

Type: Email

Received: 4/11/2025 4:25 p.m.

Sent By: Jeff Wenker Property Address: 203 Washington St E

Subject Line: "List of some problems requested by the Mayor Tim Flaten"

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

Attachments: Email

Excel Document: "City Council problems to fix"

Tab: "Fix Problems"

Tab: "SEH Mistakes"

Tab: "A"

Tab: "B"

Tab: "C"

Tab: "D"

Tab: "E"

Tab: "F"

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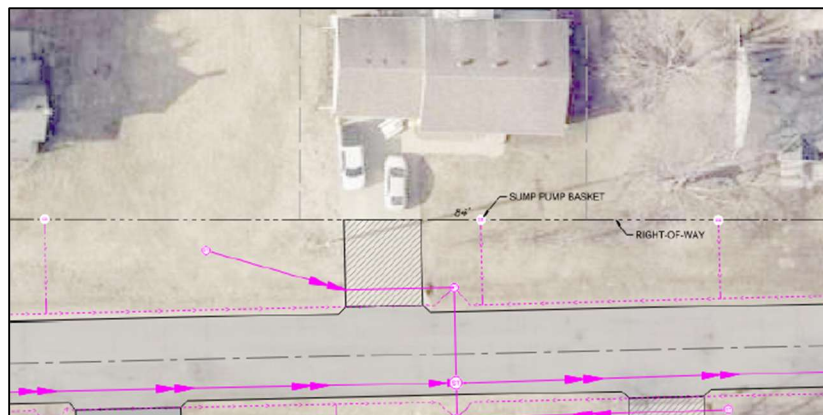
SEH responses are in red.

City responses are in blue.

Information from resident in black.

## Drains

- Yard Drain referenced is located in the ROW just west of 203 Washington St. E



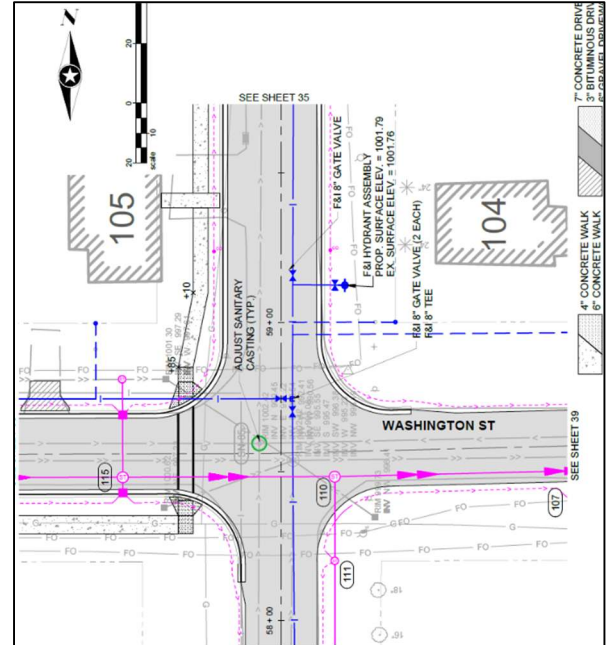
- A punch list item has been created to re-grade the area to flow into the inlet. More discussion of structure placement is ongoing with the Contractor.

- Walk-through was cancelled and never rescheduled: The outdoor part of the walk-through was cancelled due to weather, however it was noted that in case of rain, the discussion would still be held at City Hall, “where future on-site visits can be scheduled.” Only a handful of residents were in attendance, and no one scheduled a future on-site visit.

The project will be discussed at a neighborhood construction open house to be held **outdoors** on Tuesday, June 4, 2024, from 6:30 p.m. to 8:00 p.m. This neighborhood open house event involves having project engineers, the contractor, and city officials available to take time to meet with residents right at the location of their respective homes, and gives the opportunity to review the work proposed on the project and answer any questions you may have about the construction process. In case of rain, the open house will be moved to City Hall and from there future on-site visits can be scheduled.

- A statement was made that after removing the curb and gutter from the corner on 2nd Street SE & E Washington St., the “Print for the 2024 Road Project was NEVER UPDATED!”

- More clarification from the resident is needed to better respond to this statement. I assume that the resident is referring to a figure that was provided as part of the feasibility study.
- Picture on the side is what the Construction Plans look like, so the resident may not be referring to the Construction Plans in the statement.



- Holtmeier started constructing a driveway on 2<sup>nd</sup> St SE: The construction plans do not show any driveways for 201 Ann St E, coming from 2<sup>nd</sup> St.
- The Sanitary Manhole repair is on the punch list.
- Storm Sewer Structure that was hit by dozer - We will have our new RPR look into this with the Contractor and if needed will be addressed in the punch list for the Contractor.
- City Inspector: SEH is hired by the City during the construction phase to conduct construction observation for the project. The RPR is responsible for checking the Contractor’s work and making sure they follow the plans and specifications only and cannot advise on means or methods of installation. The Contractor is responsible for installing said work and following the contract documents approved by the City. It is typical for the City to hire the Engineer to observe the work the contractor completes. Please note that field adjustments are very common on every project and that plans are not always 100% accurate. Plans can only be as accurate as the information available via record drawings, the accuracy of utility locates, topographic surveys, etc.
  - On December 4<sup>th</sup>, 2023, the item “Supervisor for 2024 Street Project” was on the City Council agenda for a decision. The minutes read, “The Council discussed the need for a city supervisor for the 2024 Street project. The Council agreed that no supervisor will be appointed. The Council agreed that SEH and the contractors have supervisors watching the project and that adding a city supervisor will just cause unnecessary problems.”
- “Material upcharge 30% on concrete driveways”: An upcharge was not applied to any assessment. Please refer to how assessments are calculated in a previous response. Assessments cover the resident’s portion of the project. This money goes toward assisting the City in their bond payments that they need to make.
- Sewer Inspection Video Inspection: The bid included sewer inspection of existing sanitary sewer. Know that if the City chooses not to complete a bid item, the Contractor does not get paid for that bid item. The contractor submits monthly progress application for payments to the City for payment of items that they complete each month.

- The City did not pay Holtmeier for Alternate 2 (sanitary televising).

| ALTERNATE 2       |   |        |          |     |     |        |        |
|-------------------|---|--------|----------|-----|-----|--------|--------|
| 2503.603          | SEWER INSPECTION (VIDEO<br>INSPECTION MAINLINE) | LIN FT | 28,000.0 | 0.0 | 0.0 | \$0.85 | \$0.00 |
| TOTAL ALTERNATE 2 |   |        |          |     |     |        | \$0.00 |

- Correction of Assessment: We agree that there were too many corrections to the assessments and that only one round of corrections should have been sent out to avoid any confusion. As far as how the assessment letters go out to residents, it is typical that the Assessment Notices are drafted by the Engineer and reviewed by the City prior to mailing. I think that this could have gone much better than it did.
- Assessment Refund Amount: SEH is open to discussing this further with the City. We have provided our calculations and just need a decision from the City on the SF of storm sewer assessment they require. There was a comment on the original versus final assessment by a resident. The comment made by SEH at the meeting was in reference to how assessments are calculated as previously discussed in the response memo. The original assessment unit costs were utilized in the final assessment calculations because they were lower than what they would have been after construction. This was completed on all assessments, not just the missed lot.
- How much was the extra cost for putting it in during the flood?
  - The Contractor did not receive any additional fee for installations that occurred during the beginning of the project.
- Should the warranty be extended due to it being done During the flood?
  - The warranty period set in the Contract Documents between the City and the Contractor cannot be modified due to unforeseen weather events. It is the Contractor's responsibility to complete the project as per the contract documents. If they felt that they were unable to complete the project due to flooding, it is their responsibility to request a time extension to move the timeline of the project. Note that a 1-year warranty is typical, but a 2-year warranty is what the City requested to be in the contract documents.
- An "award letter" was never received for the grant. After the House of Representatives passed a bill that awarded Morristown the grant, Senator John Jasinski reached out to inform us that Morristown would be receiving the 1.5-million-dollar appropriation. The language is provided.

6.7 19. Morristown;  
 6.8 Water and 1,500,000  
Sewer  
Infrastructure  
 6.9 For a grant to the city of Morristown for  
 6.10 predesign, design, and reconstruction of water  
 6.11 mains, storm sewer collection systems, streets,  
 6.12 and for other drinking water system  
 6.13 improvements necessary to increase water  
 6.14 pressure and volume to residential and  
 6.15 commercial users and to reduce inflow and  
 6.16 infiltration."

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**Fw: List of some problems requested by the Mayor Tim Flaten**

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**From** v Kruger <vkruger@ci.morristown.mn.us>

**Date** Mon 4/14/2025 8:56 AM

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

 1 attachment (15 MB)

City Council problems to fix.xlsx;

**Val Kruger**

City Council Member

City of Morristown

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

[www.ci.morristown.mn.us](http://www.ci.morristown.mn.us)

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**From:** Jeffrey Wenker <jjw@bevcomm.net>

**Sent:** Friday, April 11, 2025 4:25 PM

**To:** 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>

**Subject:** List of some problems requested by the Mayor Tim Flaten

Hi Everyone,

Please read the attachment for my list of some problems.

Make sure to open each tab at the bottom of the spread sheet, for you don't miss something.

Sorry, there is so much to read and look at.

Reason for that is because we were told by Tim Flaten we can't speak at the work session. So I decided to give you some details, and hope you find them helpful to know what's been going on.

Thanks, Jeff and Shelly Wenker



On April 7, 2025 the City of Morristown, City Council asked us to make a list of problems we found that need fixed. They will have a work session to look over them and see what they can do.

