



# County of Faribault

## Drainage Department

### FARIBAULT COUNTY DITCH #74 HEARING NOTIFICATION

February 3<sup>rd</sup>, 2022

System: Faribault County Ditch #74  
Location: Brush Creek Township Sections 30, 31, 32;  
Emerald Township Sections 36

RE: Redetermination of Benefits and Damages Final Hearing and Repair Hearing

Dear Landowner:

There will be a redetermination of benefits and damages hearing on Faribault County Ditch #74 (CD74) held on **Tuesday, February 15<sup>th</sup>, 2022 at 2:00 pm at the Board Room at the Faribault County Courthouse** (415 North Main Street Blue Earth, MN 56013). A redetermination of benefits and damages was ordered on October 6<sup>th</sup>, 2020, due to the benefits not reflecting reasonable present-day land values and change in the benefited area. The Drainage Department inspected the system late in 2021 and is recommending repairs. This meeting will cover the benefit and damage values and proposed repairs and estimated costs. The Viewers' Report and Staff Repair Report can be viewed at the Faribault County Auditor's Office or online at <https://www.co.faribault.mn.us/drainage/pages/notices-reports>. See enclosed public notice for more information on the proceeding.

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

1. In person at the Faribault County Courthouse Board Room (415 North Main Street Blue Earth, MN) **\*Map on Back**
2. By phone/call-in
3. By Zoom (internet meeting)

**Social distancing will be followed if attending in person.** 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](mailto:sara.hauskins@co.faribault.mn.us) by February 14<sup>th</sup>, 2022, for information needed.**

At the public hearing, the Viewers will present information about the redetermination of benefits and damages. The Drainage Department staff will present the proposed repairs and estimated costs associated. The Drainage Authority will accept public comment regarding the Viewers Report and/or Staff Repair Report. 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](mailto: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 150<sup>th</sup> St.  
Winnebago, MN 56098  
(507) 526-3420

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

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

District 5:  
Bruce Anderson  
50156 110<sup>th</sup> 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](http://www.co.faribault.mn.us)



Enter through Door A off of West 2<sup>nd</sup> Street. The Board room is up the stairs, 1<sup>st</sup> door on the left-hand side. If you need an elevator turn right after entering door A. The elevator is done the ramp and on the right.

**STATE OF MINNESOTA**  
*Before the*  
**FARIBAULT COUNTY BOARD OF COMMISSIONERS**  
**SITTING AS THE DRAINAGE AUTHORITY FOR**  
**COUNTY DITCH #74**

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**In the Matter of:**

**Redetermination of Benefits and  
Damages of County Ditch #74**

**FINAL HEARING NOTICE**

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PLEASE TAKE NOTICE, the Faribault County Board of Commissioners, sitting as the drainage authority for County Ditch #74 will hold a final hearing on the redetermination of benefits and damages of County Ditch #74. The Viewers' Report was filed with the drainage authority on January 26, 2022, and is available for inspection at the Faribault County Auditor's Office, 415 North Main Street, Blue Earth, MN. The hearing shall be held at 2:00 p.m. on February 15, 2022, at the Faribault County Board Room on the middle level of the courthouse building located at 415 North Main Street, Blue Earth, MN. Due to the COVID-19 pandemic, the hearing can be attended virtually via phone or computer. Contact the Faribault County Drainage Department at 507-526-2388 for more information on virtual attendance. At the final hearing, the drainage authority will accept public comment regarding the Viewers' Report. Any party having an interest in the proceedings may appear and provide comment. Written comments will be accepted at the hearing and by mail through the date of the hearing at the Faribault County Auditor's Office, PO Box 130, Blue Earth, MN 56013. A repair informational meeting will follow the hearing to discuss the proposed repair of County Ditch #74 and cost estimate of the project.

County Ditch #74 consists of open ditch and several branches of tile. The following properties are affected by the Viewers' Report of benefits and damages:

Brush Creek Township, T 102N-R 25W, Sections: 30, 31, 32 and Emerald Township, T 102N-R 26W, Section: 36; all in Faribault County.

The following owners of property are affected by in the Viewers' Report of benefits and damages:

Fenske, Todd M; Hogstad, Ronald Rev Living Tr & Mary L Hogstad Rev Living Tr; K & S Malecha Investments; Logemann, Ruth S Revocable Living Trust C/O Dean Logemann;



Olson, Charles J & Kimberly; Olson, Claire D & Diane S; O'Rourke, John D C/O Thane O'Rourke; Oswald, Raymond N & Patricia; Patricia A McCabe Disc Trust & Joshua D Amundson; Quade, Gloria A Life Estate & Loria Quade; Shirk, Corrine; The Sparky Management Co Llp Profit Sharing Plan & Trust C/O Kenneth J Malecha Trustee.

The following governmental entities are affected by the redetermination of benefits and damages of County Ditch #74:

Brush Creek Township, Faribault County; Faribault County

Copies of the Viewers' Report and Property Owners' Report are enclosed. Full Reports can be obtained by calling the Faribault County Auditor's Office at 507-526-6211 or may be found online at <https://www.co.faribault.mn.us/drainage>.



