



# Redetermination of Benefits

**Bryan Murphy, President/Founder**

## MEET OUR TEAM



**BRYAN** MURPHY



**LARRY** MURPHY



**BOB** CONELY



**DEREK** EBERTOWSKI



**KEN** DEGIER

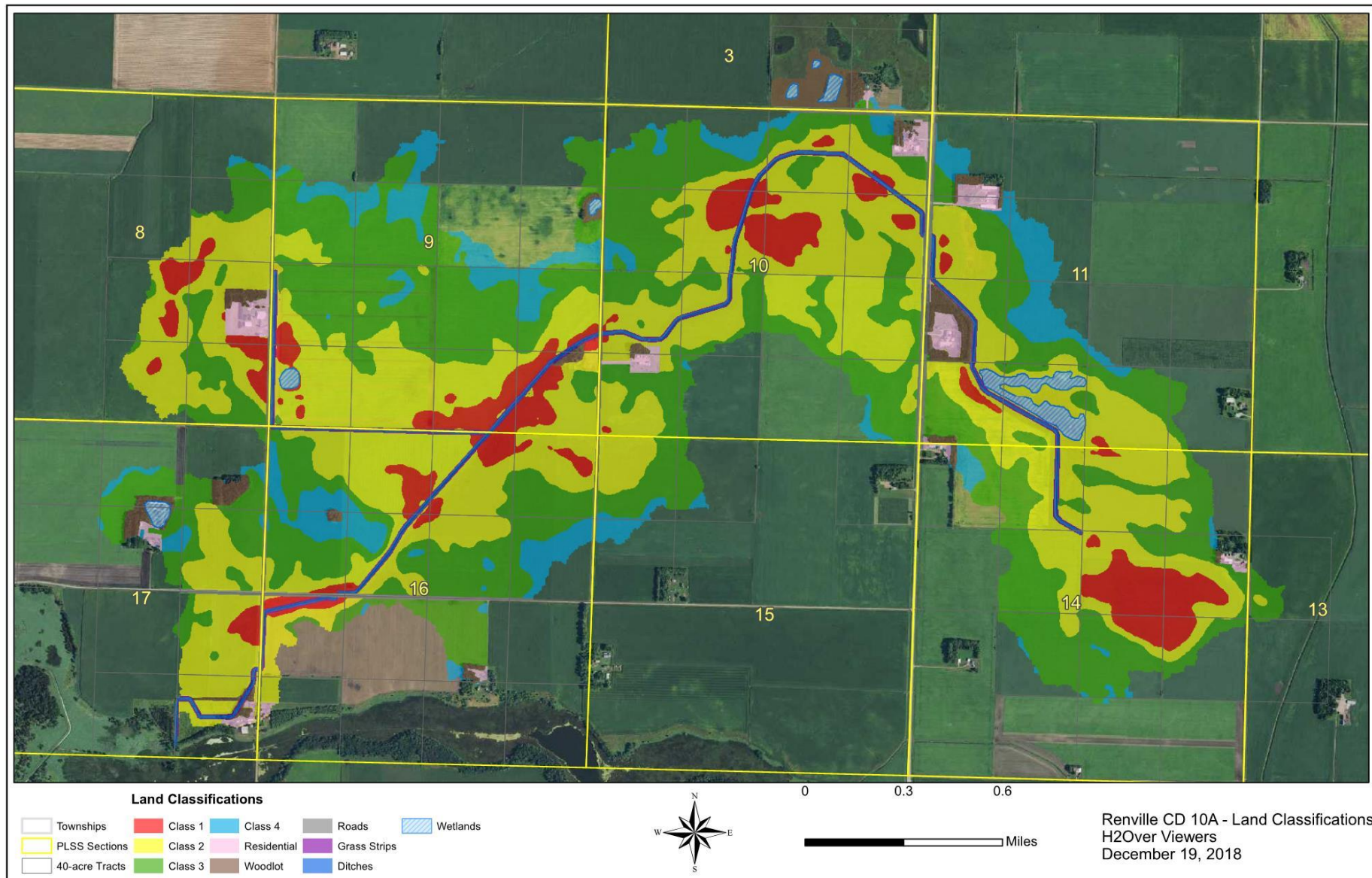


**SCOTT** HENDERSON



**AARON** GOEMANN

# CLASSIFICATION MAP







# **OVERVIEW**

- **WHAT IS A REDETERMINATION OF BENEFITS?**
- **WHY ARE REDETERMINATION OF BENEFITS NECESSARY?**
- **HOW ARE REDETERMINATION OF BENEFITS COMPLETED?**
- **WHY IS THE PROCESS BY WHICH REDETERMINATION OF BENEFITS ARE COMPLETED IMPORTANT?**
- **HOW ARE REDETERMINATION OF BENEFITS USED ONCE FINISHED?**



# OUR PROCESS

- OUR APPROACH IS WIDELY ACCEPTED AND UNDERSTOOD BY NOT ONLY COUNTY STAFF BUT THE LANDOWNERS
- DEFINED 7 YEARS AGO WITH INPUT FROM
  - LANDOWNERS
  - BOARDS – WATERSHEDS / COUNTIES
  - LEGAL EXPERTS
  - ENGINEERS
  - DATA PROCESSING SPECIALISTS
  - COMPANY EXPERIENCE
- WE FOLLOW A PROCESS THAT REQUIRES WE FOLLOW SPECIFIC STEPS TO ENSURE A HIGH QUALITY, FAIR, EQUITABLE, AND DEFENSIBLE RESULT
- WE HAVE EVALUATED OVER 2 AND HALF MILLION ACRES IN OVER 30 DIFFERENT COUNTIES



- AS VIEWERS WE SWEAR AN OATH
- THIS OATH DESCRIBES THAT WE DO THE BEST JOB TO THE BEST OF OUR ABILITIES FOR ALL THE STAKEHOLDERS ON THE DRAINAGE SYSTEM
- AS STAKEHOLDERS THEY OWN THE DRAINAGE SYSTEM
- REPRESENTED BY THE DRAINAGE AUTHORITY BOARD
- PUBLIC DRAINAGE SYSTEMS ARE LIKELY THE LARGEST PIECE OF INFRASTRUCTURE THE COUNTY/WATERSHED MAINTAINS
- ONCE THE BOARD ACCEPTS OUR REPORTS THERE STARTS A 30-DAY PERIOD REFERRED TO AS
- THE APPEAL PERIOD
- ANY LANDOWNER CAN APPEAL THE RESULTS OF THE FINDINGS



- H2OVER VIEWERS MAKES SURE THE VIEWERS' REPORT IS DEFENSIBLE
- IF THE DRAINAGE AUTHORITY WENT TO APPEALS COURT, THEY WOULD WIN
- AFTER A SIMPLE APPEAL, OUR PERSPECTIVE ON THIS CHANGED
- IF IT IS UNDERSTANDABLE IT DOESN'T HAVE TO BE DEFENSIBLE
- 17% LANDOWNER
- 17 CENTS FOR EVERY DOLLAR
- IT WAS SETTLED OUT OF COURT AND THE AMOUNT WAS REDUCED TO 14%
- APPELLANT PAID FOR
- THEIR ATTORNEY + ALL EXPENSES
- 14% OF THE DA'S ATTORNEY + ALL EXPENSES
- OUR JOB IS TO PROTECT **EVERYONE** INVOLVED FROM THIS



# DEFINITIONS:

- **DRAINAGE AUTHORITY**, *THE DRAINAGE AUTHORITY OR JOINT DRAINAGE AUTHORITY HAVING JURISDICTION OVER A DRAINAGE SYSTEM OR PROJECT.*
- **BENEFITS**, *IMPROVEMENT OF PROPERTIES IN TERMS OF INCREASED VALUE, INCREASED PRODUCTION CAPACITY, AND / OR INCREASED UTILITY RESULTING FROM THE CONSTRUCTION OF THE PUBLIC AND PRIVATE DRAINAGE SYSTEM. BENEFITTED ACRES ARE LANDS THAT DRAIN TOWARDS THE DITCH SYSTEM AND CONTRIBUTE TO THE NEED TO MAINTAIN THE CAPACITY OF THE SYSTEM.*
- **NOTIONAL AMOUNT**, *DOLLAR AMOUNT THAT WOULD BE CHARGED TO THE LANDOWNER, IN A THEORETICAL PROJECT SCENARIO.*
- **LIDAR**, *ACRONYM FOR LIGHT DETECTION AND RANGING. A METHOD OF MAPPING TOPOGRAPHY WHEREAS A LASER LIGHT IS USED IN A SIMILAR FASHION AS RADAR USES SOUND.*

# MN § 103E DRAINAGE

- **MN § 103E. 705 SUBD. 1** *"THE DRAINAGE AUTHORITY SHALL INSPECT AND MAINTAIN THE EFFICIENCY OF THE DRAINAGE SYSTEM"*
- *IN AN EFFORT TO MAINTAIN EFFICIENTLY OF THE DRAINAGE SYSTEM THE DRAINAGE AUTHORITY ALSO MUST MAKE SURE THOSE LANDS UTILIZING THE DRAINAGE SYSTEM PAY FOR THE MAINTENANCE AND REPAIRS OF THE SYSTEM IN A FAIR AND EQUITABLE WAY. THIS IS A REQUIREMENT BY MN DRAINAGE LAW.*

# MN § 103E DRAINAGE

- **MN § 103E. 315 SUBD. 5** *"THE VIEWERS SHALL DETERMINE THE AMOUNT OF BENEFITS TO ALL PROPERTY WITHIN THE WATERSHED, WHETHER THE PROPERTY IS BENEFITED IMMEDIATELY BY THE CONSTRUCTION OF THE PROPOSED DRAINAGE PROJECT, OR THE PROPOSED DRAINAGE PROJECT CAN BECOME AN OUTLET FOR DRAINAGE, MAKES AN OUTLET MORE ACCESSIBLE, OR OTHERWISE DIRECTLY BENEFITS THE PROPERTY."*
- **MN § 103E.315 SUBD.6 C 2** *"PROPERTY THAT IS RESPONSIBLE FOR INCREASED DRAINAGE SYSTEM MAINTENANCE OR INCREASED DRAINAGE SYSTEM CAPACITY"*
  - *REGARDING THE AFOREMENTIONED STATUTE IT MAY BE EASIER TO THINK OF "BENEFIT" AS "BURDEN" PLACED ON NEIGHBORING LANDS AND/OR ON THE PUBLIC DRAINAGE SYSTEM*



# STATE LANDS

- **103E.025 PROCEDURE FOR DRAINAGE PROJECT THAT AFFECTS STATE LAND OR WATER AREA USED FOR CONSERVATION.**
  - SUBD. 3. **CONSIDERATIONS IN DETERMINING BENEFITS.**
  - IN DETERMINING BENEFITS TO THE STATE LAND OR WATER AREA IN ANY PROCEEDING TO LEVY ASSESSMENTS OR OFFSET BENEFITS AGAINST DAMAGES, PROPER CONSIDERATION MUST BE GIVEN TO THE VALUE OF THE AREA **FOR THE PURPOSE IT IS HELD** OR USED BY THE STATE, WITH OTHER MATERIAL ELEMENTS OF VALUE.



1,200 × 900





2,000 × 1,500





# OVERVIEW

**OATH OF OFFICE – MSA 103E.305**

**PUBLIC INFORMATIONAL MEETING(S)**

**REDETERMINATION OF BENEFITS PROCESS**

- REVIEW HISTORIC DRAINAGE SYSTEM RECORDS INCLUDING ORIGINAL PLANS/PROFILES/SURVEYS/REPORTS USED TO CREATE THE ORIGINAL DRAINAGE SYSTEM.
- IDENTIFY LANDS/PROPERTIES CURRENTLY UTILIZING THE DRAINAGE SYSTEM.
- REVIEW CONTOUR MAPS, AERIAL PHOTOS , LIDAR AND OTHER DATA TO DETERMINE DRAINAGE PATTERNS AND BOUNDARIES.
- EVALUATE LAND USE WITHIN THE DRAINAGE SYSTEM INCLUDING THOSE LANDS RESTRICTED FROM RECEIVING DRAINAGE BENEFITS (WETLANDS).
- DETERMINE PROPERTY VALUES BASED ON SIMILAR GROUPS OF PROPERTY/CLASSIFICATIONS.
- IDENTIFY ACRES USING THE EXISTING DITCH SYSTEM.
- IDENTIFY AREAS FOR THE ESTABLISHMENT OF THE 1 ROD GRASS STRIP & THE AMOUNT OF THE DAMAGE PAYMENT(S) .



# GRASS BUFFER VALUES

	TODAY'S VALUE	+10%	+10% AGAIN
PER ACRE VALUE	\$6000	\$6600	\$7260
TOTAL BUFFER ACRES	462	462	462
TOTAL COST	\$2.770 MILLION	\$3.050 MILLION	\$3.355 MILLION
INCREASE	-0-	\$280,000	\$585,000



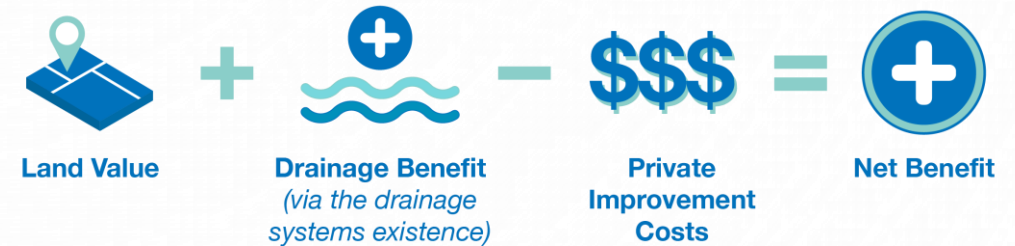
Photo courtesy of BWSR buffer website



# EXTENT AND BASIS OF BENEFITS

## FACTORS USED IN ANALYSIS:

- LAND VALUES BASED ON EXTRACTED SALES DATA, TAX VALUATIONS AND LAND USE.
- DRAINAGE VALUE BASED ON THE DRAINAGE SYSTEM OPERATING IN ITS AS CONSTRUCTED OR SUBSEQUENTLY IMPROVED CONDITION.
- BENEFIT BASED ON BEFORE AND AFTER PROJECT CONDITION LESS PRIVATE IMPROVEMENT COST.
- TOPOGRAPHY USED TO ANALYZE PROXIMITY OF CHANNEL AND RELATIVE INFLUENCE (*DIRECT VS. INDIRECT*).
- CROP PRODUCTIVITY INDEX USED TO RANK SOILS BASED ON THEIR POTENTIAL FOR INTENSE CROP PRODUCTION.



