

**City of Wabasso
Special Meeting
Workshop
Monday, July 24, 2023
5:00 pm**

REGULAR MEETING

1. Call to order
2. Special Assessment Policy Discussion
3. Storm Water Utility Ordinance Discussion
4. Staff Direction
5. Adjourn

**City of Wabasso
Special Meeting
Monday, July 24, 2023
Agenda Report**

1. Special Assessment Policy

- a. Memo – Overview – enclosed**
- b. Previous Correspondence Enclosed**
- c. Proposed Policy - Attached**
- d. Draft Assessment Roll – Attached.**

2. Storm Water Utility Ordinance

- a. Memo – Overview – enclosed**
- b. Previous Correspondence Enclosed**
- c. Proposed Ordinance - Attached**
- d. Engineers Estimates of costs and revenues– Attached.**

To: Mayor and Council

From: Brandon Baune, Clerk/Treas./Administrator

RE: Special Assessment Policy Overview

Date: July 24, 2023

The purpose of this meeting is for discussion only, no council action is required.

Enclosed, please find the following information:

1. Previous Correspondences
2. Originally proposed Special Assessment Policy
3. Proposed Special Assessment Policy
4. Draft Assessment Roll

The following items from the Special Assessment Policy should be discussed:

1. Percentage of Improvements to be Assessed (see summary tables)
2. Deferment of Payments
3. Application of Grant Funds
4. Terms Of Assessment (ie. length and interest rates)

Note: Matt Novak is updating the Special Assessment Policy. A copy will be forwarded to you when it is received.

To: Mayor and Council
From: Larry Thompson, Clerk/Treasurer/Administrator
Re: Assessment Policy
Date: June 5, 2023

The purpose of the 6-12-23 agenda item is to present background information and generate discussion on the topic.

The city's current assessment policy is to assess 100% of the costs except oversizing of water and sewer mains and arterial streets. The city also only assesses for the first 10' of paving in front of the property. Grants, such as the LRIP grant the city received for Cedar St. is used to reduce the City's portion of the project. The method of calculating assessments are as follows:

1. Paving, curb, gutter, sidewalk, sewer and water – 100% front footage including side and front yard.
2. Aprons and driveways – square footage
3. Stormwater – Square footage of lot.
4. Deferral for hardships - none

Concerns with this policy are as follows:

1. Corner lots get penalized by bearing a disproportional cost in relation to benefits. For example a corner lot would be assessed approximately 70 – 100% more than an interior lot yet does not enjoy that additional benefit. It is suggested the long side of the lot be assessed 50% of the front footage. A suggested adjustment of side lot lines to 50% was included in the improvement project handout.
2. Stormwater – It is very difficult to prove benefit for surface water runoff. Most city's have gone away from assessing storm sewer costs because of this issue.
3. If we were to follow the city's policy we would assess approximately \$1,000,000 against the property owners. We could reduce that by applying the LRIP grant funds, but how fair would it be to the property owners of a future project that does not enjoy the benefit of a grant.
4. The assessment may be a hardship for some individuals and I don't believe the city would wish to drive owners from their homes because they can't afford the assessments.

I have attached a draft assessment policy which includes a summary chart of a revised assessment policy and a special assessment deferral.

I have also attached a copy of a summary of costs and assessments for the Cedar Street project comparing the differences between assessments assuming current policy applying the LRIP Grant Funds; current policy without applying the LRIP funds and utilizing the 25% assessment approach.

Existing

SPECIAL ASSESSMENT POLICY SUMMARY
CITY OF WABASSO, MN

DISTRIBUTION OF ASSESSMENTS

Several methods exist for assessing property benefited by local government projects. It is the policy of the City to use the method that most equitably distributes project costs.

In general, the percentage of costs to be assessed for street and utility infrastructure improvements associated with this project shall be as follows:

RESPONSIBILITY OF PAYMENT FOR IMPROVEMENTS ⁽¹⁾				
IMPROVEMENT	RECONSTRUCT or NEW	CITY COST SHARE	PROPERTY OWNER COST SHARE	REMARKS
Preliminary Engineering Report, Design & Construction Engineering	Reconstruct	Varies	Varies	Distributed and pro-rated with work or improvement items as noted below.
Street Surface	Reconstruct	Middle section of the street	Outside 10' of the street	Assessed by lot frontage. Front lot = short side. Side lots = long side to be assessed at 1/2 Rate.
Curb & Gutter	Reconstruct	Varies ⁽²⁾	100% ⁽²⁾	Assessed by lot frontage, linear foot
Sidewalk	Reconstruct	Varies ⁽²⁾	100% ⁽²⁾	Assessed by walk area, square foot
Driveway Apron	Reconstruct	Varies ⁽²⁾	100% ⁽²⁾	Assessed by apron area, square yard
Storm Sewer	Reconstruct	Varies ⁽³⁾	100% ⁽³⁾	Assessed by lot area, square foot
Sanitary Main	Reconstruct	0%	100%	For 6" max pipe size N/A for this project, no sanitary on project
Sanitary Service	Reconstruct	0%	100%	
Water Main	Reconstruct	0%	100%	For 6" max pipe size. Hydrants are not assessed N/A for this project, no water on project
Water Service	Reconstruct	0%	100%	

Notes:

- (1) State Aid funding may be applied to reduce City / Property Owner costs per policy.
- (2) City to pay for curb & gutter, walks, and driveway aprons across alley & street R.O.W.
- (3) City to pay for storm sewer across alley and street R.O.W.

To: David Palm, Matt Novak, City Attorney
From: Larry Thompson, City Clerk/Treas./Administrator
RE: 2021 LRIP Cedar St. Project
Assessment Roll – Discussion Points
Date: September 27, 2021

The following are comments/concerns discussed during the meeting between Matt Novak and Larry Thompson regarding the Cedar Street assessment roll. There were no arguments that David's proposed assessment did not reflect the current assessment policy. There were some grey areas however.

1. **Is the City going to follow special assessment policy per ordinance? (1995) Is it fair? Practical? Defensible?** Basically the crux of our conversation. Based on David's draft options based on the current assessment roll, it is believed that the city will not be able to prove "benefit" at the levels listed in the assessment roll. Matt did a quick review of some of the current property values and small sampling indicated that some of the assessments would be over 25% of the values. Note that the assessor's value do not necessarily equal market value, but it gives a ballpark idea what we are up against. Matt is going to contact a local appraiser to get a range as to what is felt can be justified.
2. **Are we going to assess storm sewer? The ordinance states "assessed against storm sewer in 'the area' – not abutting. Sec. 1, subd. 4 implies abutting.** Matt and I agreed that the area would probably extend beyond the abutting properties. It was agreed that staff should recommend storm sewer not be assessed but be funded with dollars generated by a new stormwater utility fund.
3. **Section 5, subd 6 – special rules – side lots.** Short side is assessed 100% and long side 50%. It could be argued that this only applies to a corner lot which both sides are being improved. The ordinance states that costs for ½ of the long side not assessed are to be paid by general funds. Use Carol's lot for example. 140' X 140'. If the city uses long/short side formula, her apportionment would be 210'. When South St. is improved her property could potentially be assessed for another 210' because technically there is no "short" or "long" side. I would interpret this to mean that the corner lot rule only applies if both sides are being improved. (I've worked on several assessment policies/rolls and typically the long side rule only applies when both sides are being improved – the long side allocation has ranged from 20% to 50% and typically the unassessed portion is shared by the interior lots.) Matt and I agreed this is troublesome and will either need to be revised, clarified or a new policy be approved.
4. **Section 7. Federal/State aid. All aid comes off the city's share first. Anything left is applied to the assessable costs. Is this fair? Should the aid come off the bottom line of the entire project costs.** Matt and I agreed on the surface that grants or aids should not be considered as part of the assessment policy because it would create inequities between projects that received aid and projects that did not. Instead, it was felt the policy should be revised to state 20% - 25% of the street, curb, gutter project costs will be assessed. It was felt that this may address the concern expressed under #1 above.

5. **Sidewalks/aprons.** Nothing mentioned for “credit for good sidewalks/aprons.” Many times, a sidewalk or apron that has recently been installed has to be removed for a variety of reasons. Most common is the street grade is change and the existing sidewalk won’t match, or the existing apron does not meet handicap or city code. In this instance cities have come up with a formula to give a credit for good sidewalk/apron. Matt and I agreed that the three of us should discuss further.
6. **Benefit – We have to keep in mind that any assessment cannot exceed the added value to the property. More subjective than objective. It appears that the assessments in all probability would exceed benefit. See #1 above.**
7. **Deferrals – The city can defer special assessments but the council would have to adopt a policy defining hardship, length and events that trigger payment.** Matt and I agree that the city should offer deferrals. A policy will need to be adopted by the Council

2020 Minnesota Statutes

435.193 HARDSHIP ASSESSMENT DEFERRAL FOR SENIORS, DISABLED, OR MILITARY PERSONS.

(a) Notwithstanding the provisions of any law to the contrary, any county, statutory or home rule charter city, or town, making a special assessment may, at its discretion, defer the payment of that assessment for any homestead property:

(1) owned by a person 65 years of age or older or retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments; or

(2) owned by a person who is a member of the Minnesota National Guard or other military reserves who is ordered into active military service, as defined in section [190.05](#), subdivision 5b or 5c, as stated in the person's military orders, for whom it would be a hardship to make the payments.

(b) Any county, statutory or home rule charter city, or town electing to defer special assessments shall adopt an ordinance or resolution establishing standards and guidelines for determining the existence of a hardship and for determining the existence of a disability, but nothing herein shall be construed to prohibit the determination of hardship on the basis of exceptional and unusual circumstances not covered by the standards and guidelines where the determination is made in a nondiscriminatory manner and does not give the applicant an unreasonable preference or advantage over other applicants.

To: Mayor and Council
From: Larry Thompson, Clerk/Treas./Administrator
RE: Cedar Street Improvement Hearing
Date: October 7, 2021

Enclosed, please find the following information:

1. Engineer's Power Point presentation
2. Assessment Roll – Discussion
3. Assessment Roll options (enlarged)
4. Hearing handout
5. Financing Summary
6. Stormwater Utility Ordinance

I would suggest the following order for the hearing:

1. Engineer's overview of improvements, process and assessments
2. Clerk's overview of financing and stormwater utility
3. Council questions/comments
4. Public comment/questions.
5. Council discussion
6. Adopt resolution ordering the project.

Note that since Mayor Atkins' property abuts Cedar Street she will not be presiding over the meeting. Acting Mayor Burns will be presiding. Also, the purpose of the hearing is to present and overview of the project including types of improvements, costs, financing, assessment options, process. The purpose of the hearing is NOT to adopt the assessment roll. After the hearing is closed the council will deliberate and ultimately decide if it wishes to order the improvement and direct the engineer to prepare plans and specifications. Finally, the discussion below is a summary of project. A more detailed presentation will be given at the hearing.

The following items are of note:

Assessments

Staff has had a number of discussions relating to the assessments which is summarized in the attachment. Three options are presented but the Council has a great deal of flexibility in setting the assessments, but I would caution that the policy should be fair and equitable and generate sufficient funds for financing the debt. The listed options are as follows:

1. Current policy and applying the LRIP Grant
2. Current policy.
3. New Policy eliminating storm sewer costs and reducing remaining costs to 25%.

Option #2 is based entirely on existing policy which states grants are to be applied to the city share before being applied against the assessable costs. As you will note the assessments are quite high. Applying the LRIP grant reduced the cost significantly but is not sustainable as the city cannot expect grant funds for future projects. Staff was looking at a policy that could be incorporated into a capital

improvement plan for future projects and would provide consistency. The third option is presented as a basis for this project and future projects. One of the components is eliminating stormwater costs and financing the improvements through a stormwater utility fund, which will be discussed below.

Financing

Attached is a copy of potential funding sources based on the different options. Some items to note:

1. The amount of costs assessed is about the same between the current assessment policy with LRIP funds applied and the new "25% assessed" policy. The difference is that stormwater revenues would fund a portion of the costs not assessed.
2. Using the current policy without applying LRIP funds would increase the assessment significantly – approximately 260% greater.
3. The city will need to create a road and bridge "sinking fund" for future projects to cover grant funds not available in the future. The 2022 Preliminary Operating Levy set aside \$60,000 annually for that purpose.
4. Note that one of the sources is a new stormwater utility.
5. It is assumed that the city would issue bonds to fund a portion of the project.

Storm Water Utility

Stormwater projects are very difficult to assess because normally the benefitted area is outside the abutting property. Also, it is very difficult to prove benefit. The simplest method would be to levy a property tax to pay for storm sewer, but tax exempt properties such as churches, schools and city parks would not pay their fair share. Many cities have established storm water utilities to fund such projects. Properties are classified by type and/or size and billed on a monthly basis. My experience with storm water utilities has been very favorable.

Summary

This is a lot to digest but note that the Council does not need to act on the assessment policy or storm water utility at this time. The council should give its feedback regarding the assessment policy, financing and stormwater utility. Staff will begin working on the details if the project is ordered. As noted, the City Engineer, City Attorney and I will give a more detailed presentation at the hearing.

Proposed

**City of Wabasso, MN
Special Assessment Policy
Summary Table**

Updated:
November 2021

DISTRIBUTION OF ASSESSMENTS

Several methods exist for assessing property benefited by local government projects. It is the policy of the City to use the method that most equitably distributes project costs.

In general, the percentage of costs to be assessed for street and utility infrastructure improvements associated with this project shall be as follows:

RESPONSIBILITY OF PAYMENT FOR IMPROVEMENTS ⁽¹⁾				
IMPROVEMENT	RECONSTRUCT or NEW ^{(3) & (4)}	CITY COST SHARE	PROPERTY OWNER COST SHARE	REMARKS
Preliminary Engineering Report, Design & Construction Engineering	Reconstruct	Varies	Varies	Distributed and pro-rated with work or improvement items as noted below.
Street Surface	Reconstruct	75%	25% of the total street surfacing costs	Assessed by lot frontage. Front lot = short side. Side lot = long side. Side lot to be assessed at ½ lot length.
Curb & Gutter	Reconstruct	75% ⁽²⁾	25% ⁽²⁾	Assessed by lot frontage, linear foot.
Sidewalk	Reconstruct	75% ⁽²⁾	25% ⁽²⁾	Assessed by walk area, square foot.
Driveway Apron	Reconstruct	75% ⁽²⁾	25% ⁽²⁾	Assessed by apron area, square yard.
Storm Sewer	Reconstruct	100%	0%	Not Assessed.

Sanitary Main	Reconstruct	75%	25% of the total sanitary main costs	For 8" max pipe size. Assessed by lot frontage. Corner lots only assessed on side where property receives the service.
Sanitary Service	Reconstruct	0%	100%	Assessed by each.
Water Main	Reconstruct	75%	25% of the total water main costs	For 8" max pipe size. Hydrants are not assessed. Assessed by lot frontage. Corner lots only assessed on side where property receives the service.
Water Service	Reconstruct	0%	100%	Assessed by each.
External funds, such as State Aid Funds / Grant ⁽¹⁾	Reconstruct	To be applied to reduce City Costs Share		

Notes:

- (1) External or outside funding, such as MnDOT State Aid funding, will be applied to reduce City costs share.
- (2) City to pay for curb & gutter, walks, and driveway aprons across alley & street R.O.W.
- (3) For new construction (new developments), 100% of all costs for each category of work (streets, curb & gutter, sanitary sewer, etc.) will be assessed to the benefitting lots within the new development.
- (4) The City reserves the right to modify the special assessment policy as needed and on a project by project basis to sufficiently maintain existing infrastructure and to promote new development within the City.

