

April 24, 2025

The Morristown City Council and city staff have received numerous data requests, emails, and inquiries regarding the 2024 Street Project. Despite our best efforts to address these inquiries, the questions persist. At this point, it is not financially prudent to continue in this manner.

During the April 7th city council meeting, it was decided that residents would have the opportunity to submit one last list of questions by the Friday following the meeting. The questions would then be addressed during the April 24th work session.

The questions and statements have been reviewed by city council, city staff, and the city engineer. All material that was received is attached for reference.

The City Council has made the decision to no longer discuss this issue, either within or outside of city council meetings. We believe that we have exhausted all efforts to provide information and answer questions, and believe it's now in the best interest of the city to move forward from the topic.

While citizens will still be allowed to make comments at our regular city council meetings, no responses will be provided by the city council, and no new information will be generated.

Sincerely,

Morristown City Council

Type: Email
Received: 4/8/2025 12:04 p.m.
Sent By: Lisa Merritt Property Address: 200 Washington St E
Subject Line: "Q & A/SEH"
Persons sent to: Cassie Eldeen, Ellen Judd
Attachments: Email
PDF: "SEH Bid"
PDF: "Merritt Corrected Assessment Letter Statement"
PDF: "Fraudulent Letter #1"

SEH responses are in red.

City responses are in blue.

Information from resident in black.

Attached is SEH's bid, page 3.

- Note that SEH is not the Contractor, therefore the bid is not SEH's it is Holtmeier's Bid.
 - We would like to clarify questions related to roles of various parties involved in a construction project. Here's a brief explanation to help clarify the relationships and responsibilities:
 - City and Consulting Engineer
 - The City hires a consulting engineer to provide design and construction administration throughout the project. The consulting engineer's primary responsibilities during construction include:
 - Coordination and Oversight: They coordinate with various stakeholders, including city officials, utility companies, and the public.
 - Quality Control and Compliance: They monitor the construction project's progress, ensuring that the work adheres to the approved plans, safety standards, and regulatory requirements.
 - In essence, the consulting engineer acts as the City's technical advisor and project manager, ensuring that the project is designed and executed correctly.
 - City and Contractor
 - The contractor is the entity responsible for the actual construction work. The contractor's primary responsibilities include:
 - Construction Execution: They carry out the physical construction work, such as paving streets, installing utilities, and building infrastructure.
 - Adherence to Plans: They follow the detailed plans and specifications provided by the consulting engineer.

- While the consulting engineer oversees the project to ensure it meets the City's standards, the contractor focuses on completing the work.
- Key Differences
 - Role: The consulting engineer provides design, planning, and oversight, while the contractor performs the actual construction work.
 - Relationship with the City: The consulting engineer acts as an advisor and project manager for the City, whereas the contractor is hired by the City to execute the construction tasks.
 - Focus: The consulting engineer ensures the project meets technical and regulatory standards, while the contractor focuses on completing the construction according to the plans.

Lawn sump catch basin - $\$7,201.35/\$184.65 = 39$

Lawn sump catch basin stub - $\$12,111.45/\$310.55 = 39$

45 properties in total – not including the missed lot

6 of the 45 are the schools

$45 - 6 = 39$ is how many properties SEH charged, I am assuming they did not charge the school.

- Note that SEH does not “charge” anything to property owners. SEH prepares an assessment value based on the City's assessment policy. Once this is complete, the City takes responsibility of collecting balances and certifying with the County. It is the responsibility of the City to review the assessment values and agree to them or adjust them based on the policy language.
- Also note that the policy states only 50% of Storm Sewer cost shall be assessed. Therefore, only 50% of the cost is taken into account while calculating the storm sewer assessment total. For example, refer to the scenario below to better explain the process:
 - Total value of Storm Sewer Items (this number is the total value of all the line items in the bid listed under the Storm Sewer Section, ex. Pipe, manholes, lawn sump lines and basins, etc.) This total bid amount was \$408,588.52.
 - Based on the assessment policy language, the City can only assess 50% of this total which would equate to \$204,294.26. This would be the maximum amount that the City could assess for storm sewer on the project.
 - To calculate the assessable value to each property on the project, you divide the total assessment amount (\$204,294.26) by the total units for storm sewer which is 584,615.50 square feet to get a calculated amount of \$0.35/SF. Note that this calculation is more than the amount listed at the public hearing at the time of the feasibility report, therefore the lower cost that was presented at the feasibility stage would be the final assessment per square foot at \$0.30/SF. It is common practice to base the assessment amount based on the lower of the two calculations which is a benefit to the property owners.
- To begin answering this question, you have to understand that the lawn sump catch basins and stubs were included in the total cost of the storm sewer assessment and not broken out as an individual assessment item. The current policy does not separate them like how a water service is pulled out from the watermain assessment. The policy would have to have a separate assessment item for these items to be considered differently.
- During construction, the City designated a City led group to make construction related decisions based on the needs of the construction schedule and the timeliness of answers. One of the decisions made during construction, was that if a property owner choose not to have a sump line or basket installed, that the bid price of that item was to be removed from their assessment.
 - To better explain this, you have to understand that the \$0.30/sf calculation included all the planned installations of sump lines and baskets, whether you received one or not. Note that a water service is broken out separately, but the property owner typically needs this type of service.
 - Because this decision was made in the field, an assessment reduction was requested by the City at the bid price for each unit not installed, when they could have removed the bid

value at 50% that was originally assessed. This decision by the City was a good faith action that was more than the assessment value.

- To break this down even further, the total assessable value for the estimated sump line installations equals $50\% \times \$12,111.45 = \$6,055.73$.
 - If you want to know how much the sump line assessment portion of the \$0.30 cost per SF is you have to take $\$6,055.73 / 584,615.50 \text{ SF} = \0.01 per SF
- The total assessable value for the estimated sump basket installations equals $50\% \times \$7,201.35 = \$3,600.68$
 - If you want to know how much the sump basket assessment portion of the \$0.30 cost per SF is you have to take $\$3,600.68 / 584,615.50 \text{ SF} = \0.006 per SF
- Note that this level of detail is not typical of any assessment calculation unless this is treated as an individual assessment item. As per the current policy, it is not a separate assessment item and is included in the entire storm sewer system assessment as stated previously.
- As per the assessment policy, it is the intent to evenly distribute the assessable share of the costs of the project to all property owners along the project.
- 39 properties were estimated to have sump lines and boxes installed.
- There are 45 properties on the assessment roll.
- The properties that did not have planned installations for sump lines or boxes because of the absence of a drain tile to drain into, include the following:
 - 200 Franklin St. E
 - 104 2nd St. NE
 - 102 2nd St. NE
 - 201 Main St. E
 - 106 Franklin St. E
 - 107 Main St. E
 - These 6 properties were not included in the storm sewer assessment, thus were not included in the distribution of the sump service assessment value as part of the storm sewer assessment.
- The school properties were included in the storm sewer assessment.

At the September 3, 2024 council meeting, Leon tried telling me they were free and Doug Scott from SEH said they were billed into the project. This is the case showing that SEH charged for services that they did not provide.

- Again, SEH receives no benefit from anything installed or not installed as we are not associated with the fee paid to the contractor in any way.
- SEH does not “charge” for any assessments, the City hires SEH to prepare the assessment roll based on estimated quantities for a project and not installed quantities. Note that the City and SEH worked together to revise the assessment amounts during construction based on final quantities installed. This practice is not common in most communities. This was something that the City determined to be of benefit to its residents.
- As stated earlier, all 39 estimated installations were included in the total storm sewer assessment calculation to get to the \$0.30/SF assessment value. All properties that received a storm sewer assessment covered a portion of all of the planned installations as part of the entire drainage system which is in accordance with the assessment policy.
- Please understand that the calculations are meant to get to a benefit value of all the infrastructure from the project.

Twice at council meetings, Doug Scott said 10 sump stub’s & baskets were installed and it is quoted in the Waterville paper. Here is the list of people who received the lines & basket, you tell me if this adds up.

Lines & Baskets:

Wenker - Correct

Chadderdon - Correct

Hoepner - Correct

Just Lines:

Bohner - Correct

Merritt - Correct

Chmelik - Correct

Hildebrandt - Correct

Schlie - Correct

Roth - Correct

Saemrow - Existing sump did not drain out to Ann

Pitan - Correct

Ahlman - Correct

Kasperek – We do not have this on our list as installed. Verified on 4/9/2025 with City that this line and basket was not installed.

Huges? - No tile line out this far to connect to. Verified on 4/9/2025 with City that this line and basket was not installed.

▪ Here is our list of Lines and Baskets Installed (10 Total)

- Krenik – 103 1st St. SE
- Anderson – 100 Main St. E
- Stopski – 104 1st St. SE
- Hoepner – 104 2nd St. SE
- Wenker – 203 Washington St. E
- Chadderdon – 205 Washington St. E
- Hildebrandt – 201 Ann St. E
- Pitan – 206 Division St. S
- Roth – 204 2nd St. St
- Ahlman – 109 Ann St. W

▪ Here is our list of just lines installed (5 Total)

- Kolstad – 103 2nd St. SE
- Bohner – 202 Washington St. E
- Merritt – 200 Washington St. E
- Chmelik – 300 Division St. S
- Schlie – 110 Ann St. W

- I understand that there may be confusion with how assessments are handled and what was installed, but hopefully the explanation previously stated clears things up. As per the policy, the sump lines and baskets were included in the total storm sewer assessment, therefore the original 39 installations were all included in the total storm sewer system assessment value. The City made a good faith effort to show a reduction in assessment value based on the bid price of the sump lines and boxes and gave that reduction to associated properties whether they asked for the reduction or not. SEH followed the request of the City.

Here is the list in order by the excel spreadsheet, from what I can tell:

Velzke – should have a credit of \$495.20

Davis – should have a credit of \$495.20

Lamont – should have a credit of \$495.20

Medina – should have a credit of \$495.20

Kenow – should have a credit of \$495.20

Hurst – should have a credit of \$495.20

- The properties listed above do not have a connection point for a sump line to connect into and were not included in the total storm sewer assessment, thus no credit is valid.

Olson – correct

Duncan – correct

Am Property – correct

Miller – correct

Krenik - should have a credit of \$495.20

- This is on our list as the owner stated they want it located on the south side of the house, thus no credit is valid. Verified on 4/9/2025 with City that this line and basket was installed.

Randall – correct

Anderson - should have a credit of \$495.20

- This is on our list as the owner made a recommendation on the placement, thus no credit is valid. Verified on 4/9/2025 with City that this line and basket was installed.

Stopski - should have a credit of \$495.20

We have this listed as installed, thus no credit is valid. Verified on 4/9/2025 with City that this line and basket was installed.

Lee – correct

Prescher – correct

Prescher – correct

Varness – correct

Kolstad – should have a credit of \$495.20 not \$184.65

- We have this listed as a line was installed but no basin, thus no additional credit is valid.

Estrem – correct

O'Rourke/Gregor – correct

Hoepner – correct

Wenker – correct

Chadderdon – correct

Bohner – correct

Merritt – should have a credit of \$184.65

- This is correct, I informed the City of this in February. The amount certified with the county is correct based on a change that the City completed prior to submittal to the county. The amount certified with the County is \$25,203.35 which is \$184.65 less than the final assessment roll.

Hildebrandt – correct

School 1 – should NOT have received any credit

School 2 – should NOT have received any credit

School 3 – should NOT have received any credit

School 4 – should NOT have received any credit

School 5 – should NOT have received any credit

- All of these school properties were included in the original assessment calculations. Since they did not receive a sump line or basket during construction, the City requested that they be included in the credit.