#### Drains:

On Jeff and Shelly Wenker's property:

1. The Print for the 2024 Road Project shows a drain by the power poll.
  - A) Jeff brought to Doug Scott's attention, before the project started. The placement of the drain WILL NOT WORK - WATER DOESN'T RUN UP HILL! It needs placed in the low area for water to drain.
  - B) Doug replied, when figuring out the project, we do it from the air (an online map which gives information of the property), it doesn't show the depth in the yards. We will take a look at it, when we do our walk through. WHICH NEVER HAPPENED! It was canceled and not rescheduled.
  - C) Holtmeier Construction started putting in the drain by the pole. Jeff went out and stopped them, telling them it needs placed in the low area.
  - D) Holtmeier's said, we need to contact SEH's Inspector before we can change it. So they did.
  - E) Jeff talked with the inspector when he came. Told him we wanted it in the low area. He said, the low area is where it's to be placed. Jeff said, look at your print, you have it by the pole, where Holtmeier is putting it in. The Inspector, looked at his print and said, YOU'RE RIGHT! The inspector OK'ed it to be placed in the low area.
  - F) The drain was placed and was raised up to high, so water wouldn't drain. Jeff showed the inspector, and he had Holtmeier's come back and lower it.
  - G) The first Holtmeier crew removed a lot of black dirt from Chad Hoepner's yard, The second crew brought some dirt back and did some landscaping. They put more of a slant in there yard towards our property. Now the water drains towards our place, WHICH NEVER DID BEFORE!
  - H) Now we have curb and gutter without a drain in it, on the corner by Hoephner's. Now the water runs from Hoepner's driveway right around the corner, down the slant of Hoepner's yard (because of the new landscaping.) MISSING THE DRAIN AND RUNNING INTO OUR YARD AND WILL ALSO GO INTO Mike O'Rourke's BACK YARD!
  - I) Jeff showed, the inspector, his comment was WERE NOT HERE TO DRAIN YOUR YARD.
  - J) YOU MAY NOT BE HERE TO DRAIN OUR YARD, BUT YOU'RE PUTTING WATER ONTO OUR PROPERTY, WHICH NEVER CAME FROM THERE BEFORE!!!

#### What needs done!

**The drain needs moved to the lowest area, which is still in the right away and some landscaping needs redone!**

**See below in tab A for a picture taken after a small rain!**

On Randy and Lisa Merritt's property.

1. After removing the curb and gutter from there corner on 2nd Street SE and E Washington St, the Print for the 2024 Road Project was NEVER UPDATED!
  - A) The drain was kept up by the road where it would have been placed in the curb.
  - B) It should of been moved down into the lower area, away from the road, once the corner curb and gutter was removed off the project. So the drain will take away water!
  - C) They had a curb casting for that drain, that wouldn't work. They had to order a Casting and Grate for that drain, that would work. They had to wait for the casting and grate to come in before the drain could be finished. Jeff was there when they ordered the casting and grate.
  - D) We know the print wasn't updated and wrong for another reason. Because Kurt Hildebrant saw Holtmeier doing something on his property on 2nd Street SE, behind his garage. He went out and asked, what are you doing? Holtmeier's said putting in a driveway. Kurt said my driveway comes in from Ann St. E. I don't want a driveway behind my garage, He was told, it's on our print to put

in a driveway here. Kurt had that driveway stopped. It showed us that the print was wrong, SEH used Ann St E measurements and driveway locations for 2nd Street SE. on the print. (Wrong Street) (Ann St E by Hilderbrant's wasn't even in the project, it had already been done.)

E) By Mike and Lynnette Bohner's and Kurt and Charlene Hildebrant the drains are placed to high, and will not take away water. Aren't drains meant to take away water, the last I knew they were.

**What needs done!**

**The drain needs moved to the lower area, to take in water!**

**Sanitary Manhole:**

1. The Sanitary Manhole was hit by the dozer cracking the concrete. Which will put water into the sewer plant, when the ground water comes up.
  - A) When the dozer hit the Sanitary Manhole, it shook our house.
  - B) Jeff went outside to see what happened. The guy operating the dozer and Jeff looked at the manhole together, and saw the crack.
  - C) Jeff told and showed the Mayor Tony Lindahl, city employees and SEH. Holtmeier's know it because their dozer operator hit it.
  - D) The crack in the manhole never got fixed.

**What needs done!**

**The crack in the manhole needs fixed!**

**Storm Sewer**

1. The dozer hit the Storm Sewer and shifted the cover over.
  - A) The crew stood around wondering what to do. (Jeff was outside by the crew.)
  - B) The cover was never placed correctly back on.
  - C) Instead the Storm Sewer is covered with gravel and black top, without being fixed.
  - D) The Iron was never raised like it should have been.

**What needs done!**

**The black top needs cut out, gravel needs removed off the storm sewer.**

**The cover needs correctly placed back on.**

**The iron needs raised.**

**There should've been a City Inspector! Who said not to have one?**

Do you really think using a SEH Inspector to inspect there own work and Holtmeier's work is right? With all the print mistake's. SEH is going to let you know there mistakes - NO - that's why the citizens had to point them out to the council.

**Material upcharge 30% on concert driveways**

- A) Talking with the SEH Inspector about the driveway and concrete cost. He looked it up on his tablet and told Jeff the cost and said the city raised the cost up by \$30.68 SQ YD
- B) Accepted Bid was \$95.40 SQ YD, Assessment charged is \$126.08 SQ YD
- C) Where does that money go that was up charged?
- E) See tab E at the bottom to view the bid.

**Sewer Inspection - Video Inspection**

- A) Accepted Bid has - sewer inspection (video inspection)
- B) No Video Inspection was done on this project.
- C) Amount of the video inspection on the bid was \$23,800.00
- D) Where did this money go?

E) See tab F at the bottom to view the bid.

If anyone has questions, come see Jeff Wenker before the Workshop meeting. I'm willing to explain!

There are many more issues, others people are sending. I don't want to duplicate them. So issues may be missed at this time!

All the problems brought to the City Council attention, were found by citizens, not SEH, the City Administrator or the City Council!

They moved the road but not the storm inlets, road was moved 3 ft.

They lowered the road 6 inch that didn't need to be lower, putting water onto our property.

Sub pump lines put in were not brought up to the property line.

60 foot of pipe and digging it in, to a drain that was moved, who paid for it?

Storm sewer on Washington didn't need to be replaced.

We haven't seen the award letter for the grant.

## **Mistakes made by SEH**

1. Brought to SEH'S attention about drain placement. Told by SEH (Doug Scott): we figure out the project by air (using an online map which gives information of the property) it doesn't show the depth in the yards. Because it doesn't show the depth, **SEH should go look at the area before placing the locations of the drains on the print. To get a correct placement of the drains and a correct bid.**
2. We were told at the May meeting by the Mayor Tony Lindahl, a walk through was going to be done before the project starts. SEH would be going around to each home to explain what's going to be done on there property and that's when you can mention your concerns and have questions answered. The walk through was **canceled and not rescheduled. No Walk Through before the project started!** The walk through could of prevented a lot of the problems were having.
3. **Print for the 2024 Road Project was NEVER UPDATED!** After removing the curb and gutter from there corner on 2nd Street SE and E Washington. They had a curb casting for that drain, tells us the print wasn't changed.
4. **SEH's print for the 2024 Road Project had MISTAKES!**
  - A) SEH used Ann St E measurements and driveway locations for 2nd Street SE. on the print. Wrong Street! Ann St E by Hilderbrant's wasn't even in the project, it had already been done.
  - B) The missed property on E Washington by SEH.
  - C) No drain on the corner of E Washington and 2nd Street SE. When there's curb and gutter, there's a drain to take away the water. No drain!
5. **Paperwork mistakes!**
  - A) Correction of our assessment:
    - \* I noticed the amount was wrong for June 3rd, 2024 that the City Council adopted was wrong: \$11,014.74 The amount should have been \$17,639.24!
    - \* I went to talk with Cassie, I told her the amount the City Council adopted on June 3rd, 2024 was wrong. in her letter. Where did she get that amount?
    - \* Cassie said, I don't know what your talking about. I said, the letter you sent out. Cassie said, what letter. I showed Cassie, She said, I never wrote that letter. I said, your name is right here. Cassie said, someone is using my name, without clearing it through me! I wonder if it could be Doug Scott, I will check this out.
    - \* You don't use another persons name in a letter you're sending out. You send it out in you're name!!!
    - \* Cassie asked me did you get my email and told me at the meeting, I guess that's the way it's done. ( No it's not, you write the letter you sign it! That's why Cassie knew nothing about the letter!)
    - \* The amount on the letter got changed, then I noticed Doug never changed the date he corrected it on.
    - \* I e-mailed Cassie, that I wanted the date he corrected it on changed on the letter. In case I need it someday
    - \* It went back to Doug to change the date.

See the tabs B,C,D at the bottom (click on the tab to view)

  - B) Assessment Refund Amount - April Meeting
    - \* Used the original assessment amount to subtract the missed property refund from. Not the final assessment amount, which it should have been.
    - \* If Jake Duncan would not of mentioned it at the April meeting in the comment section, would the council of approved it?
    - \* It's still not the correct amount SHE is paying.
    - \* By him using the original assessment instead of the final assessment, does that show Brent Kavitz doesn't know our final assessment's or poor communication at SEH between Doug and Brent.

You can find the Assessment Refund Amount on Lisa Merritt's and Jake Duncan's emails.

6. SEH should of stopped the project for 3 to 4 during the Flood

- \* This will be causing problems in the future with the roads, it already is starting.
- \* How much was the extra cost for putting it in during the flood?
- \* Should the warranty be extended due to it being done Durning the flood?

With all the mistake made by SEH, why would you keep them as the Engineer for Morristown?