PRELIMINARY ASSESSMENT ROLL SUMMARY - WITH VARIOUS POLICY OPTIONS								
CEDAR STREET FROM T.H. 68 TO MAY STREET CITY OF WABASSO, MN DATE: 7/14/2023 FILENAME: H:\WABA\S13\182482_Preliminary\A_Calculations\Wabasso Cedar St Prel. Assess Roll Calcs Revised Policy-July 2023.xlsx\ PAR Summary								
LINE NO.	PARCEL NO.	TAXPAYER / OWNER NAME	MAILING ADDRESS	CITY, STATE, ZIP	PROPERTY LEGAL DESC.	CURRENT POLICY WITH LRIP \$ APPLIED ASSESSED AMT	CURRENT POLICY WITHOUT LRIP \$ APPLIED ASSESSED AMT	REVISED POLICY WITHOUT LRIP \$ APPLIED ASSESSED AMT
CEDAR STREET WEST SIDE - SOUTH TO NORTH M/N T.H. 68								
1	93-255-0140	Richard Jennings	26097 295 St.	Wabasso, MN 56293	Lot 8 & 9 Ex N 50', Brauns Block Addition	\$7,837.34	\$20,312.01	\$11,090.51
2	93-255-0160	Ryan Murray	1013 Cedar St.	Wabasso, MN 56293	N 50' Lots 8 & 9, Block 1, Brauns Block Addition	\$5,407.84	\$14,015.36	\$7,622.02
Alley								
3	93-255-0020	Krista Lynn Murray-Davis	1017 Cedar St.	Wabasso, MN 56293	Lot 1, Block 1, Brauns Block Addition	\$10,554.26	\$27,337.93	\$12,600.14
June Street								
4	93-200-2460	Brian S. & Mary Sue Fischer	1019 Cedar St.	Wabasso, MN 56293	E 30' Lot 9 & All of Lot 10, Block 15, Original Plat	\$12,652.04	\$32,779.93	\$13,466.52
Alley								
5	93-200-2480	Carol A Atkins Etal	544 South St.	Wabasso, MN 56293	Lots 1, 2 & E 20' Lot 3, Block 15, Original Plat	\$17,295.74	\$44,822.53	\$13,375.22
South St.								
6	93-200-0960	WK Rental LLC	310 N Lincoln St.	Redwood Falls, MN 56237	Lot 18, Block 5, Original Plat	\$12,137.08	\$31,433.62	\$14,035.94
Alley								
7	93-200-0860	Timothy Goblirsch	PO Box 177	Wabasso, MN 56293	Lots 1, 2 & E 1/2 Lot 3, Block 5, Original Plat	\$12,738.22	\$33,017.99	\$12,614.59
Main St.								
8	93-200-0260	Kaufenberg Enterprises LLC	743 Main St.	Wabasso, MN 56293	E 30' Lot 17 & All Lot 18, Block 2, Original Plat	\$10,847.20	\$28,107.95	\$12,076.35
Alley								
9	93-200-0160	Joyce Irlbeck	PO Box 94	Wabasso, MN 56293	Lot 1 & 2, Block 2, Original Plat	\$12,290.28	\$31,872.12	\$13,088.30
North Street								
10	93-200-1810	Paul & Candice Sobocinski	24649 230 Street	Wabasso, MN 56293	E 65' Lots 5 & 6, Block 10, Original Plat	\$8,674.84	\$22,466.00	\$9,675.60
11	93-200-1800	Elaine M. Baune	1053 Cedar St. PO Box 132	Wabasso, MN 56293	Lot 4, Block 10, Original Plat	\$6,408.80	\$16,607.08	\$8,152.03
12	93-200-1780	Sherry L. Knott %Sherry Uhl	1055 Cedar St.	Wabasso, MN 56293	Lot 3, Block 10, Original Plat	\$6,060.70	\$15,707.35	\$7,927.25
13	93-200-1760	Sherry L. Uhl	1055 Cedar St.	Wabasso, MN 56293	Lot 2, Block 10, Original Plat	\$5,506.00	\$14,273.50	\$7,549.00
14	93-200-1680	Jonathan R. Baune	26640 230th St.	Wabasso, MN 56293	Lot 1, Block 10, Original Plat	\$6,141.74	\$15,917.42	\$7,979.90
Dewey St.								
15	93-200-3360	City of Wabasso	PO Box 60	Wabasso, MN 56293	All of Blk Parks & City Well, Block 21, Original	\$47,256.00	\$122,646.00	\$29,676.00
May Street								
CEDAR STREET EAST SIDE - SOUTH TO NORTH M/N T.H. 68								
16	93-023-4850	Brian J. Baune	PO Box 184	Wabasso, MN 56293	Western Town Lot Company add TR 150' x 60' Corn 70' E of SW Cor Outlot G	\$8,277.60	\$21,454.80	\$10,095.00
17	93-023-4830	Perry L Block Jr.	1010 Cedar St.	Wabasso, MN 56293	Western Town Lot Company Add TR 60' x 150' in Outlot G, 207A	\$6,804.48	\$17,641.32	\$9,140.64
18	93-023-4820	Randall Rohlik	1012 Cedar St.	Wabasso, MN 56293	Western Town Lot Company Add TR 60' x 150' in Outlot G	\$6,798.90	\$17,626.88	\$9,137.03
19	93-023-4810	Michael A. & Rachel Ingebrtson	1014 Cedar St.	Wabasso, MN 56293	Western Town Lot Company Add TR 60' x 150' in Outlot G	\$7,741.96	\$20,064.25	\$9,745.91
20	93-023-4800	Francis J & Rita J Goblirsch Etal	PO Box 177	Wabasso, MN 56293	Western Town Lot Company Add TR 60' x 150' in Outlot G, 207 A	\$6,771.00	\$17,554.65	\$9,118.95
June Street								
21	93-200-2360	Robert M & Roberta L. Jennings	1020 Cedar St.	Wabasso, MN 56293	S 60' Lots 6 & 7, Block 14, Original Plat	\$6,391.20	\$16,564.20	\$9,082.80
22	93-200-2380	Norman D. & Veanne A. Benistini	1022 Cedar St.	Wabasso, MN 56293	N 80' Lots 6 & 7, Block 14, Original Plat	\$8,610.88	\$22,316.72	\$12,168.24
Alley								
23	93-200-2340	Jacob Lemcke	P.O. Box 78	Wabasso, MN 56293	Lot 5, Block 14, Original Plat	\$11,119.32	\$28,798.88	\$12,965.20
South Street								
24	93-200-1280	Curtis & Jeannette Rohlik	551 South St.	Wabasso, MN 56293	Lot 6, Block 6, Original Plat	\$11,604.00	\$30,051.89	\$13,278.36
Alley								
25	93-200-1240	Mike & Brandi Samyn	22270 Fairview Ave.	Lucan, MN 56255	Lot 5 Ex TR, Block 6, Original Plat	\$10,107.20	\$26,175.40	\$10,012.50
26	93-200-1260	Sunset Burial Association	PO Box 187	Echo, MN 56237	TR in Lot 5, Block 6, Original Plat	\$6,232.40	\$16,134.10	\$6,633.60
Main St.								
27	93-200-0060	Nicolissa S. Estrada	751 E. Main St.	Wabasso, MN 56293	Lot 6, Block 1, Original Plat	\$11,145.10	\$28,865.05	\$12,981.65
Alley								
28	93-200-0030	St. Amos Church	PO Box 239	Wabasso, MN 56293	Lots 3, 4 & 5 Church, Block 1, Original Plat	\$16,811.68	\$43,599.52	\$21,443.84
North Street								
29	93-200-170	St. Amos Church	PO Box 239	Wabasso, MN 56293	All of Blk School, Block 11, Original Plat	\$44,722.64	\$116,078.74	\$28,029.95
Dewey St.								
30	93-200-330	Bridgette Grunewald	PO Box 135	Wabasso, MN 56293	Lot 5, Block 20, Original Plat	\$5,610.16	\$14,543.14	\$7,636.48
31	93-200-3320	Ind School Dist #640	PO Box 69	Wabasso, MN 56293	Lot 6, Block 20, Original Plat	\$7,030.82	\$18,218.99	\$8,555.89
32	93-200-3340	Ind School Dist #640	PO Box 69	Wabasso, MN 56293	Lot 7 & 8 Playground & Parking Lot, Block 20, Original Plat	\$22,285.18	\$57,777.65	\$20,804.07
May Street								
TOTAL ASSESSMENT AMOUNTS						\$379,872.40	\$984,782.71	\$391,779.27

To: Mayor and Council

From: Brandon Baune, Clerk/Treas./Administrator

RE: Storm Water Utility Ordinance

Date: July 24, 2023

The purpose of this meeting is for discussion only, no council action is required.

Once the policy is adopted, staff will work with engineers on a 5-year and long-range replacement plan for storm water utilities and include this in the 2024 budget.

Enclosed, please find the following information:

1. Previous Correspondences
2. Proposed Ordinance
3. Revenue by Parcel
4. Storm Sewer Replacement Estimate and Map

The following items on the Storm Water Utility should be discussed:

1. Storm Water Utility Categories and Rates Structure

To: Mayor and Council
From: Larry Thompson, Clerk/Treasurer/Administrator
Re: Storm Sewer Utility
Date: June 5, 2023

The purpose of the 6-12-23 agenda item is to present background information and generate discussion on the topic.

The council has discussed this item off and on for some time and I would like to bring to the council before I retire.

A stormwater utility provides an alternative method for financing storm sewer improvements. The advantage of a stormwater utility is that unlike property taxes it assesses the costs against properties that are generating the stormwater. The city's current method of financing stormwater projects is to either assess properties or levy a property tax. Under this method tax exempt properties, which sometimes are the largest producers of storm water runoff, do not pay anything towards storm sewer improvements. Also, property taxes are based on property values which do not always correspond to the amount of runoff. Assessments are legally challenging because based on Minnesota Law, a city cannot assess an amount greater than the increase in value to a property resulting from an improvement. Proving this benefit can be extremely challenging, since storm water improvements generally only have a direct benefit (i.e. reduced flooding) to a small portion of properties within a runoff area.

I have attached a draft ordinance and supporting engineering material. The dollars could be used to reconstruct and maintain the existing storm sewer. For example, it could be used to fix the stormwater bottleneck by Cedar and June streets. The city can adopt a fairly complicated formula for charging fees or keep it simple. I've given two options in the ordinance. I think the most important thing is for the city to adopt the framework and "get its foot in the door." The actual fees can be changed as project needs are defined.

ORDINANCE NO. _____

ORDINANCE TO ESTABLISH STORMWATER DRAINAGE UTILITY

SEC. 3.50. ESTABLISHMENT OF STORMWATER DRAINAGE UTILITY

Pursuant to Minnesota Statutes, Section 444.075, the City of Wabasso establishes a storm water drainage utility, authorizes the imposition of just and reasonable charges for the use and availability of storm sewer facilities, and establishes a Storm Water Fund. The Storm Water Fund shall be a separate account and shall be used solely for storm water drainage purposes, as outlined in the above referenced Statute.

Sub. 1. Definitions

- A. Pollutant Loading – The amount of total suspended solids delivered to the storm water drainage system, measured in pounds per acre per year, that is generated from a given land use.
- B. Total Suspended Solids (TSS) – The sum of all suspended matter, described by the dry weight of the suspended matter found in a specific volume of water (milligrams per liter, for example).
- C. Single Family Residential. Parcel with two or less living units
- D. Multi Family Residential. Parcel with three or more living units.
- E. Small Commercial - Commercial Property less than 20,000 square feet.
- F. Large Commercial – Commercial property with 20,000 square feet or more
- G. Small Institutional – Land uses of less than 50,000 square feet used primarily by tax exempt entities (schools, churches or nursing homes.)
- H. Large Institutional Land uses of 50,000 square feet or more used primarily by tax exempt entities (schools, churches or nursing homes).
- I. Industrial – Land uses that are primarily used for the production of goods and distribution of products such as manufacturing, trucking companies, grain elevators and storage facilities.
- J. Residential Equivalency Factor (REF). Ratio of the accumulated direct runoff generated by the particular land use to the accumulated runoff generated by the residential land use.
- K. Surface Area. The area of the parcel in acres.
- L. Unit Rate (UR). The rate in dollars to be charged per one REF

Sub. 2. Findings and Determinations

A. In the exercise of its governmental authority and in order to promote the public health, safety, convenience and general welfare, the City has constructed, operated and maintained a storm sewer system (“the system”). This Ordinance is adopted in the further exercise of such authority and for the same purposes.

B. The system, as constructed, heretofore has been financed and paid for through the imposition of special assessments and ad valorem taxes. It is now necessary and desirable to provide an alternative method of recovering some or all of the future costs of improving, maintaining and operating the system through the imposition of charges as provided in this Ordinance.

C. In imposing charges, it is necessary to establish a methodology that undertakes to make them just and equitable. Taking into account the status of completion of the system, past methods of recovering system cost, the topography of the City and other relevant factors, it is determined that it would be just and equitable to assign responsibility for some or all of the future costs of operating, maintaining and improving the system on the basis of the expected volume of storm water runoff from the various parcels of land within the City during a standard rainfall event. For the purposes of this Ordinance, a standard rainfall event is defined as the one-year storm of one-day duration. In

addition, it is determined that it would be just and equitable to assign responsibility for some or all of the future costs of operating, maintaining and improving the system on the basis of the expected pollutant loading from the various parcels of land within the City.

Sub. 3. Rates and Charges

Storm Water Utility rates shall be established by a resolution of the City Council as amended from time to time. Fee rates may be included as part of the fee schedule included within the annual budget resolution. Fees shall be structured to reasonably reflect the cost of constructing, maintaining and operating storm water drainage systems as outlined in Minnesota Statutes, Section 444.075.

<u>Classification</u>	<u>(REF)</u>
• Residential 1	0 – 9,999 Sq Ft.
• Residential 2	10,000 – 19,999 Sq. Ft.
• Residential 3	20,000 + Sq. Ft.
• Nonresidential 1	0 – 45,000 Sq. Ft.
• Nonresidential 2	45,000 + Sq. Ft.

Subd. 6. Public Hearing and Notice

The City shall hold a hearing prior to determining whether to build, construct, enlarge or improve storm sewer facilities financed in whole or in part by the imposition of storm sewer drainage charges. Notice of such hearing shall be published in the official City newspaper at least ten days prior to the date of hearing. Owners of all property adjoining a proposed improvement shall be mailed or served with a notice at least ten days in advance of the hearing. However, failure to give mailed notice or any defects in the notice shall not invalidate the proceedings.

Subd. 7. Exemptions

Public street rights-of-way, railroad rights-of-way and lands used exclusively for agricultural purposes are exempt from storm water drainage charges.

Subd. 8. Payment of Charge

Storm water bills shall be mailed to the owner or other account holder with their city water/sewer statement and shall specify the charges.

Subd. 9. Delinquent Accounts

A. Penalties. Any bill not paid in full ten (10) days after the due date will be considered delinquent. At that time the City shall require the delinquent owner/occupant to pay a penalty in addition to the original bill. The penalty shall be computed as five percent (5%) of the original bill. If delinquent bills are not paid they may be deemed delinquent and may be placed, together with such penalties as provided by statute, on the next year's tax roll and be collected as other taxes are collected. Change of ownership or occupancy of premises found delinquent shall not be cause for reducing or eliminating these penalties.

B. Delinquent Bills. Payment of charges and/or penalties is the ultimate responsibility of the property owner. The City reserves the right to trace the delinquent bill or penalty to the new address of the delinquent occupant.

C. Assessment of Delinquent Accounts. All delinquent accounts shall be certified to the City Assessor who shall prepare an assessment roll for each year providing for assessment of the delinquent amounts against the respective properties served. The assessment shall include the amount of the delinquent account and the administrative charge due under subdivision (d), together with interest thereon at the maximum lawful rate. This assessment roll shall be delivered to the City

Council for adoption on or before October first of each year. Such action may be optional or subsequent to taking legal action to collect delinquent accounts.

E. Administrative Assessment Charge. An administrative charge of \$25.00 shall be due upon the mailing of the notice of the proposed assessment.

Subd. 10. Recalculation of Charges

If a property owner or person responsible for paying the storm water drainage charge questions the correctness of such a charge, such person may have the determination of the charge recomputed by written request to the Director of Public Works. Such request shall be made within thirty (30) days of the mailing of the billing in question.

Subd. 11. Adjustments and/or Credits to the Storm Water Drainage Charges

A. The municipal storm water drainage utility uses a rate structure based on the anticipated relative contribution of storm water drainage runoff volume and pollutant loading to the storm water drainage system. A parcel's contribution is determined by that parcel's size and its land use, under the principle that more intensively developed land uses typically have a larger percentage of impervious surface and contribute a much greater volume of water to the system for the standard rainfall event of 2.3 inches in 24 hours and/or larger pollutant loading.

It is recognized that some parcels, due either to their unique topographic, vegetative, geologic and other characteristics have a hydrologic response substantially different from that of similarly sized parcels of the same land use.

To provide for an equitable assessment of storm water drainage charges, based on reasonably expected contribution of flows, provisions need to be made to permit adjustments to the storm water drainage charge for those parcels with unique or unusual characteristics, or credits to the storm water drainage charge for those parcels with storm water runoff volume and/or quality treatment facilities.

B. The basis of the city of Wabasso's storm water drainage charges is the anticipated relative contribution of storm water runoff volume and pollutant loading to the storm water drainage system from a given parcel. Where unique or unusual conditions exist where the actual contributions of storm water runoff volume or pollutant loading from a given parcel is substantially different from those anticipated by the storm water drainage rate structure, the Director of Public Works, or designee thereof, may adjust or credit the storm water drainage charge for said parcel to an appropriate level in accordance with the guidelines specified herein.

The ordinance establishing the Storm Water Drainage Utility provides for the Director of Public Works to make adjustments and/or credits to the charges when (1) the property owner supplies data demonstrating a storm water runoff volume for the standard rainfall event substantially different from that being used for the parcel, or (2) the property owner supplies data demonstrating that storm water runoff from the parcel is being treated to provide the required removal efficiency for total suspended solids (TSS).