City – correct

Pitan – correct

Chemlik – credit should be for \$184.65 NOT \$495.20

- This is correct, I informed the City of this in February.

School 6 – should NOT have received any credit

- All of the school properties were included in the original assessment calculations. Since they did not receive a sump line or basket during construction, the City requested that they be included in the credit.

Countryside Mobile – correct

Mcmullen – correct

Gauthier – correct

Roth – no credit should have been given

- This is correct, I informed the City of this in February.

Hughes - ?

Ahlman – correct

Schlie – credit should be for \$184.65 NOT \$495.20

- This is correct, I informed the City of this in February.

Saemrow - credit should be for \$184.65 NOT \$495.20

- We do not have them listed as having either a line or a basin, we have records that indicate that their line did not drain out to Ann, thus the credit is valid.

Kasperek – should NOT have received any credit

- We do not have record of an installation here. Verified on 4/9/2025 with City that this line and basket was not installed, thus the credit is valid.

FW: Q & A/SEH

From Lisa Merritt <Lisa.Merritt@ccm.com>

Date Wed 4/23/2025 2:07 PM

To City Clerk <cityclerk@ci.morristown.mn.us>; Ellen Judd <ejudd@ci.morristown.mn.us>

Cc T Flaten <tflaten@ci.morristown.mn.us>; a nusbaum <anusbaum@ci.morristown.mn.us>; v Kruger <vkruger@ci.morristown.mn.us>; Joe Caldwell <jcaldwell@ci.morristown.mn.us>; Leon Gregor <lgregor@ci.morristown.mn.us>

 1 attachment (921 KB)

SEH Bid.pdf;

Hello,

I see I made 2 mistakes, I corrected the below in red. YEAH.....SEH is up to 53% correct! Just seems a bit odd that they skip almost 2 blocks and randomly install 2 sump lines in the middle of the block. I can't wait to hear what BS reason they come up with this time.

Lisa



Lisa Merritt

Sales Assistant to Brenda Bednar

D 507.455.1858

F 507.455.4006

E lisa.merritt@ccm.com



CrossCountry Mortgage, LLC

214 South Oak Ave

Owatonna, MN 55060

Personal NMLS1494461 Branch NMLS2099456

Company NMLS3029



Privacy Policies

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From: Lisa Merritt

Sent: Tuesday, March 4, 2025 3:01 PM

To: tflaten@ci.morristown.mn.us; anusbaum@ci.morristown.mn.us; vkruger@ci.morristown.mn.us; jcaldwell@ci.morristown.mn.us; lgregor@ci.morristown.mn.us

Subject: Q & A/SEH

Hello All,

I had the opportunity to read over the Q & A on the website, here is just one example of how SEH is incompetent at doing their job.

How many sump lines were installed, and how many did Holtmeier charge the City for?

- **The number of storm drains and baskets installed, matches the invoices from Holtmeier.**

Attached is SEH's bid, page 3.

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Lawn sump catch basin stub - $\$12,111.45/\$310.55 = 39$

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45-6 = 39 is how many properties SEH charged, I am assuming they did not charge the school.

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Roth
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Out of 45 properties, 23 25 are correct and 22 20 incorrect! 51% 53% to me is pretty pathetic, however, the city keeps paying them.

Thanks - Lisa

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 [badge 5](#)

 [badge 3](#)

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Thanks - Lisa



TABULATION OF BIDS

Bid Date: 10:00 a.m., Thursday, March 28, 2024

2024 Street and Utility Improvement Project				Engineer's Estimate		Holtmeier Construction, Inc.		Heselton Construction, LLC	
Morristown, Minnesota						3301 Third Avenue		PO Box 246	
SEH No.: MORRT 175931						Mankato, MN 56001		Faribault, MN 55021	
Bid Date: 10:00 a.m., Thursday, March 28, 2024				Base Bid Only \$2,358,710.70		\$2,061,084.89		\$2,203,373.60	
Item No.	Item	Unit	Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
BASE BID									
Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe									
2021.501	MOBILIZATION	LUMP SUM	1.0	\$61,000.00	\$61,000.00	\$49,413.00	\$49,413.00	\$60,000.00	\$60,000.00
2101.524	CLEARING (12"-28" DIAMETER)	TREE	1.0	\$350.00	\$350.00	\$750.00	\$750.00	\$780.00	\$780.00
2101.524	GRUBBING (12"-28" DIAMETER)	TREE	1.0	\$150.00	\$150.00	\$150.00	\$150.00	\$160.00	\$160.00
2104.503	REMOVE CURB AND GUTTER	LIN FT	392.0	\$3.50	\$1,372.00	\$2.00	\$784.00	\$3.00	\$1,176.00
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	715.0	\$2.30	\$1,644.50	\$3.00	\$2,145.00	\$3.00	\$2,145.00
2104.518	REMOVE CONCRETE WALK	SQ FT	6,190.0	\$2.00	\$12,380.00	\$0.75	\$4,642.50	\$1.00	\$6,190.00
2104.504	REMOVE BITUMINOUS PAVEMENT (P)	SQ YD	11,257.0	\$2.25	\$25,328.25	\$2.00	\$22,514.00	\$3.90	\$43,902.30
2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	550.0	\$3.50	\$1,925.00	\$3.50	\$1,925.00	\$10.00	\$5,500.00
2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	655.0	\$6.00	\$3,930.00	\$6.50	\$4,257.50	\$11.00	\$7,205.00
2105.504	GEOTEXTILE FABRIC, TYPE 5, (NON-WOVEN)	SQ YD	14,790.0	\$1.63	\$24,107.70	\$1.65	\$24,403.50	\$1.80	\$26,622.00
2105.609	MINOR GRADING	ROAD STA	24.0	\$500.00	\$12,000.00	\$1,000.00	\$24,000.00	\$210.00	\$5,040.00
2105.609	CRUSHED ROCK (PIPE FOUNDATION) MNDOT 3149.2G2	TON	400.0	\$60.00	\$24,000.00	\$23.55	\$9,420.00	\$28.25	\$11,300.00
2106.507	EXCAVATION-COMMON (EV) (P)	CU YD	10,040.0	\$11.75	\$117,970.00	\$12.40	\$124,496.00	\$10.90	\$109,436.00
2106.507	EXCAVATION-SUBGRADE (EV)	CU YD	1,004.0	\$13.25	\$13,303.00	\$10.75	\$10,793.00	\$11.75	\$11,797.00
2106.507	SELECT GRANULAR EMBANKMENT (CV) (P)	CU YD	4,930.0	\$22.50	\$110,925.00	\$16.05	\$79,126.50	\$19.25	\$94,902.50
2112.519	SUBGRADE PREPARATION	ROAD STA	36.0	\$400.00	\$14,400.00	\$580.00	\$20,880.00	\$225.00	\$8,100.00
2118.509	AGG SURFACING, CLASS 5 (DRIVEWAYS, 100% CRUSHED LIMESTONE)	TON	625.0	\$35.00	\$21,875.00	\$30.75	\$19,218.75	\$37.75	\$23,593.75
2123.510	INVESTIGATIVE EXPLORATION	HOUR	10.0	\$380.00	\$3,800.00	\$285.00	\$2,850.00	\$225.00	\$2,250.00
2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	10.0	\$130.00	\$1,300.00	\$125.00	\$1,250.00	\$165.00	\$1,650.00
2130.523	WATER (DUST CONTROL)	M GALLON	40.0	\$45.00	\$1,800.00	\$60.00	\$2,400.00	\$52.00	\$2,080.00
2211.507	SHOULDER BASE AGGREGATE (CV) CLASS 1	TON	63.0	\$35.00	\$2,205.00	\$53.70	\$3,383.10	\$50.00	\$3,150.00
2211.507	AGGREGATE BASE (CV) CLASS 5 (P)	CU YD	3,287.0	\$32.00	\$105,184.00	\$30.95	\$101,732.65	\$31.00	\$101,897.00
2302.502	DRILL AND GROUT REINFORCEMENT BARS	EACH	82.0	\$12.50	\$1,025.00	\$10.00	\$820.00	\$10.50	\$861.00
2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	875.0	\$2.00	\$1,750.00	\$0.01	\$8.75	\$2.45	\$2,143.75



TABULATION OF BIDS

2024 Street and Utility Improvement Project

Morristown, Minnesota

SEH No.: MORRT 175931

Bid Date: 10:00 a.m., Thursday, March 28, 2024

Engineer's Estimate				Holtmeier Construction, Inc.		Hesellon Construction, LLC	
Base Bid Only				3301 Third Avenue Mankato, MN 56001 \$2,061,084.89	3301 Third Avenue Mankato, MN 56001 \$2,203,373.60	PO Box 246 Faribault, MN 55021 \$2,203,373.60	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price
2360.504	TYPE SP 9.5 WEARING COURSE MIX (2.B)(SPWEA230B) (4")	SY	210.0	\$32.00	\$6,720.00	\$28.25	\$5,932.50
2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (2.B) (SPNWB230B)	TON	1,891.0	\$84.75	\$160,262.25	\$77.60	\$146,741.60
2360.509	TYPE SP 9.5 WEAR COURSE MIX (3.C)	TON	1,203.0	\$97.75	\$117,593.25	\$85.15	\$102,435.45
2502.503	6" PERF PVC PIPE DRAIN W/GEOTEXTILE WRAP AND GRANULAR BEDDING	LIN FT	5,772.0	\$15.50	\$89,466.00	\$15.00	\$86,580.00
2502.602	6" PVC PIPE DRAIN CLEANOUT	EACH	19.0	\$275.00	\$5,225.00	\$325.00	\$6,175.00
2506.502	CASTING ASSEMBLY SPECIAL	EACH	1.0	\$675.00	\$675.00	\$460.00	\$460.00
2521.518	4" CONCRETE WALK	SQ FT	6,183.0	\$7.00	\$43,281.00	\$7.00	\$43,281.00
2521.518	6" CONCRETE WALK	SQ FT	4,465.0	\$10.25	\$45,766.25	\$10.75	\$47,998.75
2531.503	CONCRETE CURB & GUTTER, DESIGN D418	LIN FT	2,817.0	\$18.00	\$50,706.00	\$20.65	\$58,171.05
2531.503	CONCRETE CURB & GUTTER, DESIGN B418	LIN FT	534.0	\$18.00	\$9,612.00	\$27.15	\$14,498.10
2531.503	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	313.0	\$18.00	\$5,634.00	\$36.90	\$11,549.70
2531.603	CONCRETE SILL	LIN FT	420.0	\$6.00	\$2,520.00	\$5.85	\$2,457.00
2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	445.0	\$100.00	\$44,500.00	\$98.90	\$44,010.50
2531.604	7" CONCRETE DRIVEWAY PAVEMENT	SQ YD	848.0	\$82.00	\$69,536.00	\$101.50	\$86,072.00
2531.618	TRUNCATED DOMES	SQ FT	75.0	\$50.00	\$3,750.00	\$57.00	\$4,275.00
2540.602	SALVAGE AND INSTALL MAIL BOX	EACH	11.0	\$310.00	\$3,410.00	\$200.00	\$2,200.00
2563.601	TRAFFIC CONTROL	LUMP SUM	1.0	\$15,000.00	\$15,000.00	\$9,000.00	\$9,000.00
2564.518	SIGN PANELS TYPE C	SQ FT	18.7	\$75.00	\$1,402.50	\$15.50	\$289.85
2564.502	SALVAGE AND INSTALL SIGN TYPE SPECIAL (STREET PLAQUES)	EACH	9.0	\$212.00	\$1,908.00	\$390.00	\$3,510.00
2573.502	STABILIZED CONSTRUCTION ENTRANCE	EACH	12.0	\$1,125.00	\$13,500.00	\$2,400.00	\$28,800.00
2573.502	STORM DRAIN INLET PROTECTION	EACH	36.0	\$172.00	\$6,192.00	\$260.00	\$9,360.00
2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	600.0	\$3.40	\$2,040.00	\$5.25	\$3,150.00
2574.507	BOULEVARD TOPSOIL BORROW (CV)	CU YD	1,514.0	\$28.00	\$42,392.00	\$30.25	\$45,798.50
2575.504	OVER-SEEDING	SQ YD	9,245.0	\$0.50	\$4,622.50	\$0.52	\$4,807.40
2575.504	WEED SPRAYING	SQ YD	9,245.0	\$0.50	\$4,622.50	\$0.16	\$1,479.20
2575.523	WATER (TURF RESTORATION)	M GALLON	250.0	\$23.00	\$5,750.00	\$36.35	\$9,087.50