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County Auditor-Treasurer-Coordinator

Dated: 2-3-2022

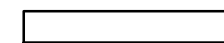


# FARIBAULT COUNTY DITCH NO. 74 (CD74)

## Legend

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

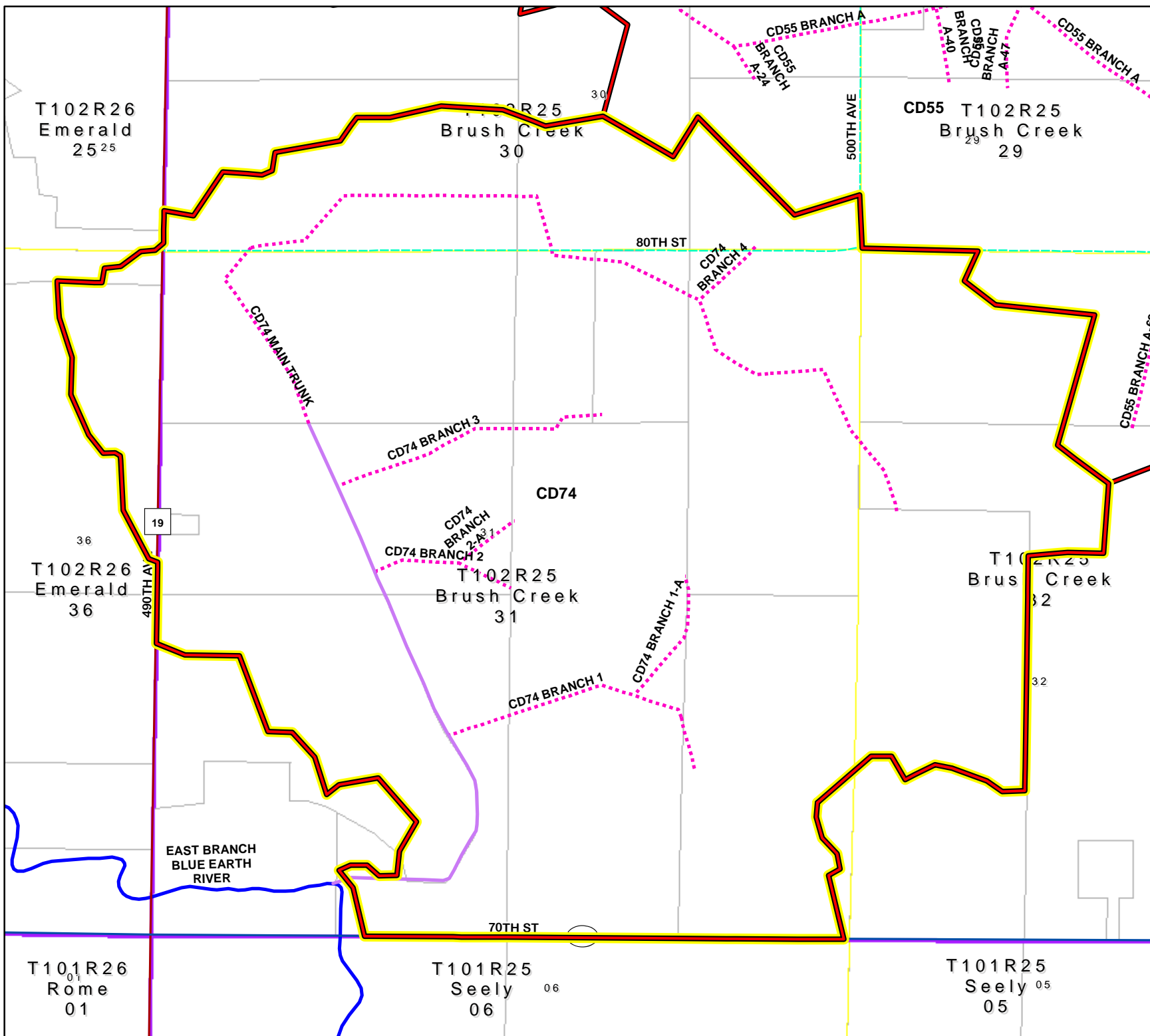
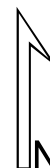
Disclaimer: Faribault County does not warrant or guarantee accuracy of the GIS data. The data is meant for reference purposes only and should not be used for official decisions. The data contained in the maps were compiled from the best available records that could be found and may contain errors or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



1 inch = 985 feet



[www.co.faribault.mn.us](http://www.co.faribault.mn.us)



**State of Minnesota  
County of Faribault  
In the matter of the Redetermination  
Of Benefits of Faribault County CD-74  
Faribault County, Minnesota  
January 26, 2022**

**Property Owners Report**

Pursuant to Minnesota Statute 103E.323, the following is the Property Owners Report from information in the Faribault County CD-74 Excel spreadsheet and Faribault County CD-74 Viewers Report, in the matter of the redetermination of benefits and damages, and damaged and benefitted acres of Faribault County CD-74, 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-74
2. The name and address of the property owner is shown on the Excel spreadsheet for Faribault County CD-74
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-74
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. The amount of right-of-way acreage required is shown on the Excel spreadsheet for Faribault County CD-74
9. The amount that each tract or lot will be benefitted or damaged is shown on the Excel spreadsheet for Faribault County CD-74
10. The damages or benefits to the property are shown on the Excel spreadsheet for Faribault County CD-74
11. No construction is planned as part of this proceeding.

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-74
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-74
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-74 drainage system.
15. The full Viewer's Report is available for public inspection at the office of the Faribault County 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 January 21, 2022 from 10:30AM to 12:30PM at the Golden Bubble, 11575 State Highway 22, Wells, Minnesota 56097, Minnesota

#### **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 open ditch and County tile 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 ditch inspector

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.