# REASON(S) FOR A RE-DETERMINATION OF BENEFITS

➤ ORIGINAL BENEFITS NO LONGER REFLECT CURRENT MARKET VALUES

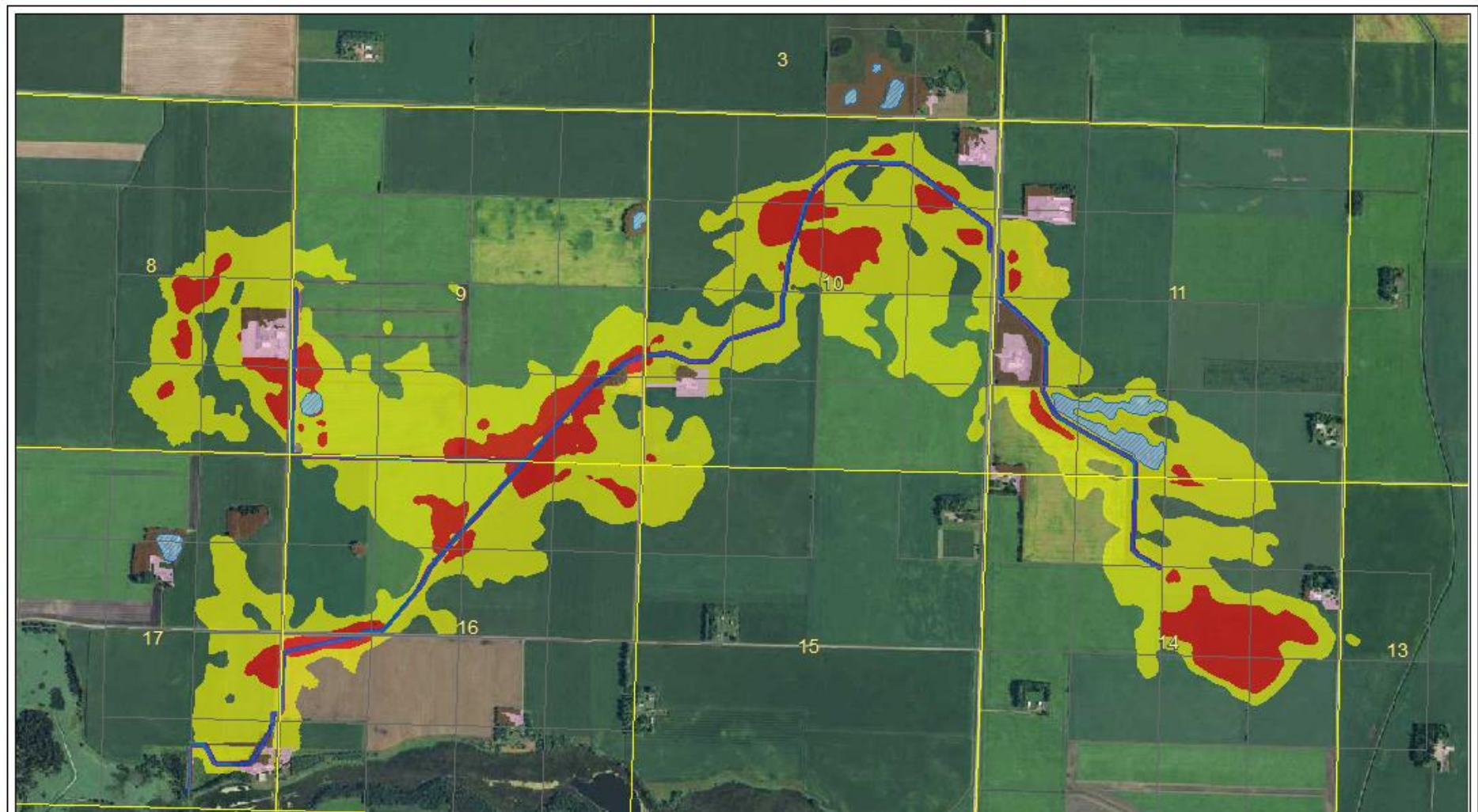
*(BENEFITS DETERMINED MANY YEARS AGO WHEN LAND WAS SELLING FOR A FRACTION OF WHAT IT IS SELLING FOR TODAY).*

➤ LANDS UTILIZING THE SYSTEM NOT ORIGINALLY INCLUDED IN THE BENEFITING AREA.



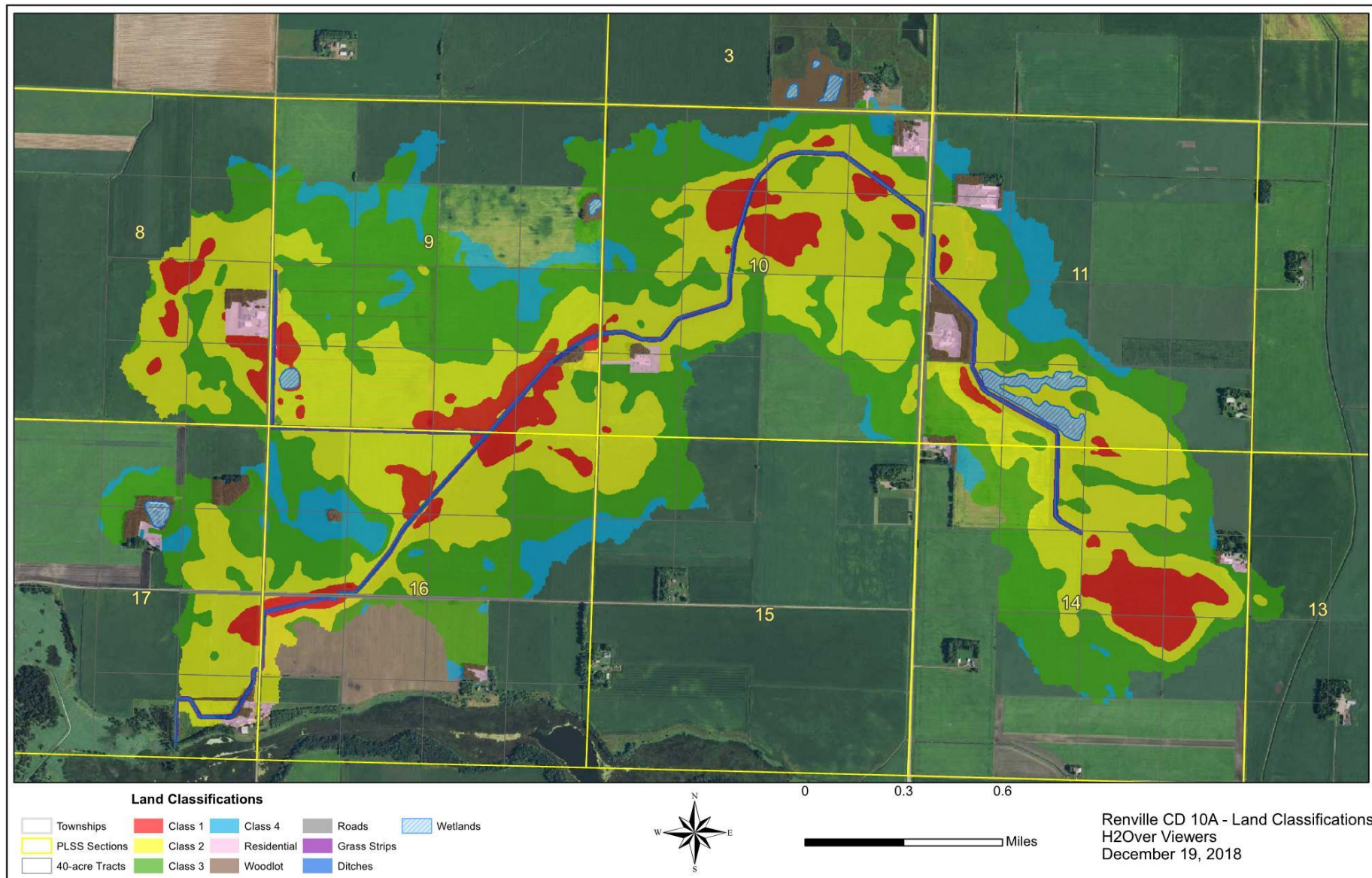


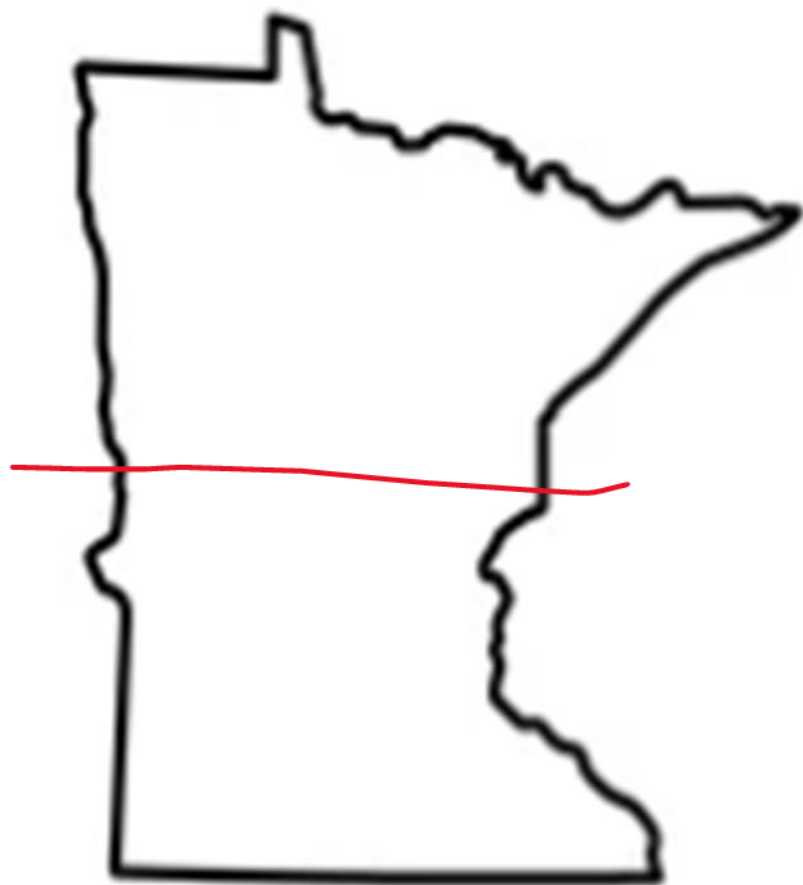
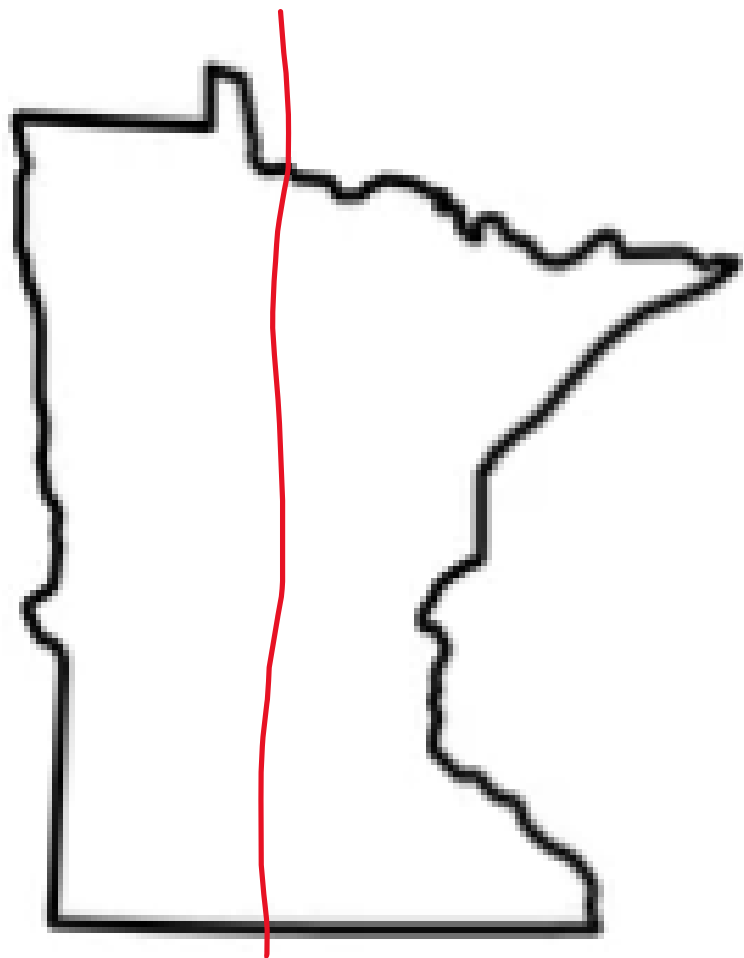
# CLASSIFICATION MAP