TABULATION OF BIDS

2024 Street and Utility Improvement Project

Morristown, Minnesota

SEH No.: MORRT 175931

Bid Date: 10:00 a.m., Thursday, March 28, 2024

Engineer's Estimate				Holtmeier Construction, Inc.		Heselton Construction, LLC	
Base Bid Only \$2,358,710.70				3301 Third Avenue Mankato, MN 56001 \$2,061,084.89		PO Box 246 Faribault, MN 55021 \$2,203,373.60	
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price
2575.604	TURF ESTABLISHMENT (TEMPORARY)	SQ YD	1,000.0	\$0.75	\$750.00	\$0.75	\$750.00
2575.604	TURF ESTABLISHMENT (PERMANENT)	SQ YD	9,245.0	\$1.30	\$12,018.50	\$1.75	\$11,556.25
2582.503	8" SOLID LINE MULTI-COMPONENT (WHITE)(PED RAMP CROSSINGS)	LIN FT	113.0	\$4.50	\$508.50	\$10.00	\$1,175.20
	Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe Total				\$1,333,087.70		\$1,323,482.85
Storm Sewer							
2104.502	REMOVE DRAINAGE STRUCTURE	EACH	21.0	\$625.00	\$13,125.00	\$300.00	\$5,670.00
2104.503	REMOVE PIPE SEWER OR CULVERT (STORM) (ANY SIZE)	LIN FT	2,612.0	\$16.00	\$41,792.00	\$9.50	\$31,344.00
2502.602	LAWN SUMP CATCH BASIN (UNIT)	EACH	39.0	\$350.00	\$13,650.00	\$184.65	\$7,201.35
2502.602	LAWN SUMP CATCH BASIN STUB	EACH	39.0	\$120.00	\$4,680.00	\$310.55	\$12,111.45
2503.503	8" PIPE SEWER	LIN FT	415.0	\$55.00	\$22,825.00	\$35.25	\$14,628.75
2503.503	12" PIPE SEWER	LIN FT	480.0	\$60.00	\$28,800.00	\$42.00	\$20,160.00
2503.503	15" PIPE SEWER	LIN FT	240.0	\$65.00	\$15,600.00	\$50.00	\$12,000.00
2503.503	18" PIPE SEWER	LIN FT	906.0	\$75.00	\$67,950.00	\$53.50	\$48,471.00
2503.503	24" PIPE SEWER	LIN FT	1,013.0	\$85.00	\$86,105.00	\$77.40	\$78,406.20
2503.503	30" PIPE SEWER	LIN FT	352.0	\$110.00	\$38,720.00	\$95.95	\$33,774.40
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-	LIN FT	52.8	\$650.00	\$34,320.00	\$473.80	\$25,016.64
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-	LIN FT	44.3	\$800.00	\$35,440.00	\$894.30	\$39,617.49
2506.503	CONSTRUCT DRAINAGE STRUCTURE SPECIAL (DESIGN H)	LIN FT	14.5	\$500.00	\$7,250.00	\$458.45	\$6,647.53
2506.503	CONSTRUCT DRAINAGE STRUCTURE SPECIAL (TYPE 477)	LIN FT	25.4	\$625.00	\$15,875.00	\$499.40	\$12,684.76
2506.502	CONSTRUCT DRAINAGE STRUCTURE SPECIAL #1 (NYLOPLAST 12")	EACH	6.0	\$1,800.00	\$10,800.00	\$1,146.25	\$6,877.50
2506.502	CONSTRUCT DRAINAGE STRUCTURE SPECIAL #2 (NYLOPLAST 18")	EACH	9.0	\$2,200.00	\$19,800.00	\$1,661.70	\$14,955.30
2506.502	CONSTRUCT DRAINAGE STRUCTURE SPECIAL #3 (NYLOPLAST 24")	EACH	3.0	\$2,600.00	\$7,800.00	\$2,183.80	\$6,551.40
2506.502	CONSTRUCT DRAINAGE STRUCTURE SPECIAL #4 (ROOF DRAIN)	EACH	3.0	\$750.00	\$2,250.00	\$1,292.35	\$3,877.05
2506.502	CASTING ASSEMBLY (STORM)	EACH	26.0	\$1,100.00	\$28,600.00	\$1,022.20	\$26,577.20



SEH TABULATION OF BIDS

2024 Street and Utility Improvement Project

Morristown, Minnesota

SEH No.: MORRT 175931

Bid Date: 10:00 a.m., Thursday, March 28, 2024

Engineer's Estimate				Holtmeier Construction, Inc.				Hesellon Construction, LLC			
Base Bid Only \$2,358,710.70				3301 Third Avenue Mankato, MN 56001 \$2,061,084.89				PO Box 246 Faribault, MN 55021 \$2,203,373.60			
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
2506.602	CONNECT TO EXISTING STORM SEWER PIPE	EACH	1.0	\$1,500.00	\$1,500.00	\$450.00	\$450.00	\$950.00	\$950.00		
2506.602	CONNECT TO EXISTING STORM SEWER SPECIAL	EACH	4.0	\$1,800.00	\$7,200.00	\$425.00	\$1,700.00	\$1,100.00	\$4,400.00		
2506.602	CONNECT TO EXISTING DRAINAGE STRUCTURE	EACH	2.0	\$2,100.00	\$4,200.00	\$650.00	\$1,300.00	\$900.00	\$1,800.00		
2506.602	CONNECT STORM SPECIAL	EACH	5.0	\$250.00	\$1,250.00	\$443.30	\$2,216.50	\$980.00	\$4,900.00		
2506.602	STORM SEWER CROSSING	EACH	3.0	\$1,200.00	\$3,600.00	\$750.00	\$2,250.00	\$1,500.00	\$4,500.00		
	Storm Sewer Total				\$513,132.00		\$408,588.52		\$427,534.00		
Sanitary Sewer											
2104.502	SALVAGE MANHOLE CASTING (SANITARY)	EACH	10.0	\$180.00	\$1,800.00	\$75.00	\$750.00	\$300.00	\$3,000.00		
2503.601	SANITARY SEWER SPOT REPAIR #1	LUMP SUM	1.0	\$15,000.00	\$15,000.00	\$5,441.35	\$5,441.35	\$11,250.00	\$11,250.00		
2503.601	SANITARY SEWER SPOT REPAIR #2	LUMP SUM	1.0	\$12,000.00	\$12,000.00	\$5,505.95	\$5,505.95	\$11,000.00	\$11,000.00		
2506.502	CASTING ASSEMBLY, NEENAH R-1642 (SANITARY SEWER)	EACH	10.0	\$1,300.00	\$13,000.00	\$1,453.15	\$14,531.50	\$1,275.00	\$12,750.00		
2506.502	EXTERNAL MANHOLE SEAL	EACH	10.0	\$400.00	\$4,000.00	\$246.80	\$2,468.00	\$185.00	\$1,850.00		
2506.602	ADJUST SANITARY SEWER MANHOLE	EACH	2.0	\$1,000.00	\$2,000.00	\$1,766.60	\$3,533.20	\$2,500.00	\$5,000.00		
2506.602	SANITARY SEWER SERVICE REPAIR	EACH	5.0	\$200.00	\$1,000.00	\$471.25	\$2,356.25	\$2,000.00	\$10,000.00		
	Sanitary Sewer Total				\$48,800.00		\$34,586.25		\$54,850.00		
Water Main											
2104.502	REMOVE GATE VALVE	EACH	5.0	\$280.00	\$1,400.00	\$100.00	\$500.00	\$285.00	\$1,425.00		
2104.502	REMOVE HYDRANT	EACH	2.0	\$575.00	\$1,150.00	\$300.00	\$600.00	\$725.00	\$1,450.00		
2104.503	REMOVE OR ABANDON WATER MAIN	LIN FT	2,398.0	\$7.00	\$16,786.00	\$5.50	\$13,189.00	\$4.75	\$11,390.50		
2504.601	TEMPORARY WATER SERVICE	LUMP SUM	1.0	\$12,000.00	\$12,000.00	\$12,500.00	\$12,500.00	\$21,000.00	\$21,000.00		
2504.602	CONNECT TO EXISTING WATER MAIN (6", 8" & 10")	EACH	10.0	\$1,900.00	\$19,000.00	\$1,699.70	\$16,997.00	\$1,650.00	\$16,500.00		
2504.602	HYDRANT SYSTEM	EACH	5.0	\$6,750.00	\$33,750.00	\$5,745.45	\$28,727.25	\$5,775.00	\$28,875.00		
2504.602	LOWER WATER MAIN	EACH	2.0	\$2,500.00	\$5,000.00	\$1,750.00	\$3,500.00	\$1,600.00	\$3,200.00		
2504.602	4" GATE VALVE & BOX	EACH	1.0	\$2,000.00	\$2,000.00	\$2,107.45	\$2,107.45	\$1,925.00	\$1,925.00		
2504.602	6" GATE VALVE & BOX	EACH	8.0	\$2,600.00	\$20,800.00	\$2,246.20	\$17,969.60	\$2,235.00	\$17,880.00		
2504.602	8" GATE VALVE & BOX	EACH	16.0	\$3,500.00	\$56,000.00	\$3,228.55	\$51,656.80	\$2,995.00	\$47,920.00		
2504.602	1" or 2" CORPORATION STOP WITH SADDLE	EACH	23.0	\$465.00	\$10,695.00	\$332.00	\$7,636.00	\$270.00	\$6,210.00		
2504.602	1" or 2" CURB STOP & BOX	EACH	23.0	\$550.00	\$12,650.00	\$624.80	\$14,370.40	\$375.00	\$8,625.00		



