & ADMINISTRATION					\$ 5,500
TOTAL BRANCH 1A OPEN DITCH OPT 2 PETITIONER IMPROVEMENT COST					\$ 122,350

FARIBAULT COUNTY
COUNTY DITCH NO. 10
March 23, 2021

PETITIONER IMPROVEMENT BRANCH 1 TILE

Branch 1A Open Ditch Opt 2 Petitioner

Item No.	Item	Unit	Quantity	Unit Price	Amount
101	MOBILIZATION	LS	1	\$ 1,000.00	\$ 1,000
102	INSTALL 12-INCH ASI RISER ASSEMBLY W/TRASH GRATE	EA	0	\$ 1,290.50	\$ -
103	INSTALL 12-INCH ASI OUTLET ASSEMBLY	EA	0	\$ 1,229.00	\$ -
104	DITCH DEEPENING (4' WIDE DITCH BOTTOM)	LF	0	\$ 4.50	\$ -
105	DITCH WIDENING (4' WIDE DITCH BOTTOM)	LF	0	\$ 3.75	\$ -
106	TOP SOIL STRIP & PLACE SPOILS	AC	0	\$ 5,250.00	\$ -
107	SLOUGH REPAIR	LF	0	\$ 4.20	\$ -
108	STRUCTURE REPLACEMENT SLOUGH REPAIR	LF	0	\$ 10.00	\$ -
109	18-INCH AGRICULTURAL TILE	LF	778	\$ 22.50	\$ 17,505
110	INSTALL DROP INTAKE (18-INCH)	EA	0	\$ 1,075.00	\$ -
111	CONNECT EXISTING TILE (SIZE & MATERIAL MAY VARY)	EA	2	\$ 500.00	\$ 1,000
112	18-INCH TILE OUTLET (20 LF OF PIPE & RIPRAP ON GEOTEXTILE FABRIC)	EA	1	\$ 923.10	\$ 923
113	15-INCH TILE OUTLET (20 LF OF PIPE & RIPRAP ON GEOTEXTILE FABRIC)	EA	0	\$ 743.90	\$ -
114	12-INCH TILE OUTLET (20 LF OF PIPE & RIPRAP ON GEOTEXTILE FABRIC)	EA	0	\$ 730.80	\$ -
115	10-INCH TILE OUTLET (20 LF OF PIPE & RIPRAP ON GEOTEXTILE FABRIC)	EA	0	\$ 688.10	\$ -
116	8-INCH TILE OUTLET (20 LF OF PIPE & RIPRAP ON GEOTEXTILE FABRIC)	EA	0	\$ 634.10	\$ -
117	ARMOR TILE OUTLET (RIPRAP & GEOTEXTILE FABRIC)	EA	0	\$ 450.40	\$ -
118	REMOVE CMP CULVERT	EA	0	\$ 675.10	\$ -
119	REMOVE EXISTING SIDE INTAKE	EA	0	\$ 250.00	\$ -
120	16.5' BUFFER STRIP SEEDING (SEED MIX: BUFFER BLEND WITH TYPE 3 MULCH)	AC	0.00	\$ 1,060.20	\$ -
121	STANDARD SIDESLOPE SEEDING (SEED MIX: BUFFER BLEND WITH TYPE 8 MULCH)	AC	0.00	\$ 3,450.40	\$ -
122	CLASS III RIPRAP WITH GEOTEXTILE FABRIC	CY	0	\$ 75.00	\$ -
123	BUFFER STRIP MOWING	AC	0.00	\$ 80.50	\$ -
124	WEED SPRAYING	AC	0.00	\$ 157.30	\$ -
TOTAL					\$ 20,500
10% UNFORSEEN					\$ 2,050
SUBTOTAL					\$ 22,550
TEMPORARY DAMAGES		AC	1.34	\$ 650.00	\$ 871
LAND ACQUISITION/ PERMANENT DAMAGES		AC	0.00	\$ 7,500.00	\$ -
COUNTY ADMINISTRATION COSTS					\$ 18,393
TOPOGRAPHIC SURVEY					\$ 7,510
REPORTS, PLANS AND SPECIFICATIONS					\$ 53,086
CONSTRUCTION STAKING & ADMINISTRATION					\$ 5,500
TOTAL BRANCH 1A OPEN DITCH OPT 2 PETITIONER IMPROVEMENT COST					\$ 107,910