# CLASSIFICATION MAP







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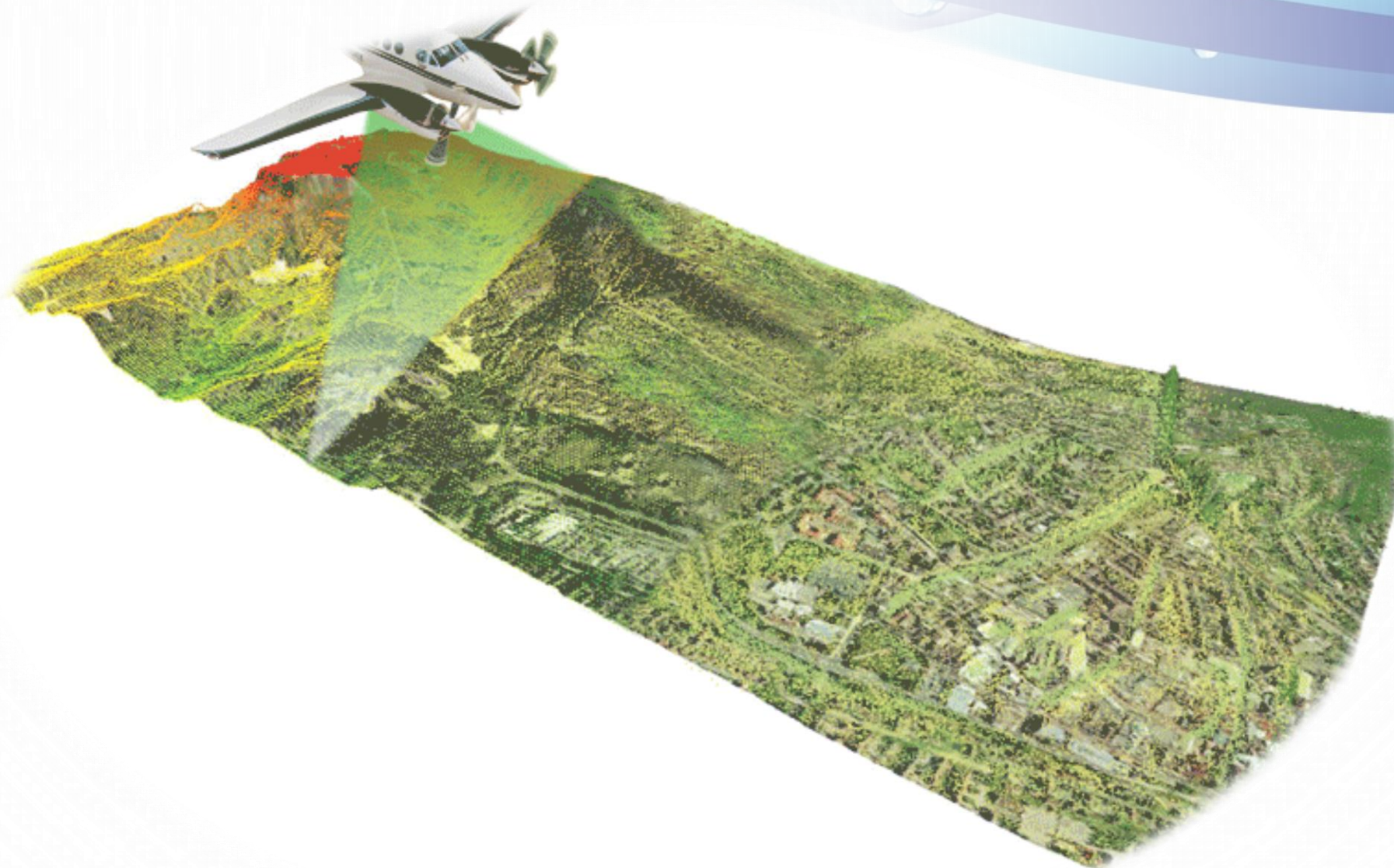
- LANDS UTILIZING THE SYSTEM NOT ORIGINALLY INCLUDED IN THE BENEFITING AREA.
- CONSOLIDATION – 2 SYSTEMS THAT FUNCTION MORE AS ONE SINGLE SYSTEM.
- REMOVE LANDS NO LONGER RECEIVING BENEFITS.
- PETITION FOR REPAIR
- GETTING THE LANDOWNERS PAID FOR THE GRASS BUFFER STRIP





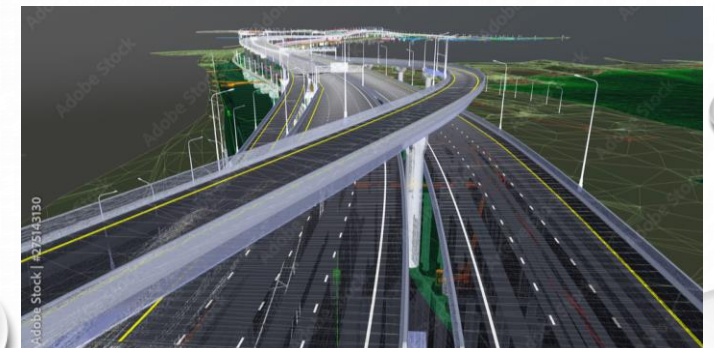
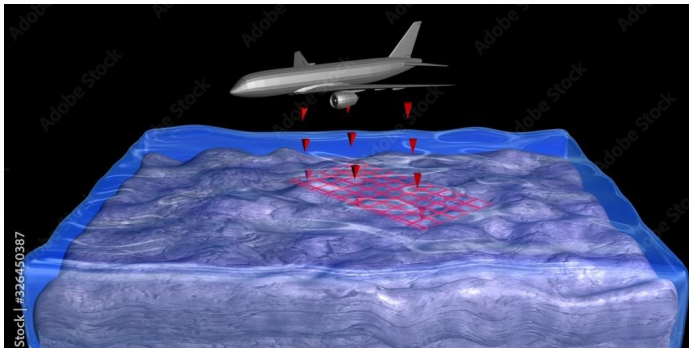
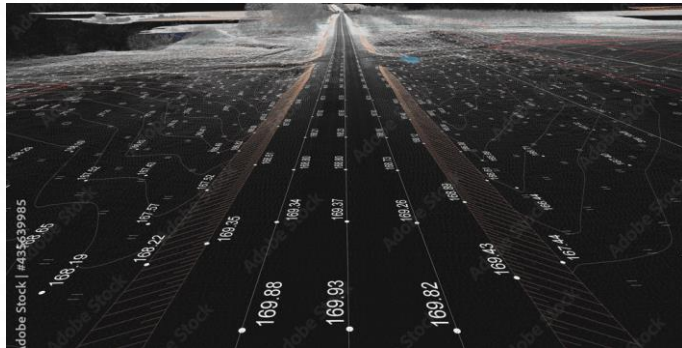
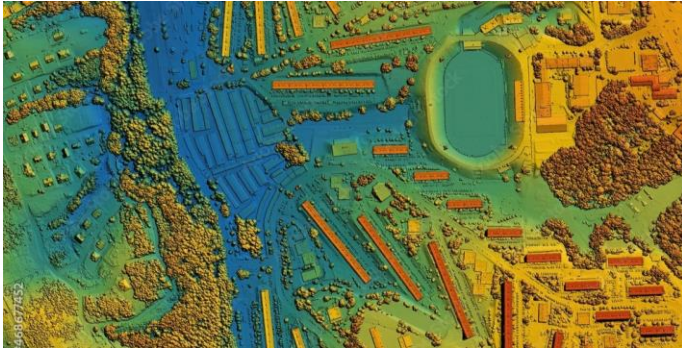