TABULATION OF BIDS

2024 Street and Utility Improvement Project

Morristown, Minnesota

SEH No.: MORRT 175931

Bid Date: 10:00 a.m., Thursday, March 28, 2024

Engineer's Estimate				Holtmeier Construction, Inc.				Heselton Construction, LLC			
Base Bid Only \$2,358,710.70				3301 Third Avenue Mankato, MN 56001 \$2,061,084.89				PO Box 246 Faribault, MN 55021 \$2,203,373.60			
Item No.	Item	Unit	Est. Quantity	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
2504.603	1" OR 2" SERVICE PIPE, TYPE PE/TRACER WIRE	LIN FT	1,132.0	\$40.00	\$45,280.00	\$29.30	\$33,187.60	\$40.00	\$45,280.00		
2504.603	6" WATER MAIN	LIN FT	165.0	\$65.00	\$10,725.00	\$48.25	\$7,961.25	\$63.50	\$10,477.50		
2504.603	8" WATER MAIN	LIN FT	2,730.0	\$72.00	\$196,560.00	\$55.45	\$151,378.50	\$57.75	\$157,657.50		
2504.604	4" POLYSTYRENE INSULATION	SQ YD	15.0	\$40.00	\$600.00	\$40.50	\$607.50	\$25.00	\$375.00		
2504.608	WATER MAIN FITTINGS	POUND	1,223.0	\$15.00	\$18,345.00	\$13.60	\$16,632.80	\$13.75	\$16,816.25		
2506.602	CASTING ASSEMBLY SPECIAL (WATER)	EACH	1.0	\$950.00	\$950.00	\$321.35	\$321.35	\$500.00	\$500.00		
	Water Main Total				\$463,691.00		\$379,822.50		\$397,506.75		
	TOTAL BASE BID				\$2,358,710.70		\$2,061,084.89		\$2,203,373.60		
ALTERNATE 1											
Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe											
2021.501	MOBILIZATION	LUMP SUM	1.0	\$30,000.00	\$30,000.00	\$15,387.00	\$15,387.00	\$14,250.00	\$14,250.00		
2101.524	CLEARING (12"-28" DIAMETER)	TREE	2.0	\$500.00	\$1,000.00	\$750.00	\$1,500.00	\$780.00	\$1,560.00		
2101.524	GRUBBING (12"-28" DIAMETER)	TREE	2.0	\$350.00	\$700.00	\$150.00	\$300.00	\$160.00	\$320.00		
2104.518	REMOVE CONCRETE WALK	SQ FT	2,110.0	\$2.00	\$4,220.00	\$0.75	\$1,582.50	\$1.00	\$2,110.00		
2104.504	REMOVE BITUMINOUS PAVEMENT (P)	SQ YD	1,940.0	\$2.25	\$4,365.00	\$2.00	\$3,880.00	\$4.15	\$8,051.00		
2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	170.0	\$3.50	\$595.00	\$3.50	\$595.00	\$9.40	\$1,598.00		
2106.507	EXCAVATION-COMMON (EV) (P)	CU YD	1,649.0	\$11.75	\$19,375.75	\$13.80	\$22,756.20	\$10.25	\$16,902.25		
2106.507	EXCAVATION-SUBGRADE (EV)	CU YD	165.0	\$13.25	\$2,186.25	\$10.75	\$1,773.75	\$11.35	\$1,872.75		
2105.609	CRUSHED ROCK (PIPE FOUNDATION) MNDOT 3149.2G2	TON	50.0	\$60.00	\$3,000.00	\$23.55	\$1,177.50	\$28.25	\$1,412.50		
2123.510	INVESTIGATIVE EXPLORATION	HOUR	2.0	\$380.00	\$760.00	\$285.00	\$570.00	\$225.00	\$450.00		
2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	2.0	\$130.00	\$260.00	\$125.00	\$250.00	\$165.00	\$330.00		
2130.523	WATER (DUST CONTROL)	M GALLON	10.0	\$45.00	\$450.00	\$60.00	\$600.00	\$52.00	\$520.00		
2201.507	AGGREGATE BASE (CV) CLASS 5 (P)	CU YD	1,377.0	\$32.00	\$44,064.00	\$28.70	\$39,519.90	\$31.00	\$42,687.00		
2202.502	DRILL AND GROUT REINFORCEMENT BARS	EACH	51.0	\$12.50	\$637.50	\$10.00	\$510.00	\$10.50	\$535.50		
2203.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	238.0	\$2.00	\$476.00	\$0.01	\$2.38	\$2.45	\$583.10		
2203.509	TYPE SP 12.5 NON WEAR COURSE MIX (2.B) (SPNWB230B)	TON	515.0	\$84.75	\$43,646.25	\$75.25	\$38,753.75	\$78.45	\$40,401.75		
2360.509	TYPE SP 9.5 WEAR COURSE MIX (3.C)	TON	328.0	\$97.75	\$32,062.00	\$90.00	\$29,520.00	\$86.15	\$28,257.20		

Merit (1) - SEH Bid



TABULATION OF BIDS

2024 Street and Utility Improvement Project

Morristown, Minnesota

SEH No.: MORRT 175931

Bid Date: 10:00 a.m., Thursday, March 28, 2024

2024 Street and Utility Improvement Project Morristown, Minnesota SEH No.: MORRT 175931 Bid Date: 10:00 a.m., Thursday, March 28, 2024					Engineer's Estimate		Holtmeier Construction, Inc. 3301 Third Avenue Mankato, MN 56001 \$2,061,084.89		Heselson Construction, LLC PO Box 246 Faribault, MN 55021 \$2,203,373.60		
Item No.	Item	Base Bid Only		Unit	Est.		Total Price	Unit Price	Total Price	Unit Price	Total Price
		Quantity	Est.								
2502.503	4" PERF PVC PIPE DRAIN W/GEOTEXTILE WRAP AND GRANULAR BEDDING	LIN FT	755.0		\$13.00		\$9,815.00	\$13.00	\$9,815.00	\$8.65	\$6,530.75
2502.602	4" PVC PIPE DRAIN CLEANOUT	EACH	6.0		\$225.00		\$1,350.00	\$225.00	\$1,350.00	\$225.00	\$1,734.30
2506.502	CASTING ASSEMBLY SPECIAL	EACH	4.0		\$675.00		\$2,700.00	\$675.00	\$2,700.00	\$321.35	\$1,285.40
2521.518	5" CONCRETE WALK	SQ FT	6,370.0		\$8.50		\$54,145.00	\$8.50	\$54,145.00	\$7.45	\$47,456.50
2521.601	CONCRETE CURB RAMP WALK	LUMP SUM	1.0		\$25,000.00		\$25,000.00	\$25,000.00	\$25,000.00	\$45,350.00	\$45,350.00
2531.503	CONCRETE CURB & GUTTER, DESIGN D418	LIN FT	869.0		\$18.00		\$15,642.00	\$18.00	\$15,642.00	\$19.30	\$16,771.70
2531.503	CONCRETE CURB & GUTTER, DESIGN B618	LIN FT	488.0		\$18.00		\$8,784.00	\$18.00	\$8,784.00	\$36.10	\$17,616.80
2531.603	CONCRETE SILL	LIN FT	335.0		\$6.00		\$2,010.00	\$6.00	\$2,010.00	\$4.50	\$1,507.50
2531.504	7" RESIDENTIAL CONCRETE DRIVEWAY PAVEMENT	SQ YD	80.0		\$82.00		\$6,560.00	\$82.00	\$6,560.00	\$95.40	\$7,632.00
2531.504	7" COMMERCIAL CONCRETE DRIVEWAY PAVEMENT	SQ YD	260.0		\$110.00		\$28,600.00	\$110.00	\$28,600.00	\$109.00	\$28,340.00
2564.518	SIGN PANELS TYPE C	SQ FT	27.0		\$75.00		\$2,025.00	\$75.00	\$2,025.00	\$70.00	\$1,890.00
2521.625	INSTALL SIGN	EACH	6.0		\$150.00		\$900.00	\$150.00	\$900.00	\$350.00	\$2,100.00
2521.625	SALVAGE AND INSTALL SIGN TYPE SPECIAL	EACH	3.0		\$150.00		\$450.00	\$150.00	\$450.00	\$350.00	\$1,050.00
2573.502	STABILIZED CONSTRUCTION ENTRANCE	EACH	1.0		\$1,125.00		\$1,125.00	\$1,125.00	\$1,125.00	\$0.01	\$0.01
2573.502	STORM DRAIN INLET PROTECTION	EACH	11.0		\$172.00		\$1,892.00	\$172.00	\$1,892.00	\$175.00	\$1,925.00
2573.503	SEDIMENT CONTROL LOG TYPE STRAW	LIN FT	60.0		\$3.40		\$204.00	\$3.40	\$204.00	\$3.00	\$180.00
2574.507	BOULEVARD TOPSOIL BORROW (CV)	CU YD	140.0		\$28.00		\$3,920.00	\$28.00	\$3,920.00	\$18.75	\$2,625.00
2521.630	SODDING TYPE LAWN	SQ YD	410.0		\$10.00		\$4,100.00	\$10.00	\$4,100.00	\$10.00	\$4,100.00
2575.504	OVER-SEEDING	SQ YD	245.0		\$0.50		\$122.50	\$0.50	\$122.50	\$0.75	\$183.75
2575.504	WEED SPRAYING	SQ YD	450.0		\$0.50		\$225.00	\$0.50	\$225.00	\$0.10	\$45.00
2575.523	WATER (TURF RESTORATION)	M GALLON	70.0		\$23.00		\$1,610.00	\$23.00	\$1,610.00	\$30.00	\$2,100.00
2575.604	TURF ESTABLISHMENT (TEMPORARY)	SQ YD	900.0		\$0.75		\$675.00	\$0.75	\$675.00	\$0.75	\$675.00
2575.604	TURF ESTABLISHMENT (PERMANENT)	SQ YD	490.0		\$1.30		\$637.00	\$1.30	\$637.00	\$1.75	\$857.50
2582.503	4" SOLID LINE PAINT (WHITE)(PARKING SPOT)	LIN FT	1,260.0		\$1.50		\$1,890.00	\$1.50	\$1,890.00	\$0.70	\$882.00
2582.518	PAVEMENT MESSAGE PAINT (WHITE)(HANDICAP SYMBOL)	SQ FT	10.5		\$10.00		\$105.00	\$10.00	\$105.00	\$6.00	\$63.00
	Street, Curb & Gutter, Sidewalk, Driveways, Drainage Pipe Total						\$362,284.25		\$362,284.25		\$351,579.19
											\$358,739.83

Merritt (1) - "SEH Bid"



TABULATION OF BIDS

2024 Street and Utility Improvement Project

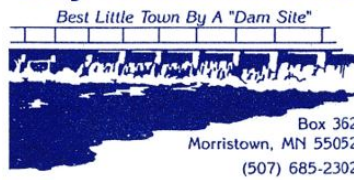
Morristown, Minnesota

SEH No.: MORRT 175931

Bid Date: 10:00 a.m., Thursday, March 28, 2024

		Engineer's Estimate		Holtmeier Construction, Inc.		Heselson Construction, LLC	
		Base Bid Only \$2,358,710.70		3301 Third Avenue Mankato, MN 56001 \$2,061,084.89		PO Box 246 Faribault, MN 55021 \$2,203,373.60	
Item No.	Item	Unit	Quantity Est.	Unit Price	Total Price	Unit Price	Total Price
Storm Sewer							
2503.503	8" PIPE SEWER	LIN FT	84.0	\$55.00	\$4,620.00	\$40.25	\$3,381.00
2503.503	12" PIPE SEWER	LIN FT	193.0	\$60.00	\$11,580.00	\$40.95	\$7,903.35
2503.503	15" PIPE SEWER	LIN FT	110.0	\$65.00	\$7,150.00	\$48.00	\$5,280.00
2503.503	18" PIPE SEWER	LIN FT	298.0	\$75.00	\$22,350.00	\$51.50	\$15,347.00
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-	LIN FT	11.2	\$650.00	\$7,280.00	\$643.85	\$7,211.12
2506.503	CONSTRUCT DRAINAGE STRUCTURE SPECIAL (TYPE 477)	LIN FT	2.7	\$625.00	\$1,687.50	\$593.05	\$1,601.24
2506.502	CONSTRUCT DRAINAGE STRUCTURE SPECIAL (NYLOPLAST 12")	EACH	1.0	\$1,800.00	\$1,800.00	\$1,173.10	\$1,173.10
2506.502	CONSTRUCT DRAINAGE STRUCTURE SPECIAL (NYLOPLAST 24")	EACH	2.0	\$2,600.00	\$5,200.00	\$2,505.90	\$5,011.80
2506.502	CONSTRUCT DRAINAGE STRUCTURE SPECIAL (ROOF DRAIN)	EACH	4.0	\$750.00	\$3,000.00	\$1,295.50	\$5,182.00
2506.502	CASTING ASSEMBLY (STORM)	EACH	6.0	\$1,100.00	\$6,600.00	\$965.65	\$5,793.90
2506.502	CONNECT STORM SPECIAL	EACH	3.0	\$250.00	\$750.00	\$250.00	\$750.00
	Storm Sewer Total				\$72,017.50		\$58,634.51
	TOTAL ALTERNATE 1				\$434,301.75		\$410,213.70
ALTERNATE 2							
2503.603	SEWER INSPECTION (VIDEO INSPECTION	LIN FT	28,000.0	\$2.25	\$63,000.00	\$0.85	\$23,800.00
	TOTAL ALTERNATE 2				\$63,000.00		\$23,800.00
	TOTAL BID PRICE (BASE BID + ALTERNATE 1 + ALTERNATE 2)				\$2,856,012.45		\$2,495,098.58
							\$2,673,099.18

City of Morristown



October 16, 2024

Randy L & Lisa A Merritt
PO Box 383
Morristown, MN 55052
PID 20.26.2.26.009

I am writing to inform you of a delay in adopting the corrections to the final assessment roll. These corrections are any work that was not completed with the project. They were scheduled to be approved at the October 7th, 2024 council meeting. However, due to a resident's concern, the topic was tabled, and a Special Meeting was called for October 23rd, 2024 at 7:00 p.m. to discuss the topic again.