Adopted by the City Council this ____ day of _____, 2023

Carol Atkins, Mayor

ATTEST:

Brandon Baune, City Clerk/Treasurer/Administrator

STORM SEWER UTILITY FEE - PROPERTY AREAS

CITY OF WABASSO, MN

BAM PROJECT NO.: 051.125087

Category	Lot Size (SQ FT)		MONTHLY FEE	NUMBER OF PROPERTIES	*FOR REFERENCE	
	MIN	MAX			CITY MONTHLY REVENUE	\$3,515.00
R1	0	9,999	\$ 6.00	121	CITY ANNUAL REVENUE	\$42,180.00
R2	10,000	19,999	\$ 8.00	123	TOTAL PROPERTIES	366
R3	20,000	1,000,000	\$ 10.00	57		
NR1	1	44,999	\$ 15.00	39		
NR2	45,000	1,000,000	\$ 25.00	26		



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Yellow Shaded Areas Allocated to the City
Orange Shaded Areas Final Version

= CELLS THAT CAN BE MODIFIED TO ADJUST CITY MONTHLY REVENUE AMOUNT

DATE: 7/26/2023

LINE NO.	BILLING ACCOUNT NUMBER	COUNTY PARCEL ID NUMBER	FIRST NAME	LAST NAME	ADDRESS NUMBER	STREET NAME	CITY	STATE	ZIP CODE	PROPERTY LEGAL DESC.	PROPERTY CLASS	PROPERTY AREA S.F.	FEE CATEGORY	MONTHLY FEE AMT.	NOTES
1	01-00000001-00-2	93-280-0180	GLEN	BOCK	992	NORTH STREET	WABASSO	MN	56293	Lot 1, Block 2, Eastward Add	RESIDENTIAL	21,111	R3	\$10.00	
2	01-00000015-00-9			BART PROPERTIES	341	JUNE STREET	WABASSO	MN	56293	Block 15	NON RESIDENTIAL	NA	NA	NA	ADDRESS DOES NOT EXIST, Could be line item 353
3	01-00000028-00-7	93-200-2900 & 93-200-2620	AMANDA	GUETTER	345	JUNE STREET	WABASSO	MN	56293	Lot 8 & 5'75" Lot 7, Block 15, & W 30' Lot 9, Block 15, Only	RESIDENTIAL	17,100	R2	\$6.00	
4	01-00000025-00-2	93-253-0080	MIKE	BAUMANN	1216	OAK STREET	WABASSO	MN	56293	N 1/2 Lots 3, 4, & 5 EX E 48' OF N1/2 Lot 3, Brains Block Add	RESIDENTIAL	9,240	R1	\$6.00	
5	01-00000031-00-1	93-253-0080	EDDIE	REYES	1214	OAK STREET	WABASSO	MN	56293	S 1/2 Lots 8, 9, & 5, Brains Block Add	RESIDENTIAL	13,298	R1	\$6.00	
6	01-00000035-00-5	93-253-0139	DARRIN	MARTIUS	1212	OAK STREET	WABASSO	MN	56293	BRAINS BLOCK ADDITION BLOCK 1 N1/2 LOTS 6 & 7	RESIDENTIAL	8,987	R1	\$6.00	
7	01-00000046-00-9	93-253-0140	WICK	JENNIGES	1011	CEDAR STREET	WABASSO	MN	56293	BRAINS BLOCK ADDITION BLOCK 1 LOT 8 & 9 EX N 30'	RESIDENTIAL	7,980	R1	\$6.00	
8	01-00000051-00-7	93-281-0030	CLETUS	BERANEK	999	NORTH STREET	WABASSO	MN	56293	Lot 1, Block 1, EASTWARD SECOND ADDITION	RESIDENTIAL	15,861	R2	\$6.00	
9	01-00000057-00-3	93-023-4830	PJ	BOCK	1010	CEDAR STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 80' E 150' IN OUTLOT G, 207A	RESIDENTIAL	9,000	R1	\$6.00	
10	01-00000060-00-9	93-023-4830	RANDY	ROHLIK	1012	CEDAR STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 80' X 150' IN OUTLOT G	RESIDENTIAL	9,000	R1	\$6.00	
11	01-00000066-00-5	93-023-4830	RACHEL	JNGEBRETSON	1014	CEDAR STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 80' X 150' IN OUTLOT G	RESIDENTIAL	9,000	R1	\$6.00	
12	01-00000075-00-7	93-253-0070	KRISTA	DAVIS	1017	CEDAR STREET	WABASSO	MN	56293	Lot 1, Block 1	RESIDENTIAL	8,400	R1	\$6.00	
13	01-00000080-00-5	93-253-0040	HOLDEN	BAUMANN	344	JUNE STREET	WABASSO	MN	56293	BRAINS BLOCK ADDITION BLOCK 1 E 48' OF N1/2 Lot 8 & Lot 2, Brains Block Add	RESIDENTIAL	11,790	R2	\$6.00	
14	01-00000086-00-1	93-200-2490	BRIAN	FISCHER	1019	CEDAR STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 15 E 30' LOT 9 & ALL LOT 10	RESIDENTIAL	12,600	R2	\$6.00	
15	01-00000086-00-3	93-200-2490	MARY SUE	FISCHER	1019	CEDAR STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 15 E 30' LOT 9 & ALL LOT 10	RESIDENTIAL	NA	NA	NA	REPEAT LINE ITEM SAME AS 14
16	01-00000090-00-8	93-200-2380	VEANNE	BATTISTINI	1022	CEDAR STREET	WABASSO	MN	56293	Block 14 ORIGINAL N 80' LOTS 6 & 7	RESIDENTIAL	9,600	R1	\$6.00	
17	01-00000095-00-3	93-200-2380	BOB	JENNIGES	1020	CEDAR STREET	WABASSO	MN	56293	Block 14 ORIGINAL N 80' LOTS 6 & 7	RESIDENTIAL	7,200	R1	\$6.00	
18	01-00000106-00-8	93-023-4830	FRANCIS	GOBLIRSCH	1016	CEDAR STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 80' X 150' IN OUTLOT G, 207A	RESIDENTIAL	9,000	R1	\$6.00	
19	01-00000101-00-9	93-870-0800	ARTHUR	NITZSCHKE	1836	BARR STREET	WABASSO	MN	56293	Block 28 WESTERN TOWN LOT CO. ADDITION TR 82 1/2' X 67 1/2' LOT 2	RESIDENTIAL	5,569	R1	\$6.00	
20	01-00000111-00-2	93-023-3950	NOGIR	WERNER	1440	FRONT STREET	WABASSO	MN	56293	COM HE COR OUTLOT 1, TH S 373.8', W 285.71', NWLY TO NW COR OUTLOT 1, E 426.5' TO P208	RESIDENTIAL	135,888	R3	\$10.00	
21	01-00000125-00-9	93-200-2190	JOHN	FRANK	800	PINE STREET	WABASSO	MN	56293	Lot 6/Block 13 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
22	01-00000130-00-7	93-200-2190	ANTHONY	GOBLIRSCH	383	JUNE STREET	WABASSO	MN	56193	Lot 7/Block 13 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
23	01-00000131-00-8	93-200-2320	KEVIN	MC KAY	385	JUNE STREET	WABASSO	MN	56293	Lot 4/Block 13 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
24	01-00000141-00-1	93-200-1900	JOE	BURTZEL	1452	ELM STREET	WABASSO	MN	56293	Lot 11/Block 9 ORIGINAL TOWN	RESIDENTIAL	7,000	R1	\$6.00	
25	01-00000151-00-4	93-200-2720	DAN	MATHIOWETZ	584	MAPLE STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 13 S1/2 LOTS 9 & 10	RESIDENTIAL	8,400	R1	\$6.00	
26	01-00000156-00-9	93-200-2240	JENNIFER	ALBU	566	MAPLE STREET	WABASSO	MN	56293	Block 13 N1/2 LOTS 9 & 10	RESIDENTIAL	8,400	R1	\$6.00	
27	01-00000160-00-6	93-200-2780	MARK	GOBLIRSCH	571	JUNE STREET	WABASSO	MN	56293	Lot 6/Block 17 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
28	01-00000161-00-7	93-253-0160		HOBBY INVESTMENTS	1013	CEDAR STREET	WABASSO	MN	56293	BRAINS BLOCK ADDITION BLOCK 1 N 80' LOTS 6 & 9	RESIDENTIAL	6,000	R1	\$6.00	
29	01-00000166-00-2	93-200-2800	JUSTIN	SCHNEIDER	373	JUNE STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 17 LOT 1 & W 30' LOT 8	RESIDENTIAL	8,800	R1	\$6.00	
30	01-00000170-00-9	93-200-2830	JACKIE	RAMOS	375	JUNE STREET	WABASSO	MN	56293	Block 17 E 50' LOT 8 & W 30' LOT 9	RESIDENTIAL	8,400	R1	\$6.00	
31	01-00000176-00-5	93-200-2840	ANGIE	WILKINSON	377	JUNE STREET	WABASSO	MN	56293	Block 17 ORIGINAL TOWN LOT 9 EX W 30' & W 5' LOT 10	RESIDENTIAL	7,700	R1	\$6.00	
32	01-00000181-00-3	93-200-2700	JOSEPH	JENNIGES	379	JUNE STREET	WABASSO	MN	56293	Block 17 ORIGINAL TOWN LOT 10 EX W 5'	RESIDENTIAL	7,700	R1	\$6.00	
33	01-00000185-00-7	93-023-4540	PERRY	HANSEN	380	JUNE STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD W1/2 S 140' OF IN 300' OF OUTLOT 1 EX E 134'	RESIDENTIAL	14,010	R2	\$6.00	
34	01-00000190-00-5	93-023-4490	RENE	JENNIGES	580	SOUTH STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 160' X 130' IN AND COR OF OUTLOT 1	RESIDENTIAL	16,000	R2	\$6.00	
35	01-00000195-00-0	93-023-4480	DAVID	ALBU	582	SOUTH STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 160' X 130' IN OUTLOT 1	RESIDENTIAL	28,000	R3	\$10.00	
36	01-00000200-00-5	93-023-4470	RON	ALBU	215	CSAH 6	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 72' X 180' IN OUTLOT 1	RESIDENTIAL	11,920	R2	\$6.00	
37	01-00000205-00-0	93-023-4500	ZACH	LEMCKE	384	JUNE STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 134' X 140' IN OUTLOT 1 EX STREET	RESIDENTIAL	33,070	R3	\$10.00	
38	01-00000210-00-8	93-024-3005		REDWOOD CENTRAL	210	CSAH 6	WABASSO	MN	56293	TR IN SW1/4 SW1/4 388 14' X 547', S.A. CHURCH & RECTORY	NON RESIDENTIAL	213,789	NR2	\$25.00	
39	01-00000220-00-1	93-280-0540		ST. MATTHEW CHURCH	210	CSAH 6	WABASSO	MN	56293	EASTVALE ADDITION Block 2 OUTLOT C	NON RESIDENTIAL	33,097	NR1	\$15.00	
40	01-00000226-00-7	93-024-3010	MIKE	KAUFENBERG	214	CSAH 6	WABASSO	MN	56293	Block 2 TR 178' X 171' IN SW1/4 SW1/4, 7A	RESIDENTIAL	30,527	R3	\$10.00	
41	01-00000230-00-4	93-373-0280	BOB	SAGTDAHL	592	HOPE STREET	WABASSO	MN	56293	Lot 1/Block 9 FREDRICKS ADDITION	RESIDENTIAL	17,985	R2	\$6.00	
42	01-00000231-00-5	93-023-4584	RON	MAYER	980	NORTH STREET	WABASSO	MN	56293	WESTERN TOWN LOT CO. ADDITION TR 80' X 140' IN OUTLOT D	RESIDENTIAL	11,900	R2	\$6.00	
43	01-00000232-01-9	93-280-0660	MARK	PALMER	602	HOPE STREET	WABASSO	MN	56293	Lot 17/Block 2 EASTVALE ADDITION, 56A	RESIDENTIAL	25,209	R3	\$10.00	
44	01-00000235-00-9	93-373-0280	NATE	BAUMAN	594	HOPE STREET	WABASSO	MN	56293	Lot 2/Block 3 FREDRICKS ADDITION	RESIDENTIAL	17,985	R2	\$6.00	
45	01-00000236-00-0	93-280-0800	TAMMY	BOCK	596	HOPE STREET	WABASSO	MN	56293	Block 2 E 67 34' OF LOT 19 EASTVALE ADDITION	RESIDENTIAL	10,977	R2	\$6.00	
46	01-00000237-00-1	93-280-0510	JAYSON	FENKE	596	HOPE STREET	WABASSO	MN	56293	Block 3 W 72.80' OF LOT 19	RESIDENTIAL	11,913	R2	\$6.00	
47	01-00000239-00-3	93-280-0440	DALE	ROHLIK	603	HOPE STREET	WABASSO	MN	56293	Lot 16/Block 2 EASTVALE ADDITION	RESIDENTIAL	22,044	R3	\$10.00	
48	01-00000240-00-7	93-373-0280	KEVIN	BAUNE	597	HOPE STREET	WABASSO	MN	56293	Lot 5/Block 2 FREDRICKS ADDITION	RESIDENTIAL	12,780	R2	\$6.00	
49	01-00000241-00-8	93-200-2280	TYLER	LUNDBERG	556	SOUTH STREET	WABASSO	MN	56293	Lot 2/Block 14 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
50	01-00000242-00-9	93-280-0400	SCOTT	ALTERMATT	599	HOPE STREET	WABASSO	MN	56293	Lot 14/Block 2 EASTVALE ADDITION	RESIDENTIAL	19,880	R2	\$6.00	
51	01-00000244-00-1	93-280-0470	PAT	EICHTEN	601	HOPE STREET	WABASSO	MN	56293	Lot 15/Block 2 EASTVALE ADDITION	RESIDENTIAL	19,052	R2	\$6.00	
52	01-00000245-00-2	93-373-0280	CHRIS	PALAN	595	HOPE STREET	WABASSO	MN	56293	Lot 6/Block 2 FREDRICKS ADDITION	RESIDENTIAL	11,780	R2	\$6.00	
53	01-00000250-00-0	93-373-0280	CHERI	PIATZ	593	HOPE STREET	WABASSO	MN	56293	Lot 7/Block 2 FREDRICKS ADDITION	RESIDENTIAL	12,780	R2	\$6.00	
54	01-00000255-00-5	93-373-0240	JULIE	STRAND	591	HOPE STREET	WABASSO	MN	56293	Lot 8/Block 2 FREDRICKS ADDITION	RESIDENTIAL	13,490	R2	\$6.00	
55	01-00000261-00-4	93-023-4450	DAVE	HASE	585	SOUTH STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 120' X 140' IN OUTLOT 5	RESIDENTIAL	13,870	R3	\$10.00	
56	01-00000265-00-8	93-023-4440	DAVID	FRANK	583	SOUTH STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 79' X 140' IN OUTLOT 5	RESIDENTIAL	10,500	R2	\$6.00	

STORM SEWER UTILITY FEE - PROPERTY AREAS CITY OF WABASSO, MN

BMI PROJECT NO.: 051.125087

Category	Lot Size (SQ. FT)		MONTHLY FEE	NUMBER OF PROPERTIES	*FOR REFERENCE	
	MIN	MAX			CITY MONTHLY REVENUE	\$3,515.00
R1	0	9,999	\$ 6.00	121	CITY ANNUAL REVENUE	\$42,180.00
R2	10,000	19,999	\$ 8.00	123	TOTAL PROPERTIES	366
R3	20,000	1,000,000	\$ 10.00	57		
NR1	1	44,999	\$ 15.00	39		
NR2	45,000	1,000,000	\$ 25.00	26		



FILE NAME: S:\Documents\Council\Council Packet\2023\7-26-23 Special\Wabasso STM Sewer Reconstruct Est and Prop Fees.xlsx\Wabasso STM Reconstruct Fee