Legend

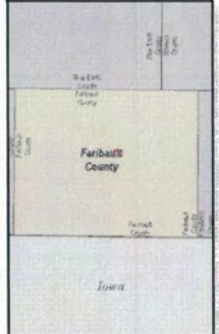
legal

- Yes
- no
- Branch 1 Tile Imp
- Parcels
- OPEN CHANNEL
- TILE
- Public Tile Watershed
- Full Imp Watershed
- CD 10 Watershed



**Proposed
Option 2C
Petitioner**
County Ditch No 10
Faribault County,
Minnesota
Tuesday, March 30, 2021

PN: 14-16609
Source:
Orthophotograph (MinGeo WML, 2015)
Tile Ditch (XX County, 12/16/2016)
Parcels (XX County, 12/16/2016)
Lakes (MNDNR, July, 2008)
Major Stream (MNDNR, July 2013)
Counties (MNDNR, July 2013)
PLSS (MinGeo/USGS)



ISG

Branch 1 Tile Improvement Watershed Map Faribault County, Minnesota Tuesday, March 23, 2021

Legend

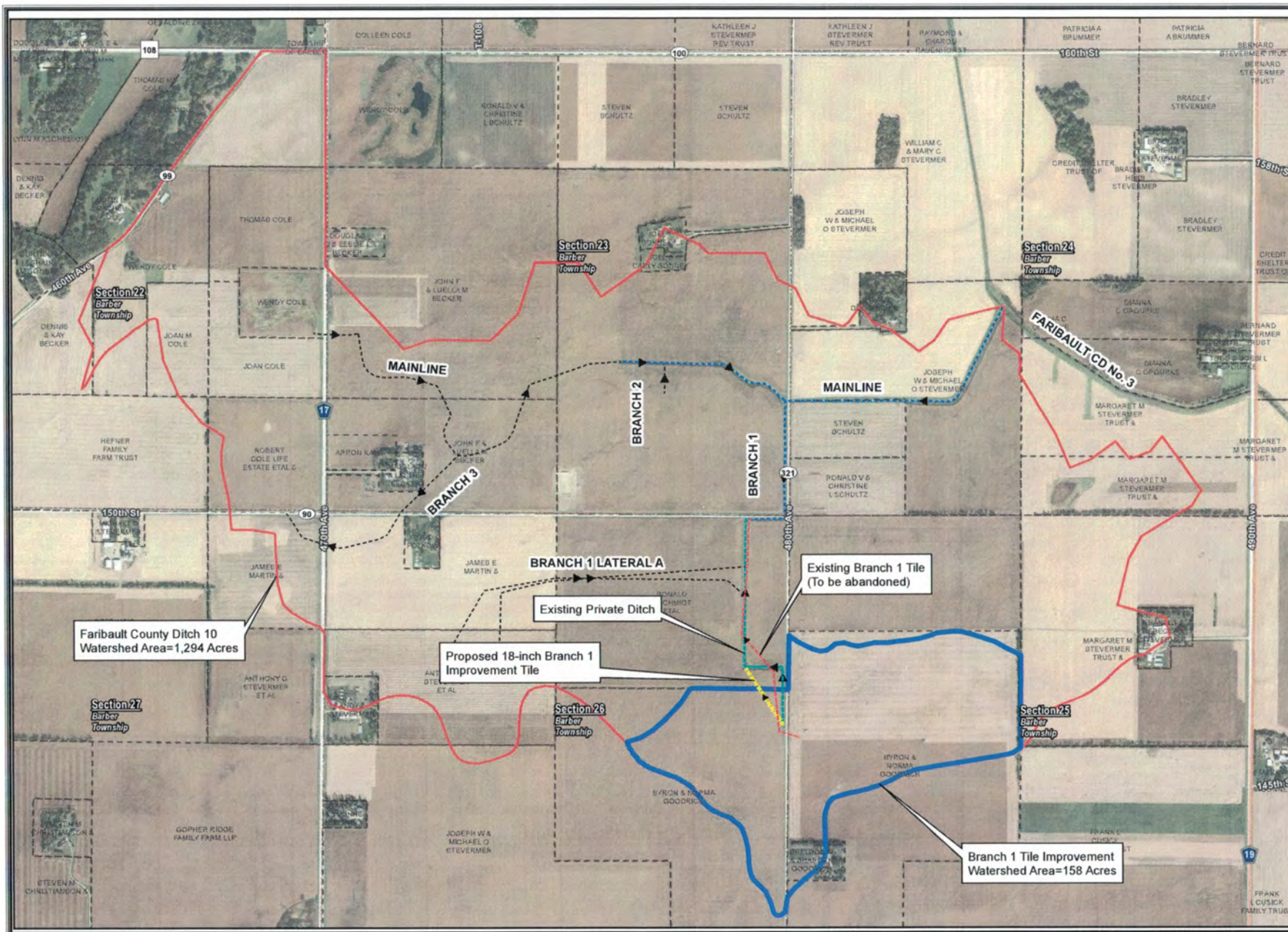
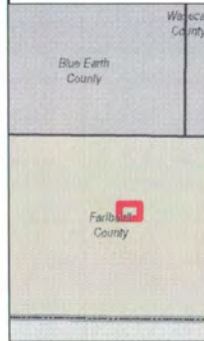
- Branch 1 Tile
- Branch 1 Tile Imp
- CD 10 Watershed
- Branch 1 Tile Imp Watershed
- Ex Private Open Ditch
- DRAINATYPE
- OPEN CHANNEL
- TILE
- Township, Range
- Sections
- Parcels