We anticipate the corrections to the final assessment roll will be approved at the meeting referenced above. The deadline to pay the entire assessment or make a partial payment to avoid paying 6% interest is October 31st, 2024. This deadline cannot be extended even with the delay in approving the corrections. Therefore, we are sending you this letter now.

The final assessment amount for your property as listed above and adopted by City Council on June 3rd, 2024 is: **\$25,388.00**

The corrected amount listed on the assessment roll that will be put to a vote on October 23rd, 2024 is: **\$25,203.35**

I've included the letter that was scheduled to be sent out after the last Council Meeting, that explains more about paying the assessment.

Please reach out if you have any questions.

Sincerely,
Cassie Eldeen
City Clerk

CORRECTED ASSESSMENT STATEMENT
October 16, 2024

RANDY L & LISA A MERRITT
PO BOX 383
MORRISTOWN MN 55052

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The amount to be specially assessed against your particular lot, piece, or parcel of land (**Parcel No. 20.26.2.26.009**) is as follows:

Water Main	110.00	L.F.	@	\$43.73	=	\$4,810.30
Water Service	1.00	Each	@	\$2,842.10	=	\$2,842.10
Reconstructed Street	138.00	L.F.	@	\$81.76	=	\$11,282.88
Storm Sewer	18,260.00	S.F.	@	\$0.30	=	\$5,478.00
Reconstructed Sidewalk	0.00	L.F.	@	\$31.23	=	\$0.00
New Sidewalk	0.00	L.F.	@	\$19.63	=	\$0.00
Curb & Gutter Replacement	0.00	L.F.	@	\$27.06	=	\$0.00
Concrete Driveway	0.00	S.Y.	@	\$126.08	=	\$0.00
Bituminous Driveway	25.80	S.Y.	@	\$37.78	=	\$974.72
Gravel Driveway	0.00	S.Y.	@	\$9.00	=	\$0.00
Assessment Correction						(\$184.65)

ADOPTED ASSESSMENT AMOUNT

\$25,203.35

The assessment may be paid as part of your property taxes in equal annual installments over a period of 20 years with an interest rate of 6.00 percent. Interest shall accrue on the balance of the unpaid assessment from January to December of each year.

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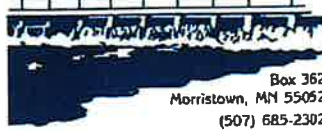
PLEASE INCLUDE THE PARCEL NUMBER OF THE PROPERTY FOR WHICH YOU ARE PAYING THE ASSESSMENT.

Should you have any questions concerning this final assessment statement, please feel free to contact City Hall at 507.685.2302.

Cassie Eldeen
City Clerk

City of Morristown

Best Little Town By A "Dam Site"



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Cassie Eldeen
City Clerk

Merritt - 2

Type: Email

Received: 4/8/2025 2:59 p.m.

Sent By: Lisa Merritt Property Address: 200 Washington St E

Subject Line: "SEH/2024 Road Project"
Cassie Eldeen, Ellen Judd

Persons sent to: Tim Flaten, Anna Nusbaum, Val Kruger, Joe Caldwell, Leon Gregor

Attachments: Email

PDF: "Corrected Assessment Statement 10.16.24"

PDF: "Merritt Beacon"

SEH responses are in red.

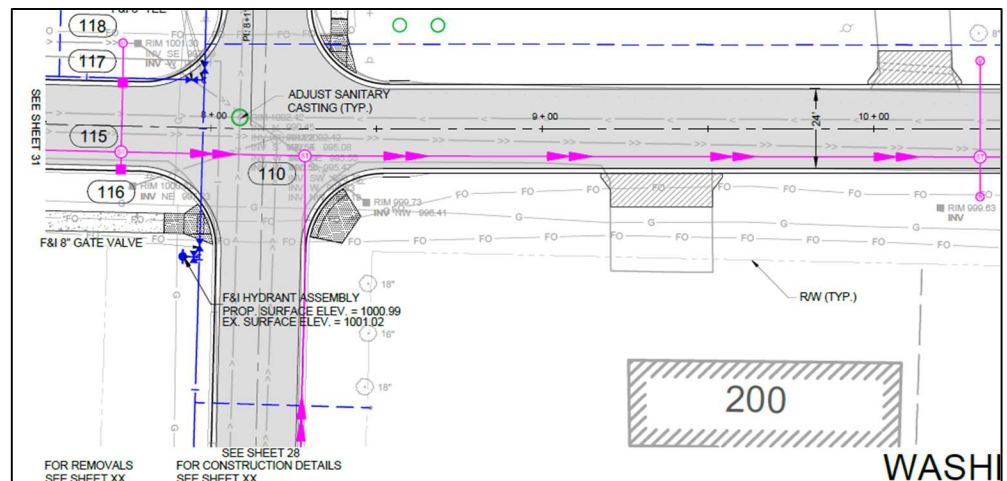
City responses are in blue.
Information from resident in
black.

I believe this is our final and correct assessment statement. I have been asking for an itemized bill for a year and was told 6 months ago we would be receiving it from the city attorney, Mr Rahrlick, however we are still waiting. I will re-use my example that I used in one of the council meetings to explain it to you.

If you take your car in for a \$50 oil change, you go to pick it up and your bill is \$2,000. Would you question that and ask what am I being charged for or what services did you do to get to that amount? I am questioning over a \$25,000 bill which is a lot more than my example. You can't tell me that you wouldn't question this bill.

There are only 4 line items on our statements, I want to know what is billed into each line. For one, we did not need a new water line so why was one installed? Jeff Wenker told them they didn't need one so they didn't install, ours was newer than Wenker's, we both work a full time job away from our home and yet nobody asked us. It's amazing the technology these days and yet not 1 person picked the phone or sent us an email.

- The City identified Wenker's water service as potentially able to remain in place, based on the material and path of the service. Water services were planned to be replaced according to the draft plans. Throughout the planning process,



no homeowners requested that their water service not be replaced. It is not the City's responsibility to individually reach out to every homeowner to confirm construction plans. To provide transparency and opportunity for feedback, an open house was conducted where plans were displayed for homeowners to review and provide comments. After this open house, the plans were available at City Hall for inspection and photo copying. Despite the open house and the availability of plans at City Hall throughout the project, no homeowners requested that their water line not be replaced.

- We understand how frustrating this situation must be. Let's break down how assessment for street and utility improvement projects typically work and address the concerns raised.
- Understanding Assessments: Special assessments are charges levied by local governments on properties that benefit from public improvements, such as street and utility upgrades. These assessments are not bills for products or services received but rather a way to distribute the cost of public projects among the benefiting properties.
- Purpose of Assessments: The assessment is based on the benefit the property receives from the improvement, not on the specific services provided to each property. The total assessable cost of the project is divided among all properties that benefit from the improvement.
- Understanding How Assessment Values are Calculated: We provided an example of how this is done in a previous section of this memo. Below are the itemized lists of construction items utilized in the assessment calculation. What this means is we take the assessable total in dollars and divide by the total number of units (ex. LF, SF, EA, etc) to get to a cost per unit that can be uniformly distributed among all properties included in the assessment.

Item No.	Item
Street Assessment Items	
2021.501	MOBILIZATION
2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)
2104.518	REMOVE CONCRETE WALK
2104.504	REMOVE BITUMINOUS PAVEMENT (P)
2105.609	MINOR GRADING
2106.507	EXCAVATION-COMMON (EV) (P)
2106.507	EXCAVATION-SUBGRADE (EV)
2112.519	SUBGRADE PREPARATION
2118.509	AGG SURFACING, CLASS 5 (DRIVEWAYS, 100% CRUSHED LIMESTONE)
2123.510	INVESTIGATIVE EXPLORATION
2123.610	STREET SWEEPER (WITH PICKUP BROOM)
2130.523	WATER (DUST CONTROL)
2211.507	SHOULDER BASE AGGREGATE (CV) CLASS 1
2211.507	AGGREGATE BASE (CV) CLASS 5 (P)
2357.506	BITUMINOUS MATERIAL FOR TACK COAT
2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (2,B) (SPNWB230B)
2360.509	TYPE SP 9.5 WEAR COURSE MIX (3,C) (SPWEA340C)
2502.503	6" PERF PVC PIPE DRAIN W/GEOTEXTILE WRAP AND GRANULAR BEDDING
2502.602	6" PVC PIPE DRAIN CLEANOUT
2506.502	CASTING ASSEMBLY SPECIAL
2540.602	SALVAGE AND INSTALL MAIL BOX
2573.502	STABILIZED CONSTRUCTION ENTRANCE
2573.502	STORM DRAIN INLET PROTECTION
2573.503	SEDIMENT CONTROL LOG TYPE STRAW
2574.507	BOULEVARD TOPSOIL BORROW (CV)
2575.504	OVER-SEEDING
2575.504	WEED SPRAYING
2575.523	WATER (TURF RESTORATION)
2575.604	TURF ESTABLISHMENT (TEMPORARY)
2575.604	TURF ESTABLISHMENT (PERMANENT)
2582.503	8" SOLID LINE PAINT (WHITE)(PED RAMP CROSSINGS)

Item No.	Item
Curb Assessment Items	
2531.503	CONCRETE CURB & GUTTER, DESIGN D418
2531.503	CONCRETE CURB & GUTTER, DESIGN B418
2531.503	CONCRETE CURB & GUTTER, DESIGN B618
2531.603	CONCRETE SILL
2531.604	8" CONCRETE VALLEY GUTTER
Sidewalk Assessment Items	
2302.502	DRILL AND GROUT REINFORCEMENT BARS
2521.518	4" CONCRETE WALK
2521.518	6" CONCRETE WALK
2531.618	TRUNCATED DOMES

Item No.	Item
Bituminous Driveway Assessment Items	
2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT
2360.504	TYPE SP 9.5 WEARING COURSE MIX (2,B)(SPWEA230B) (4")
Concrete Driveway Assessment Items	
2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT
2531.504	7" CONCRETE DRIVEWAY PAVEMENT

