County of Faribault
Drainage Department

INFORMATIONAL MEETING NOTIFICATION

July 11th, 2022

System: Faribault County Ditch #54
Location: Emerald Township Sections 15-16, 21-22

RE: Redetermination of Benefits Informational Meeting

Dear Landowner:

There will be an informational meeting held on **Thursday, July 28th, 2022, at 9:00 am at the Ag Center Conference Room** (415 South Grove Street Blue Earth, Minnesota 56013) on Faribault County Ditch #54 (CD54). A redetermination of benefits and damages was ordered on January 18th, 2022, due to the benefits not reflecting reasonable present-day land values and change in the benefited area. This meeting will cover the benefit values. **This process determines what each parcel pays towards repairs and maintenance of the system.**

Due to the pandemic with COVID-19, landowners can join this meeting 1 of the following 3 ways.

1. In person at the Ag Center Conference Room (415 South Grove Street Blue Earth, MN 56013) ***Map on Back**
2. By phone/call-in
3. By Zoom (internet meeting)

If you would like to join the meeting via Zoom you will need a computer, internet, microphone, and speakers. If you do not have a microphone built into your computer, you can call in as well to be able to hear and talk**. If you would like to join via Zoom and/or phone/call-in, please contact the Drainage Department by phone 507-526-2388 or email sara.hauskins@co.faribault.mn.us by July 27th, 2022, for information needed.**

The informational meeting is to discuss the benefit values and get landowner feedback and concerns. The Viewers will be available for questions at the meeting. If you have questions or concerns, please contact the Faribault County Drainage Department at the office 507-526-2388 or by email merissa.lore@co.faribault.mn.us.

Sincerely,

Merissa Lore
Drainage Manager

Board of Commissioners/ Drainage Authority

Drainage Staff
415 S. Grove St., Suite 8
Blue Earth, MN 56013
(507) 526-2388
Fax: (507) 526-2508

District 1:
John Roper
18 Elm Blvd.
Blue Earth, MN 56013
(507) 526-2710

District 2:
Greg Young
35719 150th St.
Winnebago, MN 56098
(507) 526-3420

District 3:
Bill Groskreutz, Jr.
36 4th Ave. SW
Wells, MN 56097
(507) 553-3518

District 4:
Tom Loveall
39290 200th St.
Winnebago, MN 56098
(507) 854-3300

District 5:
Bruce Anderson
50156 110th St.
Bricelyn, MN 56014
(507) 993-4934

Darren Esser
Auditor/Treasurer/Coordinator
415 North Main St.
Blue Earth, MN 56013
(507) 526-6211
www.co.faribault.mn.us


Hinrichsen Construction
Blue Earth Monument, Inc
Twisted Vine Floral
Delivery
E 9th St
S Sailor St
Deibel Laboratory Of Minnesota
Enter Here
E 9th St
Faribault County Drivers License
S Grove St
E 9th St
E 9th St
S Sailor St
Blue Earth Valley Eye Clinic
S Sailor St
S Sailor St
Central Municipal Power Agency/...
N

TO: Landowners on Faribault County CD-53 and CD-54

RE: Landowner informational meeting

Thursday, July 28, 2022 9:00AM
Blue Earth Ag Center
Ag Center Conference Room
415 South Grove Street
Blue Earth, Minnesota 56013
507-526-2388