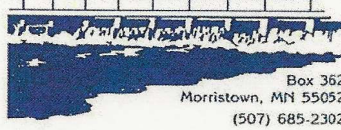






## City of Morristown

*Best Little Town By A "Dam Site"*



October 16, 2024

Jeffrey J & Shelly J Wenker  
PO Box 185  
Morristown, MN 55052  
PID 20.23.3.51.095

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 7<sup>th</sup>, 2024 council meeting. However, due to a resident's concern, the topic was tabled, and a Special Meeting was called for October 23<sup>rd</sup>, 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 31<sup>st</sup>, 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 3<sup>rd</sup>, 2024 is: **\$11,014.74**

The corrected amount listed on the assessment roll that will be put to a vote on October 23<sup>rd</sup>, 2024 is: **\$11,014.74**

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

City of Morristown

Best Little Town By A "Dam Site"



e-mailed to me on  
10-23-24 @ 11:34am

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PO Box 185  
Morristown, MN 55052  
PID 20.23.3.51.095

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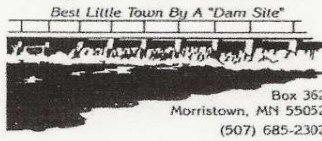
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Sincerely,

Cassie Eldeen  
City Clerk

Attachment- from  
Fri. Oct, 25, 2024  
11:37 AM - From the  
City Clerk ↓

**City of Morristown**



10-~~25~~-24  
sent to me  
after I told  
them - Change  
the date to the  
correct date  
changed

October 23, 2024

Jeffrey J & Shelly J Wenker  
PO Box 185  
Morristown, MN 55052  
PID 20.23.3.51.095

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Sincerely,

Cassie Eldeen  
City Clerk



# SEH TABULATION OF BIDS

| 2024 Street and Utility Improvement Project<br>Morristown, Minnesota<br>SEH No.: MORRT 175931<br>Bid Date: 10:00 a.m., Thursday, March 28, 2024 |   |          |               | Engineer's Estimate |              | Holtmeier Construction, Inc.<br>3301 Third Avenue<br>Mankato, MN 56001<br>\$2,061,084.89 |              | Hesilton Construction, LLC<br>PO Box 246<br>Faribault, MN 55021<br>\$2,203,373.60 |              |
|---|---|----------|---------------|---------------------|--------------|--|--------------|---|--------------|
| Base Bid Only \$2,358,710.70  |   |          |               |                     |              |  |              |   |              |
| Item No.  | Item  | Unit     | Est. Quantity | Unit Price          | Total Price  | Unit Price   | Total Price  | Unit Price  | Total Price  |
| 2360.504  | TYPE SP 9.5 WEARING COURSE MIX (2.B)(SPNWB230B) (4")          | SY       | 210.0         | \$32.00             | \$6,720.00   | \$44.00  | \$9,240.00   | \$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 | \$75.25  | \$142,297.75 | \$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 | \$90.00  | \$108,270.00 | \$85.15   | \$102,435.15 |
| 2502.503  | 6" PERF PVC PIPE DRAIN W/GEOTEXTILE WRAP AND GRANULAR BEDDING | LIN FT   | 5,772.0       | \$15.50             | \$89,166.00  | \$12.60  | \$72,727.20  | \$15.00   | \$86,580.00  |
| 2502.602  | 6" PVC PIPE DRAIN OUT ANOUT                                   | EACH     | 19.0          | \$275.00            | \$5,225.00   | \$398.35   | \$7,568.65   | \$325.00  | \$6,175.00   |
| 2506.502  | CASTING ASSEMBLY SPECIAL                                      | EACH     | 1.0           | \$675.00            | \$675.00     | \$341.35   | \$341.35     | \$460.00  | \$460.00     |
| 2521.518  | 4" CONCRETE WALK  | SQ FT    | 6,183.0       | \$7.00              | \$43,281.00  | \$6.85   | \$42,353.55  | \$7.00  | \$43,281.00  |
| 2521.518  | 6" CONCRETE WALK  | SQ FT    | 4,465.0       | \$10.25             | \$45,766.25  | \$10.40  | \$46,436.00  | \$10.75   | \$47,998.75  |
| 2531.503  | CONCRETE CURB & GUTTER, DESIGN B418                           | LIN FT   | 2,817.0       | \$18.00             | \$50,706.00  | \$19.30  | \$54,368.10  | \$20.05   | \$56,171.05  |
| 2531.503  | CONCRETE CURB & GUTTER, DESIGN B418                           | LIN FT   | 534.0         | \$18.00             | \$9,612.00   | \$25.50  | \$13,617.00  | \$27.15   | \$14,498.10  |
| 2531.503  | CONCRETE CURB & GUTTER, DESIGN B618                           | LIN FT   | 313.0         | \$18.00             | \$5,634.00   | \$34.90  | \$10,923.70  | \$36.90   | \$11,549.70  |
| 2531.603  | CONCRETE SILL   | LIN FT   | 420.0         | \$6.00              | \$2,520.00   | \$4.50   | \$1,890.00   | \$5.85  | \$2,457.00   |
| 2531.604  | 8" CONCRETE VALLEY GUTTER                                     | SQ YD    | 445.0         | \$100.00            | \$44,500.00  | \$95.85  | \$42,653.25  | \$90.90   | \$40,110.50  |
| 2541.504  | 7" CONCRETE DRIVE-WAY PAVEMENT                                | SQ YD    | 848.0         | \$82.00             | \$69,536.00  | \$95.40  | \$80,899.20  | \$101.50  | \$86,072.00  |
| 2531.618  | TRUNCATED DOMES   | SQ FT    | 75.0          | \$50.00             | \$3,750.00   | \$55.00  | \$4,125.00   | \$57.00   | \$4,275.00   |
| 2540.602  | SALVAGE AND INSTALL MAIL BOX                                  | EACH     | 11.0          | \$310.00            | \$3,410.00   | \$250.00   | \$2,750.00   | \$200.00  | \$2,200.00   |
| 2563.601  | TRAFFIC CONTROL   | LUMP SUM | 1.0           | \$15,000.00         | \$15,000.00  | \$12,500.00  | \$12,500.00  | \$9,000.00  | \$9,000.00   |
| 2564.518  | SIGN PANELS TYPE C  | SQ FT    | 18.7          | \$75.00             | \$1,402.50   | \$70.00  | \$1,309.00   | \$15.50   | \$289.85     |
| 2564.502  | SALVAGE AND INSTALL SIGN TYPE SPECIAL (STREET PLAQUES)        | EACH     | 9.0           | \$212.00            | \$1,908.00   | \$350.00   | \$3,150.00   | \$390.00  | \$3,510.00   |
| 2573.502  | STABILIZED CONSTRUCTION ENTRANCE                              | EACH     | 12.0          | \$1,125.00          | \$13,500.00  | \$0.01   | \$0.12       | \$2,400.00  | \$28,800.00  |
| 2573.502  | STORM DRAIN INLET PROTECTION                                  | EACH     | 36.0          | \$172.00            | \$6,192.00   | \$175.00   | \$6,300.00   | \$260.00  | \$9,360.00   |
| 2573.503  | SEDIMENT CONTROL LOG TYPE STRAW                               | LIN FT   | 600.0         | \$3.40              | \$2,040.00   | \$2.00   | \$1,200.00   | \$5.25  | \$3,150.00   |
| 2574.507  | BOULEVARD TOPSOIL BORROW (CV)                                 | CU YD    | 1,514.0       | \$28.00             | \$42,392.00  | \$18.75  | \$28,387.50  | \$30.25   | \$45,798.50  |
| 2575.504  | OVER-SEEDING  | SQ YD    | 9,245.0       | \$0.50              | \$4,622.50   | \$0.75   | \$6,933.75   | \$0.52  | \$4,807.40   |
| 2575.504  | WEED SPRAYING   | SQ YD    | 9,245.0       | \$0.50              | \$4,622.50   | \$0.10   | \$924.50     | \$0.16  | \$1,479.20   |
| 2575.523  | WATER (TURF RESTORATION)                                      | M GALLON | 250.0         | \$23.00             | \$5,750.00   | \$30.00  | \$7,500.00   | \$36.35   | \$9,087.50   |

Short Elliott Hendrickson Inc.

314 Page 2 of 21

**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.  
 3301 Third Avenue  
 Mankato, MN 56001  
 \$2,061,084.89

Hessellon Construction, LLC  
 P.O. Box 246  
 Faribault, MN 55021  
 \$2,203,373.60

Base Bid Only \$2,358,710.70

| Item No.  | Item   | Unit   | Est. Quantity | Unit Price | Total Price           | Unit Price | Total Price           | Unit Price | Total Price           |
|---|--|--------|---------------|------------|-----------------------|------------|-----------------------|------------|-----------------------|
| <b>Storm Sewer</b>  |  |        |               |            |                       |            |                       |            |                       |
| 2503.503  | 8" PIPE SEWER  | LIN FT | 84.0          | \$65.00    | \$4,620.00            | \$40.25    | \$3,381.00            | \$30.50    | \$2,502.00            |
| 2503.503  | 12" PIPE SEWER                                       | LIN FT | 193.0         | \$60.00    | \$11,500.00           | \$40.95    | \$7,903.35            | \$43.25    | \$8,347.25            |
| 2503.503  | 15" PIPE SEWER                                       | LIN FT | 110.0         | \$65.00    | \$7,150.00            | \$48.00    | \$5,280.00            | \$48.00    | \$5,280.00            |
| 2503.503  | 18" PIPE SEWER                                       | LIN FT | 298.0         | \$75.00    | \$22,350.00           | \$51.50    | \$15,347.00           | \$53.50    | \$15,943.00           |
| 2506.503  | CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-              | LIN FT | 11.2          | \$650.00   | \$7,280.00            | \$643.85   | \$7,211.12            | \$830.00   | \$9,296.00            |
| 2506.503  | CONSTRUCT DRAINAGE STRUCTURE SPECIAL (TYPE 477)      | LIN FT | 2.7           | \$625.00   | \$1,687.50            | \$593.05   | \$1,601.24            | \$725.00   | \$1,957.50            |
| 2506.502  | CONSTRUCT DRAINAGE STRUCTURE SPECIAL (NYLOPLAST 12") | EACH   | 1.0           | \$1,800.00 | \$1,800.00            | \$1,173.10 | \$1,173.10            | \$1,325.00 | \$1,325.00            |
| 2506.502  | CONSTRUCT DRAINAGE STRUCTURE SPECIAL (NYLOPLAST 24") | EACH   | 2.0           | \$2,600.00 | \$5,200.00            | \$2,505.90 | \$5,011.80            | \$2,125.00 | \$4,250.00            |
| 2506.502  | CONSTRUCT DRAINAGE STRUCTURE SPECIAL (ROOF DRAIN)    | EACH   | 4.0           | \$750.00   | \$3,000.00            | \$1,295.50 | \$5,182.00            | \$1,235.00 | \$4,940.00            |
| 2506.502  | CASTING ASSEMBLY (STORM)                             | EACH   | 6.0           | \$1,100.00 | \$6,600.00            | \$965.65   | \$5,793.90            | \$1,335.00 | \$8,010.00            |
| 2506.502  | CONNECT STORM SPECIAL                                | EACH   | 3.0           | \$250.00   | \$750.00              | \$250.00   | \$750.00              | \$865.00   | \$2,595.00            |
| <b>Storm Sewer Total</b>                                      |  |        |               |            | <b>\$72,017.50</b>    |            | <b>\$58,634.51</b>    |            | <b>\$64,505.75</b>    |
| <b>TOTAL ALTERNATE 1</b>                                      |  |        |               |            | <b>\$434,301.75</b>   |            | <b>\$410,213.70</b>   |            | <b>\$423,245.58</b>   |
| <b>ALTERNATE 2</b>  |  |        |               |            |                       |            |                       |            |                       |
| 2507.603  | SEWER INSPECTION (VIDEO INSPECTION)                  | LIN FT | 28,000.0      | \$2.25     | \$63,000.00           | \$0.85     | \$23,800.00           | \$1.65     | \$46,480.00           |
| <b>TOTAL ALTERNATE 2</b>                                      |  |        |               |            | <b>\$63,000.00</b>    |            | <b>\$23,800.00</b>    |            | <b>\$46,480.00</b>    |
| <b>TOTAL BID PRICE (BASE BID + ALTERNATE 1 + ALTERNATE 2)</b> |  |        |               |            | <b>\$2,856,012.45</b> |            | <b>\$2,495,098.58</b> |            | <b>\$2,673,099.18</b> |

Type: Letter

Received: 4/11/2025

12:30 p.m.