# LIDAR EXPLAINED





# MANY USES FOR LIDAR







# Autonomous Vehicles





ginatnoot

McDonald's

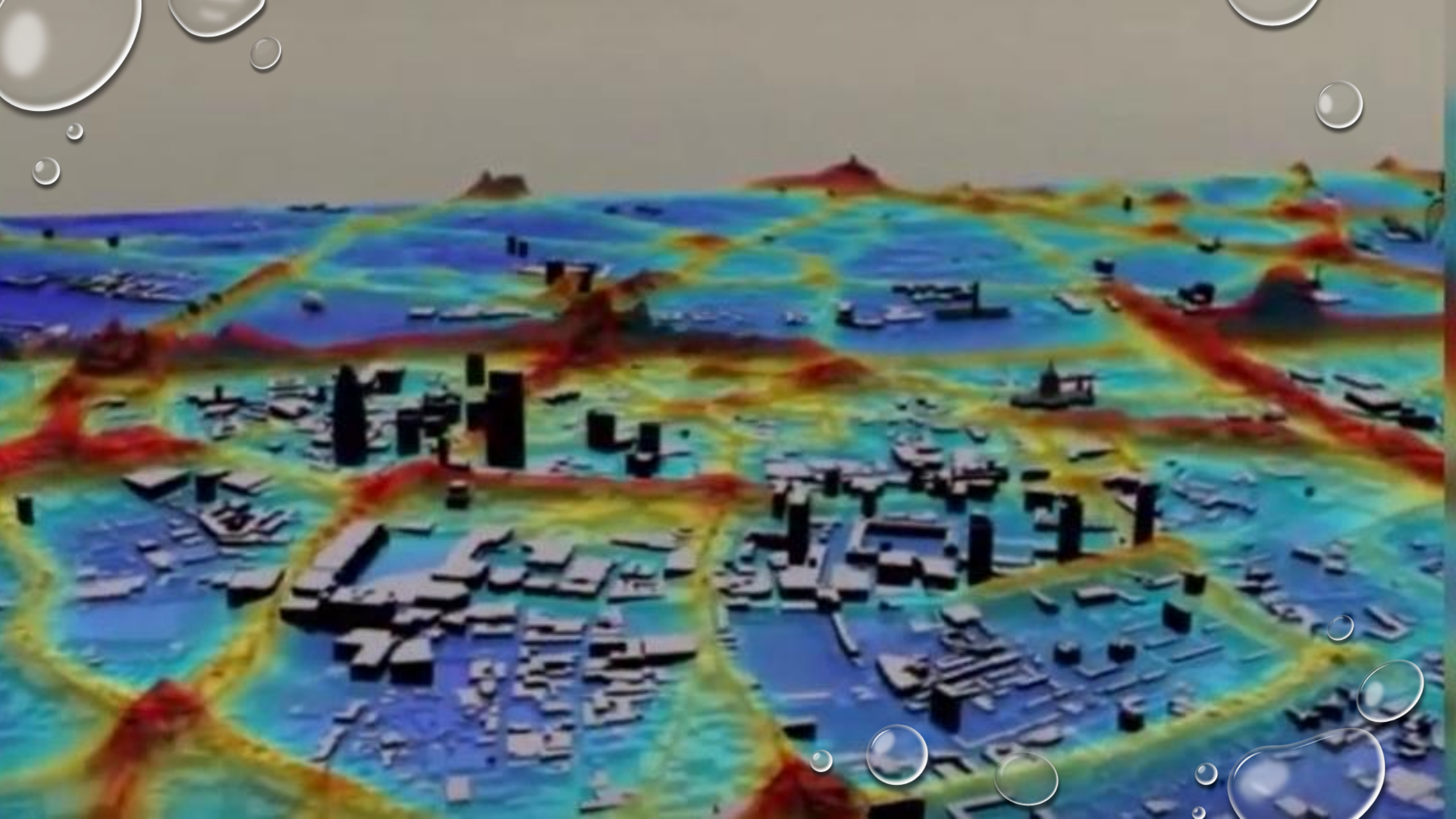
87600

CHECKING

BUS ARRIVAL

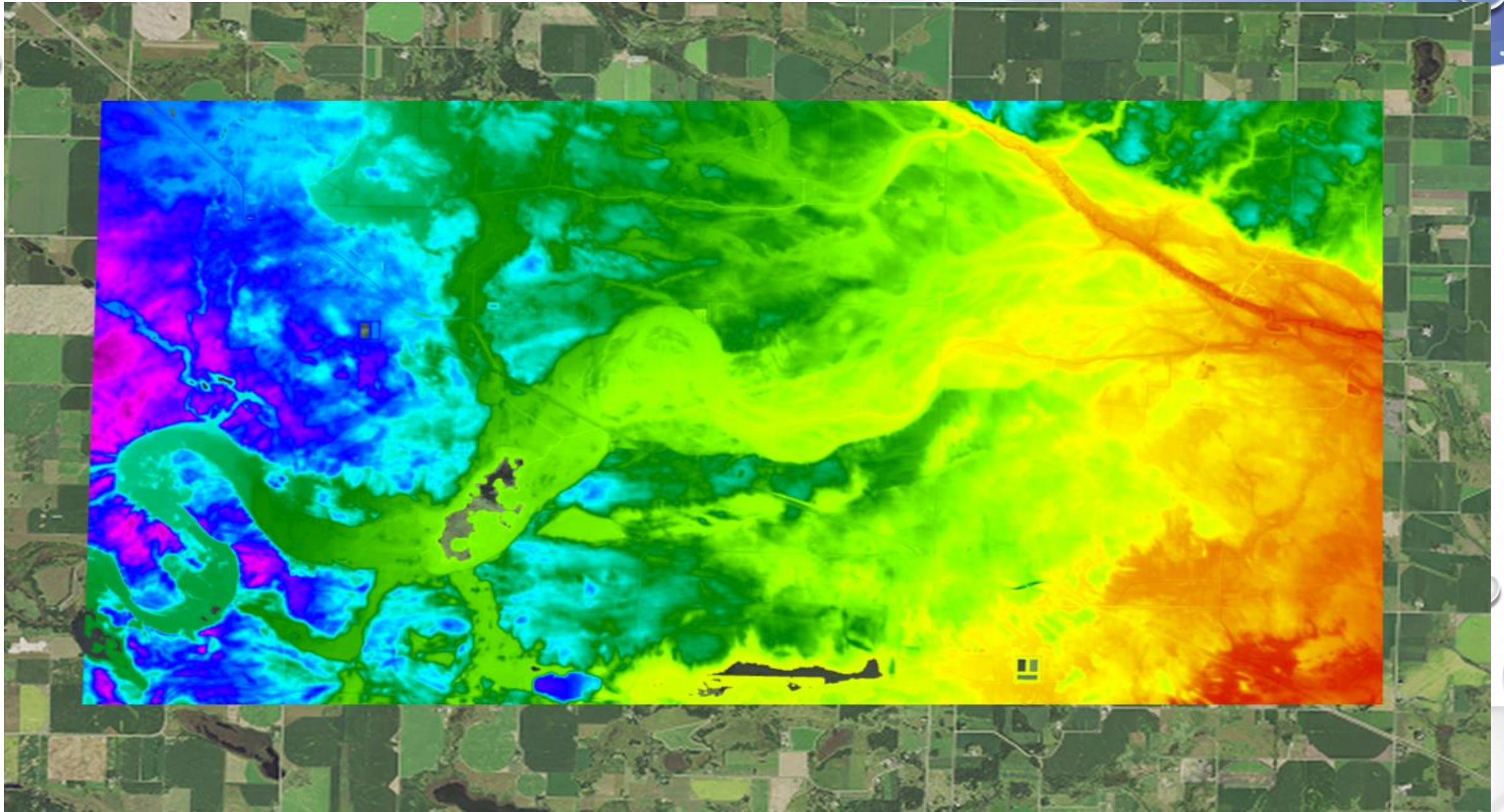


- CARBON DIOXIDE
- SULPHUR DIOXIDE
- METHANE





# ELEVATION MAP





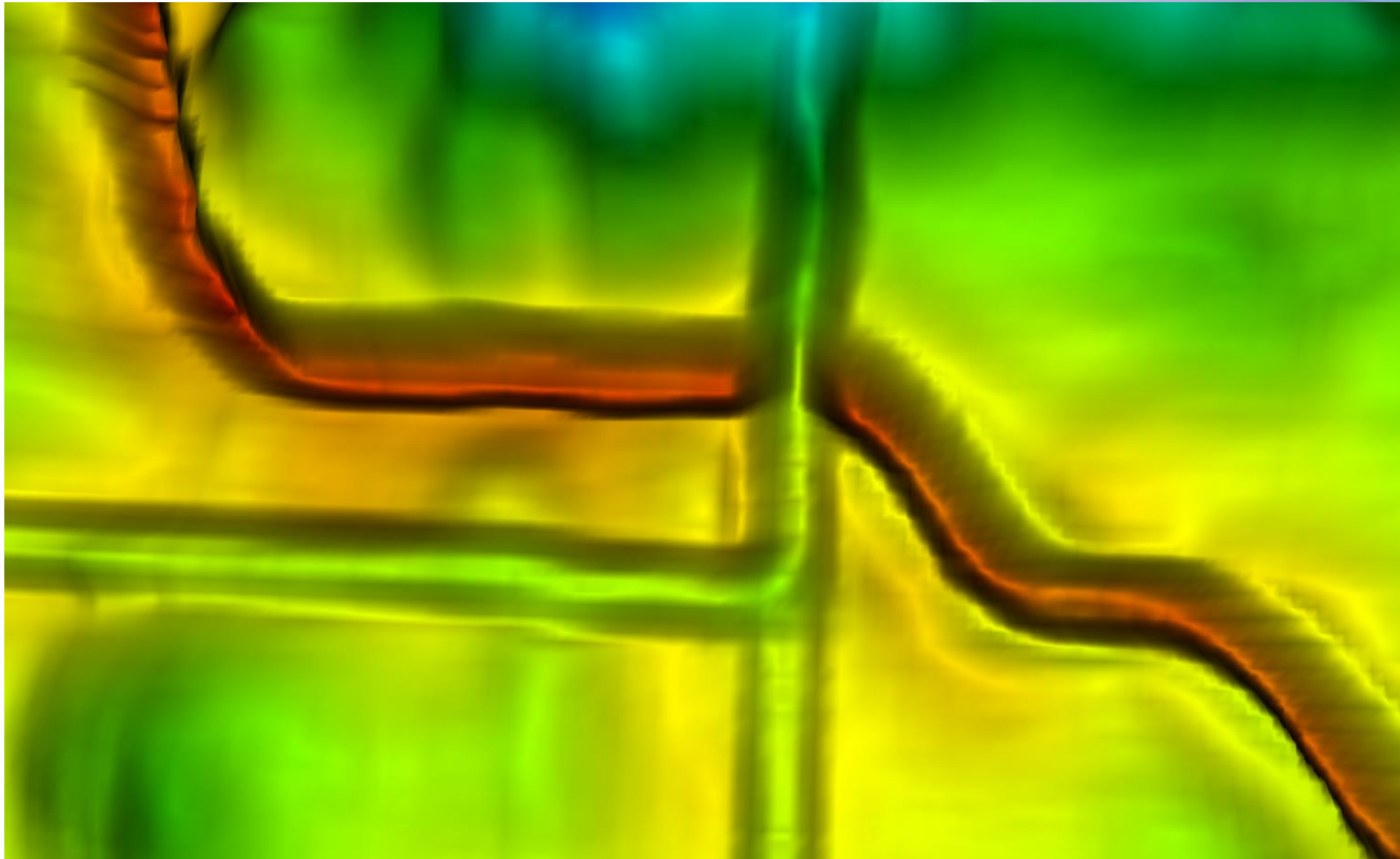
# **SRTM DATA**

## SHUTTLE RADAR TOPOGRAPHY MISSION

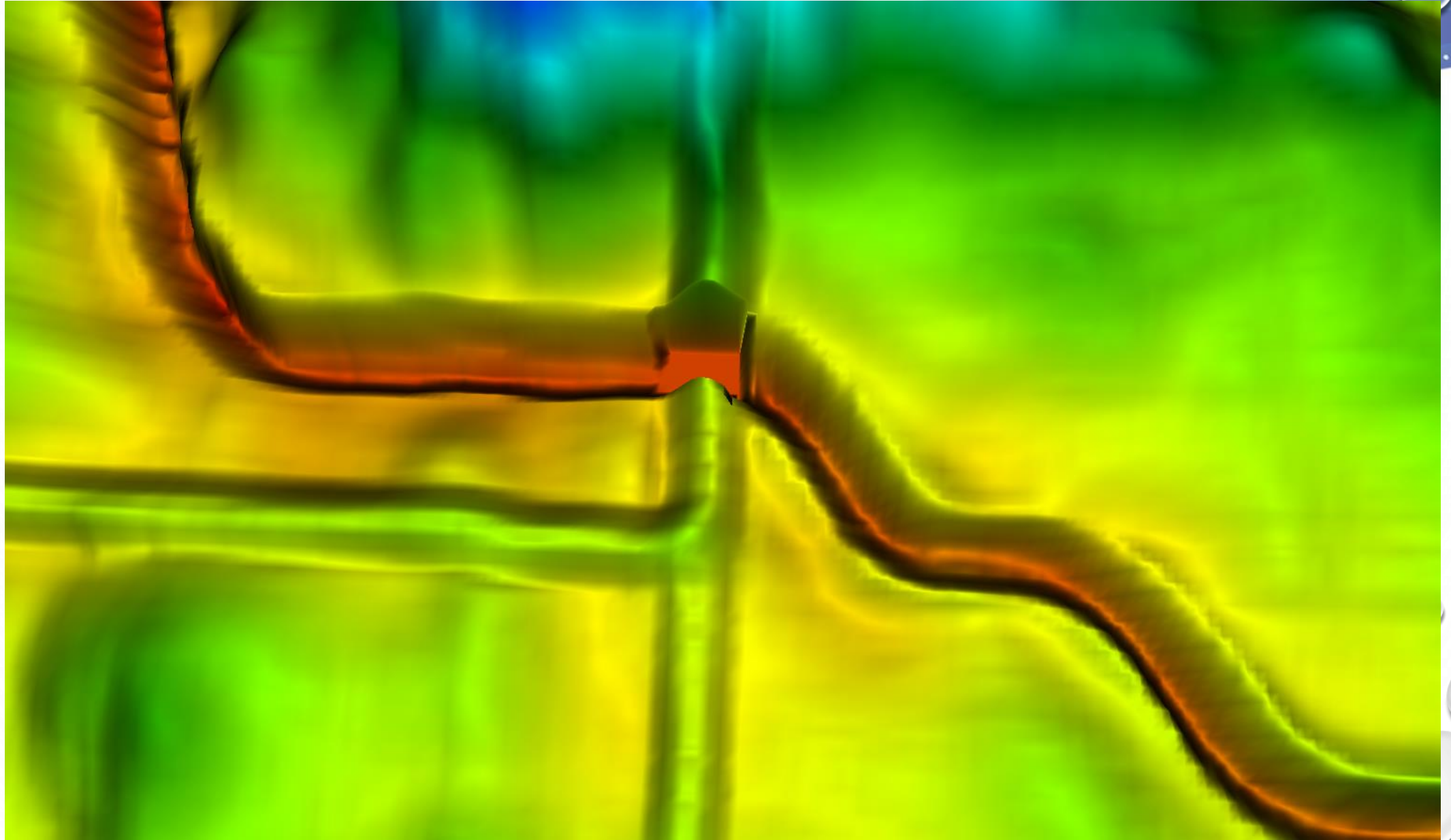