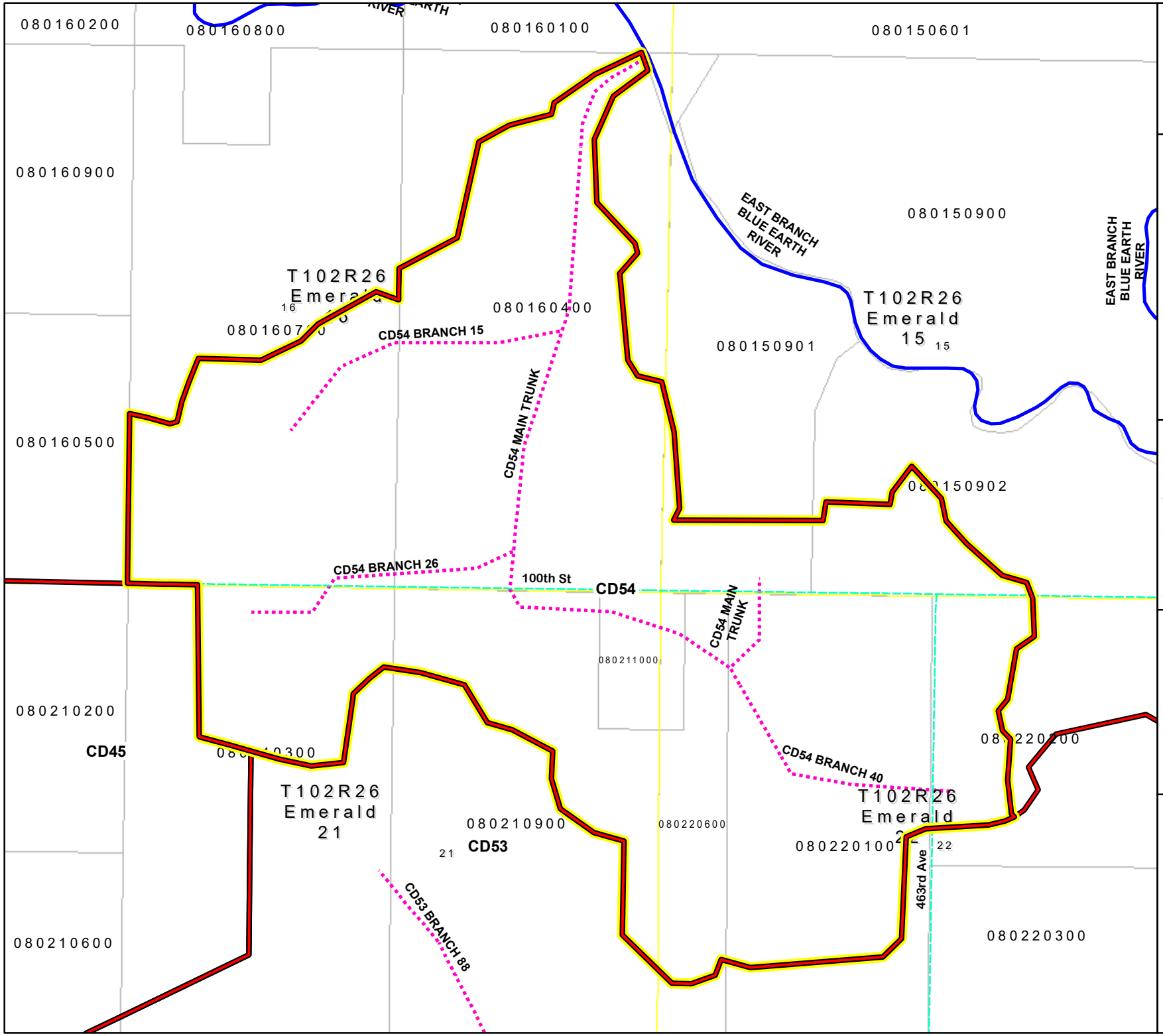
The Faribault County Drainage Authority ordered a Redetermination of Benefits of Faribault County CD-53 and CD-54. Viewers have been appointed to determine the benefits and damages to all property within the watershed of CD-53 and CD-54. The redetermination of benefits and damages is the process in drainage law where Viewers determine a benefit value for each parcel within the watershed. The parcel benefit value is used to calculate a percent of total benefits. These percentages are then used to determine how much each parcel pays for repairs and maintenance on the County drainage system.

The Viewers will explain the viewing process and listen to any concerns. Landowners are encouraged to attend.