Delivered By: Elizabeth Prescher

101 Washington St E  
Property Address: 103 Washington St E

Subject Line: N/A

Persons sent to: Hand delivered to Cassie Eldeen

Attachments: Letter

---

SEH responses are in red.

City responses are in blue.

Information from resident in  
black.

- Cement path on west side of house
  - Removal of existing sidewalk and installation of new out-walk was included on the project plans and approved by the City. A plan review meeting was held on February 12, 2024 for residents to review the Construction Plans and ask project related questions prior to construction.
- Driveways
  - Requests from residents to complete concrete driveway improvements privately did not happen prior to construction, rather they came during construction.
- Sidewalks by the school
  - Sidewalk assessments followed the current assessment policy.



April 11, 2025

To: Morristown City Council, SEH

From: Richard and Elizabeth Prescher

Concerning: 101 East Washington Property and 103 East Washington Property

Homeowner is demanding an itemized or detailed bill on what we are being billed/assessed for.

Homeowner is contesting all of the assessments that have been assessed on the above listed properties. Excessive !!

Cement path on west side of house—why? Was not in the plan and there was no communication with homeowners to installing and pouring a cement path. Workers came onto private property and poured it from steps of the house to the street. There was no reason for this, they did not replace anything because there wasn't one there before this project. Owners did not want and did not ask for it. Owners were on vacation when this took place. Who made that decision?

Driveways. Why were owners not given the option to have private concrete contractor pour driveways on both properties? Driveways were completed before the driveway agreement was presented. Reconstructed street assessment is as much as my driveway assessment. Ridiculous!!!

Why do the homeowners have to pay for a sidewalk at the school. I think the school/city should pay for it. It was put in for the safety of the school kids. Sidewalk across the street from homeowners does not increase the value of owner's home. Didn't have a sidewalk there for over 50 years. If the school was concerned about the safety of kids, why didn't the school put in a sidewalk years ago? And now, in less than a year, more than likely that school building, will be shut down and will not be used as a school. But homeowners have to pay for it?

Elizabeth and Richard Prescher  
Cassi Elder → 4/11/25 12:30 PM

Type: Email  
Received: 4/10/2025 3:52 p.m.  
Sent By: Jake Duncan Property Address: 110 Division St S  
Subject Line: "Property Issues"  
Tim Flaten, Anna Nusbaum,  
Persons sent to: Val Kruger, Joe Caldwell, Leon Gregor, Cassie Eldeen  
Attachments: Email  
Eight (8) pictures

---

SEH responses are in red.

City responses are in blue.

Information from resident in black.

Storm Sewer manhole removal

- No change orders were paid for by the City regarding a storm manhole.

Sanitary line

- City staff brought up the issue the sanitary service was causing during a construction meeting. The contractor was asked if they were able to fix the service so it would drain properly.

Responsibility

- The city code has long provided that property owners are responsible for the costs of maintenance and repair of their own private sewer lines to the public sewer. This is not a recent change to the city code. The City did not charge the homeowner for this repair.

Wet conditions

- The water table in Morristown is high.

Inspection and laws

- The installation follows state standards

Issues with manhole

- Issues within the manhole in question have long been documented. I cannot comment on whether or not the homeowner was notified.

Low area

- Construction related items have been identified and will be addressed this construction season.

**CHANGE ORDER #1**  
GEOGRID (TRIAX TYPE 2)

**CHANGE ORDER #2**  
AGGREGATE BASE (6" MINUS,  
CRUSHED LIMESTONE)  
**TOTAL CHANGE ORDER #2**  
**CHANGE ORDER #3**  
TYPE SP 9.5 WEARING COURSE  
MIX (2.B)(SPWEA230B) (4") Patching  
**TOTAL CHANGE ORDER #3**  
**CHANGE ORDER #4**  
SEDIMENT CONTROL LOG TYPE  
MULCH  
**TOTAL CHANGE ORDER #4**

---

**Fw: Property Issues**

---

**From** T Flaten <tflaten@ci.morristown.mn.us>

**Date** Thu 4/10/2025 9:50 PM

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

 8 attachments (8 MB)

Screenshot\_20250410\_144943\_Gallery.jpg; 20240805\_201735.jpg; image000000005.jpg; image000001002.jpg; image000002001.jpg; image000007.jpg; image000003.jpg; image000002002.jpg;

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

---

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

**Sent:** Thursday, April 10, 2025 3:52:52 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:** Property Issues

Hello Mayor & council,

I wanted to bring up 3 main issues that occurred either on my property or within the street located at 110 Division ST South.

1. Storm Sewer manhole was removed out of my yard and filled in. Then a change order went in to put a new one back in due to evaluating the lay of the land and determining that without it there would be nowhere for the water to go. This cost should be reimbursed back to the city from SEH as this was a mistake done by the Engineering firm. (Pictures 1,2)
2. Work done Not on the main project/add on/Change order went in to re-route my sanitary line. Since this I've had a backup possibly due to this. You are all aware of this. In May I'm going to re-camera my sanitary line again to see if a new issue is occurring. I will be paying for this expense on my own. If there is an issue occurring. AS this issue is still pending. My questions to the city are:
  - A. Why wasn't this on the main project
  - B. Why wasn't I informed about this change that was going to happen? Paperwork provided to me by Ellen states that the homeowner is responsible for their line. I was not notified of this. I have a right to know when it becomes my supposed responsibility.
  - C. Why was this done when it was wet?
  - D. AS you can see in pictures 3,4,5 ( pictures were submitted to me from Mayor Flaten on March 3<sup>rd</sup> 2025) there was no solid base put in underneath the pipe as the worker is standing in 1ft+ of slop. As everything settles this is going to cause settlement to where the pipe is going to bow.
  - E. Why was there not a public hearing held to discuss this as the city is tampering with the sanitary line. Paperwork provided to me by Ellen states that the homeowner is responsible for their line. Citizens should have been informed.

- F. Were all state and federal laws followed
  - G. Did this get inspected by a state or federal inspector?
  - H. Mayor Flaten said that there were “issues every month” within this manhole. Why have I never been informed by the city of Morristown through mail? I’ve lived at this residents for 36 years. IF there was a reoccurring issue prior to the project. Why wasn’t this part of the main project?
  - I. Where’s is the cities proof? Weekly/monthly pictures? Logbook signed off by city Mayor, council, employees? If this goes to court. You will have to swear to tell the truth.
3. As you can see in pictures 6,7,8 there is a large “low area”/”Large dip area “ in the road that has formed behind the sanitary manhole/line that Holtmeyer dug up. ( also reflects off pictures 3,4,5) There is a stress area that is going to be a sinkhole caving in due to this. If this just gets paved over with the final layer of Asphalt without investigating. The city & it’s taxpayers will have a huge issue with this in the future. I highly recommend acting on this before the second layer is added.

Thank You for your time regarding these issues

Jake

---

**Jake Duncan** | Contract Manufacturer Buyer

[jake.duncan@trystar.com](mailto:jake.duncan@trystar.com)

**P 507.331.4352 | F 507.333.3991**



15765 Acorn Trail  
Faribault, MN 55021  
507.333.3990

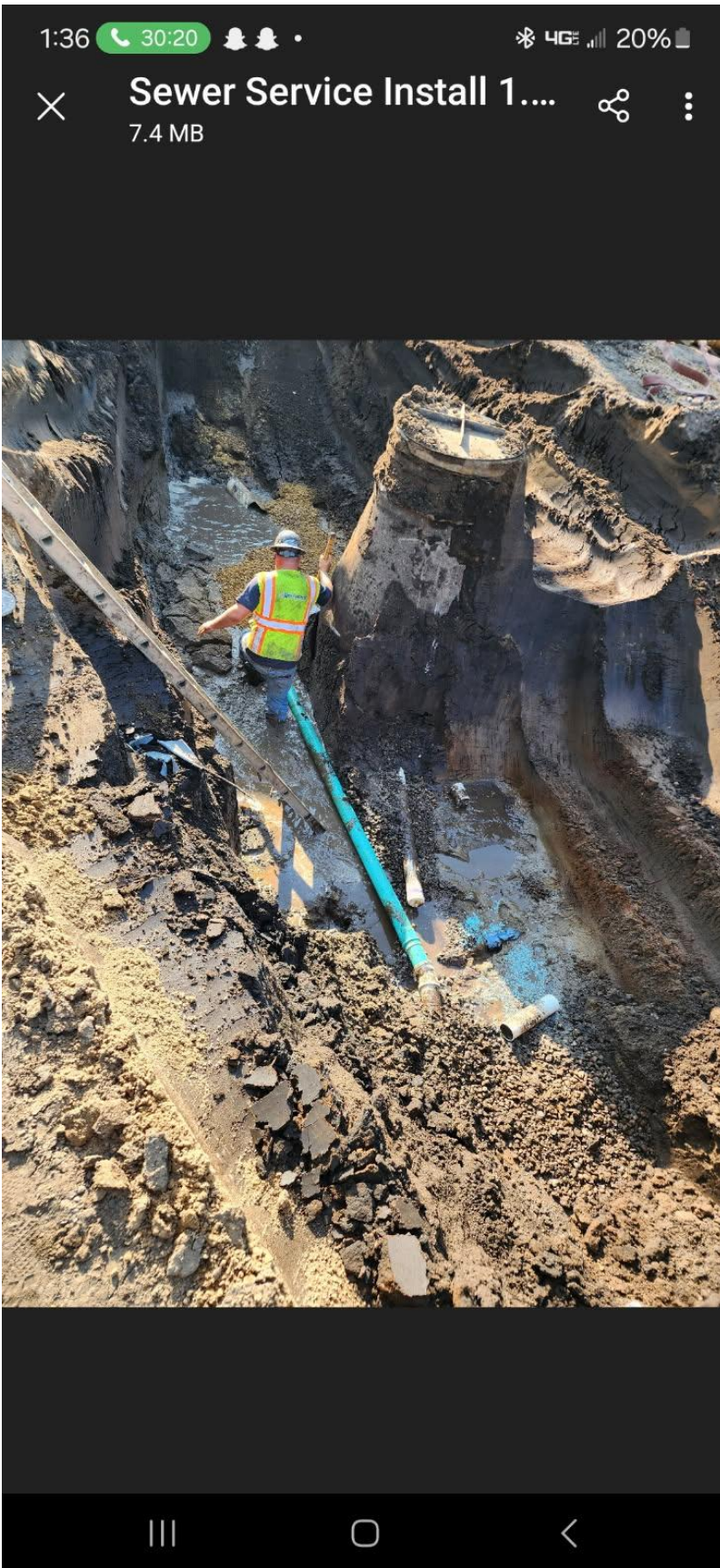
















1:37

31:12



4G 19%



Sewer Service Install 3...