# VIRTUAL DAM

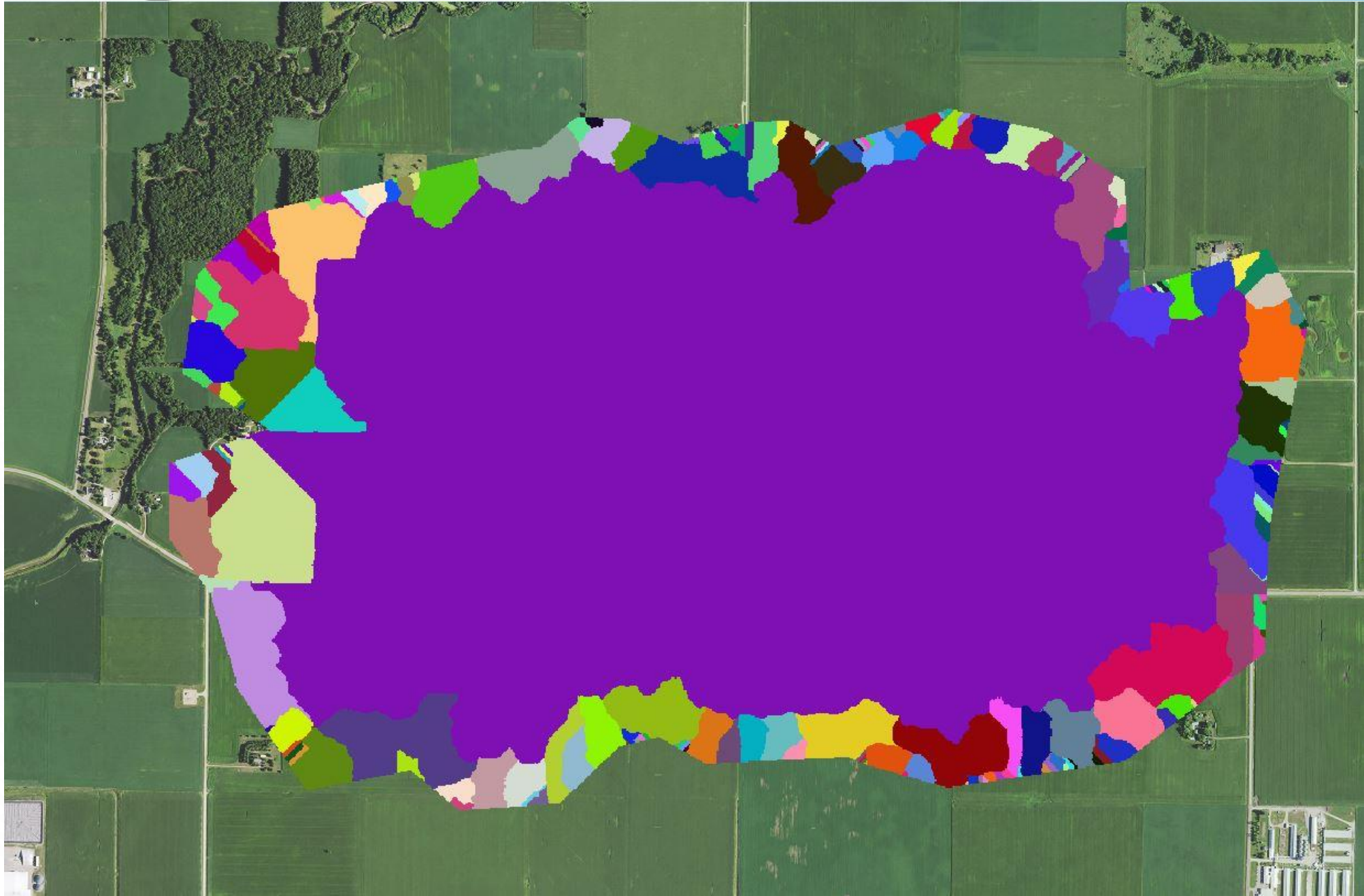


# DAM REMOVED



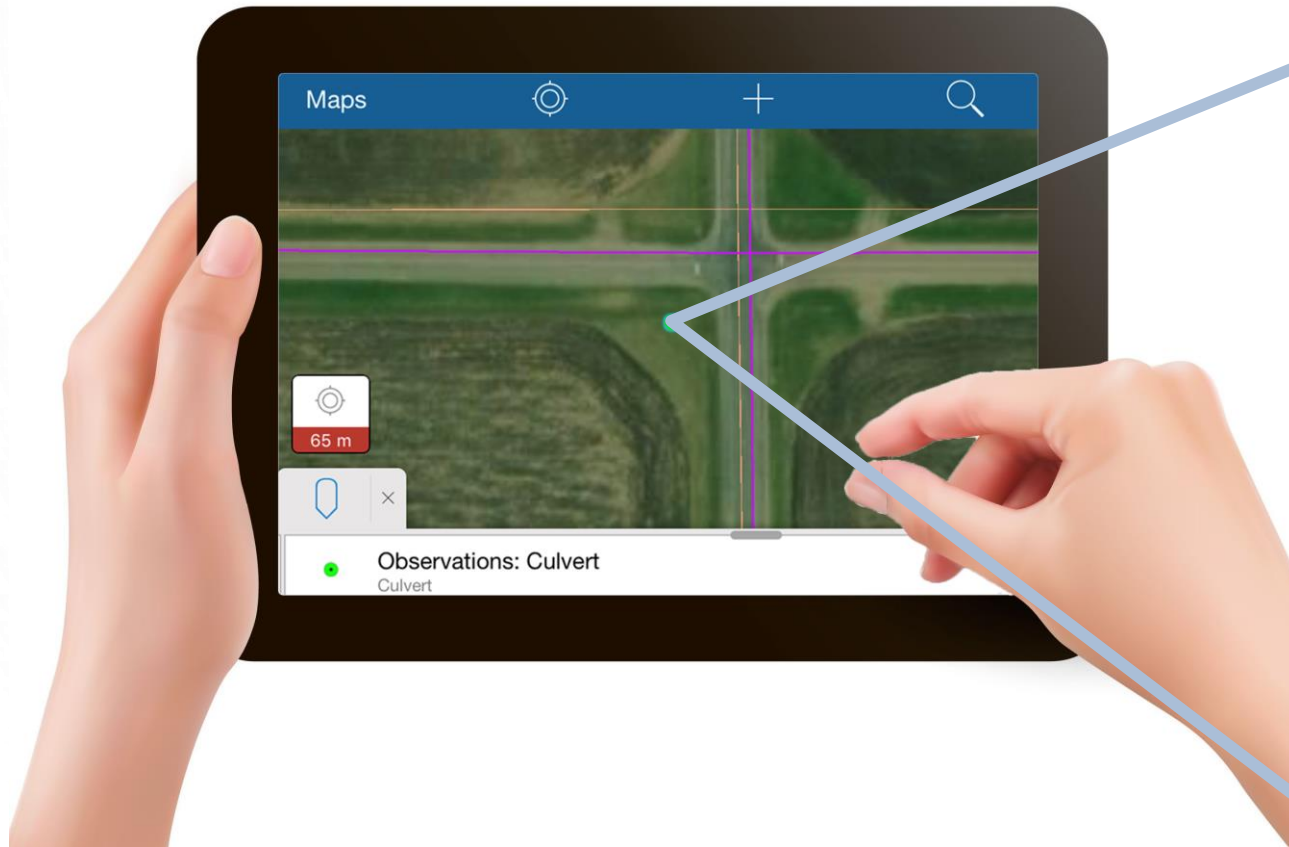


# WATERSHED MAP



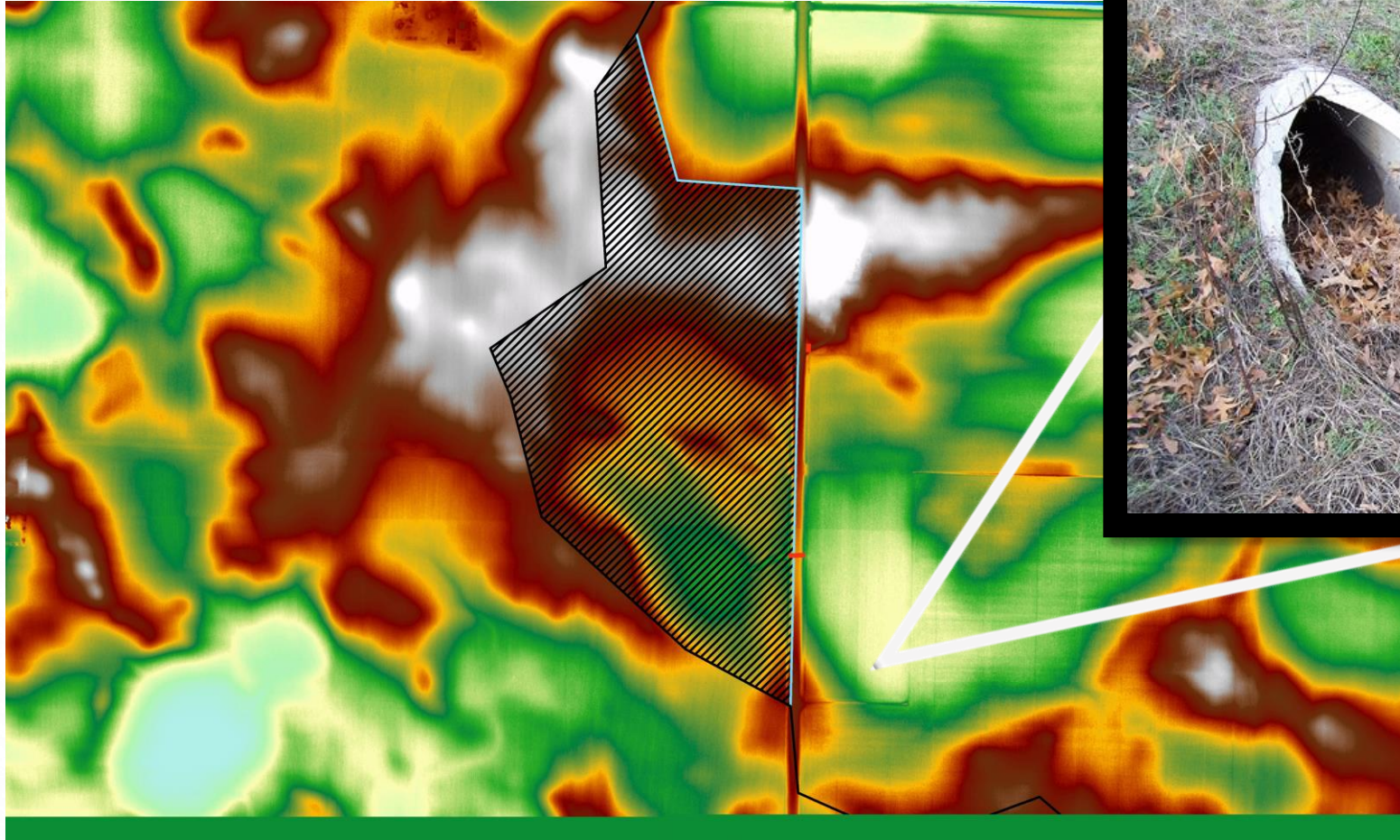


# DRAINAGE BOUNDARY



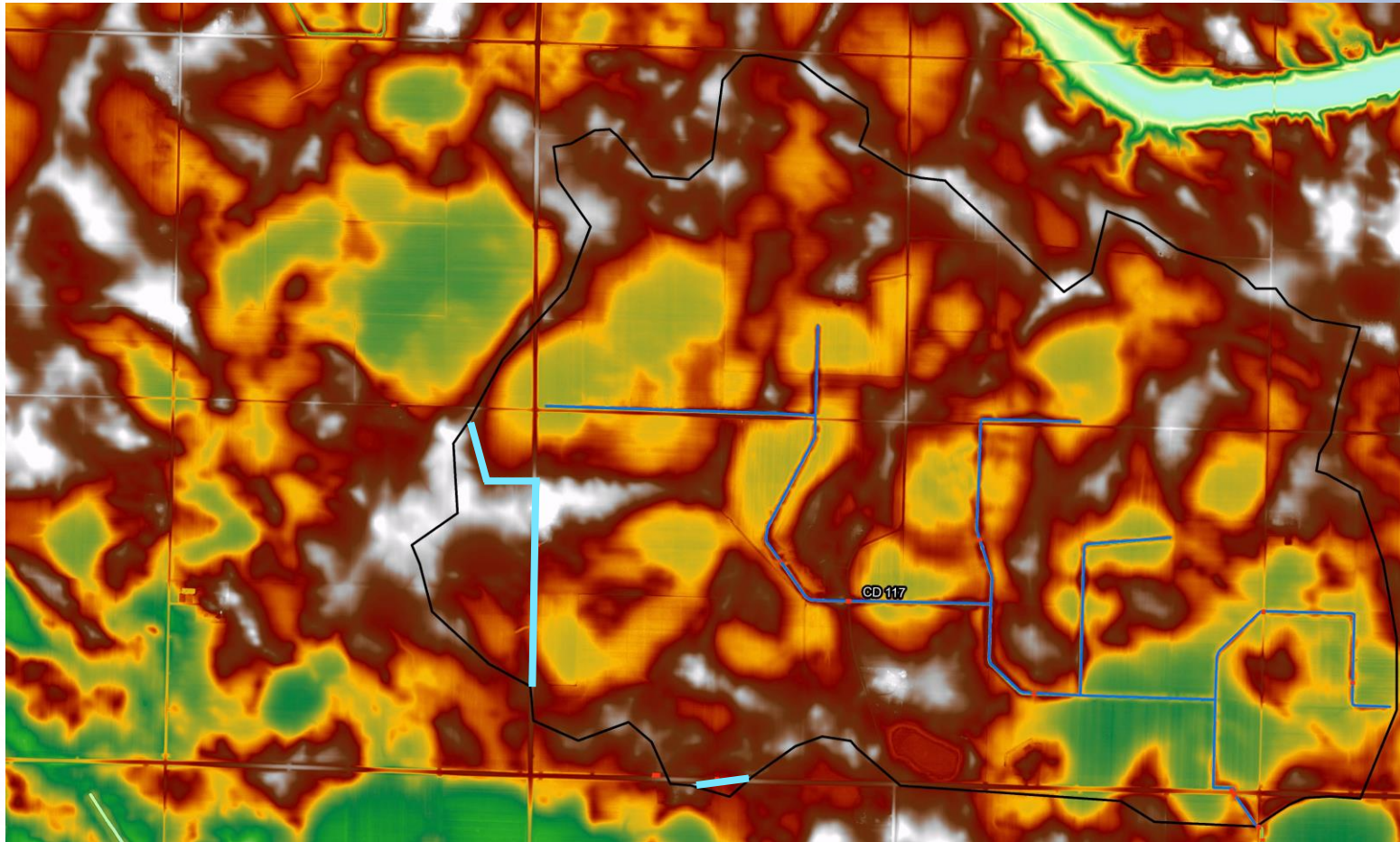


# DRAINAGE BOUNDARY



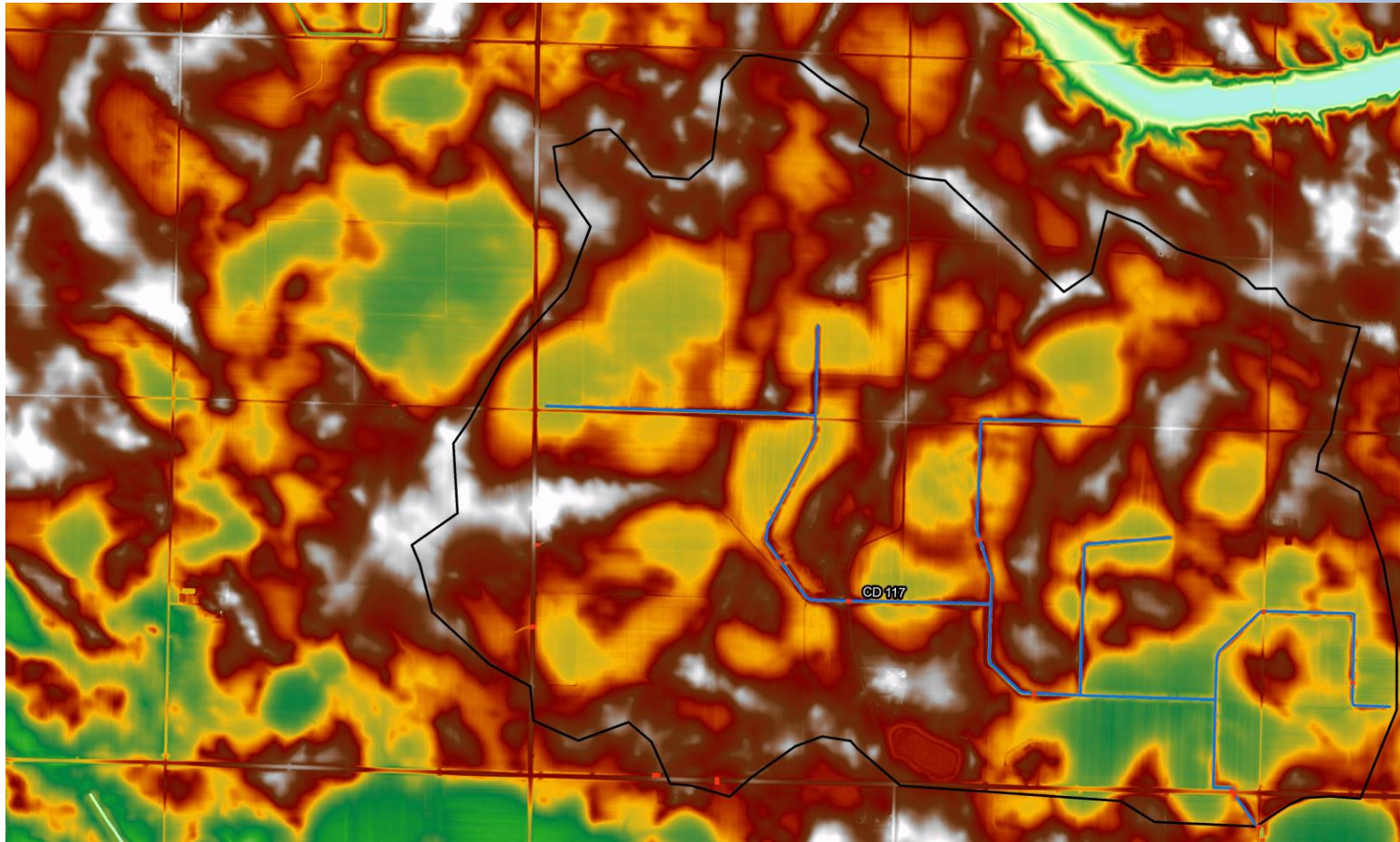


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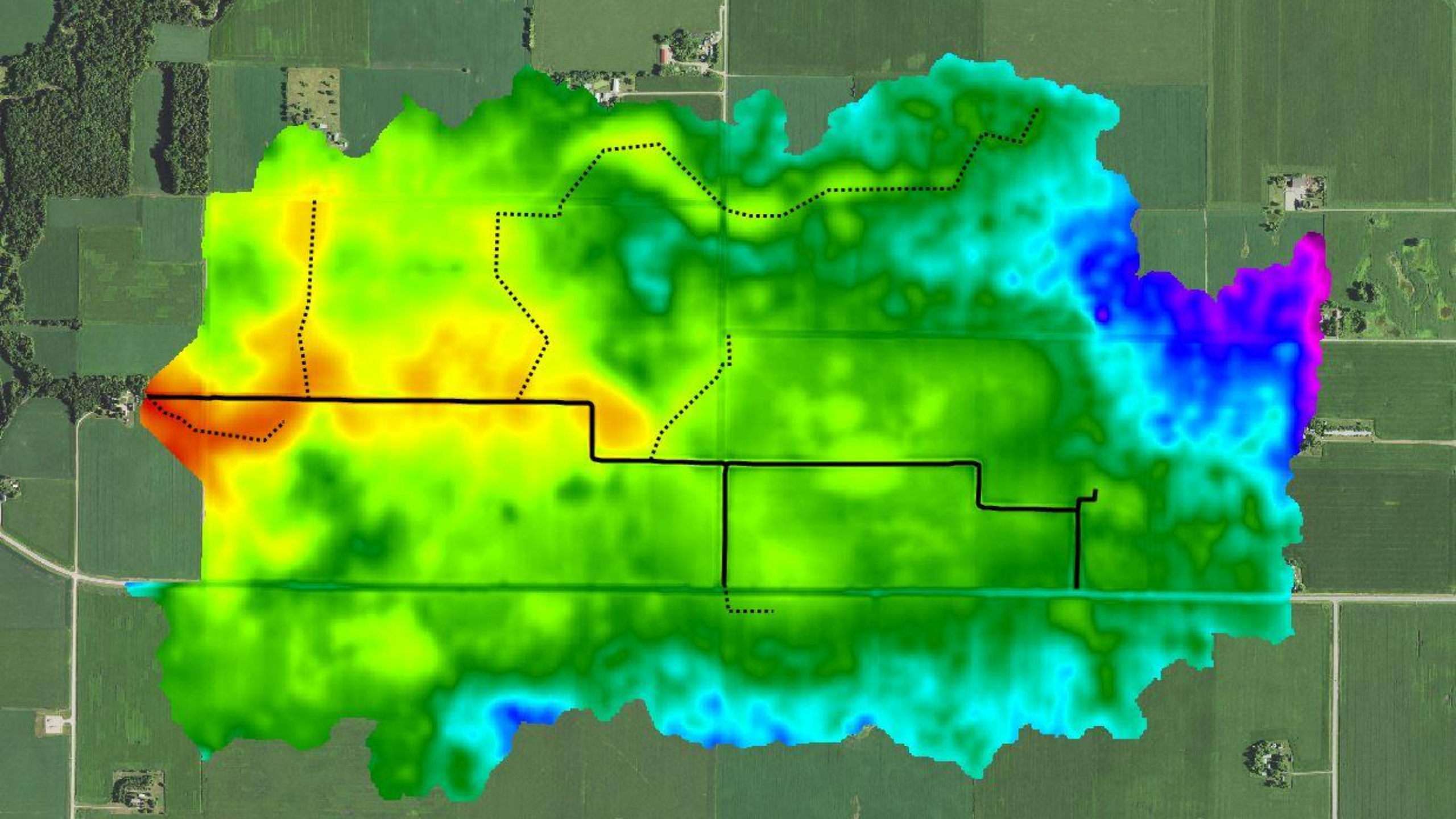