Yellow Shaded Areas Shown in by Bolt
Drawing Shaded in Final Version

= CELLS THAT CAN BE MODIFIED TO ADJUST CITY MONTHLY REVENUE AMOUNT

DATE: 7/20/2023

LIVE NO.	BILLING ACCOUNT NUMBER	COUNTY PARCEL ID NUMBER	FIRST NAME	LAST NAME	ADDRESS NUMBER	STREET NAME	CITY	STATE	ZIP CODE	PROPERTY LEGAL DESC.	PROPERTY CLASS	PROPERTY AREA S.F.	FEE CATEGORY	MONTHLY FEE AMT.	NOTES
57	01-00000271-00-7	93-300-1300	PATRICIA	KEENER	553	SOUTH STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 6 LOT 7 & 8 W 30' LOT 9	RESIDENTIAL	21,000	R3	\$30.00	
58	01-00000276-00-2	93-023-4430	ROY	MARAS	579	SOUTH STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 70' X 140' IN OUTLOT 5	RESIDENTIAL	8,600	R1	\$6.00	
59	01-00000280-00-9	93-023-4430	JOHN	KROHN	577	SOUTH STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD COM 210' E OF SW COR OF OUTLOT 5, E 90', N 140', W 90', S 140'	RESIDENTIAL	12,600	R2	\$8.00	
60	01-00000285-00-4	93-300-2720	MIKE	PITZL	578	SOUTH STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 17 LOTS 1 & 2 E W 50' LOT 2	RESIDENTIAL	9,800	R1	\$6.00	
61	01-00000291-00-3	93-300-2780	LESLEY	SAGEDALE	576	SOUTH STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 17 W 50' LOT 2	RESIDENTIAL	7,000	R1	\$6.00	
62	01-00000296-00-8	93-300-2780	JASON	STEFFEN	574	SOUTH STREET	WABASSO	MN	56293	Lot 3/Block 17 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
63	01-00000300-00-2	93-023-4400	MIKE	REMIER	573	SOUTH STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 90' X 140' IN OUTLOT 5	RESIDENTIAL	12,800	R2	\$8.00	
64	01-00000310-00-5	93-023-4710	BRAD	GROSE	571	SOUTH STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 120' X 140' IN SE 1/4	RESIDENTIAL	16,800	R2	\$8.00	
65	01-00000311-00-6	93-023-4710	CARIE	SCHULTE	571	SOUTH STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 120' X 140' IN SE 1/4	RESIDENTIAL	NA	NA	NA	Repeat line item same as 64
66	01-00000320-00-8	93-300-2080	JOHN	YAN LOY	566	SOUTH STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 13 LOTS 1 & 2	RESIDENTIAL	16,800	R2	\$8.00	
67	01-00000325-00-3	93-300-2100	ALEXIS	SILVA	564	SOUTH STREET	WABASSO	MN	56293	Lot 3/Block 13 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
68	01-00000330-00-1	93-300-2120	MIKE	MAHAL	562	SOUTH STREET	WABASSO	MN	56293	Block 13 LOT 4 E 1/2 TRS	RESIDENTIAL	7,000	R1	\$6.00	
69	01-00000331-00-2	93-610-0100	LOUIE	GUETTER	2034	W MAIN STREET	WABASSO	MN	56293	Block 27 WESTERN TOWN LOT CO. ADDITION LOTS 3-A & 5 E 1/2 X 140' IN LOT 3	RESIDENTIAL	97,362	R3	\$10.00	
70	01-00000333-00-4	93-300-2140	PETER	KIDROWSKI	560	SOUTH STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 13 10' LOT 4 & ALL LOT 5	RESIDENTIAL	9,800	R1	\$6.00	
71	01-00000335-00-6	93-300-1900	DAVE	REMIER	569	SOUTH STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 12 LOTS 8 & 10	RESIDENTIAL	16,800	R2	\$8.00	
72	01-00000340-00-4	93-300-2040	CARLOS	AMBRIZ	565	SOUTH STREET	WABASSO	MN	56293	Lot 8/Block 12 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
73	01-00000341-00-5	93-023-4550	ADAM	GOEBERSCH	771	MAIN STREET	WABASSO	MN	56293	WESTERN TOWN LOT CO. ADDITION TR 80' X 150' IN SW COR OF OUTLOT D	RESIDENTIAL	12,000	R2	\$8.00	
74	01-00000346-00-0	93-300-2030	JARED	ZUPFER	563	SOUTH STREET	WABASSO	MN	56293	Lot 7/Block 12 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
75	01-00000350-00-7	93-300-2030	GREG	ROHLIK	561	SOUTH STREET	WABASSO	MN	56293	Lot 6/Block 12 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
76	01-00000351-00-8	93-023-4892	CLIP	CHANDE	781	MAIN STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY TR IN OUTLOT D BEG AT PT 100' W OF SE COR, TH W 106' N 140' E APPROX 106' S 140' TO POB	RESIDENTIAL	13,320	R2	\$8.00	
77	01-00000355-00-2	93-300-2380	SCOTT	SOROCINSKI	558	SOUTH STREET	WABASSO	MN	56293	Lot 2/Block 14 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
78	01-00000366-00-6	93-300-2300	SCOTT	MANN	554	SOUTH STREET	WABASSO	MN	56293	Lot 3/Block 14 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
79	01-00000371-00-4	93-300-1180	DENNIS	FRANK	559	SOUTH STREET	WABASSO	MN	56293	Lot 10/Block 6 ORIGINAL TOWN	RESIDENTIAL	12,800	R2	\$8.00	
80	01-00000381-00-7	93-023-4430	ISAC	SIDROM	581	SOUTH STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 100' X 140' IN OUTLOT 5	RESIDENTIAL	14,700	R2	\$8.00	
81	01-00000386-00-2	93-300-1280	CURT	ROHLIK	551	SOUTH STREET	WABASSO	MN	56293	Lot 6/Block 6 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
82	01-00000390-00-9	93-300-2320	Curtis	Stellmacher	552	SOUTH STREET	WABASSO	MN	56293	Lot 4/Block 14 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
83	01-00000395-00-4	93-300-2340	ALAN	LEMCKE	550	SOUTH STREET	WABASSO	MN	56293	Lot 5/Block 14 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
84	01-00000405-00-4	93-300-0940	DAVE	WIDMIR	549	SOUTH STREET	WABASSO	MN	56293	Lot 18/Block 5 ORIGINAL TOWN	RESIDENTIAL	9,000	R1	\$6.00	
85	01-00000411-00-3	93-300-0940	ANGELA	MATTER	547	SOUTH STREET	WABASSO	MN	56293	Lot 17/Block 5 ORIGINAL TOWN	RESIDENTIAL	9,000	R1	\$6.00	
86	01-00000416-00-8	93-300-0920	BRIAN	KAMPSEN	545	SOUTH STREET	WABASSO	MN	56293	Lot 16/Block 5 ORIGINAL TOWN	RESIDENTIAL	8,000	R1	\$6.00	
87	01-00000420-00-1	93-300-2502	JEFF	OLSON	542	SOUTH STREET	WABASSO	MN	56293	Block 13 W 40' LOT 3 & E 40' LOT 4	RESIDENTIAL	11,200	R2	\$8.00	
88	01-00000420-00-5	93-300-2502	RUTH	OLSON	542	SOUTH STREET	WABASSO	MN	56293	Block 13 W 40' LOT 3 & E 40' LOT 4	RESIDENTIAL	NA	NA	NA	Repeat line item same as 87
89	01-00000421-00-6	93-300-2680	LAWRENCE	GUETTER	854	MAIN STREET	WABASSO	MN	56293	Block 18 E 75' LOTS 4, 5 & 6	RESIDENTIAL	11,200	R2	\$8.00	
90	01-00000428-00-8	93-300-3480	CAROL	ATRINS	544	SOUTH STREET	WABASSO	MN	56293	Block 15 LOTS 1, 2 & 3 LOT 3	RESIDENTIAL	18,800	R2	\$8.00	
91	01-00000430-00-8	93-300-0720	ROXANNE	KUGEL	1231	OAK STREET	WABASSO	MN	56293	Block 4 LOTS 17 & 18	RESIDENTIAL	3,000	R1	\$6.00	
92	01-00000445-00-6	93-300-1220	COURTNEY	WAKNITZ	752	MAIN STREET	WABASSO	MN	56293	Lot 4/Block 6 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
93	01-00000452-00-6	93-300-1200	DAN	LENSING	754	MAIN STREET	WABASSO	MN	56293	Lot 3/Block 6 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
94	01-00000455-00-9	93-300-1180	JENNIFER	JOHNSON	756	MAIN STREET	WABASSO	MN	56293	Lot 2/Block 6 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
95	01-00000460-00-7	93-300-1140	LEIGHA	DAVIS	758	MAIN STREET	WABASSO	MN	56293	Lot 1/Block 6 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
96	01-00000465-00-2	93-300-1980	ROBERT & CO	KEMPER	838	PINE STREET	WABASSO	MN	56293	Lot 5/Block 12 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
97	01-00000470-00-0	93-300-1860	DONALD	FRIEDLEY	762	MAIN STREET	WABASSO	MN	56293	Lot 4/Block 12 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
98	01-00000471-00-1	93-280-0200	JOE	KEMP	996	NORTH STREET	WABASSO	MN	56293	Lot 4/Block 2 EASTWALL ADDITION	RESIDENTIAL	21,232	R3	\$30.00	
99	01-00000475-00-6	93-300-1940	JANICE	BAUNE	764	MAIN STREET	WABASSO	MN	56293	Lot 3/Block 12 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
100	01-00000480-00-3	93-300-1920	DALE	SCHLEY	766	MAIN STREET	WABASSO	MN	56293	Lot 2/Block 12 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
101	01-00000488-00-1	93-300-1880	CONSTANCE	SMITH	786	MAIN STREET	WABASSO	MN	56293	Lot 1/Block 12 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
102	01-00000490-00-6	93-023-4350	MICHELLE	HARTWIG	770	MAIN STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD COM HW COR OUTLOT 5 TH E 120' S 140' W 120' N 140' TO POB	RESIDENTIAL	16,800	R2	\$8.00	
103	01-00000491-00-7	93-280-0080	BRAD	SALFER	997	NORTH STREET	WABASSO	MN	56293	Lot 4/Block 1 EASTWALL ADDITION	RESIDENTIAL	14,000	R2	\$8.00	
104	01-00000495-00-2	93-023-4360	MICHAEL	GREENLEE	772	MAIN STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 120' X 140' IN OUTLOT 5 COM 120' E OF HW COR	RESIDENTIAL	16,800	R2	\$8.00	
105	01-00000500-00-6	93-023-4380	KEN	SALFER	774	MAIN STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 135' X 140' COM 334.1' W OF HW COR OUTLOT 5	RESIDENTIAL	18,900	R2	\$8.00	
106	01-00000505-00-1	93-023-4370	CHAD	OLSON	776	MAIN STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 134.1' X 140' COM 207' W OF HW COR OUTLOT 5	RESIDENTIAL	18,774	R2	\$8.00	
107	01-00000515-00-4	93-373-0140	CORY	JENSEN	790	ROSE STREET	WABASSO	MN	56293	Block 2 FRIEDRICK ADDITION E 1/2 LOT 2 & ALL LOT 3	RESIDENTIAL	19,170	R2	\$8.00	
108	01-00000516-00-5	93-373-0100	CHAD	ALTERWALT	792	ROSE STREET	WABASSO	MN	56293	Block 2 FRIEDRICK ADDITION LOT 4 & W 1/2 LOT 2	RESIDENTIAL	13,880	R2	\$8.00	
109	01-00000520-00-2	93-373-0100	KIMBERLY FRANK & CO		796	ROSE STREET	WABASSO	MN	56293	Lot 4/Block 2 FRIEDRICK ADDITION	NON RESIDENTIAL	12,780	NR1	\$15.00	
110	01-00000522-01-7	93-280-0340	BILL & AUDRE GESKE		802	ROSE STREET	WABASSO	MN	56293	Lot 11/Block 2 EASTWALL ADDITION	RESIDENTIAL	23,181	R3	\$30.00	

STORM SEWER UTILITY FEE - PROPERTY AREAS

CITY OF WABASSO, MN

BIM PROJECT NO.: 051.12087

Category	Lot Size (SQ FT)		MONTHLY FEE	NUMBER OF PROPERTIES	*FOR REFERENCE	
	MIN	MAX			CITY MONTHLY REVENUE	\$3,515.00
R1	0	9,999	\$ 6.00	121	CITY ANNUAL REVENUE	\$42,180.00
R2	10,000	19,999	\$ 8.00	123	TOTAL PROPERTIES	366
R3	20,000	1,000,000	\$ 10.00	57		
NR1	1	44,999	\$ 15.00	39		
NR2	45,000	1,000,000	\$ 25.00	26		



FILE NAME S:\Documents\Council\Council Packet\2023\7-26-23 Special\Wabasso STM Sewer Reconstruct E1 and Prop Fees.xlsx\Wabasso STM Reconst Fee

Yellow Shaded Areas Will be by Web
Delete Shaded if Final Version

= CELLS THAT CAN BE MODIFIED TO ADJUST CITY MONTHLY REVENUE AMOUNT

DATE: 7/20/2023

LINE NO.	BILLING ACCOUNT NUMBER	COUNTY PARCEL ID NUMBER	FIRST NAME	LAST NAME	ADDRESS NUMBER	STREET NAME	CITY	STATE	ZIP CODE	PROPERTY LEGAL DESC.	PROPERTY CLASS	PROPERTY AREA S.F.	FEE CATEGORY	MONTHLY FEE AMT.	NOTES
111	01-00000525-00-7	93-373-0040 93-373-0080	MARY	FRECKS	797	ROSE STREET	WABASSO	MN	56293	Lot 584/Block 1 FIRECKS ADDITION Lot 8/Block 2 EASTVAL ADDITION	RESIDENTIAL	25,580	R3	\$10.00	
112	01-00000526-00-8	93-280-0280	STEVE	BURNS	799	ROSE STREET	WABASSO	MN	56293	Lot 9/Block 2 EASTVAL ADDITION	RESIDENTIAL	19,880	R2	\$8.00	
113	01-00000528-00-0	93-280-0300	JANELLE	DAUNE	801	ROSE STREET	WABASSO	MN	56293	Lot 10/Block 2 EASTVAL ADDITION	RESIDENTIAL	19,052	R2	\$8.00	
114	01-00000530-01-8	93-280-0320	JUSTIN	MORIN	803	ROSE STREET	WABASSO	MN	56293	Lot 11/Block 2 EASTVAL ADDITION	RESIDENTIAL	17,044	R3	\$10.00	
115	01-00000531-00-6	93-373-0040	CYRIL	BAUNE	795	ROSE STREET	WABASSO	MN	56293	Lot 12/Block 1 FIRECKS ADDITION	RESIDENTIAL	25,270	R3	\$10.00	
116	01-00000536-00-1	93-023-4730	MARK	BLISS	783	MAIN STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD COM SE COR OUTLOT D TH R 140', W 100', S 140', E 100' TO POB	RESIDENTIAL	14,000	R2	\$8.00	
117	01-00000537-00-2	93-023-4720	WALLY	ARENDIS	219	CSAH 6	WABASSO	MN	56293	WESTERN TOWN LOT CO. ADDITION PART OF OUTLOT D, BEG @ NS COR, TH W 86', S 140', E 86', N 140' TO POB	RESIDENTIAL	13,720	R2	\$8.00	
118	01-00000545-00-3	93-023-4590 93-023-4560 93-023-4724	CLETUS	TROST	778	MAIN STREET	WABASSO	MN	56293	WESTERN TOWN LOT CO. ADDITION PART OF OUTLOT D, COM 200' E OF SW COR, TH N 150', E 381.2' N/A, TO E LN, THS 10', W 208' S 140', W 173.81' TO POB	RESIDENTIAL	13,769	R3	\$10.00	
119	01-00000550-00-1	93-023-4700	JENNIFER	ZOLLNER	777	MAIN STREET	WABASSO	MN	56293	WESTERN TOWN LOT CO. ADDITION 18.75' X 150' IN OUTLOT D, 245' E OF SW COR	RESIDENTIAL	11,250	R1	\$6.00	
120	01-00000555-00-6	93-023-4870	SHAYLA & L	MEIS	775	MAIN STREET	WABASSO	MN	56293	WESTERN TOWN LOT CO. ADDITION TR 80' X 150' IN OUTLOT D, 155' E OF SW COR	RESIDENTIAL	13,500	R2	\$8.00	
121	01-00000560-00-4	93-023-4810	TYLER	MAERTENS	773	MAIN STREET	WABASSO	MN	56293	WESTERN TOWN LOT CO. ADDITION TR 75' X 150' IN OUTLOT D, 80' E OF SW COR	RESIDENTIAL	11,250	R2	\$8.00	
122	01-00000570-00-7	93-023-4860	JANE	LENSING	970	NORTH STREET	WABASSO	MN	56293	WESTERN TOWN LOT CO. ADDITION TR 75' X 150' IN NW COR OF OUTLOT D	RESIDENTIAL	11,250	R2	\$8.00	
123	01-00000575-00-2	93-023-4750	VICKIE	DAUB	972	NORTH STREET	WABASSO	MN	56293	WESTERN TOWN LOT CO. ADDITION TR 75' X 150' IN OUTLOT D, 75' E OF NW COR	RESIDENTIAL	11,250	R2	\$8.00	
124	01-00000580-00-0	93-023-4830	JON	RULTON	974	NORTH STREET	WABASSO	MN	56293	WESTERN TOWN LOT CO. ADDITION TR 85' X 150' IN OUTLOT D, 150' E OF NW COR	RESIDENTIAL	129,200	R3	\$10.00	
125	01-00000584-00-8	93-023-4800	MARVIN	ZOLLNER	976	NORTH STREET	WABASSO	MN	56293	WESTERN TOWN LOT CO. ADDITION TR 85' X 150' IN OUTLOT D, 225' E OF NW COR	RESIDENTIAL	13,750	R2	\$8.00	
126	01-00000590-00-3	93-023-4560	HAROLD	FRECKS	978	NORTH STREET	WABASSO	MN	56293	WESTERN TOWN LOT CO. ADDITION TR 107' X 140' IN OUTLOT D, 230' E OF NW COR	RESIDENTIAL	15,400	R2	\$8.00	
127	01-00000591-00-4	93-280-0020	ALLEN	ZOLLNER	993	NORTH STREET	WABASSO	MN	56293	Block 1 EASTVAL ADDITION LOTS 1 & 2 EASTVAL ADDITION	RESIDENTIAL	31,038	R3	\$10.00	
128	01-00000592-00-5	93-023-4800	RON	MAYER	980	NORTH STREET	WABASSO	MN	56293	Block 1 EASTVAL SECOND ADDITION LOT 8 & OUTLOT A	RESIDENTIAL	NA	NA	NA	Repeat line item same as 42
129	01-00000593-00-6	93-281-0060	JACK	SAGEDAHL	1003	NORTH STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	20,061	R3	\$10.00	
130	01-00000595-00-8	93-023-4722	CHUCK	NOBASSE	982	NORTH STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	13,348	R2	\$8.00	
131	01-00000596-00-9	93-023-4080	TONY & LAUR	PRICE	979	NORTH STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	23,785	R3	\$10.00	
132	01-00000600-00-3	93-023-4110	ALFRED	SAUFER	977	NORTH STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	17,800	R2	\$8.00	
133	01-00000605-00-8	93-023-4120	DAVID	JOHANNICK	975	NORTH STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	19,000	R2	\$8.00	
134	01-00000610-00-6	93-023-4150	FLAVIA	FRANKA	973	NORTH STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	18,750	R2	\$8.00	
135	01-00000611-00-7	93-280-0030	ALLEN	ZOLLNER	991	NORTH STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	NA	NA	NA	REPEAT LINE ITEM, SAME AS 127
136	01-00000616-00-2	93-023-4140	ALEX	SCHROEDER	971	NORTH STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	26,500	R3	\$10.00	
137	01-00000620-00-9	93-200-2920	CALEB	KEMP	653	MAPLE STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	4,800	R1	\$6.00	
138	01-00000627-00-8	93-200-2900	KATHY	STAUFFACHER	969	NORTH STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	3,800	R1	\$6.00	
139	01-00000630-00-2	93-200-2880	MIKE	FRANK	967	NORTH STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	11,000	R2	\$8.00	
140	01-00000640-00-5	93-200-3040	JACOB	NOHLIK	963	NORTH STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	7,000	R1	\$6.00	
141	01-00000644-00-9	93-200-3020	LARRY	HAYEN	961	NORTH STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	7,000	R1	\$6.00	
142	01-00000650-00-8	93-200-0020	SUE	ANDERSEN	958	NORTH STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	8,400	R1	\$6.00	
143	01-00000651-00-9	93-023-4300	BART PROPERTIES LLC		778	MAIN STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	NON RESIDENTIAL	18,000	NR1	\$15.00	
144	01-00000655-00-3	93-023-4740	TOM	MAHLOW	845	PINE STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	14,000	R1	\$6.00	
145	01-00000660-00-1	93-023-4640	JOE	MARKS	966	NORTH STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	9,800	R1	\$6.00	
146	01-00000661-00-2	93-200-2770	MARVIN	DAVIS	570	SOUTH STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	16,800	R2	\$8.00	
147	01-00000666-00-7	93-023-4630	MELANIE	LIEBOWITZ	968	NORTH STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	9,800	R1	\$6.00	
148	01-00000671-00-5	93-023-4570	ZACH & AMBER	KLEINHUTZEN	765	MAIN STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	9,800	R1	\$6.00	
149	01-00000675-00-9	93-023-4580	PATRICIA	FISCHER	763	MAIN STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	11,000	R3	\$10.00	
150	01-00000680-00-7	93-023-4620	ALCIS	BREY	761	MAIN STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	10,000	R2	\$8.00	
151	01-00000686-00-3	93-023-4680	DARYL	FLADHAMMER	844	PINE STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	8,400	R1	\$6.00	
152	01-00000690-00-0	93-200-0040	MICHELLE	NICHOLS	759	MAIN STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	8,400	R1	\$6.00	
153	01-00000695-00-5	93-200-0120	PHYLLIS	JUDSON	757	MAIN STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	8,400	R1	\$6.00	
154	01-00000700-00-0	93-200-0100	DONALD	GOLLIERSCH	755	MAIN STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	8,400	R1	\$6.00	
155	01-00000705-00-5	93-200-0080	DENNIS	FENNER	753	MAIN STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	8,400	R1	\$6.00	
156	01-00000711-00-4	93-200-0060	NICOLUSSA	ESTRADA	751	MAIN STREET	WABASSO	MN	56293	Block 18 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	8,400	R1	\$6.00	
157	01-00000715-00-8	93-200-0180	JOYCE	FIRST	944	NORTH STREET	WABASSO	MN	56293	Block 2 LOT 1 & 2 ORIGINAL TOWN	RESIDENTIAL	18,000	R2	\$8.00	
158	01-00000720-00-6	93-200-0280	JOLEEN & CH	OLSON	942	NORTH STREET	WABASSO	MN	56293	Block 2 LOT 3 & 1/2 OF VACATED ALLEY	RESIDENTIAL	10,500	R2	\$8.00	
159	01-00000721-00-7	93-280-0380	COLE	GUETTER	798	ROSE STREET	WABASSO	MN	56293	Block 10 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	19,880	R2	\$8.00	
160	01-00000724-00-0	93-200-1812	ALYSSA & CH	GREENLEE	943	NORTH STREET	WABASSO	MN	56293	Block 10 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	7,200	R1	\$6.00	
161	01-00000730-00-9	93-200-1800	ELAINE	BAUNE	1053	CEDAR STREET	WABASSO	MN	56293	Block 10 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	7,000	R1	\$6.00	
162	01-00000736-00-5	93-200-1780	SHERRY	UBI	1055	CEDAR STREET	WABASSO	MN	56293	Block 10 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	7,000	R1	\$6.00	
163	01-00000740-00-2	93-200-1760	SHERRY	UBI	1057	CEDAR STREET	WABASSO	MN	56293	Block 10 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	7,200	R1	\$6.00	
164	01-00000745-00-7	93-200-1680	JON	BAUNE	1059	CEDAR STREET	WABASSO	MN	56293	Block 10 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	7,200	R1	\$6.00	
165	01-00000749-00-1	93-023-4180 93-200-0320	JASON & SA	BEHRENDT	1265	OAK STREET	WABASSO	MN	56293	Block 10 ORIGINAL TOWN S 60' OF E 60' OF LOT 10	RESIDENTIAL	28,500	R3	\$10.00	