PN: 14-16609

Source:
Orthophotograph (McGeo WMS, 2015)
Lakes (MNDNR, July 2008)
Major Stream (MNDNR, July 2008)
Counties (MNDNR, July 2013)
PLSS (McGeoUSGS)



0 500 1,000 Feet



CD10 Lateral Cost Summary

Name And Address Of Owner	Total Estimated Assessment Opt 2C (Engineer SM)	Total Estimated Assessment Opt 2C (Staff SM)	Total Estimated Assessment Tile Option (Engineer SM)	Total Estimated Assessment Tile Option (Staff SM)	Total Damages
ANTHONY G STEVERMER ET AL C/O LOREN & MARGARET STEVERMER 14578 470TH AVENUE EASTON, MN 56025	\$4,259	\$2,403.11	\$3,738	\$2,403.11	
BARBER TOWNSHIP YVONNE CORY, CLERK 14338 470TH AVE EASTON, MN 56025	\$2,189	\$2,869.33	\$1,922	\$2,349.31	
BECKER, DENNIS & KAY 15852 450TH AVE EASTON, MN 56025	\$72	\$40.72	\$63	\$40.72	
BECKER, DOUGLAS J. & LESLIE I. 15680 470TH AVE EASTON, MN. 56025	\$19,713	\$12,081.02	\$17,302	\$11,776.27	
BECKER, JOHN F. & LUELLA M LIFE ESTATE, ETAL 7 3RD ST EASTON, MN 56025	\$12,032	\$6,823.21	\$10,561	\$6,812.47	
COLE, THOMAS 41 4TH ST EASTON, MN 56025	\$2,373	\$1,338.74	\$2,082	\$1,338.74	
COLE, WENDY 311 E 14TH ST BLUE EARTH, MN 56013	\$3,314	\$1,869.75	\$2,908	\$1,869.75	
COLE,DUSTIN E & RACHEL J 15657 460TH AVE EASTON, MN 56025	\$3,530	\$1,992.06	\$3,099	\$1,992.06	
WORKS % MARK DALY 727 E 5TH STREET PO BOX 325 BLUE EARTH, MN 56013	\$2,386	\$1,346.58	\$2,095	\$1,346.58	
GOODRICH, NORMA REV TRUST 1433 PARKSIDE LANE N MANKATO, MN 56003	\$13,278	\$25,998.26	\$11,654	\$20,108.44	
GOODRICH, DYLAN KAITLYN JOHNSON 15404 480TH AVE EASTON, MN 56025	\$193	\$109.06	\$170	\$109.06	
GOODRICH, SHELDON M & SHARLA K 14246 480TH AVE EASTON, MN 56025	\$77	\$62.25	\$68	\$56.35	
HEFNER FAMILY FARM TRUST C/O DONALD & SHARON HEFNER 5327 470TH AVENUE FROST, MN 56033	\$33	\$18.45	\$29	\$18.45	
KALIS, ARRON 15088 470TH AVE EASTON, MN 56025	\$850	\$479.46	\$746	\$479.46	