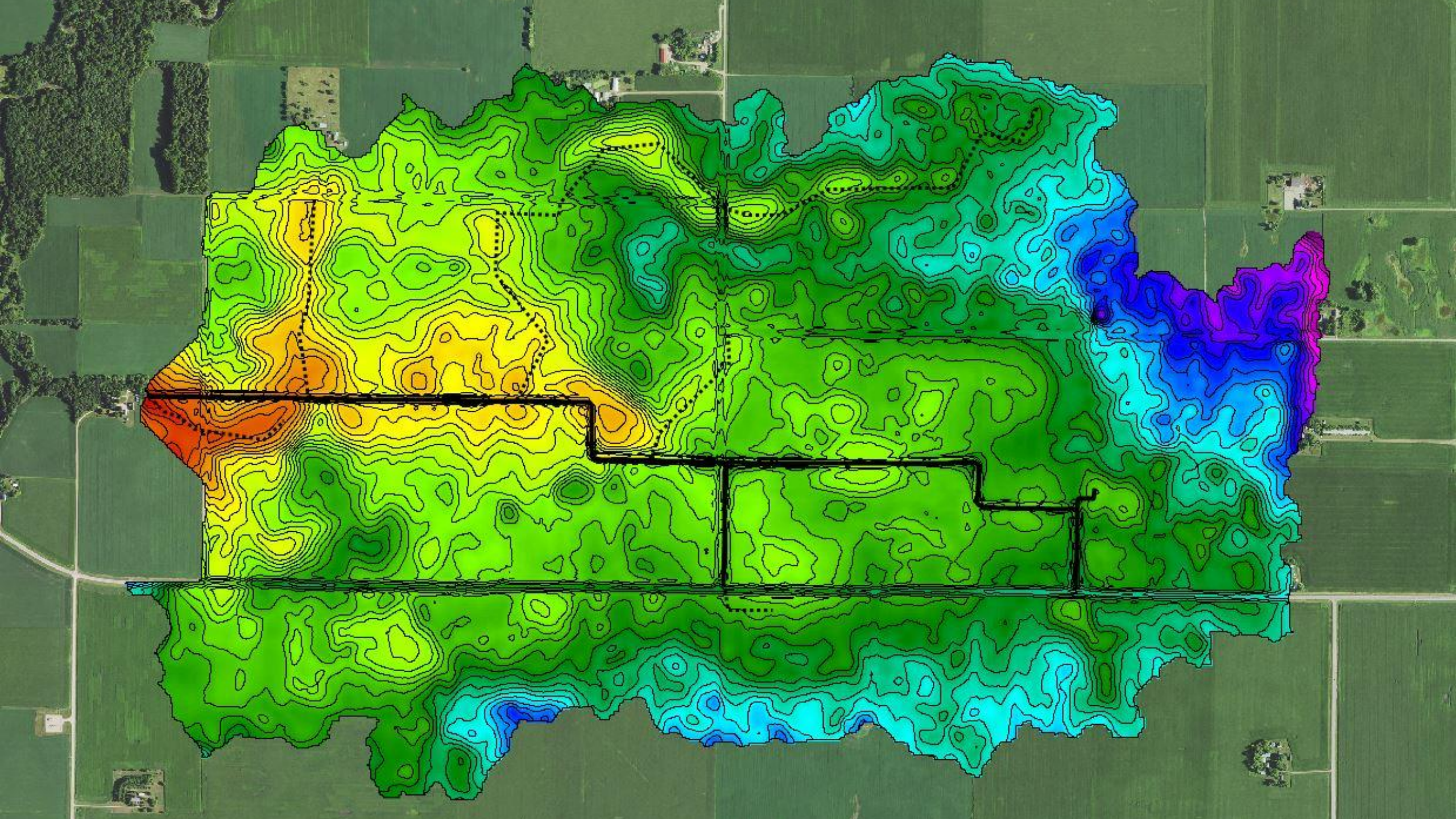
# DRAINAGE BOUNDARY



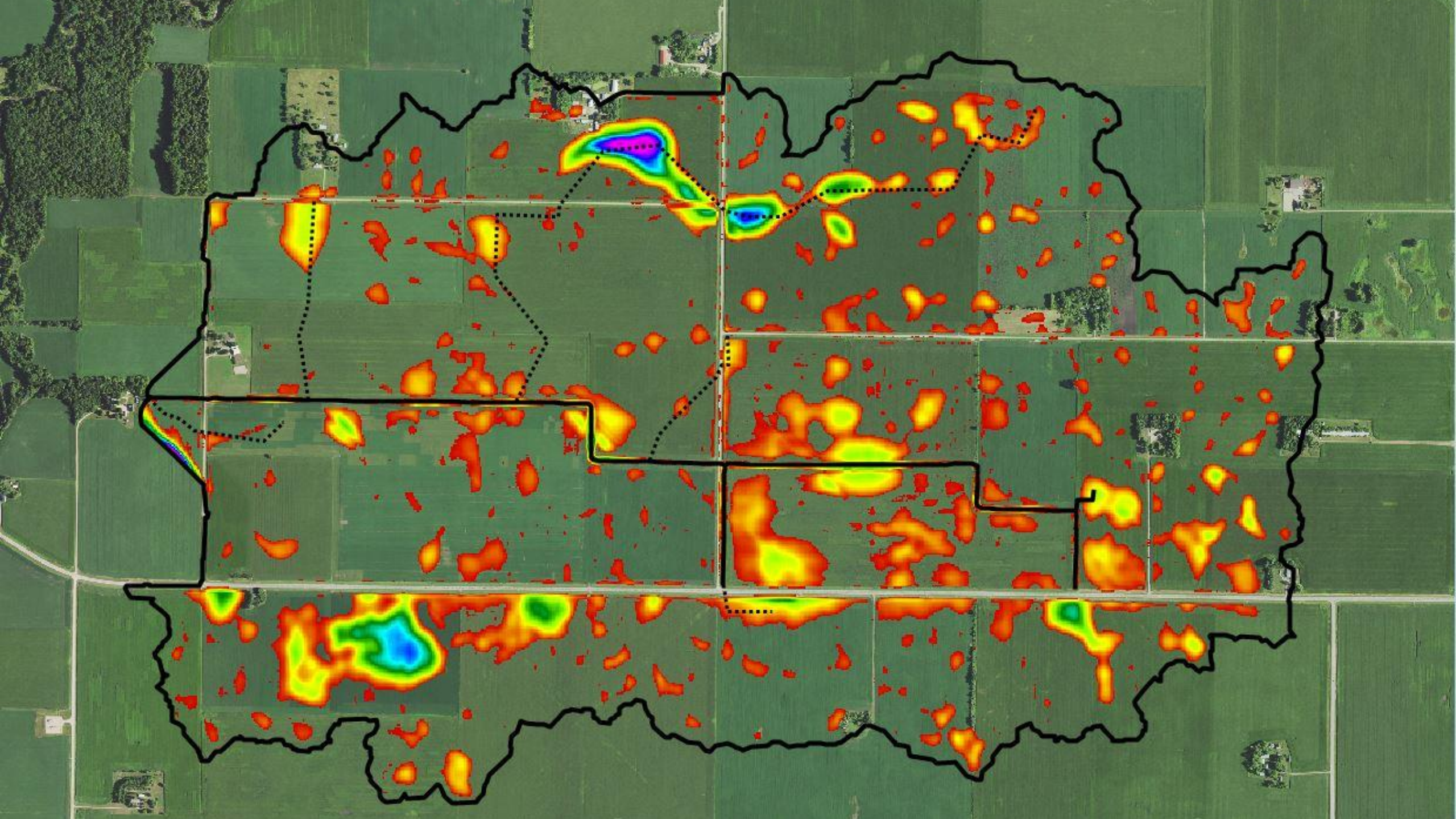




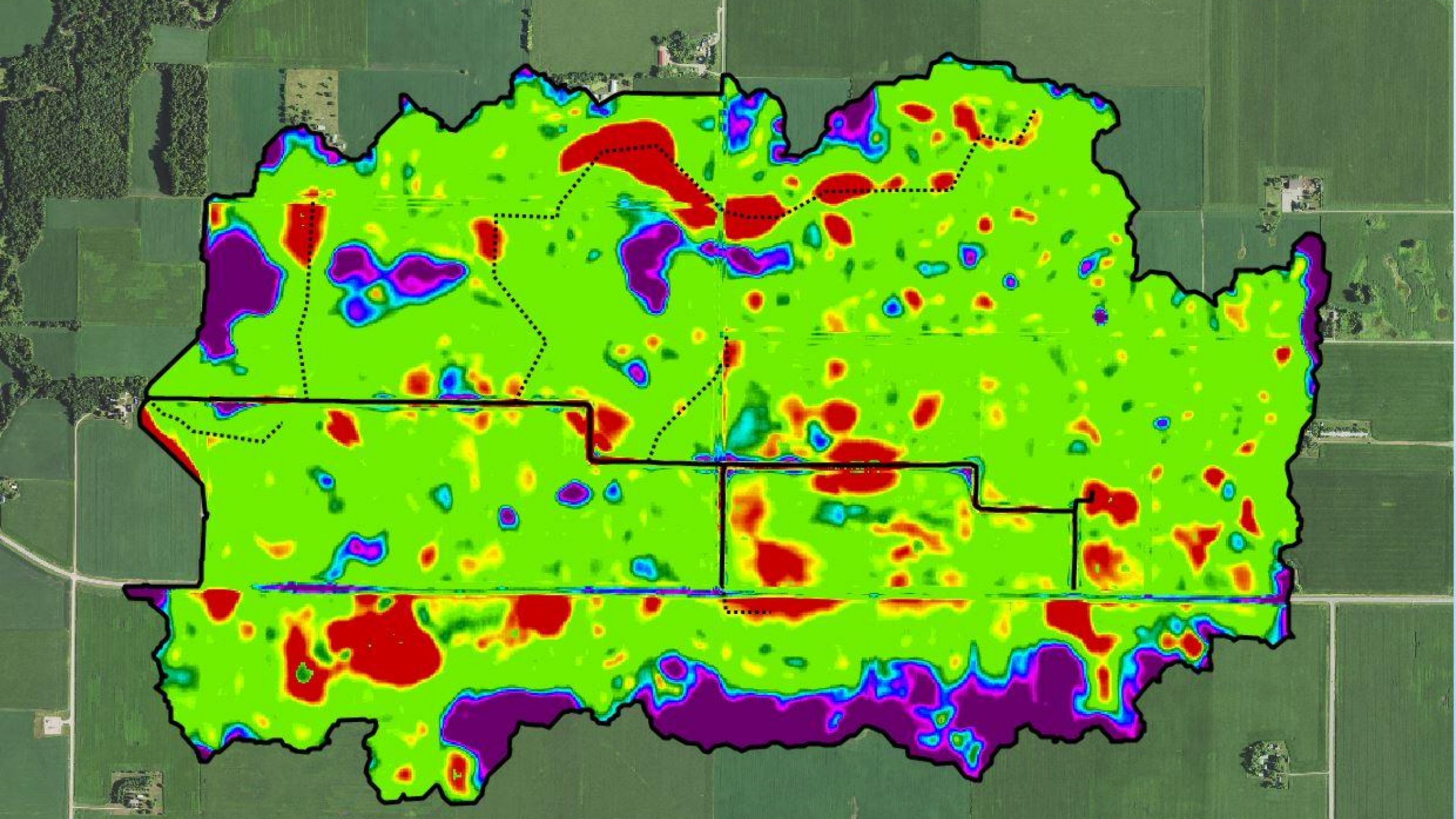










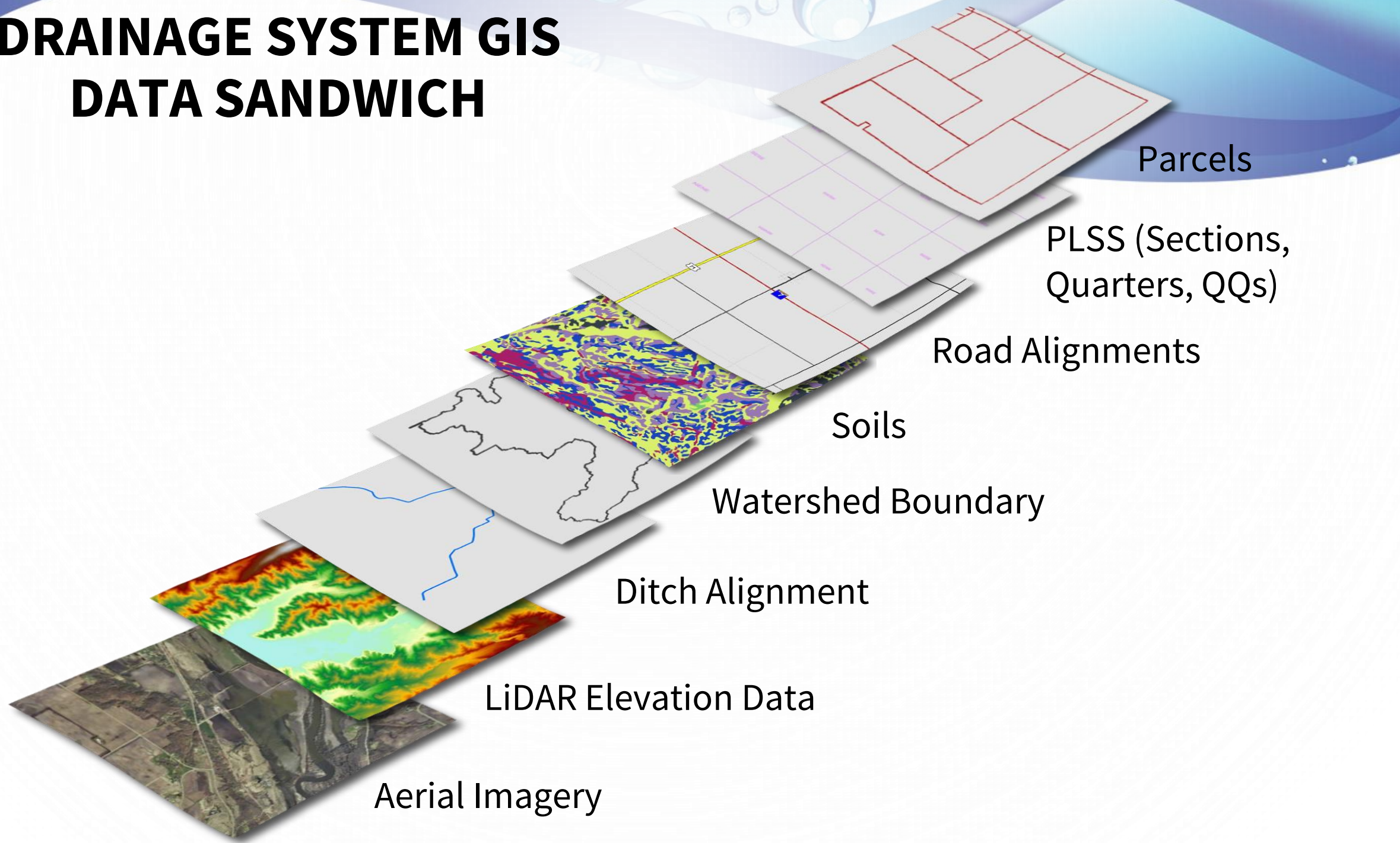






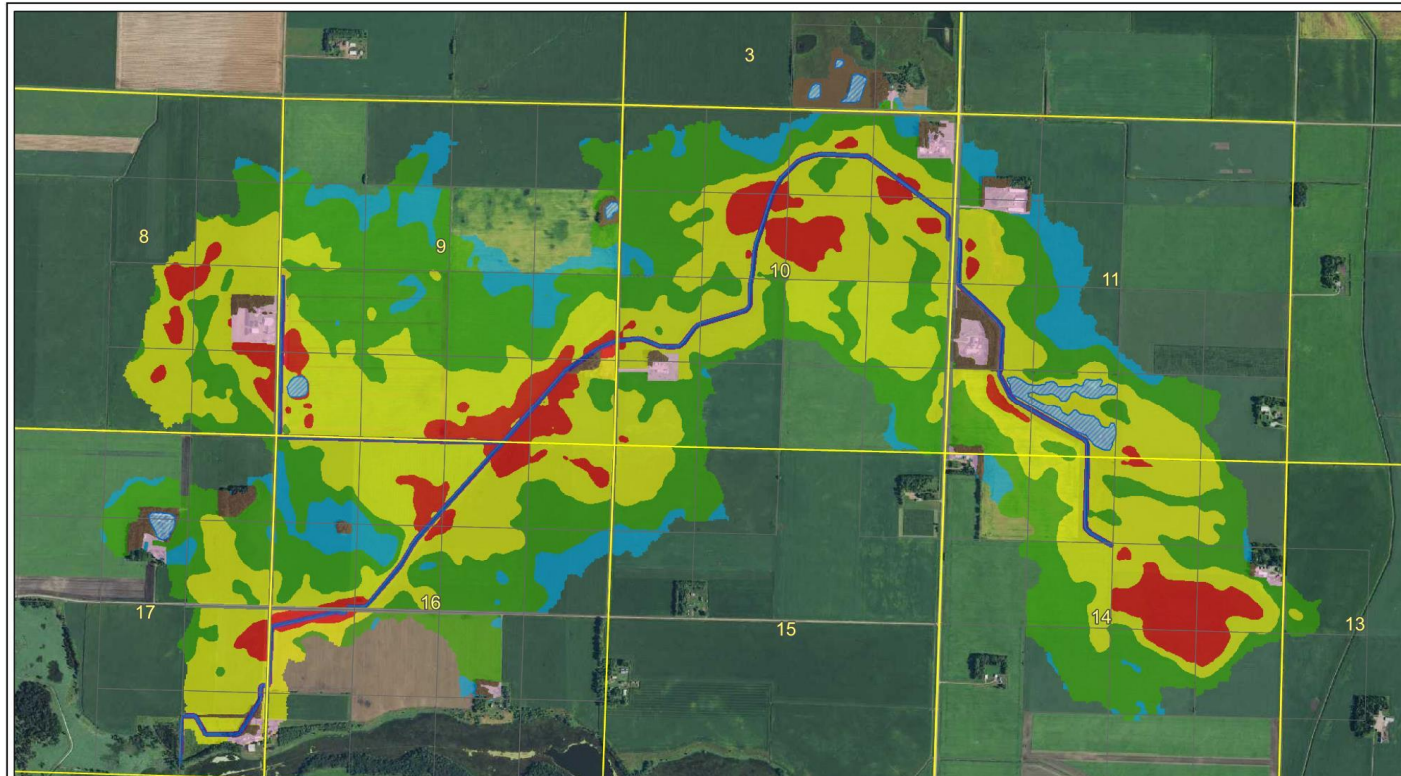