STORM SEWER UTILITY FEE - PROPERTY AREAS

CITY OF WABASSO, MN

BMI PROJECT NO.: 051.125087

Category	Lot Size (SQ.FT)		MONTHLY FEE	NUMBER OF PROPERTIES	*FOR REFERENCE	
	MIN	MAX			CITY MONTHLY REVENUE	\$3,515.00
R1	0	9,999	\$ 6.00	121	CITY ANNUAL REVENUE	\$42,180.00
R2	10,000	19,999	\$ 8.00	123	TOTAL PROPERTIES	366
R3	20,000	1,000,000	\$ 10.00	57		
NR1	1	44,999	\$ 15.00	39		
NR2	45,000	1,000,000	\$ 25.00	26		



FILE NAME: S:\Documents\Council\Council Packet\2023\7-26-23 Special\Wabasso STM Sewer Reconstruct Est and Prop Fees.xlsx\Wabasso STM Reconst Fee

Yellow Shaded Areas Shaded in by BMI
Default Shading @ Final Version

GREEN = CELLS THAT CAN BE MODIFIED TO ADJUST CITY MONTHLY REVENUE AMOUNT

DATE: 7/20/2023

LINE NO.	BILLING ACCOUNT NUMBER	COUNTY PARCEL ID NUMBER	FIRST NAME	LAST NAME	ADDRESS NUMBER	STREET NAME	CITY	STATE	ZIP CODE	PROPERTY LEGAL DESC.	PROPERTY CLASS	PROPERTY AREA S.F.	FEE CATEGORY	MONTHLY FEE AMT.	NOTES
156	01-00000750-00-5	93-023-4170	DON & CATIE	SCHWARZ	1263	OAK STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 1507 S 1/2 OF 1/2 OF LOT 11 ORIGINAL TOWN	RESIDENTIAL	27,000	R3	\$10.00	
167	01-00000755-00-0	93-200-1380	TERRY	ALTERMATT	1255	OAK STREET	WABASSO	MN	56293	Block 5 LOTS 3 & 4 ORIGINAL TOWN	RESIDENTIAL	14,000	R2	\$8.00	
168	01-00000760-00-8	93-200-1520	KEVIN	JOHANNACK	1257	OAK STREET	WABASSO	MN	56293	Block 5 LOTS 1 & 2 ORIGINAL TOWN	RESIDENTIAL	14,000	R2	\$8.00	
169	01-00000765-00-3	93-200-1830	LUCIA	EICHTEH	1280	OAK STREET	WABASSO	MN	56293	Lot 7/Block 10 ORIGINAL TOWN	RESIDENTIAL	7,000	R1	\$6.00	
170	01-00000771-00-2	93-200-1840	DONNA	SCHLEMMER	1258	OAK STREET	WABASSO	MN	56293	Lot 8/Block 10 ORIGINAL TOWN	RESIDENTIAL	7,000	R1	\$6.00	
171	01-00000775-00-7	93-200-1700	SANDRA	DAVIS	1254	OAK STREET	WABASSO	MN	56293	Block 10 LOTS 9 & 10 ORIGINAL TOWN	RESIDENTIAL	14,000	R2	\$8.00	
172	01-00000785-00-9	93-200-1740 93-200-1720	DAN	KNOTT	1230	OAK STREET	WABASSO	MN	56293	Lot 12-13/Block 10 ORIGINAL TOWN	RESIDENTIAL	14,000	R2	\$8.00	
173	01-00000790-00-7	93-200-1600	JUDI	WELCH	1251	OAK STREET	WABASSO	MN	56293	Block 9 LOTS 5 & 6 ORIGINAL TOWN	RESIDENTIAL	14,000	R2	\$8.00	
174	01-00000794-00-1	93-200-0680 93-200-0600	MITCH	PRICE	1448	ELM STREET	WABASSO	MN	56293	Block 1 LOT 7 & LOT 8 ORIGINAL TOWN	RESIDENTIAL	14,000	R2	\$8.00	
175	01-00000795-00-2	93-200-1540	DANA	VOLLMEYER	1450	ELM STREET	WABASSO	MN	56293	Lot 12/Block 9 ORIGINAL TOWN	RESIDENTIAL	7,000	R1	\$6.00	
178	01-00000805-00-2	93-200-1660	LESLIE	SCHLEMMER	1456	ELM STREET	WABASSO	MN	56293	Block 9 LOTS 9 & 10 ORIGINAL TOWN	RESIDENTIAL	14,000	R2	\$8.00	
177	01-00000806-00-3	93-200-1540	TODD	HORKEY	1458	ELM STREET	WABASSO	MN	56293	Lot 8/Block 9 ORIGINAL TOWN	RESIDENTIAL	7,000	R1	\$6.00	
178	01-00000810-00-0	93-200-1620	NELS	CHRISTENSEN	1450	ELM STREET	WABASSO	MN	56293	Lot 7/Block 9 ORIGINAL TOWN	RESIDENTIAL	7,000	R1	\$6.00	
179	01-00000811-00-1	93-280-0360	RYAN	POPE	800	RED SKI STREET	WABASSO	MN	56293	Lot 12/Block 2 EASTWALL ADDITION	RESIDENTIAL	15,955	R3	\$10.00	
180	01-00000815-00-5	93-800-1040	MATT	NOVAK	1462	ELM STREET	WABASSO	MN	56293	Lot 1/Block 2 WERNER ADDITION	RESIDENTIAL	17,700	R2	\$8.00	
181	01-00000820-00-3	93-800-0120	GORDON	CLARK	1464	ELM STREET	WABASSO	MN	56293	Lot 1/Block 2 ELM STREET ADDITION	RESIDENTIAL	15,975	R2	\$8.00	
182	01-00000821-00-4	93-800-0020	TOM	BIKER	1461	ELM STREET	WABASSO	MN	56293	Lot 1/Block 1 WERNER ADDITION	RESIDENTIAL	18,880	R2	\$8.00	
183	01-00000823-00-5	93-800-0140	DEAN	FISCHER	1466	ELM STREET	WABASSO	MN	56293	Lot 2/Block 2 ELM STREET ADDITION	RESIDENTIAL	17,600	R2	\$8.00	
184	01-00000823-00-6	93-801-0020	JAMES	GOBLIRSCH	1463	ELM STREET	WABASSO	MN	56293	LOT 1 BLOCK 2 WERNER SECOND ADDITION	RESIDENTIAL	17,600	R2	\$8.00	
185	01-00000835-00-8	93-023-4130	JOEL	DUDEON	1301	DEWEY STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD OUTLOT 8 & TR COM NE COR OUTLOT R TH N 154' SWLY 163.34' SLY TO NW COR OUTLOT 8 & E 128.16' TO POB COM NE COR OUTLOT 1 TH S 87.3 BC TP POB: S 224.58' SWLY 163.34' NWLY 269.85' E 205.71' TO POB	RESIDENTIAL	13,967	R2	\$8.00	
186	01-00000836-00-9	93-023-3050 93-023-4010	TOM	FRANTA	1438	FRONT STREET	WABASSO	MN	56293	Block 8 LOTS 4, 5 & 6 ORIGINAL TOWN	RESIDENTIAL	45,589	R3	\$10.00	
187	01-00000837-00-0	93-023-4200	KARL	GUETTER	1445	FRONT STREET	WABASSO	MN	56293	3.73A TR 1/4 S 1/2 SW 1/4 SEC 23	RESIDENTIAL	129,526	R8	\$10.00	
188	01-00000839-00-6	93-200-1400	TAMMY	HALFMANN	1459	ELM STREET	WABASSO	MN	56293	Lot 1/Block 8 ORIGINAL TOWN	RESIDENTIAL	10,733	R2	\$8.00	
189	01-00000840-00-9	93-200-1440	OTYLAN	APPEL	1455	ELM STREET	WABASSO	MN	56293	Block 8 LOTS 2 & 3 ORIGINAL TOWN	RESIDENTIAL	16,300	R2	\$8.00	
190	01-00000841-00-0	93-280-0220 93-200-1480 93-200-1360	CODY	KITTELSON	998	NORTH STREET	WABASSO	MN	56293	Lot 5/Block 2 EASTWALL ADDITION	RESIDENTIAL	21,232	R3	\$10.00	
191	01-00000841-00-4	93-280-0180	DAVID	ROTHMEIER	1453	ELM STREET	WABASSO	MN	56293	Block 8 LOTS 4, 5 & 6 ORIGINAL TOWN	RESIDENTIAL	23,738	R3	\$10.00	
192	01-00000851-00-3	93-280-0240	CHRISTOPHER	EICHTEH	1000	NORTH STREET	WABASSO	MN	56293	Lot 6/Block 2 EASTWALL ADDITION	RESIDENTIAL	21,232	R8	\$10.00	
193	01-00000860-00-5	93-200-0320	DEREK	BERG	1249	OAK STREET	WABASSO	MN	56293	Block 1 LOTS 1 & 2 ORIGINAL TOWN	RESIDENTIAL	7,000	R1	\$6.00	
194	01-00000866-00-1	93-200-0540	MALLORY	SCHMIDT	1247	OAK STREET	WABASSO	MN	56293	Block 3 LOTS 3 & 4 ORIGINAL TOWN	RESIDENTIAL	7,000	R1	\$6.00	
195	01-00000870-00-8	93-200-0580	DENNIS	POHLEN	1245	OAK STREET	WABASSO	MN	56293	Block 3 LOTS 5 & 6 ORIGINAL TOWN	RESIDENTIAL	7,000	R1	\$6.00	
196	01-00000871-00-9	93-282-0020		SERENITY SUITES	1381	MAY STREET	WABASSO	MN	56293	Lot 1/Block 1 EASTWALL THIRD ADDITION	NON RESIDENTIAL	86,181	NR2	\$25.00	
197	01-00000875-00-3	93-200-0300	JEFF	FENNERN	1246	OAK STREET	WABASSO	MN	56293	Block 2 LOTS 6, 7, 8 & 9 PT OF UNLATCHED ALLEY ORIGINAL TOWN	RESIDENTIAL	11,000	R2	\$8.00	
198	01-00000880-00-1	93-200-0730		CHURCH OF ST. ANNE	950	NORTH STREET	WABASSO	MN	56293	Block 1 LOTS 3 & 4 S CHURCH ORIGINAL TOWN	NON RESIDENTIAL	35,200	NR1	\$15.00	
199	01-00000885-00-6	93-200-0025		CHURCH OF ST. ANNE	956	NORTH STREET	WABASSO	MN	56293	Lot 2/Block 1 RECTORY ORIGINAL TOWN	NON RESIDENTIAL	8,400	NR1	\$15.00	
200	01-00000895-00-9	93-200-1750		CHURCH OF ST. ANNE	1054	CEDAR STREET	WABASSO	MN	56293	Block 11 ALL OF RLS SCHOOL ORIGINAL TOWN	NON RESIDENTIAL	84,000	NR2	\$25.00	
201	01-00000900-00-4	93-200-3300	BRIDGETTE	GRUNFELD	1060	CEDAR STREET	WABASSO	MN	56293	Lot 5/Block 20 ORIGINAL TOWN	RESIDENTIAL	7,000	R1	\$6.00	
202	01-00000901-00-5	93-280-0180	COLE	COOREMAN	994	NORTH STREET	WABASSO	MN	56293	Lot 3/Block 2 EASTWALL ADDITION	RESIDENTIAL	21,232	R3	\$10.00	
203	01-00000902-00-9	93-200-3320		WABASSO PUB SCHOOL	1062	CEDAR STREET	WABASSO	MN	56293	Lot 6/Block 20 ORIGINAL TOWN	RESIDENTIAL	7,000	R1	\$6.00	
204	01-00000910-00-7	93-200-3280	ERIC	MAASCH	1163	DEWEY STREET	WABASSO	MN	56293	Lot 4/Block 20 ORIGINAL TOWN	RESIDENTIAL	7,000	R1	\$6.00	
205	01-00000915-00-2	93-200-2880	LAWRENCE	GUETTER	854	PINE STREET	WABASSO	MN	56293	Block 18 S 75' LOTS 4, 5 & 6 ORIGINAL TOWN	RESIDENTIAL	NA	NA	NA	Reprint line item, same as 89
206	01-00000920-00-0	93-200-3000	CHARLES	RICKETS	856	PINE STREET	WABASSO	MN	56293	Block 18 N 65' LOTS 4, 5 & 6 ORIGINAL TOWN	RESIDENTIAL	8,750	R1	\$6.00	
207	01-00000921-00-1	93-200-2980	CHARLES	RICKETS	1164	DEWEY STREET	WABASSO	MN	56293	Lot 3/Block 18 ORIGINAL TOWN	RESIDENTIAL	7,000	R1	\$6.00	
208	01-00000936-00-8	93-200-2840	MINDY	HOLMES	1168	DEWEY STREET	WABASSO	MN	56293	Lot 1/Block 18 ORIGINAL TOWN	RESIDENTIAL	7,000	R1	\$6.00	Parcel under different name
209	01-00000945-00-1	93-200-3160	ARNOLD	GOBLIRSCH	860	PINE STREET	WABASSO	MN	56293	Block 19 LOT 7 & 1/2 LOT 8 ORIGINAL TOWN	RESIDENTIAL	10,500	R2	\$8.00	
210	01-00000950-00-8	93-200-3180	RYAN	RICKETS	862	PINE STREET	WABASSO	MN	56293	Block 19 LOT 8 & 1/2 LOT 8 ORIGINAL TOWN	RESIDENTIAL	10,500	R2	\$8.00	
211	01-00000955-00-4	93-200-3260	JOSHUA & K	FEDERICO	863	PINE STREET	WABASSO	MN	56293	Lot 3/Block 20 ORIGINAL TOWN	RESIDENTIAL	7,000	R1	\$6.00	
212	01-00000960-00-2	93-200-3240	JIM	SAUFER	865	PINE STREET	WABASSO	MN	56293	Block 20 S 20' LOT 1 & ALL LOT 2 ORIGINAL TOWN	RESIDENTIAL	12,600	R2	\$8.00	
213	01-00000965-00-7	93-200-3220	MIKE	FISCHER	867	PINE STREET	WABASSO	MN	56293	Block 20 COM 70' S OF NE COR OF LOT 1, TH W 140', S 89' E 140' W 80' PT OF LOT 1 ORIGINAL TOWN	RESIDENTIAL	8,400	R1	\$6.00	
214	01-00000970-00-5	93-200-3080	HOLDEN	SAUFER	864	PINE STREET	WABASSO	MN	56293	Block 19 LOTS 10 & 11 ORIGINAL TOWN	RESIDENTIAL	14,000	R2	\$8.00	
215	01-00000975-00-0	93-200-3100	DEREK	GUETTER	866	PINE STREET	WABASSO	MN	56293	Lot 12/Block 19 ORIGINAL TOWN	RESIDENTIAL	7,000	R1	\$6.00	
216	01-00000980-00-8	93-200-3300	ADAM	NELSON	869	PINE STREET	WABASSO	MN	56293	Block 20 N 70' LOT 1 ORIGINAL TOWN	RESIDENTIAL	9,800	R1	\$6.00	