7.3 MB













Type: Email

Received: 4/9/2025 2:08 p.m.

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

Subject Line: "Proof of MORE SEH Mistakes"

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

Attachments: Email

PDF: "Initial Notice"

PDF: "Open House Notice February 2024"

PDF: "Open House"

PDF: "Hildebrandt Beacon"

PDF: "Hildebrandt Beacon Lot Dimensions"

PDF: "Hildebrandt Revised Assessment"

PDF: "SEH 2025 Contract"

PDF: "April Adjusted Refund"

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SEH responses are in red.

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

Answered in previous responses.

---

**Fw: Proof of MORE SEH Mistakes**

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**From** T Flaten <tflaten@ci.morristown.mn.us>

**Date** Wed 4/9/2025 5:13 PM

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

 8 attachments (11 MB)

Initial Notice.pdf; Open House Notice February 2024.pdf; Open House.pdf; Hildebrandt Beacon.pdf; Hildebrandt Beacon Lot Dimentions.pdf; Hildebrandt Revised Assessment.pdf; SEH 2025 Contract.pdf; April Adjusted Refund.pdf;

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

---

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

**Sent:** Wednesday, April 9, 2025 2:08:07 PM

**To:** 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>

**Subject:** Proof of MORE SEH Mistakes

Hello All,

Here are several more mistakes that SEH has made:

#1 – Street Names Incorrect – the initial notice that was mailed out had several street names labeled incorrectly, (see attachment labeled initial notice). Washington Ave instead of Washington St was one, I initially threw the letter away due to the fact we didn't live on Washington Ave. A few days later, I thought maybe I better look at it closer and in fact there is NO Washington Ave in Rice County, MN. I pointed this out at the meeting in November of 2023 to Doug Scott and he said he would correct their information. Then we received an open house invitation in January of 2024, again it had the wrong information, and this is why we did not attend. I figured if they can't get the information correct why should we bother. This time I emailed them that their information was still incorrect (see the attached email labeled open house), Brent from SEH indicated that I should contact Rice County to have my address changed! After another email, SEH finally noticed the errors and corrected their information. This was a red flag for me from the beginning.

#2 - Hildebrandt's lot size is 166 X 110, with the 166 being Ann St and the 110 being 2<sup>nd</sup> St.

166/2 = 83

110/2 = 55

If you look at the line-item reconstructed street, it shows SEH initially charged them for 83 LF, which is Ann St (**wrong street**) and not 55 LF. SEH finally gave them the credit of \$2,289.28 on the October revised statement, however, we had to bring this up several times. This just shows how careless they are in their work, and they are not the only ones to blame. If our city administrator had been doing her job, us the homeowners wouldn't have SO many errors to find and then beg for them to be corrected. We had to find and figure out this mistake on our own, not 1 person from the city or SEH explained this to Kurt & Charlene.....I DID!

#3 – Jake Duncan discovered the missed lot. Brought it up to the previous mayor and a council member yet nobody did anything about it and I believe both didn't want anyone to know and keep it quiet. Jake had to bring it up at a council meeting. Again another mistake discovered by the homeowners and not the city or SEH.

#3 – SEH 2025 Contract – March 2025 council meeting, SEH proposes to have the city hire them for another year and look at what their paperwork says.....City of Elysian!

#4 – SEH provided some sort of adjustment for the missed lot at the April meeting, I have never seen these numbers before, and they certainly do not match to anything we have. Maybe Brent used another city's numbers.....who knows because he surely doesn't! Brent or Doug, every time they come to a council meeting neither one of them were or are prepared to answer any questions. So, I don't understand why they even come to the meetings. The funny thing is Doug nor Brent have even tried to defend themselves and I believe it's because they know they are charging us all for stuff we didn't receive. Again, they saw the 1.5 million and wanted to take their portion.

These are not including the sump pump lines/baskets that they have a complete mess with. Please stop working with this worthless company and find an engineering company who can at least do the basic work. I am pretty sure if any of us performed in our jobs like SEH has been we would be unemployed!

I understand mistakes happen; however, this is way too many and especially for the amount of money the city and the homeowners are paying them! This is just in the paperwork, just think of the actual construction work they say they did! All of these mistakes show how incompetent and pathetic SEH is.....and these mistakes are adding up!

How is SEH charging for services they didn't provide even legal. In fact, the city should be suing SEH. SEH got caught and yet the city had nothing to do with it, it was the homeowner's having to defend what is right. I thought the council members and city employees work for the city and it's citizens. It kinda seems like some are working for SEH. In my opinion, the city has been negligent for both this project and the one done a few years ago. If the city was doing their job, some of these errors should have been caught and the city would not have had to rely on SEH which all along has been lazy and providing incorrect information. The city administrator should have been able to do this job and should have a finance background. Instead the city gave SEH an open invitation to charge whatever they wanted and nobody from the city to overlook the project.

I believe if the walk through would have been done, some of these errors would not have happened like the sump pump lines & water main lines being installed, again this is on SEH for not rescheduling and not doing their jobs. I bet they were shocked when we the homeowners started questioning things, city didn't question anything instead kept paying them.

Please be sure that SEH doesn't try to bill the city for re-doing their job that they didn't do the first time, like they tried to do a few months ago. I have zip, zilch, zero confidence that SEH will be able to provide an itemized bill. They have had a year to 6 months to provide yet they still have not and I have been asking every month.

I think of SEH like scammers. They prey on small towns, know they don't have the employees to do the work so they can get by with charging for items that they didn't complete and nobody in tact to question them. SEH definitely can't be trusted. Take the blinders off and get rid of them....PLEASE!!!!

Thanks - Lisa



**Lisa Merritt**

Sales Assistant to Brenda Bednar

**D** 507.455.1858

**F** 507.455.4006

**E** lisa.merritt@ccm.com

[MORE INFORMATION](#)

[SEND DOCUMENTS](#)

**CrossCountry Mortgage, LLC**

214 South Oak Ave

Owatonna, MN 55060

Personal NMLS1494461 Branch NMLS2099456

Company NMLS3029



**THE BEDNAR TEAM**  
CROSSCOUNTRY MORTGAGE™

## NOTICE OF HEARING ON IMPROVEMENT

TO WHOM IT MAY CONCERN:

Notice is hereby given that the city council of the City of Morristown, Minnesota, will meet at the Morristown City Hall at 7:00 p.m. on Monday, November 6, 2023, to consider the making of an improvement, described as **"2024 Street and Utility Improvement Project"**, on the following streets:

- Ann Street SW from Division Street (CSAH 16) to Second Street SW
- Ann Street E from Division Street (CSAH 16) to Second Street SE
- ~~Chestnut Street E~~ from Division Street (CSAH 16) to Third Street SE
- Washington Avenue E from Division Street (CSAH 16) to Third Street SE
- First Street SE from Washington Avenue E to Main Street E (CSAH 15)
- First Street NE from Main Street E (CSAH 15) north to dead end
- Second Street SE from Chestnut Street E to Main Street E (CSAH 15)
- Second Street NE from Main Street E (CSAH 15) to Franklin Street E
- Second Street NE from Bloomer Street E north to dead end
- Bloomer St NE from Division Street (CSAH 16) to Second Street NE

Improvements will include but not be limited to construction of sanitary sewer, water main, storm sewer, concrete curb and gutter, sidewalk, aggregate base, bituminous surfacing, turf restoration, and miscellaneous items required to complete the improvements, pursuant to Minnesota Statutes §§ 429.011 to 429.111.

The area proposed to be assessed for such improvement includes properties abutting such improvements and properties for which benefit can be attributed.

The estimated cost of the improvement is \$5,071,150. A reasonable estimate of the impact of the assessment will be available at the hearing. Such persons as desire to be heard with reference to the proposed improvement will be heard at this meeting.

Ellen Judd  
City Administrator

Published in *LifeEnterprise* on October 26 and November 2, 2023.



**2024 Street and Utility Improvement Project  
Morristown, Minnesota**

# Plan Review Open House

MORRT 175931

## Project Contacts

### SEH (Engineer)

11 Civic Center Plaza, Suite 200  
Mankato, MN 56001

Doug Scott, PE (Lic. MN)  
Project Manager  
507.237.8384  
[dscott@sehinc.com](mailto:dscott@sehinc.com)

Brent Kavitz, PE (Lic. MN, ND)  
Client Service Manager  
507.299.5211  
[bkavitz@sehinc.com](mailto:bkavitz@sehinc.com)

### City of Morristown

PO Box 362  
Morristown, MN 55052  
507.685.2302

## YOU'RE INVITED TO APLAN REVIEW OPEN HOUSE FOR THE

### 2024 STREET AND UTILITY IMPROVEMENT PROJECT

An open house for the 2024 Street and Utility Improvement Project will be held on Monday, February 12, 2024, from 6:00 to 8:00 p.m. in the Morristown City Hall. This is an "Open House", so come when you can, and stay as long as you'd like. This open house is intended to give residents and the public an opportunity to meet with city staff and the engineering designers from SEH to look over the construction plans and review the work proposed on the project. This is also the time to go over questions one might have about the project before construction begins.