Item No.	Item
Storm Sewer Assessment Items	
2104.502	REMOVE DRAINAGE STRUCTURE
2104.503	REMOVE PIPE SEWER OR CULVERT (STORM) (ANY SIZE)
2502.602	LAWN SUMP CATCH BASIN (UNIT)
2502.602	LAWN SUMP CATCH BASIN STUB
2503.503	8" PIPE SEWER
2503.503	12" PIPE SEWER
2503.503	15" PIPE SEWER
2503.503	18" PIPE SEWER
2503.503	24" PIPE SEWER
2503.503	30" PIPE SEWER
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN H
2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL (TYPE 477)
2506.502	CONSTRUCT DRAINAGE STRUCTURE SPECIAL #1 (NYLOPLAST 12")
2506.502	CONSTRUCT DRAINAGE STRUCTURE SPECIAL #2 (NYLOPLAST 18")
2506.502	CONSTRUCT DRAINAGE STRUCTURE SPECIAL #3 (NYLOPLAST 24")
2506.502	CONSTRUCT DRAINAGE STRUCTURE SPECIAL #4 (ROOF DRAIN)
2506.502	CASTING ASSEMBLY (STORM)
2506.602	CONNECT TO EXISTING STORM SEWER PIPE
2506.602	CONNECT TO EXISTING STORM SEWER SPECIAL
2506.602	CONNECT TO EXISTING DRAINAGE STRUCTURE
2506.602	CONNECT STORM SPECIAL
2506.602	STORM SEWER CROSSING

Item No.	Item
Water Main Assessment Items	
2104.502	REMOVE GATE VALVE
2104.502	REMOVE HYDRANT
2104.503	REMOVE OR ABANDON WATERMAIN
2504.602	CONNECT TO EXISTING WATER MAIN (6", 8" & 10")
2504.602	HYDRANT SYSTEM
2504.602	LOWER WATERMAIN
2504.602	4" GATE VALVE & BOX
2504.602	6" GATE VALVE & BOX
2504.602	8" GATE VALVE & BOX
2504.603	6" WATER MAIN
2504.603	8" WATER MAIN
2504.604	4" POLYSTYRENE INSULATION
2504.608	WATER MAIN FITTINGS
2506.602	CASTING ASSEMBLY SPECIAL

Item No.	Item
Water Service Assessment Items	
2504.601	TEMPORARY WATER SERVICE
2504.602	1" or 2" CORPORATION STOP WITH SADDLE
2504.602	1" or 2" CURB STOP & BOX
2504.603	1" OR 2" SERVICE PIPE, TYPE PE/TRACER WIRE

- SEH offered options for residents to view and identify concerns prior to construction of the project:
 - November 6, 2023 – Public Hearing
 - February 12, 2024 – Neighborhood Meeting / Open House

Show me how the city and SEH arrived at charging 50% of the storm sewers. According to beacon our lot size is 18,260 and that is exactly what the assessment statement has, the homeowners are actually paying 200%. If we are all being charged 100% that means the city is making money on this project.

- It sounds like you're trying to understand the details behind the storm sewer assessment policy and how the costs are calculated. Here's a breakdown based on typical policies and procedures:
 1. **Assessment Policy:** Many cities have policies that outline how storm sewer costs are assessed. For example, the City of Morristown's policy states that 50% of the storm sewer cost is assessable. This means that only half of the total cost of the storm sewer project is charged to property owners, while the remaining cost is covered by the city.
 2. **Lot Size and Assessment Calculation:** Storm sewer assessment is based on the drainage area of the lot. In this case, the number equates to 18,260 SF and is considered the portion of the total drainage area included in the assessment calculation for storm sewer. Therefore, the assessment is based on 50% of the Cost and 100% of the drainage area.
 3. **Double Charging Concern:** If there is a belief of being charged 200% instead of 100%, it might be due to a misunderstanding of the assessment policy language. Note that if someone was charged at 100% of the cost and only 50% of the SF, the calculation would have the same result.
 4. **Project Costs:** The total cost of the project is \$3,065,698.58. As the final assessment roll states, \$856,994.94 (28%) was assessed to property owners with the remaining \$2,208,703.64 to be covered by the City. The City utilizes the assessment amount to aid in the bond payments for the project.

Do any of you see where it has the sump pump line & basket? If not, why? This is how SEH hid stuff and as we showed you they charged for services they did not provide.

- This question has been addressed in a previously in this packet. The sump line and basket were included in the \$0.30/SF storm sewer assessment and distributed to all storm sewer assessments.
- SEH did not hide anything from the City or its residents. They followed the assessment policy as required.
- Just to clarify SEH's scope of services associated with the Assessment process:
 - Prepare Preliminary Assessments
 - Prepare and Finalize Assessment Roll / Meet with Staff to Review
 - Prepare Notice of Assessment Hearing for Mailing and Publications
 - Prepare Agenda Reports and Resolutions (2 Meetings)
 - Prepare for and attend Assessment Hearing
 - Provide follow up Information to City / Send out Final Notices
- The only services that SEH provided to the City associated with the assessments are listed above. None of these items are associated with payment of construction items installed by the Contractor.
- SEH has an Engineering Contract with the City to provide Engineering Services for the Project.
- The Contractor has a Contract with the City for Construction of the Project.
- SEH and the Contractor have no contractual agreements between them.

SEH/2024 Road Project

From Lisa Merritt <Lisa.Merritt@ccm.com>

Date Tue 4/8/2025 2:59 PM

To City Clerk <cityclerk@ci.morristown.mn.us>; Ellen Judd <ejudd@ci.morristown.mn.us>

Cc T Flaten <tflaten@ci.morristown.mn.us>; a nusbaum <anusbaum@ci.morristown.mn.us>; v Kruger <vkruger@ci.morristown.mn.us>; Joe Caldwell <jcaldwell@ci.morristown.mn.us>; Leon Gregor <lgregor@ci.morristown.mn.us>

 2 attachments (107 KB)

Corrected Assessment Statement 10.16.24.pdf; Merritt Beacon.pdf;

Hello,

Please add this to SEH's list.

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Lisa



Lisa Merritt

Sales Assistant to Brenda Bednar

D 507.455.1858

F 507.455.4006

E lisa.merritt@ccm.com

 [badge 5](#)

 [badge 3](#)

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Curb & Gutter Replacement	0.00	L.F.	@	\$27.06	=	\$0.00
Concrete Driveway	0.00	S.Y.	@	\$126.08	=	\$0.00
Bituminous Driveway	25.80	S.Y.	@	\$37.78	=	\$974.72
Gravel Driveway	0.00	S.Y.	@	\$9.00	=	\$0.00
Assessment Correction						(\$184.65)

ADOPTED ASSESSMENT AMOUNT

\$25,203.35

The assessment may be paid as part of your property taxes in equal annual installments over a period of 20 years with an interest rate of 6.00 percent. Interest shall accrue on the balance of the unpaid assessment from January to December of each year.

You may pay the entire assessment or make a partial payment before October 31, 2024, to avoid paying interest. This payment can be made at Morristown City Hall. After October 31, 2024, no partial payments will be accepted.

Until October 31, 2024, assessments are payable at the Office of the City Clerk, 402 Division Street S, Morristown, PO Box 362, Morristown, MN 55052. Between November 1 and December 31, 2024, no payments can be made to the Office of the City Clerk or the Office of the Rice County Property Tax and Elections Director, as this is the time needed to process and certify the assessments to the tax rolls. **After January 1, 2025**, remaining assessment balances can be made at the Office of the City Clerk.

PLEASE INCLUDE THE PARCEL NUMBER OF THE PROPERTY FOR WHICH YOU ARE PAYING THE ASSESSMENT.

Should you have any questions concerning this final assessment statement, please feel free to contact City Hall at 507.685.2302.

Cassie Eldeen
City Clerk

Rice County, MN

Summary

Parcel ID 20.26.2.26.009
 Property Address 200 WASHINGTON ST E
 MORRISTOWN, MN 55052

Sec/Twp/Rng
 Brief Tax Description Lot 7 Block 2 of NATHAN'S
 NATHAN'S ADD L7 & 8 B2 & PT VAC ALLEY
 (Note: Not to be used on legal documents)

Area N/A
 Use Code 1A-Residential Homestead
 Tax Authority Group MRSTWN CTY-SD2143-HSP
 *Please contact the zoning authority for information regarding zoning.



Owners

Primary Owner
 Randy L & Lisa A Merritt
 PO Box 383
 Morristown MN 55052

Alternate Taxpayer

Fee Owner

Land

Lot Dimensions Regular Lot: 166.00 x 110.00
 Lot Area 0.42 Acres; 18,260 SF

Residential Dwellings

Residential Dwelling
 Style 1 Story Frame
 Architectural Style N/A
 Year Built 1977
 Exterior Material Vinyl
 Total Gross Living Area 1,352 SF
 Attic Type None;
 Number of Rooms 5 above; 0 below
 Number of Bedrooms 3 above; 0 below
 Basement Area Type Full
 Basement Area 1,352
 Basement Finished Area 1,000 - Living Qtrs. (Multi)
 Plumbing 1 Standard Bath - 3 Fixt; 1 Shower Stall Bath - 3 Fixt; 1 Toilet Room (1/2 Bath); 1 Fbgls Service Sink;
 Central Air Yes
 Heat Yes
 Fireplaces
 Porches
 Decks Wood Deck (35 SF); Concrete Patio (464 SF);
 Additions
 Garages 780 SF - Att Frame (Built 1977);

Yard Extras

#1 - (1) Driveway Asphalt-Triple, Standard Normal, Built 1977

Sales

Date	Seller	Buyer	Recording	eCRV	Sale Condition - NUTC	Type	Multi Parcel	Amount
1/25/1993			B371 P120		NORMAL ARMS-LENGTH TRANSACTION GOOD SALE	Deed		\$65,000.00

Permits

Permit #	Date	Description	Amount
12.176	10/15/2012	Roof	0

Valuation

	Payable 2025 Values	Payable 2024 Values	Payable 2023 Values	Payable 2022 Values
EMV Improvement	\$184,700	\$181,200	\$164,200	\$151,800
EMV Land	\$67,500	\$64,800	\$54,000	\$43,200
EMV Machine	\$0	\$0	\$0	\$0
EMV (Estimated Market Value) Total	\$252,200	\$246,000	\$218,200	\$195,000
Green Acres Value	\$0	\$0	\$0	\$0
Homestead Exclusion	\$23,900	\$15,100	\$17,600	\$19,700

Type: Email
Received: 4/10/2025 1:36 p.m.
Sent By: Jake Duncan Property Address: 110 Division St S
Subject Line: "2024 street project Missed Property Assessment Cost"
Tim Flaten, Anna Nusbaum,
Persons sent to: Val Kruger, Joe Caldwell, Leon Gregor, Cassie Eldeen
Attachments: Email
Word Document: "Neighbor property lot area
Excel Document: "Missed Property Assessment Cost"

SEH responses are in red.

City responses are in blue.
Information from resident in
black.

Here is the information that the city council requested that I provide them from the April 7th council meeting on the assessment cost for the Missed Property from the 2024 project. On March 3rd Brent with SEH presented the cost in the amount of \$5,578.27 for the missed property located at 106 Division ST South that abuts the 2024 project. Brent stated that he felt that the storm sewer had 6,000 SF of flowage that flowed to the project. This property has a total of 18,975SF lot area. After reviewing the 45 properties on the project, every property was assessed for the whole lot footage of their property even though majority of the properties have flowage that doesn't all flow to the project, but in fact a different direction away from the project. To keep this fair and non-prejudice, the missed property shall be assessed for the whole lot footage on the storm sewer and not what Brent with SEH feels it should be. Otherwise, it will be considered as injustice and will be held as a suable offense.