This lot comes up as Ind. School Dist 640 and not Thomas Stava

STORM SEWER UTILITY FEE - PROPERTY AREAS

CITY OF WABASSO, MN

BWI PROJECT NO.:

051.125087

Category	Lot Size (SQ FT)		MONTHLY FEE	NUMBER OF PROPERTIES	*FOR REFERENCE	
	MIN	MAX			CITY MONTHLY REVENUE	\$3,515.00
R1	0	9,999	\$ 6.00	121	CITY ANNUAL REVENUE	\$42,180.00
R2	10,000	19,999	\$ 8.00	123	TOTAL PROPERTIES	366
R3	20,000	1,000,000	\$ 10.00	57		
NR1	1	44,999	\$ 15.00	39		
NR2	45,000	1,000,000	\$ 25.00	26		



FILE NAME S:\Documents\Council\Council Packet\2023\7-26-23 Special\Wabasso STM Sewer Reconstruct Est and Prop Fees.xlsx\Wabasso STM Reconstruct Fee

Yellow Shaded Areas Refer to by BWI
Delete Shaded by Final Version

= CELLS THAT CAN BE MODIFIED TO ADJUST CITY MONTHLY REVENUE AMOUNT

DATE: 7/26/2023

LINE NO.	BILLING ACCOUNT NUMBER	COUNTY PARCEL ID NUMBER	FIRST NAME	LAST NAME	ADDRESS NUMBER	STREET NAME	CITY	STATE	ZIP CODE	PROPERTY LEGAL DESC.	PROPERTY CLASS	PROPERTY AREA S.F.	FEE CATEGORY	MONTHLY FEE AMT.	NOTES
217	01-0000985-00-3	93-870-0130	WAYNE	MANN	872	PINE STREET	WABASSO	MN	56293	Lot 6/Block 24 WESTERN TOWN LOT CO. ADDITION	RESIDENTIAL	7,000	R1	\$6.00	
218	01-0000987-01-8	93-870-0140	KATHERINE	DIEBLER	870	PINE STREET	WABASSO	MN	56293	Lot 7/Block 24 WESTERN TOWN LOT CO. ADDITION	RESIDENTIAL	7,000	R1	\$6.00	
219	01-0000990-00-1	93-870-0130	BRITANY	ALEX	874	PINE STREET	WABASSO	MN	56293	Lot 5/Block 24 WESTERN TOWN LOT CO. ADDITION	RESIDENTIAL	7,000	R1	\$6.00	
220	01-0000995-00-6	93-870-0180	SHAWN	LANOUÉ	876	PINE STREET	WABASSO	MN	56293	Lot 4/Block 24 WESTERN TOWN LOT CO. ADDITION	RESIDENTIAL	7,000	R1	\$6.00	
221	01-00001000-00-0	93-870-0160	MARIAN	BERNARDY	878	PINE STREET	WABASSO	MN	56293	Lot 3/Block 24 WESTERN TOWN LOT CO. ADDITION	RESIDENTIAL	7,000	R1	\$6.00	
222	01-00001012-00-5		ANDY	SCHILLER	883	PINE STREET	WABASSO	MN	56293		RESIDENTIAL		R1	\$6.00	Address Parcel does not exist
223	01-00001020-00-6	93-023-1030	DIANNE	BERGSTROM	885	PINE STREET	WABASSO	MN	56293	9.784 TR IN S1/2 NE1/4 Block 27 WESTERN TOWN LOT CO. ADDITION S. 60' OF SUB LOT 3 OF LOT 1 & PORTION OF VACATED ALLEY	RESIDENTIAL	#23,888	R2	\$10.00	
224	01-00001021-00-7	93-870-0540	APRIL	SCHUNK	1837	BARR STREET	WABASSO	MN	56293	TR 1/4 E 1/2 IN S1/2 NE1/4 Lot 1/Block 24	RESIDENTIAL	5,800	R1	\$6.00	
225	01-00001025-00-1	93-023-1010	JONATHAN	PITZL	888	PINE STREET	WABASSO	MN	56293		RESIDENTIAL	21,645	R3	\$10.00	
226	01-00001030-00-9	93-870-0130	DOLG	NELSON	882	PINE STREET	WABASSO	MN	56293	WESTERN TOWN LOT CO. ADDITION	RESIDENTIAL	7,384	R1	\$6.00	
227	01-00001035-00-4	93-870-0140	BRAID	PITZL	880	PINE STREET	WABASSO	MN	56293	Lot 2/Block 24 WESTERN TOWN LOT CO. ADDITION	RESIDENTIAL	7,000	R1	\$6.00	
228	01-00001040-00-2	93-490-0080	Zeke & Sijler	JOHNSON	685	MAPLE STREET	WABASSO	MN	56293	Lot 5/Block 1 JOHNSON'S ADDITION	NON RESIDENTIAL	8,400	NR1	\$15.00	
229	01-00001041-00-3	93-281-0060	DAN	BAUNE	1001	NORTH STREET	WABASSO	MN	56293	Lot 2/Block 1 FASVALL SECOND ADDITION	RESIDENTIAL	10,881	R2	\$8.00	
230	01-00001045-00-7	93-490-0080	BRANDI	RICKETTS	687	MAPLE STREET	WABASSO	MN	56293	Lot 4/Block 1 JOHNSON'S ADDITION	RESIDENTIAL	8,400	R1	\$6.00	
231	01-00001050-00-5	93-490-0040	COLE	ALTERMATT	689	MAPLE STREET	WABASSO	MN	56293	Block 1 LOTS 3 & 10 LOT 2 JOHNSON'S ADDITION	RESIDENTIAL	9,800	R1	\$6.00	
232	01-00001055-00-0	93-490-0030	ED	DAUB	691	MAPLE STREET	WABASSO	MN	56293	Block 1 LOT 1 & LOT 2 EX 5 10'	RESIDENTIAL	15,400	R2	\$8.00	
233	01-00001060-00-8	93-490-0100	JOSH	HADLEY	890	MAPLE STREET	WABASSO	MN	56293	JOHNSON'S ADDITION Block 2 LOTS 1 & 2	RESIDENTIAL	16,800	R2	\$6.00	
234	01-00001065-00-3	93-490-0120	GARY	LENSING	688	MAPLE STREET	WABASSO	MN	56293	Lot 5/Block 2 JOHNSON'S ADDITION	RESIDENTIAL	8,400	R1	\$6.00	
235	01-00001071-00-2	93-490-0140	BRIAN	ROTHMEIER	686	MAPLE STREET	WABASSO	MN	56293	Lot 4/Block 2 JOHNSON'S ADDITION	RESIDENTIAL	8,400	R1	\$6.00	
236	01-00001076-00-7	93-490-0160	JERRY	REMIER	684	MAPLE STREET	WABASSO	MN	56293	Lot 5/Block 2 JOHNSON'S ADDITION	RESIDENTIAL	8,400	R1	\$6.00	
237	01-00001080-00-4	93-023-4070	STACY	LANSEN	683	MAPLE STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 84.65' X 140' IN NW COR OF OUTLOT A	RESIDENTIAL	11,851	R2	\$8.00	
238	01-00001085-00-9	93-023-4080	CAROL	HAMILTON	681	MAPLE STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 50' X 140' IN OUTLOT A 150' N OF SW COR	RESIDENTIAL	7,000	R1	\$6.00	
239	01-00001091-00-8	93-023-4090	KIM	STARX	679	MAPLE STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 50' X 140' IN OUTLOT A 200' N OF SW COR	RESIDENTIAL	7,000	R1	\$6.00	
240	01-00001095-00-2	93-023-4040	JOSEPH	OURADA	677	MAPLE STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 50' X 140' IN OUTLOT A 150' N OF SW COR	RESIDENTIAL	7,000	R1	\$6.00	
241	01-00001100-00-0	93-023-4030	DANIEL	WALKER	675	MAPLE STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 75' X 140' IN OUTLOT A 25' N OF SW COR	RESIDENTIAL	10,500	R2	\$8.00	
242	01-00001106-00-2	93-023-4030	ANSIE	ENSENBRESEN	671	MAPLE STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 75' X 140' IN SW COR OF OUTLOT A	RESIDENTIAL	10,500	R2	\$8.00	
243	01-00001110-00-0		BETHANY EV LUTHERA	663	MAPLE STREET	WABASSO	MN	56293		NON RESIDENTIAL			NR1	\$15.00	Address 663 does not exist
244	01-00001111-00-1	93-200-2930		BETHANY EV LUTHERA	665	MAPLE STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 19 LOTS 1, 2 & 3 & N 1/2 OF 4 CHURCH RECTORY & GARAGE	NON RESIDENTIAL	24,600	NR1	\$15.00	
245	01-00001112-00-2	93-200-3140 93-200-3120	JEREMY	SCHULTE	1167	DEWEY STREET	WABASSO	MN	56293	Block 19 E 75' OF S1/2 LOT 4 & E 75' LOTS 5 & 6	RESIDENTIAL	17,600	R2	\$8.00	
246	01-00001115-00-5	93-855-0150		WABASSO HEALTH CARE	860	MAPLE STREET	WABASSO	MN	56293	Lot 11 PARK VIEW ACRES PARK VIEW ACRES	NON RESIDENTIAL	70,500	NR2	\$35.00	
247	01-00001120-00-3	93-855-0030		HERITAGE PRAIRIE LLC	1173	DEWEY STREET	WABASSO	MN	56293	5.34' LOT 1: 5.34' OF W 15' LOT 2 & ALL LOTS 9 & 10	NON RESIDENTIAL	27,522	NR1	\$15.00	
248	01-00001125-00-8	93-855-0140	KORI	RUPPECHT	1175	DEWEY STREET	WABASSO	MN	56293	Lot 8 PARK VIEW ACRES	RESIDENTIAL	12,764	R2	\$8.00	
249	01-00001130-00-6	93-855-0130	JAMES	OLSON	1177	DEWEY STREET	WABASSO	MN	56293	Lot 5 PARK VIEW ACRES	RESIDENTIAL	12,764	R2	\$8.00	
250	01-00001135-00-1	93-855-0130	JODI	BAUNE	1179	DEWEY STREET	WABASSO	MN	56293	Lot 6 PARK VIEW ACRES	RESIDENTIAL	17,730	R2	\$8.00	
251	01-00001140-00-9	93-023-4090	WADE	MATHOWETZ	1178	DEWEY STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD COM 150' N OF SE COR OUTLOT C, TH N 150', W 145.2', S 150', E 145.2' TO POB	RESIDENTIAL	21,780	R3	\$10.00	
252	01-00001141-00-0	93-023-4100	ARCYCE	STRAND	1176	DEWEY STREET	WABASSO	MN	56293	WESTERN TOWN LOT CO. ADDITION TR 159.38' X 117' X 159.38' X 117'	RESIDENTIAL	18,623	R2	\$8.00	
253	01-00001142-00-1	93-023-4100	SHIRLEY	APPEL	1174	DEWEY STREET	WABASSO	MN	56293	WESTERN TOWN LOT CO. ADDITION COM @ PT 140' N OF SW COR OUTLOT C, TH E 851.59' TO POB, TH E 85', N 159.38', W 85' S 159.42' TO POB EX W 75.41' OF S 10'	RESIDENTIAL	13,541	R2	\$8.00	
254	01-00001143-00-2		ELIZABETH	HIRSCH	1172	DEWEY STREET	WABASSO	MN	56293		RESIDENTIAL	NA	NA	NA	Parcel under Wabasso EDA See line item 376
255	01-00001144-00-3		MARGIE	BAUNE	1172	DEWEY STREET	WABASSO	MN	56293		RESIDENTIAL	NA	NA	NA	Parcel under Wabasso EDA See line item 376
256	01-00001145-00-4		CYRILLA	MACDONALD	1172	DEWEY STREET	WABASSO	MN	56293		RESIDENTIAL	NA	NA	NA	Parcel under Wabasso EDA See line item 376
257	01-00001147-00-6		CHARLOTTE	SALTER	1173	DEWEY STREET	WABASSO	MN	56293		RESIDENTIAL	NA	NA	NA	Parcel under Wabasso EDA See line item 376
258	01-00001148-00-7		MAXINE	RASMUSSEN	1172	DEWEY STREET	WABASSO	MN	56293		RESIDENTIAL	NA	NA	NA	Parcel under Wabasso EDA See line item 376
259	01-00001149-00-8	93-855-0080	GREG	PRICE	1378	MAY STREET	WABASSO	MN	56293	Lot 3 PARK VIEW ACRES	RESIDENTIAL	17,730	R2	\$8.00	
260	01-00001150-00-2	93-855-0080 93-855-0040 93-855-0160 93-855-0170	LOYD	TURBES	1376	MAY STREET	WABASSO	MN	56293	Lot 4 PARK VIEW ACRES	RESIDENTIAL	17,768	R2	\$8.00	
261	01-00001155-00-3		MATT	SAMYIN	1374	MAY STREET	WABASSO	MN	56293	PT of Lot 2, Lot 3 PARK VIEW ACRES	RESIDENTIAL	9,887	R3	\$10.00	
262	01-00001160-00-5	93-023-4130	Dan	BAUNE	656	MAPLE STREET	WABASSO	MN	56293	WESTERN TOWN LOT COMPANY ADD TR 75' X 140' IN NW COR OF OUTLOT C	RESIDENTIAL	10,500	R2	\$8.00	
263	01-00001164-00-9	93-870-0380	LAWRENCE	KALLEVIG	2011	W MAIN STREET	WABASSO	MN	56293	LOT 1 EX 16.80'	RESIDENTIAL	27,242	R3	\$10.00	
264	01-00001165-00-0	93-870-0330	ANDREW	HAAK	2015	W MAIN STREET	WABASSO	MN	56293	WESTERN TOWN LOT CO. ADDITION W 60' OF LOT 1 & E 62.8' OF LOT 2 WESTERN TOWN LOT CO. ADDITION	RESIDENTIAL	33,766	R3	\$10.00	
265	01-00001167-00-2	93-870-0320	DANIEL	GOLBUSCH	2017	W MAIN STREET	WABASSO	MN	56293	Block 25 TR 67' X 121' IN LOT 2	RESIDENTIAL	8,844	R1	\$6.00	
266	01-00001172-00-0	93-870-0340	MIKE	SCHOTTENBAUER	2019	W MAIN STREET	WABASSO	MN	56293	Block 25 PTS OF LOTS 2 & 3	RESIDENTIAL	25,212	R3	\$10.00	
267	01-00001175-00-3	93-870-0380	LISA	GULLICKSON	2021	W MAIN STREET	WABASSO	MN	56293	Block 25 PT OF LOT 3 & LOT 4 EX W 60'	RESIDENTIAL	21,440	R3	\$10.00	
268	01-00001181-00-2	93-870-0380	JOHN & THO	FIRST	2023	W MAIN STREET	WABASSO	MN	56293	Block 25 W 60' LOT 4	RESIDENTIAL	17,100	R2	\$8.00	
269	01-00001187-00-8	93-870-0430	CRAIG	JOHANNICK	2023	W MAIN STREET	WABASSO	MN	56293	Block 25 WESTERN TOWN LOT CO. ADDITION E 1/2 LOT 5	RESIDENTIAL	13,200	R2	\$8.00	
270	01-00001190-00-4	93-870-0430	MARK PENNY	WASLOSKI	2025	W MAIN STREET	WABASSO	MN	56293	Block 25 W 60' LOT 5	RESIDENTIAL	13,200	R2	\$8.00	
271	01-00001195-00-9	93-870-0440	LINDA	BAUNE	2027	PILGRY STREET	WABASSO	MN	56293	Lot 6/Block 25 WESTERN TOWN LOT CO. ADDITION	RESIDENTIAL	24,400	R3	\$10.00	