The project will be advertised in March for review by area contractors who will consider bidding on the project. The project is expected to bid on March 28, 2024, with the City Council considering an award of the bids at their May 6, 2024, council meeting. Construction is expected to begin sometime in May. Additional information will about the construction process will also be mailed out to affected residents before construction begins.

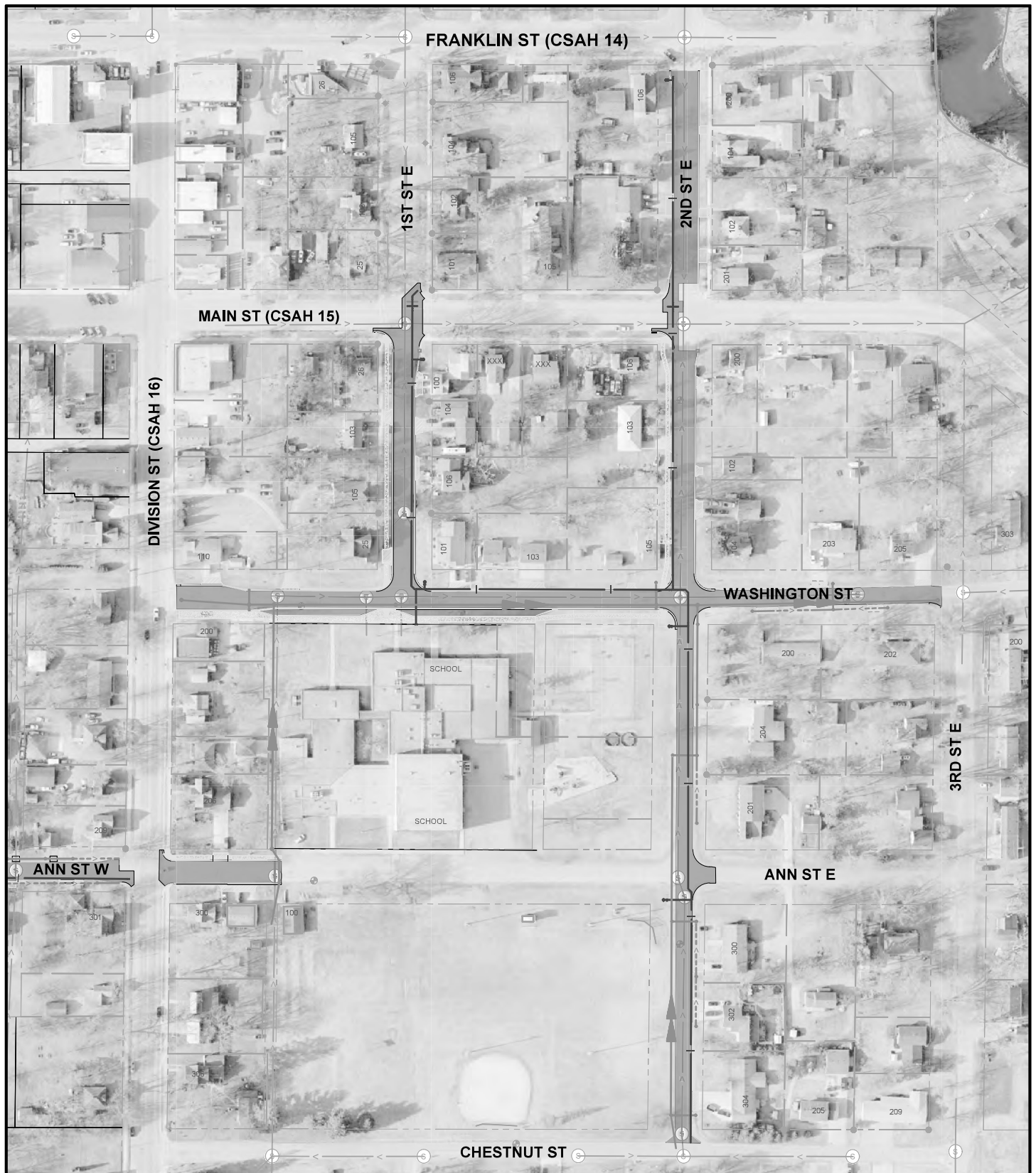
The streets included in the projects are:

- Ann Street SW from Division Street (CSAH 16) to Second Street SW
- Ann Street E from Division Street (CSAH 16) to Second Street SE
- Washington Avenue E from Division Street (CSAH 16) to Third Street SE
- First Street SE from Washington Avenue E to Main Street E (CSAH 15)
- Second Street SE from Ann Street E to Main Street E (CSAH 15)
- Second Street SE from Chestnut Street E to Main Street E (CSAH 15)
- Second Street NE from Main Street E (CSAH 15) to Franklin Street (CSAH 44)

The project includes construction of water main, storm sewer, concrete curb and gutter, sidewalk, aggregate base, bituminous surfacing, turf restoration, and miscellaneous items required to complete the improvements

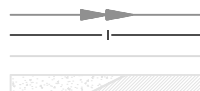
If you cannot attend this meeting or would like information concerning the project, you can contact Doug Scott of Short Elliott Hendrickson Inc. (SEH®) at 507.237.8384 or [dscott@sehinc.com](mailto:dscott@sehinc.com).

**WE HOPE TO SEE YOU AT THE OPEN HOUSE!**

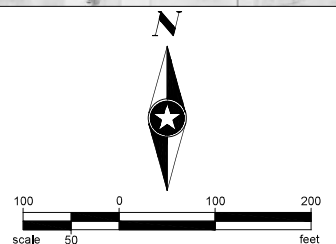



# 2024 SUIP PROPOSED IMPROVEMENTS MORRISTOWN, MN

JAN. 23, 2024



PROPOSED STORM SEWER  
PROPOSED WATER MAIN  
PROPOSED CURB AND GUTTER  
PROPOSED SIDEWALK/ DRIVEWAY



Merritt(3) - "Open House"  


## Lisa Merritt

---

**From:** Lisa Merritt <lisarandymerritt@gmail.com>  
**Sent:** Thursday, March 20, 2025 11:53 AM  
**To:** Lisa Merritt  
**Subject:** Fwd: Open House 2024 Street Improvements  
**Attachments:** Open House Notice\_for Posting.pdf

EXTERNAL EMAIL: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

Begin forwarded message:

**From:** Lisa Merritt <lisarandymerritt@gmail.com>  
**Date:** August 16, 2024 at 10:08:22 AM CDT  
**To:** lisa.merritt@ccm.com  
**Subject:** Fwd: Open House 2024 Street Improvements

Sent from my iPhone

Begin forwarded message:

**From:** Doug Scott <dscott@sehinc.com>  
**Date:** January 25, 2024 at 2:32:35 PM CST  
**To:** Lisa Merritt <lisarandymerritt@gmail.com>  
**Cc:** Brent Kavitz <bkavitz@sehinc.com>, ejudd@ci.morristown.mn.us, cmedeiros@ci.morristown.mn.us  
**Subject:** RE: Open House 2024 Street Improvements

Lisa,

I apologize for the confusion, I thought you were referring to a mistake regarding the address on the mailing. After reviewing the neighborhood meeting invitation mailing in more depth, I see where you're pointing out the mistake. Thank you for the follow up and we will have this changed in future mailings. Attached is an updated invitation with the correction.

Thanks,

**Douglas J. Scott**, PE (MN)  
Project Engineer  
Short Elliott Hendrickson Inc.  
507.237.8384 direct | 507.317.8847 mobile | 651.490.2000 main

Building a Better World for All of Us®  
Follow SEH on Twitter | Facebook | LinkedIn | Instagram



**From:** Lisa Merritt <lisarandymerritt@gmail.com>  
**Sent:** Thursday, January 25, 2024 2:18 PM  
**To:** Doug Scott <dscott@sehinc.com>  
**Cc:** Brent Kavitz <bkavitz@sehinc.com>; ejudd@ci.morristown.mn.us;  
cmedeiros@ci.morristown.mn.us  
**Subject:** Re: Open House 2024 Street Improvements

Please take a look at what you sent! Show me where it says Ave? If you use the Beacon website and put in Washington Ave, nothing comes up. I use this website everyday.

Lisa  
Sent from my iPhone

On Jan 25, 2024, at 1:34 PM, Doug Scott <[dscott@sehinc.com](mailto:dscott@sehinc.com)> wrote:

Lisa,

We have to pull our data and addresses from the tax data from Rice County. I attached the parcel report from the Beacon website that Rice County uses. If this is incorrect, please contact Rice County. Once they update it in their system, we can then change it on our mailings.

Thanks,  
**Douglas J. Scott**, PE (MN)  
Project Engineer  
Short Elliott Hendrickson Inc.  
507.237.8384 direct | 507.317.8847 mobile | 651.490.2000 main

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Follow SEH on Twitter | Facebook | LinkedIn | Instagram

---

**From:** Lisa Merritt <[lisarandymerritt@gmail.com](mailto:lisarandymerritt@gmail.com)>  
**Sent:** Thursday, January 25, 2024 1:07 PM  
**To:** Doug Scott <[dscott@sehinc.com](mailto:dscott@sehinc.com)>; Brent Kavitz <[bkavitz@sehinc.com](mailto:bkavitz@sehinc.com)>; ejudd@ci.morristown.mn.us; [cmedeiros@ci.morristown.mn.us](mailto:cmedeiros@ci.morristown.mn.us)  
**Subject:** Open House 2024 Street Improvements

According to the open house notice, you are planning to improve a street that doesn't exist in Rice County. The clarification was brought up in the informational meeting in November 2023 and now 2 months later it is still incorrect. As I stated at the meeting in November, I had initially thrown the notice away because the streets listed did not pertain to us! Pretty sad the city is making homeowners take on this debt by paying the engineer company only to misinform the ones paying

the bill! I sure hope you improve the correct streets. Please be sure to mail our bill to Washington Ave!

I work at a mortgage company so paying attention to detail is my job.