Viewers	
Mark Behrends	507-383-6364
Bob Hansen	507-383-6288
Kendall Langseth	507-391-3438
John Thompson	507-525-4659

Note: Because of privacy laws, the Ditch Viewers are unable to obtain information regarding land enrolled in government programs. This documentation is asked to be provided by the landowners. If you have land enrolled in a **permanent** government program such as WRP, CREP, RIM, EWP, or WREP, please contact us to provide this documentation. **(This may save you some money) (CRP acres do not qualify)** This also refers to any unique drainage situations.

ditchviewers@gmail.com Ditchviewers, 20060 700th Avenue, Albert Lea, Minnesota 56007

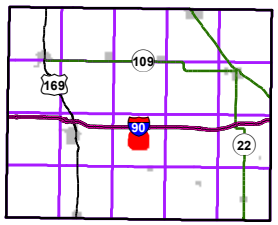


FARIBAULT COUNTY DITCH NO. 54 (CD54)

Legend

- Ditch Viewer Basins
- Public Open Ditch
- Public Shallow Ditch
- Public Tile
- Public Watercourse
- River or Stream
- Parcels

Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or omissions.



1 inch = 625 feet

FARIBAULT COUNTY/MN

N

www.co.faribault.mn.us

State of Minnesota
County of Faribault
In the matter of the Redetermination
Of Benefits of Faribault County CD-54
Faribault County, Minnesota
July 5, 2022
(Draft)

Property Owners Report

Pursuant to Minnesota Statute 103E.323, the following is the Property Owners Report from information in the Faribault County CD-54 Excel spreadsheet and Faribault County CD-54 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-54, Faribault County, Minnesota.

1. This redetermination of benefits sets the percentage that you will be required to pay for all future repairs and maintenance on Faribault County CD-54

2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-54

3. The description of each lot or tract and its area that is benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-54

4. There are no acres added to any tract or lot and there are no public waters, wetlands, and other areas not currently being cultivated that are proposed to be drained in this proceeding

5. There are no acres which before the drainage benefits could be realized would require a public waters work permit to work in public waters under 103G.245 to excavate or fill a navigable water body under United States Code, Title 33, Section 403, or a permit to discharge into waters of United States under United States Code, Title 33, Section 1344.

6. There are no acres being assessed for drainage of areas that would be considered conversion of a wetland under United States Code, Title 16, Section 3821, if the area was placed in agricultural production

7. There are no damages to riparian rights

8. Right-of-way acreage is not required for Faribault County CD-54

9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-54

10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-54

11. No construction is planned as part of this proceeding.

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12. A copy of the benefits and damages statement under 103E.321, Subdivision 2, relating to the property owner is on the Excel spreadsheet for Faribault County CD-54

13. The percentage of the cost to be assessed to the property owner in future repair and maintenance proceedings is shown on the Excel spreadsheet for Faribault County CD-54

14. The redetermination of benefits and damages and damaged and benefitted areas shall be used in place of the original benefits and damages and benefitted and damaged areas in all subsequent proceedings relating to the Faribault County CD-54 drainage system.

15. The full Viewer's Report is available for public inspection at the office of the Faribault Auditor / Treasurer at the Faribault County Courthouse, 415 North Main, Blue Earth, Minnesota (507-526-6211)

16. The Viewers will be available to answer questions from interested parties on July 28, 2022 from 8:30 AM to 10:30 AM at the Blue Earth Ag Center Conference Room, 415 South Grove Street, Blue Earth, Minnesota 56013

Benefits and damages statement

This report covers the redetermination for a previously constructed drainage system. The basis for determining benefits and damages is therefore, based upon a comparison of the conditions that would have existed prior to the County tile systems construction, with those that do exist with the drainage system in a reasonable state of repair. Supporting documentation for the analysis and conclusions of the report are contained in our files and are available for inspection. The figures stated herein are based on a full and fair comparison of all pertinent facts and information that we were aware of at the time of this redetermination process. The following aids were used in this viewing process.