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 open ditch and County tile, 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 CD-74 by:

Mark Behrends \_\_\_\_\_

Robert Hansen \_\_\_\_\_

Kendall Langseth \_\_\_\_\_

John Thompson \_\_\_\_\_

Submitted this 26<sup>th</sup> day of January 2022

**Faribault County CD-74  
Redetermination of Benefits  
Viewers Report  
January 26th, 2022**

**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 \$80 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 \$482 per acre based upon average annual yield of 78% of optimum with \$326 production costs, and a market value of \$4,000 to \$5,000.
- “D” – Upland areas not needing artificial drainage and intermixed with wetter soils, with annual economic productivity of \$525 per acre based upon an average annual yield of 85% of optimum with \$326 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 \$519 per acre based upon average production of 84% of optimum with \$326 per acre production costs, and a market value of \$5,000 to \$6,000.
- “B” – Well drained ground, high land classification with economic productivity of \$544 per acre based upon average annual production of 88% of optimum with \$326 production costs, and a market value of \$5,500 to \$7,500.
- “C” – Well drained ground, highest land classification with economic productivity of \$568 per acre based upon average annual production of 92% of optimum with \$326 production costs, and a market value of \$6,500 to \$8,500.
- “D” – Well drained ground, high land classification with improved farm ability, with economic productivity of \$581 per acre based upon average production of 94% of optimum with \$326 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

<u>Crop</u>	<u>Yield</u>	<u>Value</u>	<u>Income</u>	<u>%</u>	<u>Adjusted</u>
Corn	186.0	\$3.82	\$710	50%	\$355
Beans	55.8	\$9.41	\$525	50%	<u>\$263</u>
					<b>\$618</b>

### Production costs

Corn	\$426 X 50% =	\$213
Beans	\$226 X 50% =	<u>\$113</u>
		<b>\$326</b>

### Potential Benefit value

	<u>"A"</u>	<u>"B"</u>	<u>"C"</u>	<u>"D"</u>
	84% of \$618	88% of \$618	92% of \$618	94% of \$618
	\$519	\$544	\$568	\$581
Minus cost of production	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>	<u>\$326</u>
Net income	\$193	\$218	\$242	\$255
Previous income	<u>\$0</u>	<u>\$80</u>	<u>\$156</u>	<u>\$199</u>
Increased income	\$193	\$138	\$86	\$56
Private tile costs	<u>\$56</u>	<u>\$31</u>	<u>\$27</u>	<u>\$18</u>
Annual increase	\$137	\$107	\$59	\$38
Capitalized for 25 years @ ½ %	<b>\$3,210</b>	<b>\$2,499</b>	<b>\$1,395</b>	<b>\$882</b>
% of potential Benefit	35%	35%	35%	35%
<b>Reduced benefit Value</b>	<b>\$1,123</b>	<b>\$875</b>	<b>\$488</b>	<b>\$309</b>

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

### Summary

Faribault County CD-74 consists of 832.35 acres of farmland, building sites, and roads, with benefits of \$483,086

- a. 815.45 acres of farmland and building sites in Faribault County in Emerald and Brush Creek Townships
- b. 16.90 acres of County and Township roads
- c. 832.35 total acres

**Average land benefits**, (reduced) over a 25 year period are **\$699** per acre

- a. A soil \$1,123
- b. B soil \$875
- c. C soil \$488
- d. D soil \$309



**Building site benefits**

- a. (Average of B + C + D soils) X 1.5 = **\$836**

**Ponds, woodland, and non-benefited acres**

- a. **\$0**

**Road benefits**

- a. Gravel roads, County or Township  
(Average land benefit) X 1.0 = **\$699**
- b. Paved roads, State or County  
(Average land benefit) X 1.50 = **\$1,048**

**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 also for the drainage the County tile may provide. 14,880 feet of County tile, **\$7,440 of tile benefits**

**Grass strip right of way easement acres**

The Viewers and Engineer recommend establishment of a permanent one rod grass strip on each side of the total length of the open ditch, as per Minnesota Ditch Law, 103-E.021. This State law requires establishment of this 16.5 foot grass strip, beginning at the top of the berm, and extending outward. This strip must be planted in perennial vegetation of grass or legumes. The landowner is responsible for the control of noxious weeds. No fences or grazing of livestock is allowed within the one rod grass strip. The Viewers and Engineer recommend that no trees be allowed within this right-of-way.

**Grass strip right of way easement damages on cropland acres**

Faribault County Assessor average value per tillable acre, based on land sales from October 1, 2020 to May 5, 2021 is \$7,692. \$7,692 is the value per acre for the easement on cropland acres.

$$\text{\$7,692 X 2.43 acres} = \text{\$18,692}$$

**Grass strip right of way easement damages on trees, non-benefited, or building site acres**

Faribault County Assessor average value per tillable acre, based on land sales from October 1, 2020 to May 5, 2021 is \$7,692. \$7,692 X 10% = \$769. \$769 is the value per acre for trees, non-benefited, or building site acres.

$$\text{\$769 X 1.09 acres} = \text{\$838}$$

**Construction right of way easement acres**

The Viewers and Engineer recommend that a permanent easement be acquired 100 feet on each side of centerline of the open ditch. This easement gives the ditch authority the right to drive on or spread ditch spoils in the area. The area will most likely never be disturbed. If it is necessary to be on these acres during the growing season, the damaged crops will be paid at the Faribault County crop damage rate. (No construction easement was acquired thru building sites)

### **Construction right of way easement damage**

Faribault County Assessor average value per tillable acre, based on land sales from October 1, 2020 to May 5, 2021 is \$7,692.  $\$7,692 \times 5\% = \$385$ . \$385 is the value per acre for the easement on construction easement acres  
 **$\$385 \times 13.60 \text{ acres} = \$5,236$**

### **Total easement damages**

Grass strip right of way and construction right of way = **\$24,766**

### **Crop damages**

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

### **Benefits and damages statement**

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- Consultation with Faribault County Auditor / Treasurer and the Faribault County ditch inspector

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:**

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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.
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Mark Behrends \_\_\_\_\_