BAAI PROJECT NO.: 051.125087

BAAI PROJECT NO.: 051.125087


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FILE NAME S:\Documents\Council\Council Packet\2023\7-26-23 Special\Wabasso STM Sewer Reconstruct Est and Prop Fees.xlsx|Wabasso STM Reconst Fee

 = CELLS THAT CAN BE MODIFIED TO ADJUST CITY MONTHLY REVENUE AMOUNT

DATE: 7/20/2022

Page 6 of 8

STORM SEWER UTILITY FEE - PROPERTY AREAS

CITY OF WABASSO, MN

GMI PROJECT NO.: 051.125087

Category	Lot Size (SQ FT)		MONTHLY FEE	NUMBER OF PROPERTIES	*FOR REFERENCE	
	MIN	MAX			CITY MONTHLY REVENUE	\$3,515.00
R1	0	9,999	\$ 6.00	121	CITY ANNUAL REVENUE	\$42,180.00
R2	10,000	19,999	\$ 8.00	123	TOTAL PROPERTIES	366
R3	20,000	1,000,000	\$ 10.00	57		
NR1	1	44,999	\$ 15.00	39		
NR2	45,000	1,000,000	\$ 25.00	26		



FILE NAME: S:\Documents\Council\Council Packet\2023\7-26-23 Special\Wabasso STM Sewer Reconstruct Ert and Price Fees.xlsx|Wabasso STM Reconstruct Fee

Yellow Shaded Areas Will be by Bill
Green Shaded @ Final Version

= CELLS THAT CAN BE MODIFIED TO ADJUST CITY MONTHLY REVENUE AMOUNT

DATE: 7/20/2023

LINE NO.	BILLING ACCOUNT NUMBER	COUNTY PARCEL ID NUMBER	FIRST NAME	LAST NAME	ADDRESS NUMBER	STREET NAME	CITY	STATE	ZIP CODE	PROPERTY LEGAL DESC.	PROPERTY CLASS	PROPERTY AREA S.F.	FEE CATEGORY	MONTHLY FEE AMT.	NOTES
312	02-00001310-00-5	93-026-1050 93-026-1060 93-026-1080 93-026-1075		PUZZLE-CRAFT INC.	170	STATE HWY 68	WABASSO	MN	56293	TR IN NE 1/4 NE 1/4 COR ADD E OF NW COR: TH S 550', E 400', N 250', W 300', N 300', W 360' TO POB. 4.78 A.	NON RESIDENTIAL	340,000	NR2	\$25.00	
313	02-00001326-00-4	93-026-1077 93-026-1075	CRAIG J	JOHANNECK	184	CTY RD 76	WABASSO	MN	56293	COM @ HE COR NE 1/4 TH S 410' TO POB. TH W 225', E 340', E 225', N 140' TO POB. 73A	RESIDENTIAL	129,928	R3	\$10.00	
314	02-00001350-00-7	93-200-0780		BAUNE PLUMBING & HE	731	MAIN STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 4 LOTS 6 & 7 E 13.2' LOT 8	NON RESIDENTIAL	8,716	NR1	\$15.00	
315	02-00001355-00-2	93-200-0740		KINER & COMPANY	722	MAIN STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 4 LOT 4 & W 1/2 LOT 3	NON RESIDENTIAL	3,900	NR1	\$15.00	
316	02-00001360-00-0	93-200-0640		INTEGRITY BANK PLUS	726	MAIN STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 4 LOTS 1 & 2 E 20' LOT 3	NON RESIDENTIAL	9,100	NR1	\$15.00	
317	02-00001373-00-8	93-200-1120	ROGER	BAUMANN	1240	OAK STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 5 TR N 60' LOT 8	RESIDENTIAL	1,300	R1	\$6.00	
318	02-00001375-00-8	93-200-1080 93-200-1060		REDWOOD STREET PA	732	MAIN STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 5 N 60' LOT 8	NON RESIDENTIAL	1,300	NR1	\$15.00	
319	02-00001382-00-6	93-200-1020		63 HOLDING LLC	736	MAIN STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 5 W 1/2 LOT 3 Lot 4/Block 5	NON RESIDENTIAL	6,500	NR1	\$15.00	
320	02-00001385-00-1	93-200-0860		GOBLURSH MOTORS	738	MAIN STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 5 LOTS 1 & 2 E 1/2 LOT 3	NON RESIDENTIAL	16,750	NR1	\$15.00	
321	02-00001390-00-9	93-200-1780		SUNSET BURIAL ASSOC	1036	CEDAR STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 6 TR IN LOT 5	NON RESIDENTIAL	3,400	NR1	\$15.00	
322	02-00001395-00-4	93-200-1340		SARIN INSURANCE	1036	CEDAR STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 6 LOT 5 E 1/2 TR	NON RESIDENTIAL	4,000	NR1	\$15.00	
323	02-00001400-00-9	93-200-0280		Union Kitchen	741	MAIN STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 2 E 30' LOT 17 & ALL LOT 18	NON RESIDENTIAL	9,750	NR1	\$15.00	
324	02-00001405-00-4	93-200-0340		RUPRECHT'S MEAT	739	MAIN STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 1 95% OF S 24' & E 93% OF N 100' OF E 1/2 LOT 16 & W 20' LOT 17	NON RESIDENTIAL	4,500	NR1	\$15.00	
325	02-00001415-00-7	93-200-0200		MAIN STREET	735	MAIN STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 2 W 1/2 LOT 18	NON RESIDENTIAL	1,500	NR1	\$15.00	
326	02-00001421-00-6	93-200-0140		ENVY US SALON	731	MAIN STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 2 LOTS 10 THRU 13 & W 20' LOT 14	NON RESIDENTIAL	15,600	NR1	\$15.00	Owner Arvilla Cannon
327	02-00001433-00-1	93-200-0340 93-200-0440, 93-200-0420, 93-200-0500		ARVIG	731	MAIN STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 3 LOT 19 & W 1/2 OF S 1/2 LOT 20	RESIDENTIAL	23,700	R3	\$10.00	This comes up as Ricketts Properties
328	02-00001435-00-3	93-200-0400, 93-200-0480, 93-200-0480, 93-200-0530	INC.	CEEC	725	MAIN STREET	WABASSO	MN	56293	ORIGINAL TOWN Block 3 LOT 19 & W 1/2 OF S 1/2 LOT 20	RESIDENTIAL	23,700	R3	\$10.00	
329	02-00001445-00-6	93-200-0360 93-200-0340 93-200-0630 93-200-0620		ROADHOUSE	715	MAIN STREET	WABASSO	MN	56293	ORIGINAL TOWN Lot 18/Block 3	NON RESIDENTIAL	3,250	NR1	\$15.00	
330	02-00001451-00-5	93-200-0630 93-200-0620		ROADHOUSE BAR & G	713	MAIN STREET	WABASSO	MN	56293	ORIGINAL TOWN Lot 10/11, 12/Block 3	NON RESIDENTIAL	18,750	NR1	\$15.00	
331	02-00001460-00-7	93-200-0780		FARM BUREAU	720	MAIN STREET	WABASSO	MN	56293	ORIGINAL TOWN Lot 5/Block 4 Lot 4/Block 1	NON RESIDENTIAL	3,250	NR1	\$15.00	
332	02-00001466-00-1	93-280-0080	KILLY	SALPER	997	NORTH STREET	WABASSO	MN	56293	EASTWAIL ADDITION	RESIDENTIAL	N/A	NA	NA	Reinert line item, same as 303
333	02-00001469-00-1		LARRY	THOMPSON	1426	FRONT STREET	WABASSO	MN	56293		RESIDENTIAL	N/A	NA	NA	City Office
334	02-00001498		JIM	JENNIFERS	1426	FRONT STREET	WABASSO	MN	56293		RESIDENTIAL	N/A	NA	NA	City Office
335	02-00001551-00-0		Chris	Nelson	123	RENTAL STREET	WABASSO	MN	56293		RESIDENTIAL	N/A	NA	NA	unknown address
336	Extra Line Item - Future Use	Extra Line Item - Future Use													
337	Extra Line Item - Future Use	Extra Line Item - Future Use													
338	Extra Line Item - Future Use	Extra Line Item - Future Use													
339	Extra Line Item - Future Use	Extra Line Item - Future Use													
340		93-300-0100	COLE	ALTERMATT	1473	ELM ST	WABASSO	MN	56293	Lot 2/Block 1 ELM STREET ADDITION	RESIDENTIAL	16,645	R2	\$8.00	
341		93-300-0080	COLE	ALTERMATT	1471	ELM ST	WABASSO	MN	56293	Lot 4/Block 1 ELM STREET ADDITION	RESIDENTIAL	16,508	R2	\$8.00	
342		93-300-0060	COLE	ALTERMATT	1469	ELM ST	WABASSO	MN	56293	Lot 3/Block 1 ELM STREET ADDITION	RESIDENTIAL	16,508	R2	\$8.00	
343		93-300-0040	COLE	ALTERMATT	1467	ELM ST	WABASSO	MN	56293	Lot 2/Block 1 ELM STREET ADDITION	RESIDENTIAL	16,508	R2	\$8.00	
344		93-300-0020	JAMES	GOBLURSH	1465	ELM ST	WABASSO	MN	56293	Lot 1/Block 1 ELM STREET ADDITION	RESIDENTIAL	16,608	R2	\$8.00	
345		93-300-0160	DEAN	FISCHER	1464	ELM ST	WABASSO	MN	56293	Lot 1/Block 2 ELM STREET ADDITION	RESIDENTIAL	16,675	R2	\$8.00	
346		93-300-0180	DEAN	FISCHER	1470	ELM ST	WABASSO	MN	56293	Lot 4/Block 2 ELM STREET ADDITION	RESIDENTIAL	15,875	R2	\$8.00	
347		93-320-0020	RANDY	KUEHN	1472	ELM ST	WABASSO	MN	56293	Lot 1/Block 1 ELM ST 2ND ADDITION	RESIDENTIAL	15,521	R2	\$8.00	
348		93-320-0040	RANDY	KUEHN	1474	ELM ST	WABASSO	MN	56293	Lot 2/Block 1 ELM ST 2ND ADDITION	RESIDENTIAL	15,521	R2	\$8.00	
349		93-380-0480	JAMES	DALLENBACH	800	HOPE ST	WABASSO	MN	56293	Lot 18/Block 2 EASTWAIL ADDITION	RESIDENTIAL	22,000	R3	\$10.00	
350		93-200-8060	WAYNE	JOHNSON	965	NORTH ST	WABASSO	MN	56293	Lot 4/Block 18 ORIGINAL TOWN	RESIDENTIAL	7,000	R1	\$6.00	
351		93-200-1810	RICHARD	SCHLEMMER	945	NORTH ST	WABASSO	MN	56293	ORIGINAL TOWN E 60' LOTS 1 & 2	RESIDENTIAL	6,500	R1	\$6.00	
352		93-225-0100	JUDY	HANSEN	141	ST HWY 68	WABASSO	MN	56293	Block 1 BRAINS BLOCK ADDITION S 1/2 LOTS 6 & 7	RESIDENTIAL	6,884	R1	\$6.00	
353		93-200-2560 93-200-2552 93-200-2544	DANIEL	KING	1222	OAK ST	WABASSO	MN	56293	ORIGINAL TOWN N 65' OF LOTS 6 & 7 EX THE W 80' OF THE M	RESIDENTIAL	11,300	R2	\$8.00	
354		93-200-1100		REDWOOD TEL AC	1238	OAK ST	WABASSO	MN	56293	Block 5 ORIGINAL TOWN S 70' LOTS 8 & 9	RESIDENTIAL	1,750	R1	\$6.00	
355		93-200-1380	SHURLEY	APPEL	1451	ELM ST	WABASSO	MN	56293	Block 7 ORIGINAL TOWN S 30' LOT 2	RESIDENTIAL	4,000	R1	\$6.00	
356		93-200-2820 93-200-0818 93-200-0660	BRIAN	BRAUNE	714	MAIN ST	WABASSO	MN	56293	Block 4 ORIGINAL TOWN LOTS 9 & 10 & LOT 8 E E 13' 2"	RESIDENTIAL	6,695	R1	\$6.00	
357			MILAN	STRAND	1235	OAK ST	WABASSO	MN	56293	Lot 1/Block 4 ORIGINAL TOWN	RESIDENTIAL	5,000	R1	\$6.00	
358		93-470-0480	MERLIN	GOUDY	2032	MAIN ST	WABASSO	MN	56293	Lot 2/Block 26 WESTERN TOWN LOT CO. ADDITION	RESIDENTIAL	14,400	R2	\$10.00	
359		93-283-0100	MATT	SARIN	1374	MAY ST	WABASSO	MN	56293	Lot 1/Block 1 EASTWAIL FOURTH ADDITION	RESIDENTIAL	39,439	R3	\$10.00	
360		93-283-0120		WABASSO EDA	MAY ST		WABASSO	MN	56293	Lot 2/Block 1 EASTWAIL FOURTH ADDITION	RESIDENTIAL	28,404	R3	\$10.00	
361		93-283-0140		WABASSO EDA	MAY ST		WABASSO	MN	56293	Lot 1/Block 1 EASTWAIL FOURTH ADDITION	RESIDENTIAL	28,184	R3	\$10.00	
362		93-283-0160		WABASSO EDA	MAY ST		WABASSO	MN	56293	Lot 4/Block 1 EASTWAIL FOURTH ADDITION	RESIDENTIAL	29,049	R3	\$10.00	
363		93-283-0180		WABASSO EDA	MAY ST		WABASSO	MN	56293	Lot 4/Block 2 EASTWAIL FOURTH ADDITION	RESIDENTIAL	13,979	R2	\$8.00	
364		93-283-0200		WABASSO EDA	MAY ST		WABASSO	MN	56293	Lot 3/Block 2 EASTWAIL FOURTH ADDITION	RESIDENTIAL	15,940	R2	\$8.00	
365		93-283-0220		WABASSO EDA	MAY ST		WABASSO	MN	56293	Lot 2/Block 2 EASTWAIL FOURTH ADDITION	RESIDENTIAL	15,940	R2	\$8.00	

STORM SEWER UTILITY FEE - PROPERTY AREAS
CITY OF WABASSO, MN

BMI PROJECT NO.: 051 125087

Category	Lot Size (SQ.FT)		MONTHLY FEE	NUMBER OF PROPERTIES	*FOR REFERENCE	
	MIN	MAX			CITY MONTHLY REVENUE	\$3,515.00
R1	0	9,999	\$ 6.00	121	CITY ANNUAL REVENUE	\$42,180.00
R2	10,000	19,999	\$ 8.00	123	TOTAL PROPERTIES	366
R3	20,000	1,000,000	\$ 10.00	57		
NR1	1	44,999	\$ 15.00	39		
NR2	45,000	1,000,000	\$ 25.00	26		



FILE NAME S:\Documents\Council\Council Packet\4\2023\7-26-23 Special\Wabasso STM Sewer Reconstruct Est and Prop Fees.xlsx\Wabasso STM Reconstruct Fee