- Faribault County online GIS parcel information site
- USDA web soil survey
- Google Earth aerial satellite photos
- Yield averages taken from USDA national agriculture statistics service
- Production costs taken from University of Minnesota FinBin
- Average commodity sale prices taken from University of Minnesota FinBin
- Sales data from the Faribault County Assessor office and website
- Visual inspection of each 40 acre parcel or less
- Consultation with Faribault County Auditor / Treasurer and the Faribault County Drainage Department

The Viewers determined that the lands affected by the drainage system are generally similar and that the following comments refer to all such tracts.

1. **Existing land use, property value and economic productivity:**

   Land is presently used for building sites, roads and for agricultural purposes. The property value is consistent with most agricultural land sales within Faribault County. Agricultural lands are primarily used for the production of corn and soybeans. The land has good economic productivity when properly drained.

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2. **Potential land use, property value and economic productivity from the drainage system:**
   The drainage system has been in existence for many years and provides drainage for agricultural purposes. The property value is consistent with most agricultural land sales within Faribault County. Land affected by the drainage system has the potential to produce above average yields.

3. **The benefits or damages from the drainage system:**
   Benefits derived by lands affected by the drainage system are due to (A) Improved capacity to remove surface waters due to previous construction and maintenance of the County tile system, which results in an increase in the current market value of property; or (B) an increase in the potential for agricultural production as a result of the previous construction and continued maintenance of the drainage system; or (C) increased value of the property as a result of potential different land use.

4. There is no damage to any riparian rights.

5. There are no acres added to any tract or lot and there are no public waters, wetlands, and other areas not currently being cultivated, that are proposed to be drained in this proceeding.

6. There are no acres which before the drainage benefits could be realized would require a public waters work permit to work in public waters under 103G.245 to excavate or fill a navigable water body under United States Code, Title 33, Section 403, or a permit to discharge into waters of United States under United States Code, Title 33, Section 1344.

7. There are no acres being assessed for drainage of areas that would be considered conversion of a wetland under United States Code, Title 16, Section 3821, if the area was placed in agricultural production.

This report is respectfully submitted to the Drainage Authority of Faribault County by:

Mark Behrends _____

Robert Hansen _____

Kendall Langseth _____

John Thompson_____

Submitted this 5th day of July 2022

DRAFT

Faribault County CD-54
Redetermination of Benefits
Viewers Report
July 5, 2022
(Draft)

Valuation prior to drainage

Beginning land use, property value, and economic productivity have been determined with the consideration that the benefited properties within the watershed originally did not have an adequate outlet for artificial drainage.

"A" – Standing water or cattails, wetland classification with economic productivity for agriculture purposes of $0 per acre, and a market value of $1,000 to $2,000

"B" – Seasonally flooded/pasture ground. Pasture classification with economic productivity of $100 per acre based on grazing days and/or hay values, and a market value of $2,500 to $3,500.

"C" – Wet subsoil – Generally farmable land with moderate crop potential, with annual economic productivity of $571 per acre based upon average annual yield of 74% of optimum with $329 production costs, and a market value of $4,000 to $5,000.

"D" – Upland areas not needing much artificial drainage and intermixed with wetter soils, with annual economic productivity of $664 per acre based upon an average annual yield of 86% of optimum with $329 production costs, and a market value of $5,000 to $6,000.

Valuation with NRCS recommended drainage

Potential land use, property value, and an increase in economic productivity, after public and private drainage have been installed as NRCS design standards as recommended in the Minnesota Drainage Guide, using current crop rotation, income, and expense.

"A" – Drained slough area, medium classification land with economic productivity of $587 per acre based upon average production of 76% of optimum with $329 per acre production costs, and a market value of $5,000 to $6,500.