Robert Hansen \_\_\_\_\_

Kendall Langseth \_\_\_\_\_

John Thompson \_\_\_\_\_

Submitted this 26<sup>th</sup> day of January 2022



Spreadsheet example and explanation (CD-74)														
Column A	Column B	Column C	Column D	Column E	Column F	Column G	Column H	Column I	Column J	Column K	Column L	Column M	Column N	Column O
Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres	R.O.W. Grass Strip Easement Cropland Damages	R.O.W. Grass Strip Easement Trees or N.B. Acres	R.O.W. Grass Strip Easement Trees or N.B. Damages	Construction R.O.W. Easement Acres	Construction R.O.W. Easement Damages	Total Easement Damages	Estimated Easement Assessment
							100%	100%	10%	10%	5%	5%		
John Doe 12345 100th Avenue Your Town, MN 12345	75.036.2050	NW1/4 NW1/4	40.00	38.00	\$10,596	2.1934%	1.00	\$7,692	1.00	\$769	1.00	\$385	\$8,846	\$636
Column A	Name And Address Of Owner													
Column B	Parcel Number													
Column C	Description, description of the parcel (quarter / quarter)													
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, minus the open ditch. (If there is one on the parcel)													
Column F	Amount Benefited (THIS IS NOT THE AMOUNT YOU OWE) This is the estimated benefit value you will 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 \$219.34 (\$10,000 X 2.1934% = \$219.34)													
Column H	ROW Grass Strip Easement Cropland Acres 100%, If you have a County open ditch on your parcel, you are required by law (103E.021) to maintain a one rod (16.5') grass strip buffer on the top shoulder of the open ditch. This is the number of acres that are on this parcel in the NW1/4 NW1/4 (Cropland acres)													
Column I	ROW Grass Strip Easement Cropland Damages 100%, This is the amount that you will get paid (one time payment) for the permanent easement. (Grass strip cropland acres X \$7,692 = your payment)													
Column J	ROW Grass Strip Easement Trees or Non-benefited Acres 10%, If you have a County open ditch on your parcel, you are required by law (103E.021) to maintain a one rod (16.5') grass strip buffer on the top shoulder of the open ditch. This is the number of acres that are on this parcel in the NW1/4 NW1/4 (Non-benefited acres, trees, or building site acres)													
Column K	ROW Grass Strip Easement Trees or Non-benefited Damages 10%, This is the amount that you will get paid (one time payment) for the permanent easement. (Grass strip Non-benefited acres, trees, or building site acres X \$769 = your payment)													
Column L	Construction ROW Easement Acres, There is a 100' construction easement on each side of the open ditch. This is the number of easement acres that are on this parcel. (100' starting at the center of the open ditch, minus the actual open ditch, minus the 16.5' grass strip) = your ROW easement acres.													
Column M	Construction ROW Easement Damages, This is the amount that you will get paid (one time payment) for the easement. (Construction easement acres X \$385 = your payment)													
Column N	Total Easement Damages, This is the total damages that you will get paid. (One time payment) (Grass strip damages + Construction damages = total easement damages) \$7,692 + \$769 + \$385 = \$8,846													
Column O	Estimated Total Easement Assessment, This is the amount that you will owe toward the redetermination process. The total estimated easement assessment X your % of total benefits = your estimated assessment. (\$29,000 X 2.1934% = \$636)													

**FARIBAULT COUNTY CD-74 REDETERMINATION OF BENEFITS JANUARY 26, 2022 (DRAFT)**

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres 100%	R.O.W. Grass Strip Easement Cropland Damages 100%	R.O.W. Grass Strip Easement Trees or N.B. Acres 10%	R.O.W. Grass Strip Easement Trees or N.B. Damages 10%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
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**BRUSH CREEK TWP SECTION 30**
**30-102-25**

FENSKE,TODD M 8670 490TH AVE BRICELYN, MN 56014	03.030.0100	SW1/4 SW1/4 FRACTIONS BORDER	42.23	18.00	\$10,590	2.1921%							\$0	\$636
FENSKE,TODD M 8670 490TH AVE BRICELYN, MN 56014	03.030.0100	SE1/4 SW1/4	40.00	31.30	\$23,289	4.8208%							\$0	\$1,398
OLSON,CHARLES J & KIMBERLY 49515 80TH ST BRICELYN, MN 56014	03.030.0600	SW1/4 SE1/4 BORDER	40.00	27.30	\$19,326	4.0005%							\$0	\$1,160
LOGEMANN,RUTH S REVOCABLE LIVING TRUST 1867 LABELLEZZA GROVE C/O DEAN LOGEMANN COLORADO SPRINGS, CO 80919	03.030.0700	SE1/4 SE1/4 BORDER	40.00	15.00	\$9,621	1.9916%							\$0	\$578