If you subtract the 6,000 SF @ .30 per SF (amount of \$1,800) from Brent's total assessment cost of \$5,578.27. This will leave a balance in the amount of \$3,778.27. I agree the amount of \$3,778.27 to be correct for the remaining items: Concrete Driveway, Bituminous Driveway Patch, Reconstructed Street, Reconstructed Sidewalk, Curb & Gutter Replacement per how SEH assessed the whole project. Now add back in the correct Storm sewer of 18,975 SF @ .30 per SF to get a cost in the amount of \$5,692.50. The Correct cost on the missed property prior to the annual interest that has accrued shall be \$9,470.77. This amount (\$9,470.77) includes all assessment items that associates with the missed property.

Based off my assessment cost, SEH shall refund in the amount of \$10,039.02 back to the 45 properties that are on the project. This amount includes the 6% annual accrued interest that has accrued due to a majority of property owners that were unable to pay their full assessment amounts off either to the City of Morristown or the County of Rice prior to the 10/31/2024 deadline. To keep it fair for all. **Each property** (Some owners own one or multiples on the project) shall receive a refund in the amount of \$223.0888 each.

- We believe that this is not a question, but more of a statement for the Council to consider. As per the drawing and the email sent on 3/26 to the City, the council will need to review the map and determine the correct drainage area to attach to the assessment. SEH will revise the missed lot assessment with whatever they decide.

- Note that this property is quite a bit different than all other properties in the project area in that it has a majority of its frontage on Division Street. The Council should take that into consideration in their decision.
- Mr. Duncan is correct by stating that most of the properties included in the assessment had a drainage area that was a majority of the entire property. This property is just different, but maybe the Council sees it the same way as Mr. Duncan. Also consider that if this property owner was actually assessed this larger area, it would be hard for the City to justify the benefit based on a 15' frontage along the project.
- We just need to know what the SF of drainage area the City would like to assess to the project. Whether it be the 6,867 SF in the drawing or a number up to the total SF of the property at 18,975 SF.
- The City Council is still reviewing the amount for the missed lot. The amounts will be solely determined by the City Council, as per policy.

Fw: 2024 street project Missed Property Assessment Cost

From City Clerk <cityclerk@ci.morristown.mn.us>

Date Thu 4/10/2025 1:39 PM

To Ellen Judd <ejudd@ci.morristown.mn.us>

 2 attachments (451 KB)

Neighbor property lot area.docx; Missed Property Assessment Cost.xlsx;

Cassie Eldeen

City Clerk/Treasurer

City of Morristown

402 Division St. S | P.O. Box 362 | Morristown, MN 55052

Direct: (507) 685-2302

www.ci.morristown.mn.us

From: Jake Duncan <jake.duncan@trystar.com>

Sent: Thursday, April 10, 2025 1:36 PM

To: T Flaten <tflaten@ci.morristown.mn.us>; a nusbaum <anusbaum@ci.morristown.mn.us>

Cc: v Kruger <vkruger@ci.morristown.mn.us>; Joe Caldwell <jcaldwell@ci.morristown.mn.us>; Leon Gregor <lgregor@ci.morristown.mn.us>; City Clerk <cityclerk@ci.morristown.mn.us>

Subject: 2024 street project Missed Property Assessment Cost

Hello Mayor & Council,

Here is the information that the city council requested that I provide them from the April 7th council meeting on the assessment cost for the Missed Property from the 2024 project. On March 3rd Brent with SEH presented the cost in the amount of \$5,578.27 for the missed property located at 106 Division ST South that abuts the 2024 project. Brent stated that he felt that the storm sewer had 6,000 SF of flowage that flowed to the project. This property has a total of 18,975SF lot area. After reviewing the 45 properties on the project, every property was assessed for the whole lot footage of their property even though majority of the properties have flowage that doesn't all flow to the project, but in fact a different direction away from the project. To keep this fair and non-prejudice, the missed property shall be assessed for the whole lot footage on the storm sewer and not what Brent with SEH feels it should be. Otherwise, it will be considered as injustice and will be held as a suable offense.

If you subtract the 6,000 SF @ .30 per SF (amount of \$1,800) from Brent's total assessment cost of \$5,578.27. This will leave a balance in the amount of \$3,778.27. I agree the amount of \$3,778.27 to be correct for the remaining items: Concrete Driveway, Bituminous Driveway Patch, Reconstructed Street, Reconstructed Sidewalk, Curb & Gutter Replacement per how SEH assessed the whole project. Now add back in the correct Storm sewer of 18,975 SF @ .30 per SF to get a cost in the amount of \$5,692.50. The Correct cost on the missed property prior to the annual interest that has accrued shall be \$9,470.77. This amount (\$9,470.77) includes all assessment items that associates with the missed property.

Based off my assessment cost, SEH shall refund in the amount of \$10,039.02 back to the 45 properties that are on the project. This amount includes the 6% annual accrued interest that has accrued due to a majority of property owners that were unable to pay their full assessment amounts off either to the City of Morristown or the County of Rice prior to the 10/31/2024 deadline. To keep it fair for all. **Each property** (Some owners own one or multiples on the project) shall receive a refund in the amount of \$223.0888 each.

Thank You for your time regarding this matter

Jake Duncan

Jake Duncan | Contract Manufacturer Buyer

jake.duncan@trystar.com

P 507.331.4352 | F 507.333.3991



15765 Acorn Trail
Faribault, MN 55021
507.333.3990

Brent (SEH) asesment cost		
Description		Total Cost
Storm Sewer 6,000SF @.30 per SF		\$1,800.00
Concrete Driveway		\$3,778.27
Bituminous Driveway Patch		
Reconstructed Street		
Reconstructed Sidewalk		
Curb & Gutter Replacement		
	Grand Total	\$5,578.27

Correct asesment cost		
Description		Total Cost
Storm Sewer 18,975SF @.30 per SF		\$5,692.50
Concrete Driveway		\$3,778.27
Bituminous Driveway Patch		
Reconstructed Street		
Reconstructed Sidewalk		
Curb & Gutter Replacement		
	Total	\$9,470.77
6% annual accrued interest		\$568.25
	Grand Total	\$10,039.02

Summary

Parcel ID 20.23.3.51.074
Property Address 106 DIVISION ST S
MORRISTOWN, MN 55052

Sec/Twp/Rng
Brief Tax Description Lot 6 Block 16 of MORRISTOWN ORIG TOWN
OT N110FT E2 L6 & N110FT L7 & 8 & E15FT S55FT L8 B16
(Note: Not to be used on legal documents)

Area N/A
Use Code 1A-Residential Homestead
Tax Authority Group MRSTWN CTY-SD2143-HSP

* The Use Code is the Assessor Office's determination of the use of the property for the current assessment year and is not the same as the property's zoning.

* Please contact the zoning authority for information regarding zoning.



Owners

Primary Owner
Alex Fridstrom
PO Box 381
Morristown MN 55052

Alternate Taxpayer

Fee Owner

Land

Lot Dimensions Regular Lot: x

Front Footage	Front	Rear	Side 1	Side 2
Main Lot	110.00	110.00	165.00	165.00
Sub Lot 2	15.00	15.00	55.00	55.00
Sub Lot 3	0.00	0.00	0.00	0.00
Sub Lot 4	0.00	0.00	0.00	0.00

Lot Area 0.44 Acres;18,975 SF

Hildebrandt

Type: Email

Received: 4/10/2025 7:20 p.m.

Sent By: Charlene Hildebrandt Property Address: 201 Ann St E

Subject Line: "Kurt and Charlene Hildebrandt 201 E Ann St road project"

Persons sent to: Cassie Eldeen, Tim Flaten

Attachments: Email

SEH responses are in red.

City responses are in blue.

Information from resident in black.

Here is information on what We are still wondering about and have not heard from anyone about. the footage we are being charged for the road construction. We were told someone would get a hold of us and talk about the square footage of what we are being charged.

Our lot is 110 X 166 that way the final proposals read is we are being charged for the wrong footage.

- Your question relates to three different things. Yes, you are correct, the lot is 166' x 110' in size.
- Water Main Assessment Footage = 110' – This is the footage that is used because your service comes off this side of the lot.
- Reconstructed Street Footage = 83' – This was reduced to 55' on the final assessment roll based on the side of the house that is along the reconstructed street.
- Storm Sewer is based on the Drainage Area = 166' x 110' = 18,260 square feet.

Why was the grant not split up with citizens to help defer some of the cost for this project?

- Per the assessment policy: Public improvements shall be specially assessed regardless of whether the City receives financial assistance from the Federal Government, the State of Minnesota, Rice County, or from any other source to defray a portion of the costs of the public improvement. Such aid shall be used first to reduce the city cost of the improvement (the amount of the total improvement expense the City will pay). If the financial assistance received is greater than the city cost, the remainder of the aid shall be placed in the Capital Improvement Fund to be applied towards other City projects.

Fw: Kurt and Charlene Hildebrandt 201 E Ann St road project

From T Flaten <tflaten@ci.morristown.mn.us>
Date Thu 4/10/2025 7:26 PM
To Ellen Judd <ejudd@ci.morristown.mn.us>

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: Charlene Hildebrandt <charhilde@gmail.com>
Sent: Thursday, April 10, 2025 7:20:45 PM
To: City Clerk <cityclerk@ci.morristown.mn.us>; T Flaten <tflaten@ci.morristown.mn.us>
Subject: Kurt and Charlene Hildebrandt 201 E Ann St road project

Hello all,

Here is information on what We are still wondering about and have not heard from anyone about. the footage we are being charged for the road construction. We were told someone would get a hold of us and talk about the square footage of what we are being charged.

Our lot is 110 X 166 that way the final proposals read is we are being charged for the wrong footage.

Why was the grant not split up with citizens to help defer some of the cost for this project?

Thank you
Kurt and Charlene Hildebrandt

Type: Email

Received: 4/10/2025 9:44 p.m.

Sent By: Lynnette Bohner Property Address: 202 Washington St E

Subject Line: "Problems & questions regarding Street Project 2024"
Cassie Eldeen, Ellen Judd

Persons sent to: Tim Flaten, Anna Nusbaum, Val Kruger, Joe Caldwell, Leon Gregor

Attachments: Email

PDF: "Questions and Problems related to the Construction Project"

PDF: "Assessment question and request BOHNER"

SEH responses are in red.

City responses are in blue.

Information from resident in black.

- When will I expect a response to my letter dated 11/10/2024? When will I see the assessment policy properly applied to my property?
 - Answer previously responded to earlier in this packet. 50% of the Cost is Assessed to properties.
- Will our assessment be vacated since everyone benefits from the reconstruction project, thus having to share financial responsibility for the project?
 - The city has no plans to vacate a special assessment. Properties within the project are "specially assessed" because those properties received special benefits that other properties in the community did not receive due to updated services and proximity to improvements.
- Will I receive a detailed breakdown, line by line, of what was spent on my property and how it compares to the bid, so I know what I am being charged for and what was spent for my property?
 - Answered in a previous question. See Merritt #1
 - Storm sewer calculation: "Note that this level of detail is not typical of any assessment calculation unless this is treated as an individual assessment item. As per the current policy, it is not a separate assessment item and is included in the entire storm sewer system assessment as stated previously.
 - As per the assessment policy, it is the intent to evenly distribute the assessable share of the costs of the project to all property owners along the project."
- Why were the "sump pump basket" refund applied to some properties, and not others? Why were these added into the project? They were not discussed in any of the pre-meetings with residents.
 - Refunds were applied if no installation occurred.
 - Sump lines and baskets were included in the design phase of the project after discussion with the City to include them to give residents a location to tie into.
- Why was the road lowered? The previous answer given was so the water drains better. To date, the water does NOT drain better, it drains WORSE or not at all.
 - The centerline profile along 202 Washington Street was designed at the same elevation as existing. A more prominent road crown was designed to promote better roadway

- drainage. The installation of swale drainage structures were intended to promote better drainage.
 - Construction related items have been identified and will be addressed this construction season.
- What is the benefit to my property market value that the city has not shared with me, yet assessed my property based upon the increase in this market value?
 - The city's policy provides that a property may be specially assessed for improvements not to exceed the special benefit to the property.
- Regarding the costs documented in the letter received from the city, what is contained in the "families" that make up the "categories" as listed in our final assessment letter?
 - Not sure what you are referring to.
- Will I have to pay interest on a revised assessment that would cost less to me?
 - If this is in reference to the missed lot, the amount is still being decided by City Council.
- How was the grant from the state applied to this project? What were the costs to the city? Was the cost of the project absorbed by assessing the residents who were assessed?
 - See Merritt #2 for reference. **"Project Costs: The total cost of the project is \$3,065,698.58. As the final assessment roll states, \$856,994.94 (28%) was assessed to property owners with the remaining \$2,208,703.64 to be covered by the City. The City utilizes the assessment amount to aid in the bond payments for the project."**
 - The grant was used to pay for approved project costs. The bond was used for the remainder.