"B" – Well drained ground, high land classification with economic productivity of $618 per acre based upon average annual production of 80% of optimum with $329 production costs, and a market value of $5,500 to $7,500.

"C" – Well drained ground, highest land classification with economic productivity of $695 per acre based upon average annual production of 90% of optimum with $329 production costs, and a market value of $6,500 to $9,000.

"D" – Well drained ground, high land classification with improved farm ability, with economic productivity of $734 per acre based upon average production of 95% of optimum with $329 production costs, and a market value of $5,500 to $7,500.

Utilizing these productive values, potential benefit values were determined for the system based upon a 25 year effective life with proper maintenance. Private tile improvement cost were depreciated over the same 25 year period, and an allowance of 0.5% return on the system investment. A three year average Township yield was used for the benefit value calculations along with a three year average sale price for the corn and beans.

Increased productivity

Crop	Yield	Value	Income	%	Adjusted
Corn	200.0	$4.47	$894	50%	$447
Beans	60.2	$10.80	$651	50%	$325
					$772

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Production costs

Corn	$430 X 50% = $215
Beans	$228 X 50% = $114
	$329

Potential Benefit value

	"A" 76% of $772 $587	**"B"** 80% of $772 $618	**"C"** 90% of $772 $695	**"D"** 95% of $772 $734
Minus cost of production	$329	$329	$329	$329
Net income	$258	$289	$366	$405
Previous income	$0	$100	$242	$335
Increased income	$258	$189	$124	$70
Private tile costs	$56	$31	$27	$18
Annual increase	$202	$158	$97	$52
Capitalized for 25 years @ ½ %	**$4,735**	**$3,700**	**$2,264**	**$1,208**
% of potential Benefit	35%	35%	35%	35%
Reduced benefit Value	**$1,657**	**$1,295**	**$793**	**$423**

The potential benefit values have been reduced to reflect a less than optimum yield.

Summary

Faribault County CD-54 consists of 204.20 acres of farmland, roads and building sites with benefits of $188,584. CD-54 is in Emerald Township in Faribault County.

a. 195.95 acres of farmland and building sites with $179,987 of benefits
b. 8.25 acres of Township roads with $8,597 of benefits
c. 204.20 total acres with $188,584 of benefits

Benefit values were adjusted based on multiple factors including location to the County tile, drainage coefficient, and soil type.

Average land benefits, (reduced) over a 25 year period are **$1,042** per acre

a. A soil $1,657
b. B soil $1,295
c. C soil $793
d. D soil $423

Building site benefits

a. (Average of B + C + D soils) X 1.5 = $**1,255**

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Ponds, woodland, and non-benefited acres

a. **$0**

Road benefits

a. Gravel roads, County or Township
(Average land benefit) X 1.0 = **$1,042**

b. Paved roads, (wide) State or County
(Average land benefit) X 1.25 = **$1,302**

c. Paved roads, State or County
(Average land benefit) X 1.5 = **$1,563**

Tile benefits

a. A tile benefit was given for most County tile at a rate of **$0.50 per linear foot.** This value was given because of the ease of access for private tile, and for the drainage the County tile may provide. 8,240 feet of County tile in Faribault County CD-54 with **$4,120 of tile benefits**

Crop damages

Crop damages will be paid per acre on standing crops damaged by construction or repair on the County tile, as determined by the Faribault County Ditch Inspector.

Benefits and damages statement

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The Viewers determined that the lands affected by the drainage system are generally similar and that the following comments refer to all such tracts.

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2. **Potential land use, property value and economic productivity from the drainage system:**
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4. There is no damage to any riparian rights.

5. There are no acres added to any tract or lot and there are no public waters, wetlands, and other areas not currently being cultivated, that are proposed to be drained in this proceeding.

6. There are no acres which before the drainage benefits could be realized would require a public waters work permit to work in public waters under 103G.245 to excavate or fill a navigable water body under United States Code, Title 33, Section 403, or a permit to discharge into waters of United States under United States Code, Title 33, Section 1344.