**BRUSH CREEK TWP SECTION 31**
**31-102-25**

SHIRK,CORRINE 75405 240TH ST APT 303 ALBERT LEA, MN 56007	03.031.0100	NE1/4 NE1/4	40.00	39.00	\$27,881	5.7714%							\$0	\$1,674
SHIRK,CORRINE 75405 240TH ST APT 303 ALBERT LEA, MN 56007	03.031.0100	SE1/4 NE1/4	40.00	40.00	\$28,689	5.9388%							\$0	\$1,722
K & S MALECHA INVESTMENTS 8448 133RD ST COURT APPLE VALLEY, MN 55124	03.031.0201	NE1/4 SW1/4 EXCEPT 19.6 AC SE1/4 SW1/4 AC	20.40	19.71	\$12,826	2.6550%	0.57	\$4,384			2.19	\$843	\$5,228	\$770
K & S MALECHA INVESTMENTS 8448 133RD ST COURT APPLE VALLEY, MN 55124	03.031.0201	SE1/4 SW1/4 EXCEPT 17.73 AC BORDER	22.27	16.56	\$376	0.0778%	0.11	\$846	0.72	\$554	3.21	\$1,236	\$2,636	\$23
THE SPARKY MANAGEMENT CO LLP PROFIT SHARING PLAN & TRUST 8448 133RD COURT C/O KENNETH J MALECHA TRUSTEE APPLE VALLEY, MN 55124	03.031.0202	SW1/4 NE1/4	40.00	40.00	\$26,714	5.5300%							\$0	\$1,604
THE SPARKY MANAGEMENT CO LLP PROFIT SHARING PLAN & TRUST 8448 133RD COURT C/O KENNETH J MALECHA TRUSTEE APPLE VALLEY, MN 55124	03.031.0202	NW1/4 SE1/4	40.00	40.00	\$23,043	4.7699%							\$0	\$1,383
THE SPARKY MANAGEMENT CO LLP PROFIT SHARING PLAN & TRUST 8448 133RD COURT C/O KENNETH J MALECHA TRUSTEE APPLE VALLEY, MN 55124	03.031.0202	SW1/4 SE1/4	40.00	39.00	\$10,888	2.2538%							\$0	\$654
OLSON,CLAIRE D & DIANE S 8888 480TH AVE FROST, MN 56033	03.031.0203	NW1/4 SW1/4 EXCEPT 0.3 AC BORDER FRACTIONS	41.67	24.98	\$15,771	3.2646%							\$0	\$947
OLSON,CLAIRE D & DIANE S 8888 480TH AVE FROST, MN 56033	03.031.0203	NE1/4 SW1/4 19.6 AC IN	19.60	18.91	\$10,975	2.2718%	0.57	\$4,384			2.19	\$843	\$5,228	\$659
OLSON,CLAIRE D & DIANE S 8888 480TH AVE FROST, MN 56033	03.031.0203	SW1/4 SW1/4 5.3 AC IN BORDER FRACTIONS	5.30	0.60	\$264	0.0545%							\$0	\$16
OLSON,CLAIRE D & DIANE S 8888 480TH AVE FROST, MN 56033	03.031.0203	SE1/4 SW1/4 17.73 AC IN	17.73	11.41	\$2,348	0.4861%	0.11	\$846	0.37	\$285	1.87	\$720	\$1,851	\$141

**FARIBAULT COUNTY CD-74 REDETERMINATION OF BENEFITS JANUARY 26, 2022 (DRAFT)**

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres 100%	R.O.W. Grass Strip Easement Cropland Damages 100%	R.O.W. Grass Strip Easement Trees or N.B. Acres 10%	R.O.W. Grass Strip Easement Trees or N.B. Damages 10%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
OLSON,CHARLES J & KIMBERLY 49515 80TH ST BRICELYN, MN 56014	03.031.0300	NW1/4 NW1/4 FRACTIONS	42.69	40.12	\$24,502	5.0720%							\$0	\$1,471
OLSON,CHARLES J & KIMBERLY 49515 80TH ST BRICELYN, MN 56014	03.031.0300	NE1/4 NW1/4	40.00	39.00	\$19,705	4.0790%							\$0	\$1,183
HOGSTAD, RONALD REV LIVING TR & MARY L HOGSTAD REV LIVING TR 48873 60TH ST FROST, MN 56033	03.031.0400	NE1/4 SE1/4	40.00	40.00	\$27,734	5.7411%							\$0	\$1,665
HOGSTAD, RONALD REV LIVING TR & MARY L HOGSTAD REV LIVING TR 48873 60TH ST FROST, MN 56033	03.031.0400	SE1/4 SE1/4 BORDER	40.00	35.04	\$10,596	2.1934%							\$0	\$636
OSWALD,RAYMOND N & PATRICIA PO BOX 565 FROST, MN 56033	03.031.0500	SW1/4 NW1/4 EXCEPT 1.1 AC FRACTIONS	41.94	40.09	\$22,696	4.6982%	0.42	\$3,231			1.63	\$628	\$3,858	\$1,362
OSWALD,RAYMOND N & PATRICIA PO BOX 565 FROST, MN 56033	03.031.0500	SE1/4 NW1/4	40.00	39.21	\$22,569	4.6718%	0.65	\$5,000			2.51	\$966	\$5,966	\$1,355
O'ROURKE,JOHN D C/O THANE O'ROURKE 704 JOHNSON ST HEARTLAND, MN 56042	03.031.0501	SW1/4 NW1/4 1.1 AC IN	1.10	0.93	\$226	0.0467%							\$0	\$14
FENSKE,TODD M 8670 490TH AVE BRICELYN, MN 56014	03.031.0600	NW1/4 NE1/4 EXCEPT 18.5 AC	21.51	20.97	\$13,078	2.7072%							\$0	\$785
OLSON,CHARLES J & KIMBERLY 49515 80TH ST BRICELYN, MN 56014	03.031.0700	NW1/4 NE1/4 18.5 AC IN	18.50	18.04	\$10,890	2.2543%							\$0	\$654
<b>BRUSH CREEK TWP SECTION 32 32-102-25</b>														
PATRICIA A MCCABE DISC TRUST & JOSHUA D AMUNDSON 13 ELM BOULEVARD BLUE EARTH, MN 56013	03.032.0100	N1/2 SW1/4 NW1/4	20.00	20.00	\$16,055	3.3234%							\$0	\$964
PATRICIA A MCCABE DISC TRUST & JOSHUA D AMUNDSON 13 ELM BOULEVARD BLUE EARTH, MN 56013	03.032.0100	SE1/4 NW1/4 BORDER	40.00	11.20	\$5,890	1.2191%							\$0	\$354
SHIRK,CORRINE 75405 240TH ST APT 303 ALBERT LEA, MN 56007	03.032.0400	NW1/4 NW1/4 BORDER	40.00	34.80	\$19,375	4.0108%							\$0	\$1,163
SHIRK,CORRINE 75405 240TH ST APT 303 ALBERT LEA, MN 56007	03.032.0400	NE1/4 NW1/4 BORDER	40.00	7.30	\$3,902	0.8078%							\$0	\$234
HOGSTAD, RONALD REV LIVING TR & MARY L HOGSTAD REV LIVING TR 48873 60TH ST FROST, MN 56033	03.032.0600	S1/2 SW1/4 NW1/4	20.00	20.00	\$13,820	2.8607%							\$0	\$830
HOGSTAD, RONALD REV LIVING TR & MARY L HOGSTAD REV LIVING TR 48873 60TH ST FROST, MN 56033	03.032.0600	NW1/4 SW1/4 BORDER	40.00	39.90	\$23,812	4.9292%							\$0	\$1,429
HOGSTAD, RONALD REV LIVING TR & MARY L HOGSTAD REV LIVING TR 48873 60TH ST FROST, MN 56033	03.032.0600	SW1/4 SW1/4 BORDER	40.00	1.70	\$635	0.1314%							\$0	\$38