# DRAINAGE SYSTEM GIS DATA SANDWICH





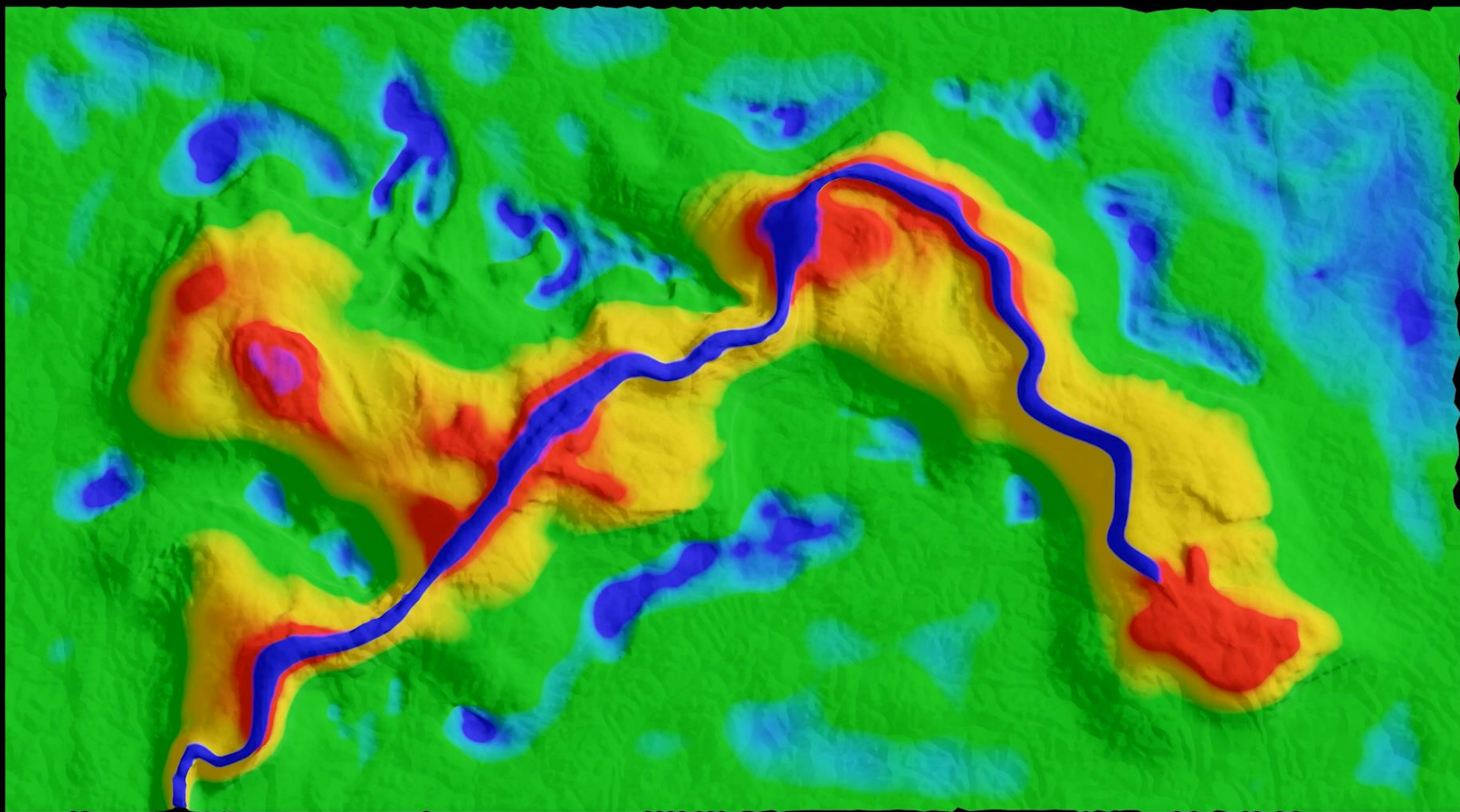
# CLASSIFICATION MAP



## Land Classifications

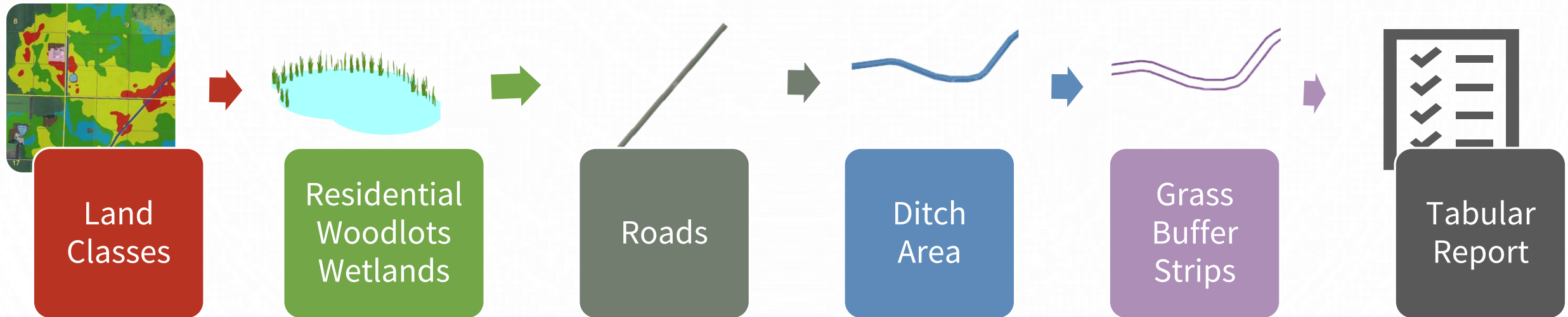
	Townships		Class 1		Class 4		Roads		Wetlands
	PLSS Sections		Class 2		Residential		Grass Strips		
	40-acre Tracts		Class 3		Woodlot		Ditches		