7. There are no acres being assessed for drainage of areas that would be considered conversion of a wetland under United States Code, Title 16, Section 3821, if the area was placed in agricultural production.

This report is respectfully submitted to the Drainage Authority of Faribault County CD-54 by:

Mark Behrends_____

Robert Hansen_____

Kendall Langseth_____

John Thompson_____

Submitted this 5th day of July 2022

DRAFT

Spreadsheet Example and Explanation (Faribault CD-54)

Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H
Name and Address of Owner	**Parcel Number**	**Description**	**Deeded Acres**	**Benefited Acres**	**Amount Benefited**	**% of Total Benefits**	**Estimated Assessment**
John Doe 12345 678 Avenue Your Town, Minnesota 98765	01.002.0100	NW 1/4 NW 1/4	**40.00**	**38.00**	**$17,166**	**9.1028%**	**$137**

Column A	**Land owners name and address**
Column B	**Parcel Number**
Column C	**Description,** Description of the parcel
Column D	**Deeded Acres**, are the number of acres of this parcel # that are in the NW1/4 NW1/4
Column E	**Benefited Acres,** are the number of acres of this parcel # that benefit from the ditch system. Deeded acres, minus roads and road right of way
Column F	**Amount Benefited (THIS IS NOT THE AMOUNT YOU OWE)** This is the estimated benefit value you receive on the benefited acres (because of drainage) over a 25 year period
Column G	**% of Total Benefits,** This is the percentage that you will pay toward any future repairs and maintenance on the ditch system Example: On a $10,000 repair, this parcel would pay $910.28 ($10,000 X 9.1028% = $910.28)
Column H	**Estimated Assessment,** This is the **amount that you will owe** toward the redetermination process. (Based on $1,500)

FAIRBAULT COUNTY CD-54 REDETERMINATION OF BENEFITS JULY 5, 2022 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
							$1,500
EMERALD TOWNSHIP - SECTION 15		**15-102-26**					
BRADFORD TRUST AGREEMENT LARRY N & VIRGINA L BRADFORD 1201 YALE PLACE # 604 MINNEAPOLIS, MN 55403	08-015-0901	SW1/4 SW1/4 BORDER EXC 16.5 AC	23.50	6.29	$5,541	2.9380%	$44
MALWITZ, CHAD A & SHEILA K 46155 100TH ST. BLUE EARTH, MN 56013	08-015-0902	SW1/4 SW1/4 BORDER 16.5 AC IN	16.50	6.06	$6,287	3.3335%	$50
MALWITZ, CHAD A & SHEILA K 46155 100TH ST. BLUE EARTH, MN 56013	08-015-0902	SE1/4 SW1/4 BORDER EXC 17.5 AC	22.50	2.10	$1,672	0.8868%	$13
EMERALD TOWNSHIP - SECTION 16		**16-102-26**					
BRADFORD TRUST AGREEMENT LARRY N & VIRGINA L BRADFORD 1201 YALE PLACE # 604 MINNEAPOLIS, MN 55403	08-016-0400	NE1/4 SE1/4 BORDER EXC .5 AC	39.50	19.80	$17,923	9.5040%	$143
BRADFORD TRUST AGREEMENT LARRY N & VIRGINA L BRADFORD 1201 YALE PLACE # 604 MINNEAPOLIS, MN 55403	08-016-0400	SE1/4 SE1/4 BORDER	40.00	37.60	$35,427	18.7858%	$282
FRANDLE, ARDELL DAVID FRANDLE 7752 STATE HWY 254 FROST, MN 56033	08-016-0700	NW1/4 SE1/4 BORDER EXC 11.79 AC	28.21	0.60	$428	0.2271%	$3
FRANDLE, ARDELL DAVID FRANDLE 7752 STATE HWY 254 FROST, MN 56033	08-016-0700	SW1/4 SE1/4 BORDER	40.00	21.41	$20,800	11.0295%	$165
EMERALD TOWNSHIP - SECTION 21		**21-102-26**					
OLSON, CLAIRE D & DIANNE S 8888 480TH AVE. FROST, MN 56033	08-021-0300	NW1/4 NE1/4 BORDER	40.00	15.57	$7,364	3.9050%	$59