**FARIBAUT COUNTY CD-74 REDETERMINATION OF BENEFITS JANUARY 26, 2022 (DRAFT)**

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<b>EMERALD TWP SECTION 36 36-102-36</b>														
QUADE, GLORIA A LIFE ESTATE & LORIA QUADE 51280 60TH ST BRICELYN, MN 56014	08.036.0100	NE 1/4 NE 1/4 EXCEPT 11.98 AC BORDER	28.02	16.90	\$9,247	1.9141%							\$0	\$555
QUADE, GLORIA A LIFE ESTATE & LORIA QUADE 51280 60TH ST BRICELYN, MN 56014	08.036.0100	SE 1/4 NE 1/4 EXCEPT 2.0 AC BORDER	38.00	6.58	\$2,817	0.5830%							\$0	\$169
QUADE, GLORIA A LIFE ESTATE & LORIA QUADE 51280 60TH ST BRICELYN, MN 56014	08.036.0102	NE 1/4 NE 1/4 11.98 AC IN BORDER	11.98	1.90	\$1,125	0.2328%							\$0	\$68
<b>LAND TOTAL</b>				<b>815.45</b>	<b>\$471,273</b>	<b>97.5547%</b>	<b>2.43</b>	<b>\$18,692</b>	<b>1.09</b>	<b>\$838</b>	<b>13.60</b>	<b>\$5,236</b>	<b>\$24,766</b>	<b>\$28,291</b>

**FARIBAULT COUNTY CD-74 REDETERMINATION OF BENEFITS JANUARY 26, 2022 (DRAFT)**

Name And Address Of Owner	Parcel Number	Description	Deeded Acres	Benefited Acres	Amount Benefited	% Of total Benefits	R.O.W. Grass Strip Easement Cropland Acres 100%	R.O.W. Grass Strip Easement Cropland Damages 100%	R.O.W. Grass Strip Easement Trees or N.B. Acres 10%	R.O.W. Grass Strip Easement Trees or N.B. Damages 10%	Construction R.O.W. Easement Acres 5%	Construction R.O.W. Easement Damages 5%	Total Easement Damages	Estimated Easement Assessment
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**ROADS**

FARIBAULT COUNTY PUBLIC WORKS % MARK DALY 727 E 5TH ST PO BOX 325 BLUE EARTH, MN 56013		COUNTY 19 (490TH AVENUE) SECTION 36 EMERALD SECTION 30, 31 BRUSH CREEK GRAVEL		5.30	\$3,705	0.7669%								\$222
MICHELLE ADAMS BRUSH CREEK TWP CLERK 51025 110TH ST BRICELYN, MN 56014		70TH STREET SECTION 31 GRAVEL		2.80	\$1,957	0.4051%								\$117
MICHELLE ADAMS BRUSH CREEK TWP CLERK 51025 110TH ST BRICELYN, MN 56014		80TH STREET SECTION 30, 31, 32 GRAVEL		8.80	\$6,151	1.2733%								\$369
<b>ROAD TOTAL</b>				<b>16.90</b>	<b>\$11,813</b>	<b>2.4453%</b>								<b>\$709</b>
<b>LAND AND ROAD TOTAL</b>				<b>832.35</b>	<b>\$483,086</b>	<b>100.0000%</b>								<b>\$29,000</b>

# Faribault County, Minnesota

## County Ditch #74

## Staff Repair Report

January 2022

**FARIBAULT COUNTY**  
*Drainage Dept*

Phone 507.526.2388  
415 South Grove Street, Suite 8  
Blue Earth, MN 56013  
[www.co.faribault.mn.us/drainage](http://www.co.faribault.mn.us/drainage)



## JCD301FF Repair

### BACKGROUND

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CD60 is a combination open ditch and tile system located in Brush Creek Township Sections 29-32. The system was petitioned in 1946 and was initially designed to be all tile but was later amended to include 4,300 linear feet of open ditch that outlets to the East Branch of the Blue Earth River. Sometime after the establishment of the ditch, the River was straightened, leaving the CD74 open ditch to outlet into a now cut-off meander, winding approximately 300' to the main channel (Figure 1).