Problems & questions regarding Street Project 2024

From Lynnette Velzke Bohner <hockeymom384@yahoo.com>

Date Thu 4/10/2025 9:44 PM

To City Clerk <cityclerk@ci.morristown.mn.us>; Ellen Judd <ejudd@ci.morristown.mn.us>

Cc T Flaten <tflaten@ci.morristown.mn.us>; a nusbaum <anusbaum@ci.morristown.mn.us>; v Kruger <vkruger@ci.morristown.mn.us>; Joe Caldwell <jcaldwell@ci.morristown.mn.us>; Leon Gregor <lgregor@ci.morristown.mn.us>

 2 attachments (153 KB)

Questions and Problems related to the Construction Project.pdf; Assessment question and request BOHNER.pdf;

See attached document for requested information.

Sincerely,
Lynnette & Michael Bohner

Questions and Problems related to the Construction Project
202 East Washington St., Morristown, Mn 55052
Parcel no. 20.26.2.26.008
Lynnette & Michael Bohner

Problems:

1. *Inaccurate application of the assessment policy.* We submitted an unacknowledged letter to the city, dated November 10, 2024, regarding what we believe is the inaccurate application of the city assessment policy as it relates to this project. See attached letter. Our storm sewer assessment is assessed at 18,166 S.F., my entire lot, at a cost of \$5,434.00 (18,166x\$.30). The council and Doug Scott, project manager, stated in the October 2024 council meeting that this project was a "reconstruction" project. The current assessment policy dated April 6, 2020 states the following in Paragraph 3, Computation of Assessments, sub paragraph C, #2:

Storm Sewer Improvements: Reconstruction. Reconstructed storm sewer shall be assessed 50% to benefitted properties, based upon the drainage area.

As stated above, we believe we were inaccurately assessed 100% for storm sewer improvements. According to the policy, it should be assessed at 50% because it is a reconstruction. Please show us how the policy was applied to our property. With the amount of mistakes and misinformation, we would like to see how the city claims that at 50% assessment was rendered for the storm sewer.

2. *The project did not financially improve the value of my property.* This project did not have an impact upon the market value of our property. By law, the assessment policy is based upon the increase in the market value that the project brings to my property. This is not the case.
3. *Everyone who uses the street and the drainage to my property receives the benefit of the construction, not just me.* Everyone who uses the road in front of our house receives the benefit of a newly constructed road to drive and walk on, yet we bear the burden of paying for it. Should we charge people to use it to make it fair? Other properties also drain water to mine because our property was deemed the place to put the sewer drain. Should we charge other properties to drain it, or re-route the water drainage so it does not come to my property?
4. *The new landscaping doesn't allow for the water to properly drain.* Prior to the reconstruction, my property drained efficiently and we did not have standing water. Since the reconstruction, the water does not drain to the new storm sewers, and we have standing water in our yard. The way the new landscaped earth is done does not allow for the water to drain toward the storm sewer.

5. *New connected to "old"*. Our "new" storm sewer is connected to the "old" storm sewer at the corner of Washington Street and 3rd Street S.E. This doesn't make sense, and I will get charged again when the "old" is dug up and hooked up to the "new."
6. *Costs came in more than original bid*. Many costs were inflated above what was given to the city for bid. These are a matter of public record. Where did that money go? Just inflated so the contractor could make more money?
7. *Retaining the contractor for future projects*. This project is rife with mistakes, poor communication, lied to the city council in public forum and flat out stealing money from the residents of Morristown, yet the city has retained them for future projects.

Questions

1. When will I expect a response to my letter dated 11/10/2024? When will I see the assessment policy properly applied to my property?
2. Will our assessment be vacated since everyone benefits from the reconstruction project, thus having to share financial responsibility for the project?
3. Will I receive a detailed breakdown, line by line, of what was spent on my property and how it compares to the bid, so I know what I am being charged for and what was spent for my property?
4. Why were the "sump pump basket" refund applied to some properties, and not others? Why were these added into the project? They were not discussed in any of the pre-meetings with residents.
5. Why was the road lowered? The previous answer given was so the water drains better. To date, the water does NOT drain better, it drains WORSE or not at all.
6. What is the benefit to my property market value that the city has not shared with me, yet assessed my property based upon the increase in this market value?
7. Regarding the costs documented in the letter received from the city, what is contained in the "families" that make up the "categories" as listed in our final assessment letter?
8. Will I have to pay interest on a revised assessment that would cost less to me?
9. How was the grant from the state applied to this project? What were the costs to the city? Was the cost of the project absorbed by assessing the residents who were assessed?

Sincerely submitted,
Lynnette & Michael Bohner

Assessment question and request BOHNER

From: Lynnette Velzke Bohner (hockeymom384@yahoo.com)

To: cityclerk@ci.morristown.mn.us

Cc: dscott@sehinc.com

Bcc: dludescher@northfieldlaw.com; lisa.merritt@ccm.com

Date: Sunday, November 10, 2024 at 04:31 PM CST

Good day,

I am requesting that our storm sewer assessment be checked and re-calculated.

We reside at 202 East Washington St. Our storm sewer is currently assessed at 18,166 S.F. , which is my entire lot, at a cost of \$5,434.00.

Both the city council and the project manager, Doug Scott, have stated on the record during the October city council meeting that this current project is a "reconstruction" project. The assessment policy dated April 6, 2020 states the following:

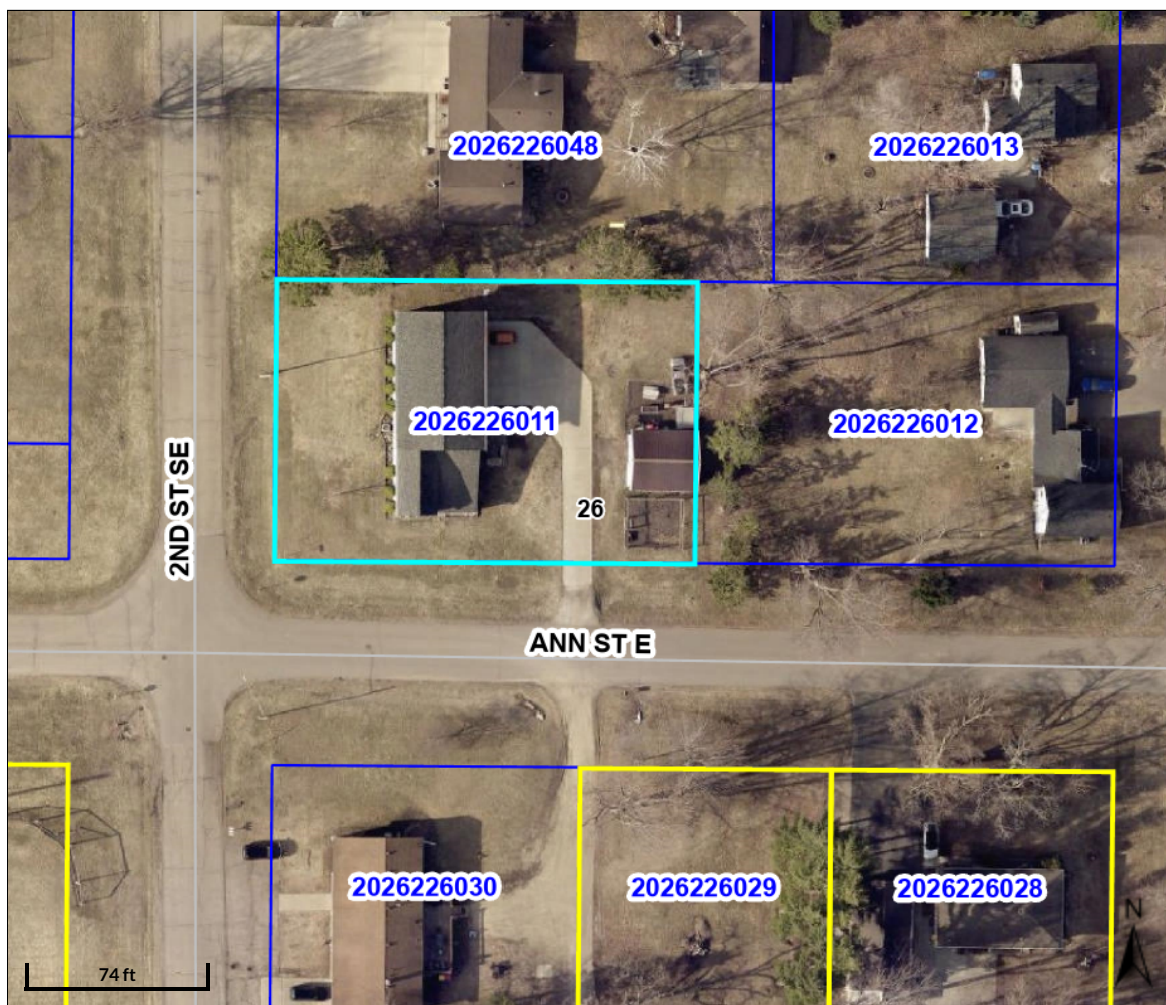
Paragraph 3, Computation of Assessments, sub paragraph C, #2 states:

Storm Sewer Improvements: Reconstruction. Reconstructed storm sewer shall be assessed 50% to benefitted properties, based upon the drainage area.

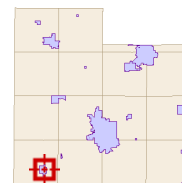
As stated previously, I believe I have been assessed 100% for storm sewer improvements. According to the policy as noted, it should be assessed at 50% because it is a reconstruction.

I request that the assessment for storm sewer improvement be recalculated for my property to reflect the stated assessment policy of 50% for reconstructed storm sewer.


Sincerely,
Lynnette A. Bohner



Overview



Legend

-  Townships
-  Sections
-  Parcels
-  Roads
-  Road Numbers

Parcel ID	2026226011	Alternate ID	n/a	Owner Address	KURT G & CHARLENE HILDEBRANDT
Sec/Twp/Rng	n/a	Class	1A-Residential Homestead		201 ANN ST E
Property Address	201 ANN ST E	Acreage	n/a		MORRISTOWN MN 55052
	MORRISTOWN				
District	MRSTWN CTY-SD2143-HSP				
Brief Tax Description	Lot 11 Block 2 of NATHANS				
	NATHANS L11 & L12 B2 & PT VAC ALLEY				
	(Note: Not to be used on legal documents)				

The parcels are the base parcels in Rice County.

Disclaimer: The information in this web site represents current data from a working file which is updated continuously. Information is believed reliable, but its accuracy cannot be guaranteed.

Date created: 3/6/2025

Last Data Uploaded: 3/6/2025 8:34:34 AM

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