CD10 Lateral Cost Summary

Name And Address Of Owner	Total Estimated Assessment Opt 2C (Engineer SM)	Total Estimated Assessment Opt 2C (Staff SM)	Total Estimated Assessment Tile Option (Engineer SM)	Total Estimated Assessment Tile Option (Staff SM)	Total Damages
MARTIN, JAMES E & STEPHEN R MARTIN 413 SOUTH 5TH AVE C/O JAMES E MARTIN BRANDON, SD 57005	\$7,999	\$9,634.99	\$7,021	\$8,005.10	
POLKOW, TODD 47226 150TH ST EASTON, MN 56025	\$168	\$103.81	\$148	\$101.02	
SCHMIDT, RONALD J ETAL 14534 530TH AVE WELLS, MN 56097	\$15,995	\$34,162.77	\$14,039	\$26,162.38	\$12,552.73
SCHULTZ, RONALD V & CHRISTINE L LIVING TRUST 15180 500TH AVE EASTON, MN 56025	\$2,510	\$1,416.31	\$2,203	\$1,416.31	
AVE EASTON, MN 56025	\$3,429	\$1,934.75	\$3,009	\$1,934.75	
SONNEK, JOEL & CARLY 15623 480TH AVE EASTON, MN 56025	\$243	\$136.95	\$213	\$136.95	
STEVERMER, CHARLES & REBECCA A 18613 480TH AVE EASTON, MN 56025	\$110	\$62.23	\$97	\$62.23	
STEVERMER, MARGARET M TRUST & CREDIT TRUST & DISCLAIMER TRUST 18613 480TH AVE EASTON, MN 56025	\$15,005	\$13,281.37	\$13,170	\$11,749.06	
STEVERMER, ANDY L 14578 470TH AVENUE EASTON, MN 56025	\$167	\$94.49	\$147	\$94.49	
STEVERMER, MICHAEL O 46558 150TH ST EASTON, MN 56025	\$2,987	\$1,685.35	\$2,621	\$1,685.35	
TR AGRMT JOSEPH W STEVERMER & MICHAEL O STEVERMER 49313 158TH ST EASTON, MN 56025	\$10,034	\$5,954.84	\$8,807	\$5,861.67	
TOTALS	\$122,947.00	\$125,899.84	\$107,910.00	\$107,910.08	\$12,552.73