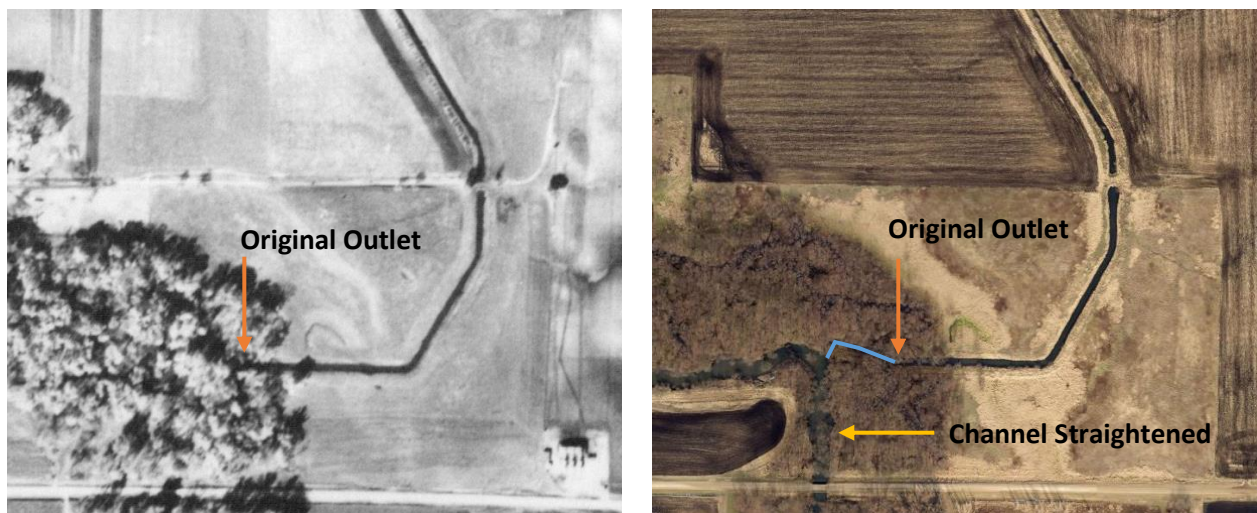


Figure 1. Left: 1954 aerial photo showing the original outlet for the CD60 Open Ditch. Right: 2019 Aerial Photo showing the current condition. Sometime after the CD60 Open Ditch was constructed, the East Branch of the Blue Earth River was straightened.

The CD74 system was inspected in 2020 and found to be in poor condition. The Main tile outlet was found to be under water, spoils from previous cleaning efforts are unleveled, and upload erosion concerns have deposited large amounts of sediment in the channel. A 1967 Repair Report was unable to identify any benchmarks from the original construction and found disparities between what was planned and what existed at the time of their survey. The main concern was the lack of fall from the Main tile outlet to the channel bottom of the Blue Earth River at the outlet. The Engineer recommended cleaning the open ditch from the flowline of the Main tile outlet to the bottom of the River and lowering the field crossing 1.25 feet. It is unclear if this repair was ordered and carried out.

### DATA COLLECTION

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The CD74 open ditch was surveyed by Drainage Department staff in December 2021. Elevations of the channel bottom, the field crossing flowline, and tile outlet flowlines were collected. A local contractor was hired to excavate over the Main tile near the open ditch to survey the elevation of the tile. Profiles of the open ditch and Main tile were plotted using the local datum from the final amended engineers report on the establishment of the ditch. Due to the lack of original benchmarks, the legal grade for the open ditch was forecast upstream and downstream from the flowline of the existing field crossing at a slope of 0.04%.

## PROPOSED REPAIR DETAILS

The primary concern for CD74 is the poor outlet for the Main tile. The 18" corrugated metal pipe is in very poor condition and is buried under sediment that has accumulated in the ditch. Cleaning the open ditch in conjunction with replacing the last 240 linear feet of the 14" concrete Main tile with 18" HDPE tile at a flatter grade will be necessary to restore the capacity of the system. Tree removal, levelling old ditch spoils, and addressing upland erosion concerns should also be prioritized.

Open Ditch Cleaning: Sediment needs to be removed from the entire length of the channel. However, excavating to legal grade in the lower end will put the ditch bottom under water.

1. Station 0+00 – 22+00 – 0.00% grade (even with water level in the river)
2. Station 22+00 – 46+50 – 0.04% grade

Main Tile Flattening: Flatten the grade on the Main tile so that it outlets higher in the Open Ditch. Replace 240 LF of the 14" concrete tile with 18" HDPE at 0.25% grade.

**Table 1.** Drainage capacity of existing CD74 Main Tile and repair options

CD74 Main Tile Outlet Condition	Size (in)	Slope	Drainage Area (Acres)	Drainage Coefficient (in/day)
Existing Condition	14"	0.84%	340	0.374
ACSIC	15"	0.84%	340	0.451
Proposed Repair Condition Option #1	18"	0.25%	340	0.399
Proposed Repair Condition Option #2	18"	0.20%	340	0.356

Spoil Levelling: A cleanout was performed in 2011 of the lower 2,000 LF of the open ditch. These spoils were never properly levelled making navigation on the buffer very difficult.

Tree and Brush Removal: Trees will need to be removed from one side of the wooded area near the outlet. Trees growing in the upper reaches of the system should also be removed.

Field Crossing Removal: The 48" CMP field crossing at station 15+00 should be removed. Property is owned by different landowners on either side of the ditch and the crossing is in poor condition.

Side Inlet Repair: It would be preferential to work with SWCD and private landowners to address some of the sediment delivery issues with upland BMPs. If upland practices are implemented, side inlets at the open ditch can be downsized or reduced in number.

1. Sta 16+40 (W) – Replace 15" CMP with ASI
2. Sta 28+70 (W) – Install ASI
3. Sta 32+00 (E) – Replace 12" CMP with ASI
4. Sta 34+75 (W) – Install ASI
5. Sta 38+00 (E) – Install ASI
6. Sta 42+80 (E) – Install ASI
7. Sta 43+40 (W) – Install ASI

Tile Outlet Repair: Replace last 20' of tile with dual wall HDPE, non-perforated tile to open ditch with outlet protection.