Yellow Shaded Areas Filled in by BMI
Dashed Shaded @ Final Version

CELLS THAT CAN BE MODIFIED TO ADJUST CITY MONTHLY REVENUE AMOUNT

DATE: 7/26/2023

LINE NO.	BILLING ACCOUNT NUMBER	COUNTY PARCEL ID NUMBER	FIRST NAME	LAST NAME	ADDRESS NUMBER	STREET NAME	CITY	STATE	ZIP CODE	PROPERTY LEGAL DESC.	PROPERTY CLASS	PROPERTY AREA S.F.	FEE CATEGORY	MONTHLY FEE AMT.	NOTES
366		93-283-0280		WABASSO EDA		MAY ST	WABASSO	MN	56293	Lot 1/Block 2 EASTVALE FOURTH ADDITION	RESIDENTIAL	15,640	R2	\$8.00	
367		93-282-0280		WABASSO EDA		MAY ST	WABASSO	MN	56293	Lot 1/Block 2 EASTVALE THIRD ADDITION	RESIDENTIAL	17,280	R2	\$8.00	
368		93-282-0220		WABASSO EDA		MAY ST	WABASSO	MN	56293	Lot 2/Block 2 EASTVALE THIRD ADDITION	RESIDENTIAL	17,280	R2	\$8.00	
369		93-282-0300		WABASSO EDA		MAY ST	WABASSO	MN	56293	Lot 1/Block 2 EASTVALE THIRD ADDITION	RESIDENTIAL	16,621	R2	\$8.00	
370		93-026-3059		WABASSO EDA		CLARK E	WABASSO	MN	56293	W 824.0' OF N 1024.50' (N SW 1/4 E3 TRS 8.09A	AGRICULTURE	844,803	NR2	\$25.00	
371		93-280-0060		WABASSO EDA		NORTH ST	WABASSO	MN	56293	Lot 3/Block 1 EASTVALE ADDITION	RESIDENTIAL	14,020	R2	\$8.00	
372		93-280-0140		WABASSO EDA		NORTH ST	WABASSO	MN	56293	Lot 1/Block 2 EASTVALE ADDITION	RESIDENTIAL	13,491	R3	\$10.00	
373		93-280-0180		WABASSO EDA		NORTH ST	WABASSO	MN	56293	Lot 7/Block 2 EASTVALE ADDITION	RESIDENTIAL	23,137	R3	\$10.00	
374		93-870-0820		WABASSO EDA		W 670 ST	WABASSO	MN	56293	Block 2B WESTERN TOWNSHIP LOT CO. ADDITION LOTS 3, 4 & 5	BALL PARK	118,800	NR2	\$25.00	
375		93-023-3090		WABASSO EDA		W 670 ST	WABASSO	MN	56293	WESTERN TOWNSHIP LOT CO. ADDITION COR. OUTLOT Q, TH E 706.50' S 180.5' W 700.7' N 180.3' TO POB. ALSO COR. @ SW COR. OUTLOT Q, TH E 410.3' W 412' W 410.3' S 42' TO POB BEING HIGHWAY EAST - MENT, 3.81A AC/L	NON RESIDENTIAL	148,709	NR2	\$25.00	
376		93-023-4100		WABASSO EDA	1170	DEWEY ST	WABASSO	MN	56293	WESTERN TOWNSHIP LOT CO. ADDITION TR. COM 75' E NW COR. OUTLOT C, TH E 271.10' S 149.42' W 275.04' N 149.87' TO POB	RESIDENTIAL	40,862	R3	\$10.00	
377		93-870-0840		CITY OF WABASSO		WATER TOWER	WABASSO	MN	56293	Lot 4/Block 2B WESTERN TOWNSHIP LOT CO. ADDITION	WATER TOWER SITE	40,046	NR1	\$15.00	
378		93-200-3360		CITY OF WABASSO		PARK AND WELLS	WABASSO	MN	56293	Lot 1/Block 21 ORIGINAL TOWNSHIP	CITY PARK & WTP	30,000	NR2	\$25.00	
379		93-023-4075		CITY OF WABASSO		BALL FIELD BASEBALL, SOFTBALL	WABASSO	MN	56293	WESTERN TOWNSHIP LOT COMPANY ADD. OUTLOT A EX. W 140' PLAYGROUND	FOOTBALL & SOFTBALL PARKS	257,663	NR2	\$25.00	
380		93-023-1072		CITY OF WABASSO		BALL FIELD TENNIS COURT	WABASSO	MN	56293	TR. COM SE COR. NE 1/4, TH N 218.5' W 188.5' S 218.5' E 188.5' TO POB, 2.81A TR. COM AT PT 218.5' N & 178' W OF SE COR. NE 1/4, TH N 130' W 990.5' S 416' E LN OF JOHNSON ADD. 135', TH E 890.5' TO POB, 1.17A	FOOTBALL & SOFTBALL PARKS	174,217	NR2	\$25.00	
381		93-023-1032		CITY OF WABASSO		BALL FIELD RE COURT	WABASSO	MN	56293	TR. 65.2' N 112.4' OF SE 1/4, BE 112.4' S 180.75' W OF SE 1/4 COR. NE 1/4, TH S 149', W 178', S 291.50' W 215' N 456.5' E 393' TO POB, 2.92A	FOOTBALL & SOFTBALL PARKS	45,800	NR2	\$25.00	
382		93-023-1028		CITY OF WABASSO		WWTP FACILITY	WABASSO	MN	56293	TR. 65.2' N 112.4' OF SE 1/4, BE 112.4' S 180.75' W OF SE 1/4 COR. NE 1/4, TH S 149', W 178', S 291.50' W 215' N 456.5' E 393' TO POB, 2.92A	WWTP	26,314	NR1	\$15.00	
383		93-023-1034		CITY OF WABASSO		WWTP FACILITY	WABASSO	MN	56293		WWTP	127,195	NR2	\$25.00	
384		93-200-2680 93-200-2660 93-200-2640 93-200-2470													
385		93-023-4250 93-023-4260 93-023-4292 93-023-4290		CITY OF WABASSO	1420	FRONT ST	WABASSO	MN	56293	Block 15 ORIGINAL TOWNSHIP	NON RESIDENTIAL	15,404	NR1	\$15.00	
386		93-200-0825 93-200-0830		CITY OF WABASSO		OLD WATER TOWER SITE	WABASSO	MN	56293	WHSE LOTS 8 & 9 & TR 60' X 100' & TR 95' X 60' IN WHSE LOT 7 (PT OF C & NW 1/4), 37 A AC/L	NON RESIDENTIAL	71,581	NR2	\$25.00	
387		93-200-0290		CITY OF WABASSO	1248	OAK ST	WABASSO	MN	56293	Block 4 ORIGINAL TOWNSHIP LOT 11 & LOT 12	NON RESIDENTIAL	9,735	NR1	\$15.00	
388		93-024-2040 93-024-2040		CITY OF WABASSO		STORM WATER PONDS	WABASSO	MN	56293	Block 2 ORIGINAL TOWNSHIP LOTS 4 & 5 LIBRARY TR 229.30' X 485.24' IN SW 1/4 NW 1/4, 2.55A "CITY POND SITE"	RESIDENTIAL	5,000	R1	\$6.00	
												11,928,785		\$3,515.00	

1/4/22 EMAIL

Hi Larry:

See the attachment.

Per your request, we have prepared a Preliminary Engineer's Estimate for the replacement cost for the City Storm Sewer System. This estimated cost would be used by the City to set up and commence a City wide Storm Water Infrastructure Replacement monthly utility charge.

Some assumptions used include:

- Replace pipe and structures in kind. (Except for smaller 8" & 10" storm pipe – upsize these to 12")
- See map attached for replacement reaches of the storm sewer system.
- We used today's average unit costs for pipe / structure replacement.
- The Estimated Replacement Cost is around \$3,944,865.00 (Present Value)
- Number of Residential & Commercial Hookups is around 327. (this was taken from the Sanitary Sewer System PER)
- We provide 3 worksheets that calculate & show potential monthly utility rates:
 - Worksheet 1 0% interest Rate For 60, 70, & 80 year life expectancy for the Storm Sewer Infrastructure
 - Worksheet 2 1% interest Rate For 60, 70, & 80 year life expectancy for the Storm Sewer Infrastructure
 - Worksheet 3 2% interest Rate For 60, 70, & 80 year life expectancy for the Storm Sewer Infrastructure

Please review the attached information and let us know if you have any questions.

If you would like, I could review these items with you and the City Council at you next City Council Meeting.

Thanks.

David

David A. Palm, P.E.
Bolton & Menk, Inc.



CITY OF WABASSO
REDWOOD COUNTY, MINNESOTA

- LEGEND**
- STORM CATCH BASIN
 - STORM MANHOLE
 - STORM MANHOLE NUMBER
 - STORM SEWER PIPE, PIPE SIZE
 - AREA INCLUDED IN ESTIMATE



PRELIMINARY ENGINEER'S ESTIMATE

STORM SEWER REPLACEMENT ESTIMATE

WABASSO, MN

BMI PROJECT NO. 051.125087

FILE NAME: H:\WABA\051125087\3_Design\A_Calculations\[Storm Sewer Replacement Estimate.xlsx]Storm Sewer Est. 0%



Real People. Real Solutions.

Date: 1/4/2022

Item	Pipe Size/ Structures	Existing Quantity	Unit	Replacement Quantity	Unit	Unit Price	Total Amount
RCP Pipe Sewer	8 In	2475	LF	-	LF		
RCP Pipe Sewer	10 In	3305	LF	-	LF		
RCP Pipe Sewer	12 In	6413	LF	12,193	LF	\$59.00	\$719,387.00
RCP Pipe Sewer	15 In	2005	LF	2,005	LF	\$65.00	\$130,325.00
RCP Pipe Sewer	18 In	56	LF	56	LF	\$81.00	\$4,536.00
RCP Pipe Sewer	21 In	694	LF	694	LF	\$75.00	\$52,050.00
RCP Pipe Sewer	24 In	1594	LF	1,594	LF	\$83.00	\$132,302.00
RCP Pipe Sewer	27 In	900	LF	900	LF	\$90.00	\$81,000.00
RCP Pipe Sewer	30 In	1821	LF	1,821	LF	\$115.00	\$209,415.00
RCP Pipe Sewer	36 In	1850	LF	1,850	LF	\$150.00	\$277,500.00
RCP Pipe Sewer	42 In	1051	LF	1,051	LF	\$250.00	\$262,750.00
RCP Pipe Sewer	48 In	2846	LF	2,846	LF	\$300.00	\$853,800.00
RCP Pipe Sewer	54 In	80	LF	80	LF	\$350.00	\$28,000.00
48" Manhole (8' Depth)	28 EA	224	LF	224	LF	\$450.00	\$100,800.00
72" Manhole (10' Depth)	23 EA	230	LF	230	LF	\$850.00	\$195,500.00
Catch Basin (4' Depth)	132 EA	528	LF	528	LF	\$500.00	\$264,000.00
Casting Assemblies	183 EA	183	EA	183	EA	\$650.00	\$118,950.00

Assumptions:

PRESENT VALUE: \$3,944,865.00

UTILITY OWNERS/PARCELS: 327

ANNUAL INTEREST RATE: 0%

ESTIMATED SUBTOTAL:

\$3,430,315.00

15% CONTINGENCY:

\$514,550.00

TOTAL ESTIMATED COST:

\$3,944,865.00

PAYMENT OPTIONS:

PAYBACK PERIOD	60 YEARS	70 YEARS	80 YEARS
PROJECT LIFE CYCLE (MONTHS):	720	840	960
A/P VALUE:	N/A	N/A	N/A
CITY ANNUAL PAYMENT:	\$65,748	\$56,355	\$49,311
CITY MONTHLY PAYMENT:	\$5,479	\$4,696	\$4,109
UTILITY/PARCEL OWNER MONTHLY COST:	\$16.76	\$14.36	\$12.57

PRELIMINARY ENGINEER'S ESTIMATE

STORM SEWER REPLACEMENT ESTIMATE

WABASSO, MN

BMI PROJECT NO. 051.125087

FILE NAME: H:\WABA\051125087\3_Design\A_Calculations\Storm Sewer Replacement Estimate.xlsx Storm Sewer Est. 1%



Real People. Real Solutions.

Date: 1/4/2022

Item	Pipe Size/ Structures	Existing Quantity	Unit	Replacement Quantity	Unit	Unit Price	Total Amount
RCP Pipe Sewer	8 In	2475	LF	-	LF		
RCP Pipe Sewer	10 In	3305	LF	-	LF		
RCP Pipe Sewer	12 In	6413	LF	12,193	LF	\$59.00	\$719,387.00
RCP Pipe Sewer	15 In	2005	LF	2,005	LF	\$65.00	\$130,325.00
RCP Pipe Sewer	18 In	56	LF	56	LF	\$81.00	\$4,536.00
RCP Pipe Sewer	21 In	694	LF	694	LF	\$75.00	\$52,050.00
RCP Pipe Sewer	24 In	1594	LF	1,594	LF	\$83.00	\$132,302.00
RCP Pipe Sewer	27 In	900	LF	900	LF	\$90.00	\$81,000.00
RCP Pipe Sewer	30 In	1821	LF	1,821	LF	\$115.00	\$209,415.00
RCP Pipe Sewer	36 In	1850	LF	1,850	LF	\$150.00	\$277,500.00
RCP Pipe Sewer	42 In	1051	LF	1,051	LF	\$250.00	\$262,750.00
RCP Pipe Sewer	48 In	2846	LF	2,846	LF	\$300.00	\$853,800.00
RCP Pipe Sewer	54 In	80	LF	80	LF	\$350.00	\$28,000.00
48" Manhole (8' Depth)	28 EA	224	LF	224	LF	\$450.00	\$100,800.00
72" Manhole (10' Depth)	23 EA	230	LF	230	LF	\$850.00	\$195,500.00
Catch Basin (4' Depth)	132 EA	528	LF	528	LF	\$500.00	\$264,000.00
Casting Assemblies	183 EA	183	EA	183	EA	\$650.00	\$118,950.00

Assumptions:

PRESENT VALUE: \$3,944,865.00

UTILITY OWNERS/PARCELS: 327

ANNUAL INTEREST RATE: 1%

ESTIMATED SUBTOTAL: \$3,430,315.00

15% CONTINGENCY: \$514,550.00

TOTAL ESTIMATED COST: \$3,944,865.00

PAYMENT OPTIONS:

PAYBACK PERIOD	60 YEARS	70 YEARS	80 YEARS
PROJECT LIFE CYCLE (MONTHS):	720	840	960
A/P VALUE:	0.0222	0.0199	0.0182
CITY ANNUAL PAYMENT:	\$87,576	\$78,503	\$71,797
CITY MONTHLY PAYMENT:	\$7,298	\$6,542	\$5,983
UTILITY/PARCEL OWNER MONTHLY COST:	\$22.32	\$20.01	\$18.30

PRELIMINARY ENGINEER'S ESTIMATE

STORM SEWER REPLACEMENT ESTIMATE

WABASSO, MN

BMI PROJECT NO. 051.125087

FILE NAME: H:\WABA\051125087\3_Design\A_Calculations\[Storm Sewer Replacement Estimate.xlsx]Storm Sewer Est. 2%



**BOLTON
& MENK**

Real People. Real Solutions.

Date:

1/4/2022

Item	Pipe Size/ Structures	Existing Quantity	Unit	Replacement Quantity	Unit	Unit Price	Total Amount
RCP Pipe Sewer	8 In	2475	LF	-	LF		
RCP Pipe Sewer	10 In	3305	LF	-	LF		
RCP Pipe Sewer	12 In	6413	LF	12,193	LF	\$59.00	\$719,387.00
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RCP Pipe Sewer	27 In	900	LF	900	LF	\$90.00	\$81,000.00
RCP Pipe Sewer	30 In	1821	LF	1,821	LF	\$115.00	\$209,415.00
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RCP Pipe Sewer	48 In	2846	LF	2,846	LF	\$300.00	\$853,800.00
RCP Pipe Sewer	54 In	80	LF	80	LF	\$350.00	\$28,000.00
48" Manhole (8' Depth)	28 EA	224	LF	224	LF	\$450.00	\$100,800.00
72" Manhole (10' Depth)	23 EA	230	LF	230	LF	\$850.00	\$195,500.00
Catch Basin (4' Depth)	132 EA	528	LF	528	LF	\$500.00	\$264,000.00
Casting Assemblies	183 EA	183	EA	183	EA	\$650.00	\$118,950.00

Assumptions:

PRESENT VALUE: \$3,944,865.00

UTILITY OWNERS/PARCELS: 327

ANNUAL INTEREST RATE: 2%

ESTIMATED SUBTOTAL: \$3,430,315.00

15% CONTINGENCY: \$514,550.00

TOTAL ESTIMATED COST: \$3,944,865.00

PAYMENT OPTIONS:

PAYBACK PERIOD	60 YEARS	70 YEARS	80 YEARS
PROJECT LIFE CYCLE (MONTHS):	720	840	960
A/P VALUE:	0.0288	0.0267	0.0252
CITY ANNUAL PAYMENT:	\$113,612	\$105,328	\$99,411
CITY MONTHLY PAYMENT:	\$9,468	\$8,777	\$8,284
UTILITY/PARCEL OWNER MONTHLY COST:	\$28.95	\$26.84	\$25.33