Best Regards,

Lisa Merritt

<Beacon - Rice County, MN - Report\_ 2026226009.pdf>

# Rice County, MN

## Summary

Parcel ID 20.26.2.26.011  
 Property Address 201 ANN ST E  
 MORRISTOWN, MN 55052  
 Sec/Twp/Rng  
 Brief Tax Description Lot 11 Block 2 of NATHANS  
 NATHANS L11 & L12 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  
 Kurt G & Charlene Hildebrandt  
 201 Ann St E  
 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 1/2 Story Frame  
 Architectural Style Conventional  
 Year Built 1929  
 Exterior Material Vinyl  
 Total Gross Living Area 2,895 SF  
 Attic Type None;  
 Number of Rooms 5 above; 0 below  
 Number of Bedrooms 3 above; 0 below  
 Basement Area Type Crawl  
 Basement Area  
 Basement Finished Area  
 Plumbing 1 Standard Bath - 3 Fixt; 1 Cust Bath - 3 Fixt;  
 Central Air Yes  
 Heat FHA - Gas  
 Fireplaces  
 Porches  
 Decks Wood Deck (120 SF);  
 Additions 1 Story Frame (208 SF);  
 1 Story Frame (208 SF);  
 2 Story Frame (360 SF) (360 Bsmt SF);  
 1,140 SF - Att Frame (Built 2002);  
 Garages 494 SF (19F W x 26F L) - Det Frame (Built 1950);

## Yard Extras

#1 - (1) Driveway Concrete-Triple, Standard Normal, Built 1950

## Sales

| Date       | Seller | Buyer | Recording | eCRV | Sale Condition - NUTC                    | Type | Multi Parcel | Amount      |
|------------|--------|-------|-----------|------|--|------|--------------|-------------|
| 5/20/1996  |        |       | 388.240   |      | NORMAL ARMS-LENGTH TRANSACTION GOOD SALE | Deed |              | \$49,000.00 |
| 10/24/1991 |        |       | B364 P233 |      | PROBATE DEED                             | Deed |              | \$27,000.00 |

## Permits

| Permit # | Date       | Description | Amount |
|----------|------------|-------------|--------|
| 18.024   | 10/02/2018 | Roof        | 2,200  |
| 18.014   | 08/31/2018 | Ext-Remodel | 2,000  |
| 12.079   | 06/26/2012 | Roof        | 7,500  |
| 02.012   | 05/03/2002 | Addition    | 77,000 |

## Valuation

|                                    | Payable 2025 Values | Payable 2024 Values | Payable 2023 Values | Payable 2022 Values |
|------------------------------------|---------------------|---------------------|---------------------|---------------------|
| EMV Improvement                    | \$249,600           | \$239,500           | \$217,800           | \$192,200           |
| EMV Land                           | \$67,500            | \$64,800            | \$54,000            | \$43,200            |
| EMV Machine                        | \$0                 | \$0                 | \$0                 | \$0                 |
| EMV (Estimated Market Value) Total | \$317,100           | \$304,300           | \$271,800           | \$235,400           |
| Green Acres Value                  | \$0                 | \$0                 | \$0                 | \$0                 |
| Homestead Exclusion                | \$18,000            | \$9,900             | \$12,800            | \$16,100            |

Merritt(3) - "Hildebrandt Beacon Lot D.."



City of Morristown



Box 362  
Morristown, MN 55052  
(507) 685-2302

October 16, 2024

Kurt G & Charlene Hildebrandt  
201 Ann St E  
Morristown, MN 55052  
PID 20.26.2.26.011

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 7<sup>th</sup>, 2024 council meeting. However, due to a resident's concern, the topic was tabled, and a Special Meeting was called for October 23<sup>rd</sup>, 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 31<sup>st</sup>, 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 3<sup>rd</sup>, 2024 is: **\$19,916.48**

The corrected amount listed on the assessment roll that will be put to a vote on October 23<sup>rd</sup>, 2024 is: **\$17,627.20**

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

KURT G & CHARLENE HILDEBRANDT  
201 ANN ST E  
MORRISTOWN MN 55052

This letter is to inform you that the corrected assessment for the **2024 Street and Utility Improvement Project** is on file for inspection in the Office of the City Administrator.

The amount to be specially assessed against your particular lot, piece, or parcel of land (**Parcel No. 20.26.2.26.011**) 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      | 83.00     | L.F. | @ | \$81.76    | = | \$6,786.08   |
| 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       | 0.00      | S.Y. | @ | \$37.78    | = | \$0.00       |
| Gravel Driveway           | 0.00      | S.Y. | @ | \$9.00     | = | \$0.00       |
| Assessment Correction     |           |      |   |            |   | (\$2,289.28) |

**ADOPTED ASSESSMENT AMOUNT**

**\$17,627.20**

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



Building a Better World  
for All of Us®

January 1, 2025

RE: City of Morristown, Minnesota  
2024 Agreement for Professional  
Services  
SEH No. MORRT 177823 10.03

Ellen Judd, City Administrator  
City of Morristown  
PO Box 362  
Morristown, MN 55052

Dear Ellen:

Short Elliott Hendrickson Inc. (SEH®) is honored to serve as the City Engineer for the City of Morristown. As a supplement to the Master Agreement for Professional Services dated December 7, 2020, we are submitting our annual Supplemental Letter Agreement (SLA) to continue our services for calendar year 2025.

This work may include items such as:

- Site plan review.
- Structural review.
- Reviewing infrastructure needs or issues.
- Preparing cost estimates for various projects.
- Mapping or development of sketch plans.
- Agency coordination (MnDOT, Rice County, MDH, and MPCA).
- Planning services.
- Assisting in grant applications.
- Other city engineering related tasks as requested.

It is understood that work under this agreement will be based on requests from the City Staff to Brent Kavitz or assigned representatives. In the past, the amount of city engineering work SEH completes for the City varies from year to year. We are proposing to keep the agreement amount the same as the past several years. The City would be provided a detailed invoice outlining the work that was completed. If there are larger projects that develop during the year, we would provide a separate proposal to the City for that specific project.

#### **PROPOSED FEES**

We propose to provide the services outlined above for the City of Elysian on an Hourly basis, not-to-exceed a total of **\$10,000** in calendar year 2025.

Please contact me with any questions or comments concerning this proposal/agreement. If this proposal is acceptable to you, please sign the attached Supplemental Letter Agreement and return a scanned copy to me.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 11 Civic Center Plaza, Suite 200, Mankato, MN 56001-7710

507.388.1989 | 877.316.7636 | 888.908.8166 fax | [sehinc.com](http://sehinc.com)

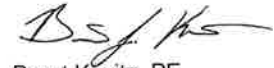
SEH is 100% employee-owned | Affirmative Action–Equal Opportunity Employer



Ellen Judd  
January 1, 2025  
Page 2

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.

A handwritten signature in black ink, appearing to read "B. Kavitz", with a stylized flourish at the end.

Brent Kavitz, PE  
Associate/Client Service Manager  
(Lic. MN, ND)

jb

Enclosure

x:\ko\m\morrt\177823\1-gen\10-setup-cont\03-proposal\2025 gen eng\morristown 2025 gen services ltr.docx