1. Sta 34+00 (W) – 5" PE

## TIMELINE

The completion date for this project is August 31, 2022

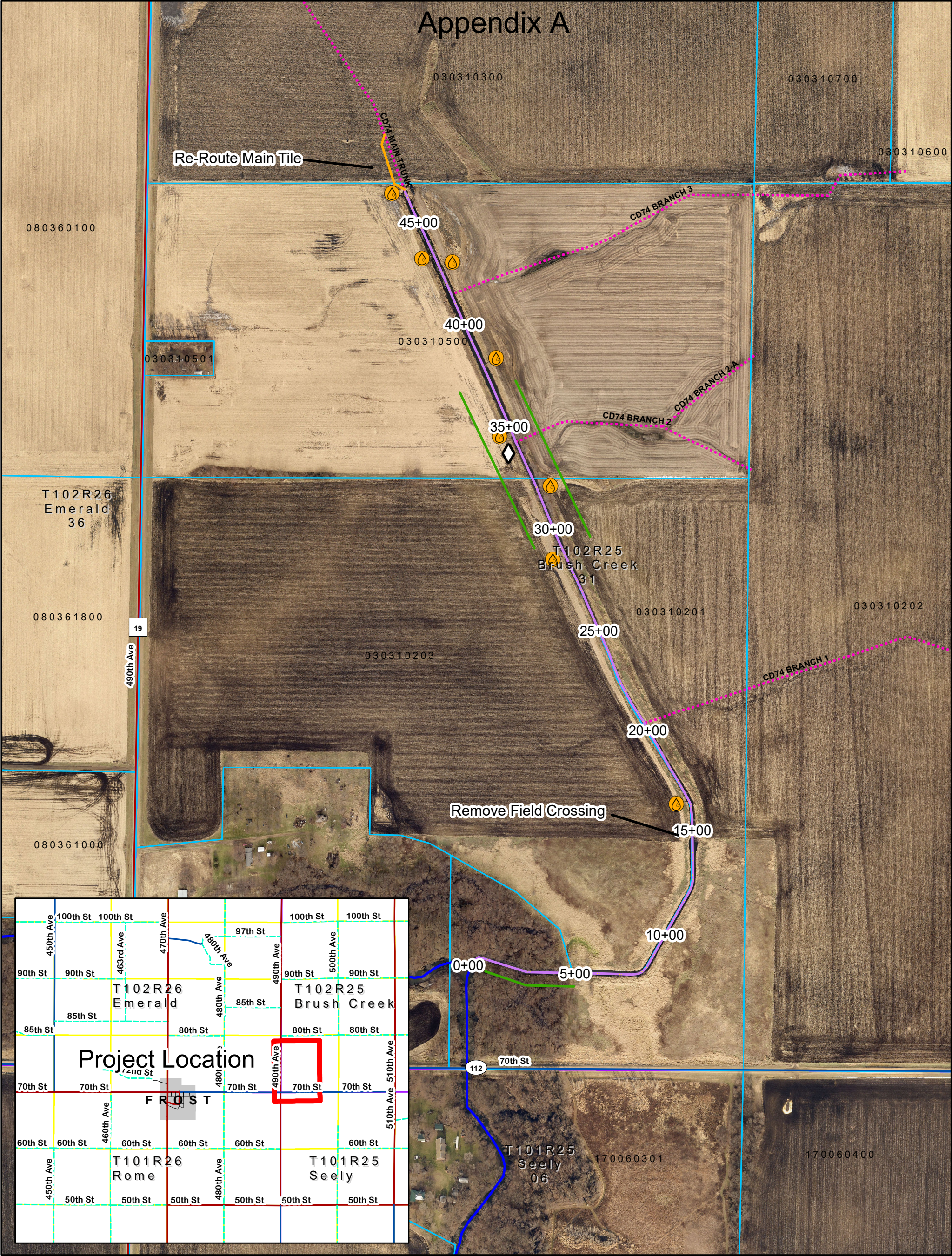
## ESTIMATED COST

Item	Unit	Quant	County Est Unit Price	County Est Amount
Mobilization	LS	1	\$ 2,500.00	\$ 2,500.00
Open Ditch Cleaning, 4' bottom width	LF	4,650	\$ 3.00	\$ 13,950.00
F&I 18" HDPE Gasketed Drain Tile	LF	220	\$ 28.00	\$ 6,160.00
18" Tile Outlet	EA	1	\$ 1,000.00	\$ 1,000.00
Connect Private Tile (unknown amount)	EA	1	\$ 250.00	\$ 250.00
Level Existing Ditch Spoils	LF	1,900	\$ 2.00	\$ 3,800.00
Remove and Dispose of Field Crossing	EA	1	\$ 1,000.00	\$ 1,000.00
Install Alternative Side Inlet	EA	7	\$ 1,800.00	\$ 12,600.00
Tile Outlet Repair (size varies, 5"-12")	EA	1	\$ 600.00	\$ 600.00
Tree and Brush Removal	LS	1	\$ 8,000.00	\$ 8,000.00
Seed and Blanket Ditch Banks	SY	60	\$ 4.00	\$ 240.00
Seed Buffer Strips	AC	2	\$ 600.00	\$ 1,200.00
Contingency 10%				\$ 5,130.00
				<b>\$ 56,430.00</b>

## APPENDICES

Appendix A: Repair Overview Map  
Appendix B: CD74 Profile





# CD74 Repair

## Legend

- Public Open Ditch
- Public Tile
- Public Watercourse
- Parcels
- Alternative Side Inlet Repair
- Tile Outlet Repair
- Tree & Brush Removal

1 inch = 400 feet



Disclaimer: Faribault County and Faribault County SWCD do 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.



# Appendix B

CD74 Main Open Ditch

