OUR PROCESS

• DEFINED 5 YEARS AGO WITH INPUT FROM
  • LANDOWNERS
  • BOARDS – WATERSHEDS / COUNTIES
  • LEGAL EXPERTS
  • ENGINEERS
  • DATA PROCESSING SPECIALISTS
  • COMPANY EXPERIENCE

• WE FOLLOW A PROCESS THAT REQUIRES WE FOLLOW SPECIFIC STEPS TO ENSURE A HIGH QUALITY, FAIR, EQUITABLE, AND DEFENSIBLE RESULT

• WE HAVE EVALUATED CLOSE TO 1 MILLION ACRES WITH NO OVERTURNS
MN § 103E DRAINAGE

• MN § 103E. 705 SUBD. 1 "THE DRAINAGE AUTHORITY SHALL INSPECT AND MAINTAIN THE EFFICIENCY OF THE DRAINAGE SYSTEM"

• IN AN EFFORT TO MAINTAIN EFFICIENTLY OF THE DRAINAGE SYSTEM THE DRAINAGE AUTHORITY ALSO MUST MAKE SURE THOSE LANDS UTILIZING THE DRAINAGE SYSTEM PAY FOR THE MAINTENANCE AND REPAIRS OF THE SYSTEM IN A FAIR AND EQUITABLE WAY. THIS IS A REQUIREMENT BY MN DRAINAGE LAW.
MN § 103E DRAINAGE

• MN § 103E. 315 SUBD. 5 "THE VIEWERS SHALL DETERMINE THE AMOUNT OF BENEFITS TO ALL PROPERTY WITHIN THE WATERSHED, WHETHER THE PROPERTY IS BENEFITED IMMEDIATELY BY THE CONSTRUCTION OF THE PROPOSED DRAINAGE PROJECT OR THE PROPOSED DRAINAGE PROJECT CAN BECOME AN OUTLET FOR DRAINAGE, MAKES AN OUTLET MORE ACCESSIBLE, OR OTHERWISE DIRECTLY BENEFITS THE PROPERTY."

  • BENEFITS, IMPROVEMENT OF PROPERTIES IN TERMS OF INCREASED VALUE, INCREASED PRODUCTION CAPACITY, AND / OR INCREASED UTILITY RESULTING FROM THE CONSTRUCTION OF THE PUBLIC AND PRIVATE DRAINAGE SYSTEM. BENEFITTED ACRES ARE LANDS THAT DRAIN TOWARDS THE DITCH SYSTEM AND CONTRIBUTE TO THE NEED TO MAINTAIN THE CAPACITY OF THE SYSTEM.

• MN § 103E.315 SUBD.6 C 2 "PROPERTY THAT IS RESPONSIBLE FOR INCREASED DRAINAGE SYSTEM MAINTENANCE OR INCREASED DRAINAGE SYSTEM CAPACITY"

  • IN REGARDS TO THE AFOREMENTIONED STATUTE IT MAY BE EASIER TO THINK OF “BENEFIT” AS “BURDEN” PLACED ON NEIGHBORING LANDS AND/OR ON THE PUBLIC DRAINAGE SYSTEM
OVERVIEW

OATH OF OFFICE – MSA 103E.305  DATE

PUBLIC INFORMATIONAL MEETING(S) JUNE 10TH 2020

REDETERMINATION OF BENEFITS PROCESS

• REVIEW HISTORIC DRAINAGE SYSTEM RECORDS INCLUDING ORIGINAL PLANS/PROFILES/SURVEYS/REPORTS USED TO CREATE THE ORIGINAL DRAINAGE SYSTEM.

• IDENTIFY LANDS/PROPERTIES CURRENTLY UTILIZING THE DRAINAGE SYSTEM.

• REVIEW CONTOUR MAPS, AERIAL PHOTOS, LIDAR AND OTHER DATA TO DETERMINE DRAINAGE PATTERNS AND BOUNDARIES.