## Assessment Amount to Refund

| Parcel No.            | Name                               | Address 1             | Initial<br>Assessment | Difference in<br>Assessments | Revised<br>Assessment | Check<br>Amount   | Difference      |
|-----------------------|------------------------------------|-----------------------|-----------------------|------------------------------|-----------------------|-------------------|-----------------|
| 20.23.3.51.043        | Bruce A & Kristin M Velzke         | 10392 245th St W      | \$11,286.98           | (\$44.69)                    | \$11,242.28           | \$46.09           | \$1.40          |
| 20.23.3.51.044        | Debbie K Davis                     | 104 2nd St NE         | \$15,999.22           | (\$93.64)                    | \$15,905.57           | \$96.58           | \$2.94          |
| 20.23.3.51.045        | Thomas Lamont                      | 102 2nd St NE         | \$19,809.83           | (\$123.39)                   | \$19,686.44           | \$127.27          | \$3.88          |
| 20.23.3.51.046        | Ramon M Medina                     | 201 Main St E         | \$4,573.34            | (\$33.33)                    | \$4,540.01            | \$34.38           | \$1.05          |
| 20.23.3.51.049        | Kelly Kenow Jr                     | 106 Franklin St E     | \$19,409.98           | (\$81.95)                    | \$19,328.03           | \$84.52           | \$2.57          |
| 20.23.3.51.056        | Jerome W & Marcheta J Hurst        | 107 Main St E         | \$20,168.60           | (\$83.33)                    | \$20,085.28           | \$85.95           | \$2.62          |
| 20.23.3.51.069        | Shane Ryman & Stephanie Olson      | 26 Main St E          | \$7,139.63            | (\$62.87)                    | \$7,076.77            | \$64.85           | \$1.98          |
| 20.23.3.51.075        | Jacob Duncan                       | PO Box 117            | \$15,590.03           | (\$165.45)                   | \$15,424.58           | \$170.65          | \$5.20          |
| 20.23.3.51.076        | Am Property Management LLC         | 16890 Elmore Way      | \$27,383.99           | (\$216.41)                   | \$27,167.58           | \$223.21          | \$6.80          |
| 20.23.3.51.077        | Jonathan P Miller                  | 105 1st St SE         | \$18,349.21           | (\$104.78)                   | \$18,244.44           | \$108.07          | \$3.29          |
| 20.23.3.51.078        | Robert Allen Krenik                | PO Box 462            | \$17,138.99           | (\$118.92)                   | \$17,020.07           | \$122.66          | \$3.74          |
| 20.23.3.51.079        | Richard R Randall                  | PO Box 181            | \$6,527.29            | (\$41.66)                    | \$6,485.63            | \$42.97           | \$1.31          |
| 20.23.3.51.082        | Kathryn A Anderson                 | PO Box 434            | \$9,191.85            | (\$110.89)                   | \$9,080.96            | \$114.37          | \$3.48          |
| 20.23.3.51.083        | Cynthia A Stopski                  | 104 1st St SE         | \$21,504.21           | (\$163.28)                   | \$21,340.94           | \$168.41          | \$5.13          |
| 20.23.3.51.084        | Daniel A Lee                       | 505 14th St NW        | \$19,314.91           | (\$104.78)                   | \$19,210.14           | \$108.07          | \$3.29          |
| 20.23.3.51.085        | Richard E Prescher                 | PO Box 218            | \$24,128.50           | (\$214.74)                   | \$23,913.76           | \$221.49          | \$6.75          |
| 20.23.3.51.086        | Richard & Elizabeth Prescher       | PO Box 218            | \$32,835.14           | (\$231.60)                   | \$32,603.54           | \$238.88          | \$7.28          |
| 20.23.3.51.087        | Daniel G & Tina M Varness          | 3390 131st Ct W       | \$30,684.56           | (\$171.25)                   | \$30,513.31           | \$176.63          | \$5.38          |
| 20.23.3.51.088        | Laurie Kolstad Trust               | 26657 Eaton Ave       | \$27,904.34           | (\$152.18)                   | \$27,752.16           | \$156.96          | \$4.78          |
| 20.23.3.51.092        | Aaron Estrem                       | 200 Main St E         | \$12,681.69           | (\$106.73)                   | \$12,574.96           | \$110.08          | \$3.35          |
| 20.23.3.51.093        | Michael T Orourke & Sheri L Gregor | PO Box 216            | \$7,096.08            | (\$55.72)                    | \$7,040.36            | \$57.47           | \$1.75          |
| 20.23.3.51.094        | Chad W & Edye J Hoepner            | PO Box 488            | \$30,938.41           | (\$182.74)                   | \$30,755.67           | \$188.48          | \$5.74          |
| 20.23.3.51.095        | Jeffrey J & Shelly J Wenker        | PO Box 185            | \$17,639.24           | (\$128.16)                   | \$17,511.08           | \$132.19          | \$4.03          |
| 20.23.3.51.096        | Nicholas & Laura Chadderdon        | 205 Washington St E   | \$18,728.04           | (\$148.86)                   | \$18,579.18           | \$153.54          | \$4.68          |
| 20.26.2.26.008        | Michael A & Lynnette A Bohner      | 202 Washington St E   | \$15,372.88           | (\$115.77)                   | \$15,257.11           | \$119.41          | \$3.64          |
| 20.26.2.26.009        | Randy L & Lisa A Merritt           | PO Box 383            | \$25,735.58           | (\$95.22)                    | \$25,640.36           | \$98.21           | \$2.99          |
| 20.26.2.26.011        | Kurt G & Charlene Hildebrandt      | 201 Ann St E          | \$19,916.48           | (\$57.27)                    | \$19,859.21           | \$59.07           | \$1.80          |
| 20.26.2.26.015        | Ind School Dist #2143              | 500 Paquin St E       | \$31,623.09           | (\$136.72)                   | \$31,486.38           | \$141.02          | \$4.30          |
| 20.26.2.26.016        | Ind School Dist #2143              | 500 Paquin St E       | \$20,746.80           | (\$82.80)                    | \$20,664.00           | \$85.40           | \$2.60          |
| 20.26.2.26.017        | Ind School Dist #2143              | 500 Paquin St E       | \$7,780.05            | (\$31.05)                    | \$7,749.00            | \$32.03           | \$0.98          |
| 20.26.2.26.018        | Ind School Dist #2143              | 500 Paquin St E       | \$11,651.68           | (\$55.55)                    | \$11,596.13           | \$57.30           | \$1.75          |
| 20.26.2.26.019        | Ind School Dist #2143              | 500 Paquin St E       | \$95,034.98           | (\$478.17)                   | \$94,556.81           | \$493.19          | \$15.02         |
| 20.26.2.26.020        | City of Morristown                 | PO Box 362            | \$27,292.42           | (\$391.83)                   | \$26,900.59           | \$404.14          | \$12.31         |
| 20.26.2.26.023        | Diane M Pitan                      | PO Box 195            | \$17,595.42           | (\$148.61)                   | \$17,446.81           | \$153.28          | \$4.67          |
| 20.26.2.26.024        | Jonathan A & Stacy A Chmelik       | 300 Division St S     | \$9,700.52            | (\$69.69)                    | \$9,630.83            | \$71.88           | \$2.19          |
| 20.26.2.26.027        | Ind School Dist #2143              | 500 Paquin St E       | \$55,146.30           | (\$113.85)                   | \$55,032.45           | \$117.43          | \$3.58          |
| 20.26.2.26.030        | Countryside Mobile Home Park LLC   | 22041 Independence Av | \$16,757.93           | (\$39.67)                    | \$16,718.26           | \$40.92           | \$1.25          |
| 20.26.2.26.031        | Thomas R & Kelli McMullen          | 302 2nd St SE         | \$25,042.94           | (\$181.32)                   | \$24,861.62           | \$187.02          | \$5.70          |
| 20.26.2.26.032        | Richard & Carolyn Gauthier         | PO Box 437            | \$18,928.97           | (\$119.24)                   | \$18,809.74           | \$122.99          | \$3.75          |
| 20.26.2.26.048        | Troy & Kari Roth                   | 204 2nd St SE         | \$24,843.76           | (\$127.38)                   | \$24,716.38           | \$131.38          | \$4.00          |
| 20.27.1.01.004        | Eric L & Abigail L Hughes          | 111 Ann St W          | \$4,859.80            | (\$27.60)                    | \$4,832.20            | \$28.47           | \$0.87          |
| 20.27.1.01.005        | Antoinette Ahlman                  | 109 Ann St W          | \$14,102.50           | (\$48.30)                    | \$14,054.20           | \$49.82           | \$1.52          |
| 20.27.1.01.006        | David D & Lynda S Schlie           | 110 Ann St W          | \$18,148.80           | (\$47.61)                    | \$18,101.19           | \$49.11           | \$1.50          |
| 20.27.1.01.009        | Keith William Saemrow              | 301 Division St S     | \$9,153.42            | (\$49.68)                    | \$9,103.74            | \$51.24           | \$1.56          |
| 20.27.1.01.010        | Emily J Kasperek                   | 209 Division St S     | \$7,824.72            | (\$49.68)                    | \$7,775.04            | \$51.24           | \$1.56          |
| <b>TOTALS</b>         |                                    |                       | <b>\$913,283.10</b>   | <b>(\$5,408.36)</b>          | <b>\$907,874.79</b>   | <b>\$5,578.27</b> | <b>\$169.91</b> |
| Estimate from SEH     |                                    |                       | \$5,578.27            |                              |                       |                   |                 |
| Spreadsheet Amount    |                                    |                       | (\$5,408.36)          |                              |                       |                   |                 |
| Percent, add to check |                                    |                       | -103.14%              |                              |                       |                   |                 |

Type: Email

Received: 4/8/2025 1:59 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, Joe Caldwell, Leon Gregor, "vkrah"

Attachments: Email

PDF: "Incorrect Fraudulent Letter & Statement"

PDF: "Corrected Assessment Statement"

PDF: "April Adjusted Refund"

---

SEH responses are in red.

City responses are in blue.

Information from resident in  
black.

Incorrect amount certified to Rice County.

- The amount certified to Rice County prior to the November 2024 deadline for parcel 20.26.2.26.009 owned by RANDY L & LISA A MERRITT was \$25,203.35. This was communicated via phone by Cassie Eldeen.
- You can also use your 2025 property tax statement to confirm this:
  - $\$1,300.16 - \$40 = \$1,260.16$
  - $\$1,260.16 * 20 \text{ years} = \$25,203.20$

| Special Assessments                                   |                     |                    |
|---|---------------------|--------------------|
| 13. Special assessments                               | Principal: 1,300.16 | Interest: 1,764.93 |
| A. 2024-22 Street and Utility Improvement: \$3,025.09 |                     |                    |
| B. Solid Waste Fee: \$40.00                           |                     |                    |



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## SEH/2024 Road Project

---

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

**Date** Tue 4/8/2025 1:59 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>; vkrah@charter.net <vkrah@charter.net>; Joe Caldwell <jcaldwell@ci.morristown.mn.us>; Leon Gregor <lgregor@ci.morristown.mn.us>

 3 attachments (321 KB)

Incorrect Fraudulent Letter & Statement.pdf; Corrected Assessment Statement.pdf; April Adjusted Refund.pdf;

Hello,

Please add this to SEH's list.

The attachment labeled, incorrect fraudulent letter & statement, is what SEH thinks is an itemized assessment statement. Which it is not, they sent this out with most being incorrect like ours. I contacted Cassie at the city, she sent me the corrected one labeled, corrected assessment statement. However, if you compare the corrected statement that was emailed to me on 10/24/24 to the final assessment roll which is dated 11/8/24 and that was reported to the county, nobody gave us the credit. **We want the credit along with interest which started 11/1/24.**

Last night, Brent from SEH submitted a completely incorrect document showing numbers I have never seen before. Proving to you again SEH has NO CLUE what they are doing, nor are they taking the time to do the correct work. However, this city is not doing anything for us the homeowners either....so here we are! According to what was submitted last night, our assessment bill went from \$25,388 to \$25,203.35 back up to \$25,640.36 and that is with a credit of \$95.22! I stand by my basic math statement! If I was Brent from SEH, I would be so embarrassed but doesn't seem to bother him because he is getting paid weather he does a good job or a bad job.

We the homeowners are doing the job for SEH and the city! This is the stuff that should have been caught before being provided to us. This is simple stuff with nobody paying attention to what they are doing.

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](#)

**CrossCountry Mortgage, LLC**

214 South Oak Ave

## 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 7<sup>th</sup>, 2024 council meeting. However, due to a resident's concern, the topic was tabled, and a Special Meeting was called for October 23<sup>rd</sup>, 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 31<sup>st</sup>, 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 3<sup>rd</sup>, 2024 is: **\$25,388.00**

The corrected amount listed on the assessment roll that will be put to a vote on October 23<sup>rd</sup>, 2024 is: **\$25,388.00**

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

This letter is to inform you that the corrected assessment for the **2024 Street and Utility Improvement Project** is on file for inspection in the Office of the City Administrator.

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     |           |      |   |            |   | (\$0.00)    |

|                                  |                    |
|----------------------------------|--------------------|
| <b>ADOPTED ASSESSMENT AMOUNT</b> | <b>\$25,388.00</b> |
|----------------------------------|--------------------|

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



## Lisa Merritt

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**From:** City Clerk <cityclerk@ci.morristown.mn.us>  
**Sent:** Thursday, October 24, 2024 11:29 AM  
**To:** Lisa Merritt  
**Subject:** Assessment Letter  
**Attachments:** Merritt Corrected Assessment Letter & Statement.pdf

EXTERNAL EMAIL: DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Lisa. Here is the correct information that I got from Doug.

**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](http://www.ci.morristown.mn.us)

**CORRECTED ASSESSMENT STATEMENT**  
**October 16, 2024**

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

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| 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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Cassie Eldeen  
City Clerk