FAIRBAULT COUNTY CD-54 REDETERMINATION OF BENEFITS JULY 5, 2022 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
ARTIST, DONNA & MYRON FAMILY TRUST ETAL 25 TULANE CT LONGMOUNT, CO 80503	08-021-0900	NE1/4 NE1/4 BORDER EXC 4.65 AC	35.35	19.38	$17,166	9.1028%	$137
ARTIST, DONNA & MYRON FAMILY TRUST ETAL 25 TULANE CT LONGMOUNT, CO 80503	08-021-0900	SE1/4 NE1/4 BORDER	40.00	1.80	$1,142	0.6055%	$9
OLSON, WAYNE A & JOLYN REVOCABLE LIVING TRUST 45998 100TH ST BLUE EARTH, MN 56013	08-021-1000	NE1/4 NE1/4 4.65 AC IN	4.65	4.32	$1,061	0.5627%	$8
EMERALD TOWNSHIP - SECTION 22		**22-102-26**					
BRADFORD TRUST AGREEMENT LARRY N & VIRGINA L BRADFORD 1201 YALE PLACE # 604 MINNEAPOLIS, MN 55403	08-022-0100	NW1/4 NW1/4 BORDER EXC 10 AC	30.00	27.99	$34,326	18.2022%	$273
BRADFORD TRUST AGREEMENT LARRY N & VIRGINA L BRADFORD 1201 YALE PLACE # 604 MINNEAPOLIS, MN 55403	08-022-0100	SW1/4 NW1/4 BORDER EXC 10 AC	30.00	9.50	$7,513	3.9838%	$60
OLSON, DONNA M 7817 440TH AVE. BLUE EARTH, MN 56013	08-022-0200	NE1/4 NW1/4 BORDER	40.00	9.47	$10,047	5.3278%	$80
ARTIST, DONNA & MYRON FAMILY TRUST ETAL 25 TULANE CT LONGMOUNT, CO 80503	08-022-0600	NW1/4 NW1/4 8.15 AC IN	8.15	8.00	$8,107	4.2990%	$64
ARTIST, DONNA & MYRON FAMILY TRUST ETAL 25 TULANE CT LONGMOUNT, CO 80503	08-022-0600	SW1/4 NW1/4 BORDER 10 AC IN	10.00	4.30	$3,330	1.7660%	$26

FAIRBAULT COUNTY CD-54 REDETERMINATION OF BENEFITS JULY 5, 2022 (DRAFT)

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	Estimated Assessment
OLSON, WAYNE A & JOLYN REVOCABLE LIVING TRUST 45998 100TH ST BLUE EARTH, MN 56013	08-022-0700	NW1/4 NW1/4 1.85AC IN	1.85	1.76	$1,852	0.9820%	$15
LAND TOTAL				**195.95**	**$179,987**	**95.4415%**	**$1,432**

ROADS

EMERALD TOWNSHIP EYTHAN FRANDLE 44282 100TH ST BLUE EARTH, MN 56013	100TH STREET SECTIONS 15, 16, 21, 22 GRAVEL			6.45	$6,721	3.5639%	$53
EMERALD TOWNSHIP EYTHAN FRANDLE 44282 100TH ST BLUE EARTH, MN 56013	463RD AVENUE SECTION 22 GRAVEL			1.80	$1,876	0.9946%	$15
ROAD TOTAL				**8.25**	**$8,597**	**4.5585%**	**$68**
LAND AND ROAD TOTAL				**204.20**	**$188,584**	**100.0000%**	**$1,500**