• EVALUATE LAND USE WITHIN THE DRAINAGE SYSTEM INCLUDING THOSE LANDS RESTRICTED FROM RECEIVING DRAINAGE BENEFITS (WETLANDS).

• DETERMINE PROPERTY VALUES BASED ON SIMILAR GROUPS OF PROPERTY/CLASSIFICATIONS.

• IDENTIFY ACRES USING THE EXISTING DITCH SYSTEM.

• IDENTIFY AREAS FOR THE ESTABLISHMENT OF THE 1 ROD GRASS STRIP & THE AMOUNT OF THE DAMAGE PAYMENT(S) .
EXTENT AND BASIS OF BENEFITS

FACTORS USED IN ANALYSIS:

• LAND VALUES BASED ON EXTRACTED SALES DATA, TAX VALUATIONS AND LAND USE.

• DRAINAGE VALUE BASED ON THE DRAINAGE SYSTEM OPERATING IN ITS AS CONSTRUCTED OR SUBSEQUENTLY IMPROVED CONDITION.

• BENEFIT BASED ON BEFORE AND AFTER PROJECT CONDITION LESS PRIVATE IMPROVEMENT COST.

• TOPOGRAPHY USED TO ANALYZE PROXIMITY OF CHANNEL AND RELATIVE INFLUENCE (DIRECT VS. INDIRECT).

• CROP PRODUCTIVITY INDEX USED TO RANK SOILS BASED ON THEIR POTENTIAL FOR INTENSE CROP PRODUCTION.
REASON(S) FOR A RE-DETERMINATION OF BENEFITS

- ORIGINAL BENEFITS NO LONGER REFLECT CURRENT MARKET VALUES (BENEFITS DETERMINED MANY YEARS AGO WHEN LAND WAS SELLING FOR A FRACTION OF WHAT IT IS SELLING FOR TODAY).
- LANDS UTILIZING THE SYSTEM NOT ORIGINALLY INCLUDED IN THE BENEFITING AREA.
- DIVISION – SYSTEM HAS BEEN DIVIDED INTO TWO OR MORE SEPARATE SYSTEMS.
- REMOVE LANDS NO LONGER RECEIVING BENEFITS.
LIDAR
CARBON DIOXIDE
SULPHUR DIOXIDE
METHANE
SRTM DATA
SHUTTLE RADAR TOPOGRAPHY MISSION
VIRTUAL DAM
DRAINAGE BOUNDARY
CLASSIFICATION MAP

Land Classifications

- Townships
- Class 1
- Class 2
- Residential
- Grass Strips
- Woodlot
- Ditches
- 40-acre Tracts
- Class 3
- Roads
- Wetlands
- PLSS Sections
CLASSIFICATION MAPS DRIVE - TABULAR REPORT GENERATION

- Land Classes
- Residential Woodlots
- Wetlands
- Roads
- Ditch Area
- Grass Buffer Strips
- Tabular Report
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VIEWER’S REPORT - LANDOWNER MAPS
AG LAND CLASSIFICATIONS

Class 1  AGRICULTURE @ $/ACRE BENEFIT

Class 2  AGRICULTURE @ $/ACRE BENEFIT

Class 3  AGRICULTURE @ $/ACRE BENEFIT

Class 4  AGRICULTURE @ $/ACRE BENEFIT
OTHER LAND CLASSIFICATIONS

• RESIDENTIAL LANDS – $/ACRE BENEFIT

• ROAD LANDS – SET AT $/ACRE BENEFIT
  (STATE, COUNTY, AND TOWNSHIP)

• WOODLOTS - $/ACRE BENEFIT

• NON BENEFITED ACRES – LANDS WHICH ARE IN THE WATERSHED BUT RECEIVE NO ECONOMIC BENEFIT OR ARE NOT SUBJECT TO DRAINAGE BENEFITS. THESE LANDS INCLUDE, BUT ARE NOT LIMITED TO WETLANDS, FEDERAL LANDS, AND/OR TRIBAL ACRES.