Branch 1 Tile Repair / Separable Maintenance Costs (ISG Proposed Project)				
Item	Unit	Quantity	Unit Price	Amount
Mobilization	LS	1	\$1,500.00	\$1,500.00
12 inch Ag Tile	LF	2680	\$15.00	\$40,200.00
Connect Existing Tile	EA	5	\$350.00	\$1,750.00
Connect Existing 12 inch Tile	EA	1	\$500.00	\$500.00
Sand Fill Pipe Under Road	LF	60	\$9.80	\$588.00
Grandular Pipe Foundation	CY	75	\$21.60	\$1,620.00
Bulkhead Existing Tile	EA	2	\$100.00	\$200.00
Furnish & Install Water Quality Inlet	EA	4	\$1,200.00	\$4,800.00
Install 12 inch tile for Water Quality Inlet	LF	80	\$15.00	\$1,200.00
Install Drop Intake (18")	EA	3	\$750.00	\$2,250.00
12 Inch Tile Outlet (20LF of tile, riprap & fabric)	EA	1	\$400.00	\$400.00
Utility Crossing	EA	2	\$300.00	\$600.00
Open Cut & Restore Gravel Road or Driveway	EA	2	\$1,500.00	\$3,000.00
Seed Mix 25-142 W/MNDOT Erosion Control Blanket	LS	1	\$500.00	\$500.00
Install Perimeter Control	LS	1	\$200.00	\$200.00
10% Contingency				\$5,930.80
Subtotal				\$65,238.80
Crop Damages	AC	2.87	\$675.00	\$1,936.98
County Administration Costs				\$200.00
Engineering				\$2,000.00
TOTAL				\$69,375.78

Faribault County Contractors Bid Prices 2019-2021 Projects

Bid Item	Unit	Staff Estimate	ISG Estimate	Contractor Unit Prices					
				Brunz Construction Company, Inc.	Hodgman Drainage Company Inc.	G&S Drainage & Excavating	Krengel Brothers Inc.	Krueger Excavating of Albert Lea LLC	Leland Drainage & Excavating
Mobilization	LS	\$1,500.00	\$5,000.00	\$937.50	\$500.00	\$200.00	\$500.00	\$917.00	\$875.00
12 inch Ag Tile	LF	\$15.00	\$21.00	\$20.00	\$15.86 (15")	\$11.00	\$11.70	-	\$16.11
Connect Existing Tile	EA	\$350.00	\$500.00	\$550.00	\$250.00	\$250.00	\$350.00	\$150.00	\$450.00
Connect Existing 12 inch Tile	EA	\$500.00	\$573.20	\$800.00	-	-	\$400.00	\$500.00	\$825.00
Sand Fill Pipe Under Road	LF	\$9.80	\$9.20	-	-	-	-	-	-
Granular Pipe Foundation*	CY	\$21.60	\$21.60	\$57.50	-	\$22.60	-	\$30.00	\$21.93
Bulkhead Existing Tile	EA	\$100.00	\$175.50	\$185.00	-	\$100.00	\$300.00	-	\$450.00
Furnish & Install Water Quality Inlet	EA	\$1,200.00	\$1,347.90	\$1,925.00	-	-	-	\$1,500.00	\$1,000.00
Install 12 inch tile for Water Quality Inlet	LF	\$15.00	\$17.10	\$36.25	-	-	-	-	-
Install Drop Intake (18")	EA	\$750.00	\$1,075.00	\$1,200.00	-	\$600 (15")	-	-	\$2,000.00
12 Inch Tile Outlet (20LF of tile, riprap & fabric)	EA	\$400.00	\$730.80	\$850.00	\$410.00	-	\$469.19	\$400.00	\$1,000.00
Utility Crossing	EA	\$300.00	\$600.00	\$3,000.00	\$2,750.00	\$1,000	\$300.00	-	\$1,500.00
Open Cut & Restore Gravel Road or Driveway	EA	\$1,500.00	\$1,698.50				\$1,800.00	-	
Seed Mix 25-142 W/MNDOT Erosion Control Blanket*	LS	\$500.00	\$2,000.00	\$3,200.00	-	-	\$450.00	\$300.00	-
Install Perimeter Control	LS	\$200.00	\$188.00	\$225.00	-	-	-	-	-

*Indicates a note below

*Granular Pipe Foundation is usually incidental to tile installation in local repairs. Costs indicated above is from granular foundation for culvert crossing replacements. Tile is usually installed via plow or wheel machine method which has a more stable trench than open cutting.

*Regularly pay \$250/acre to seed buffer strips from a local contractor and road ditch seeding will be significantly less than an acre.