# CLASSIFICATION MAPS DRIVE - TABULAR REPORT GENERATION





# TABULAR REPORT GENERATION

Class 1:  
0.78 acres

Class 2:  
20.18 acres

Class 3:  
13.02 acres

Class 4:  
0.18 acres

Residential:  
0.59 acres

Woodlot:  
1.02 acres

Grass strip:  
1.10 acres


Ditch:  
1.64 acres

Roads:  
1.01 acres



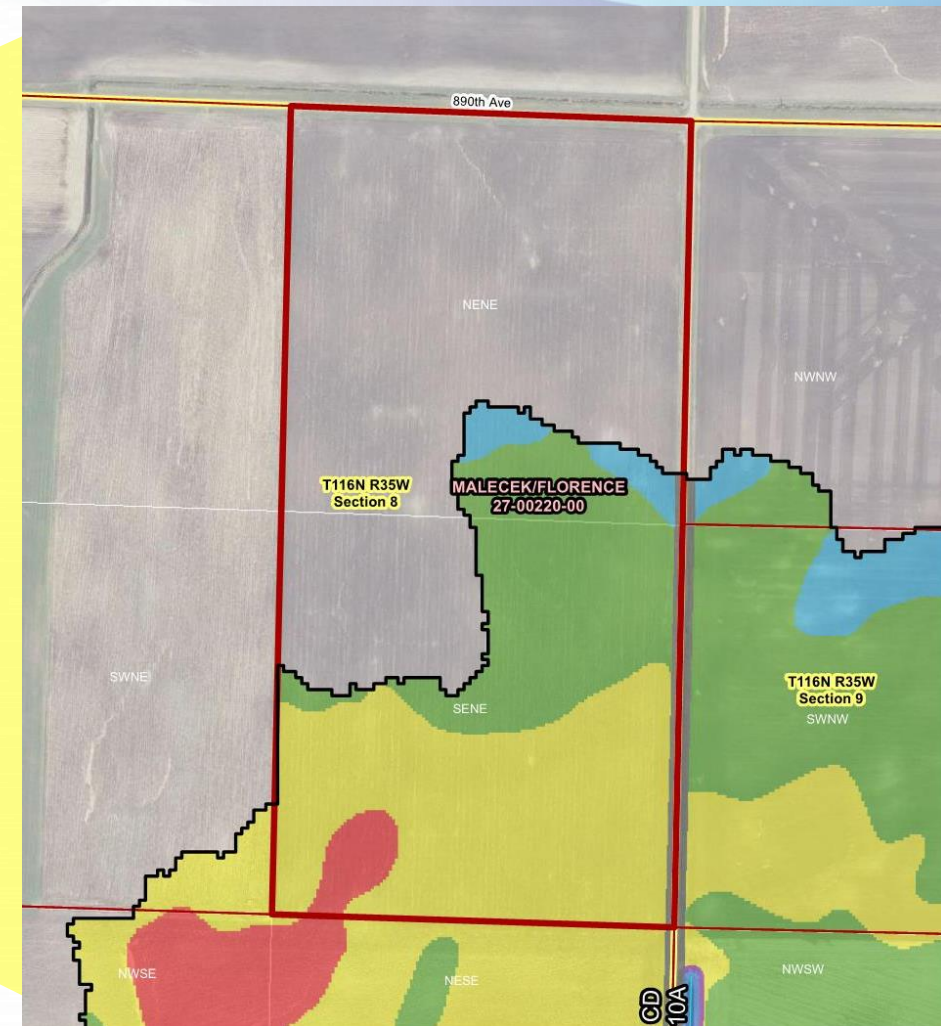
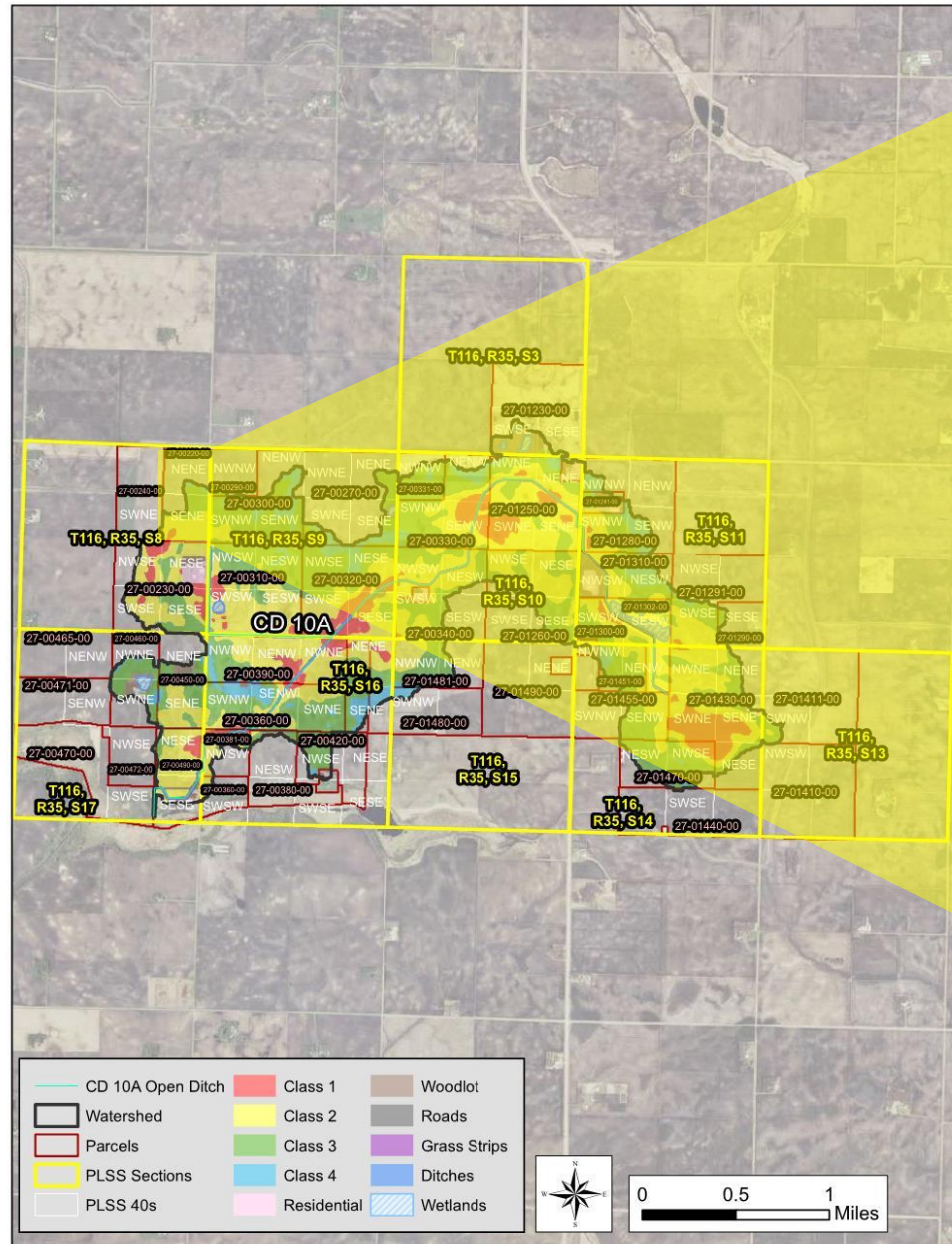


# TABULAR REPORT GENERATION



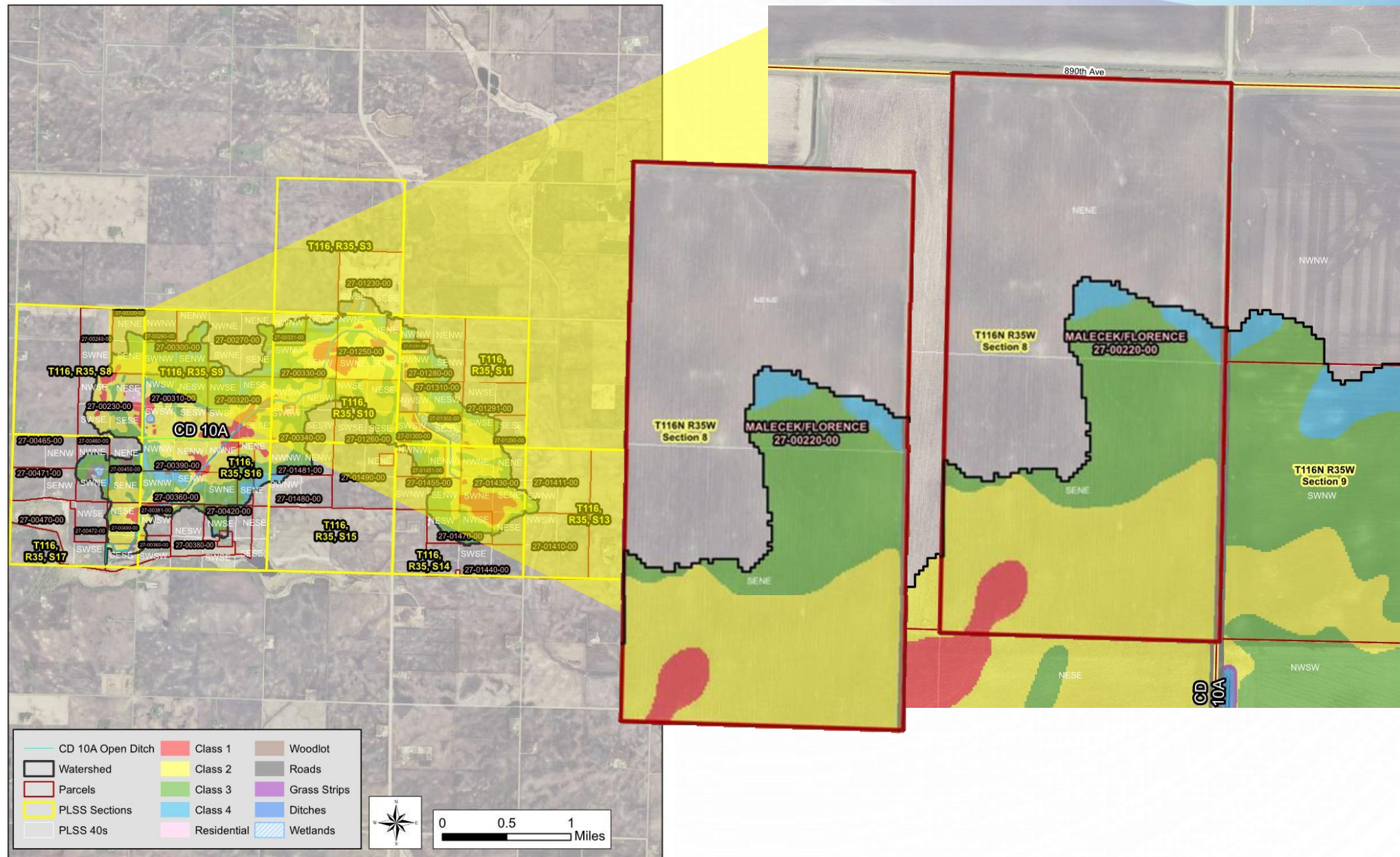
PARCEL ID	QUARTER- QUARTER	CLASS 1 ACRES	CLASS 2 ACRES	CLASS 3 ACRES	CLASS 4 ACRES	RESIDEN TIAL ACRES	WOOD LOT ACRES	ROAD ACRES	GRASS STRIP ACRES	DITCH ACRES
1231230456	NENW	0.00	0.00	0.00	0.07	0.00	14.91	1.45	0.00	0.00
1231230457	NESW	0.00	0.00	0.61	0.84	0.60	2.17	1.02	0.00	0.00
1231230490	NENE	0.00	0.00	3.13	1.53	0.00	0.00	0.11	0.00	0.00
1231230498	NESE	1.46	19.21	9.85	0.00	0.00	0.00	0.94	0.00	0.00
1231230542	SENW	3.76	17.88	5.43	0.00	8.46	3.45	1.02	0.00	0.00
1231230659	SESW	7.58	12.31	1.30	0.00	0.00	0.00	0.00	0.00	0.00
1231230650	SENE	1.10	20.15	1.44	0.00	0.00	0.00	0.00	0.00	0.00
1231230952	SESE	5.37	14.91	17.15	0.00	0.00	0.00	2.27	0.00	0.00

# VIEWER'S REPORT - LANDOWNER MAPS





# VIEWER'S REPORT - LANDOWNER MAPS



# AG LAND CLASSIFICATIONS

## **Class 1**

AGRICULTURE @ \$/ACRE BENEFIT

## **Class 2**

AGRICULTURE @ \$/ACRE BENEFIT

## **Class 3**

AGRICULTURE @ \$/ACRE BENEFIT

## **Class 4**

AGRICULTURE @ \$/ACRE BENEFIT



# OTHER LAND CLASSIFICATIONS

- **RESIDENTIAL LANDS** – \$/ACRE BENEFIT
- **ROAD LANDS** – SET AT \$/ACRE BENEFIT  
(STATE, COUNTY, AND TOWNSHIP)
- **WOODLOTS** - \$/ACRE BENEFIT
- **NON BENEFITED ACRES** –LANDS WHICH ARE IN THE WATERSHED BUT RECEIVE NO ECONOMIC BENEFIT OR ARE NOT SUBJECT TO DRAINAGE BENEFITS. THESE LANDS INCLUDE, BUT ARE NOT LIMITED TO WETLANDS, FEDERAL LANDS, AND/OR TRIBAL ACRES.

# PROPERTY OWNERS REPORTS

## PROPERTY OWNERS REPORT

LAC QUI PARLE COUNTY,  
MINNESOTA CD # 20  
2020 REDETERMINATION OF BENEFITS

OIE,LUKE&MELISSA TRSTS, OIE, FLP  
602 PARK AVE  
MADISON MN 56256

The Viewers have determined that the following tracts are benefited by the existing Lac Qui Parle Co. Ditch 20 or will receive compensation for damages for the statutory installation of the buffer strip. The benefits are based upon the drainage system being in a good state of repair. The cost figure has used a hypothetical estimated \$100,000.00 levy for buffer strip acquisition and redetermination of benefits only. **Final** costs for buffer strip acquisition and redetermination of benefits as well as future maintenance expenses will vary and will be prorated based upon the portion of the total benefits found upon each parcel.

**Please note that the "Estimated Assessment" is not the amount you currently owe. This estimate is meant to help you understand what you would owe on a one-time assessment if the Drainage Authority levies \$100,000.00 for repairs. Future assessments will vary depending on the scope of the work needed to repair the drainage system at that time.**

Parcel No. 26-0060-000

Located in Section 12 Township 118 North, Range 44 West

Desc: NWNE, SWNE, NENE, SENE

With these determinations of benefits, your totals are:

Acres Benefited	140.38
Total Benefits	\$83,505.83
Total Damages Class A & B	\$0.00
<u>Estimated</u> Assessment	\$11,079.25
Percent of Total Benefits	11.07925%

Additional benefit and damages totals:

Right of way acreage required:	N/A
Damages to riparian rights:	N/A
Acres requiring public-waters-work permit:	N/A
Benefits to public-waters-work permit acres:	N/A
Acres considered for conversion of wetlands:	N/A
Benefits to acres considered for conversion of wetlands:	N/A

Enclosed is the Viewers' Benefits and Damages Statement, individual landowner map, overview map and the Exhibit A.

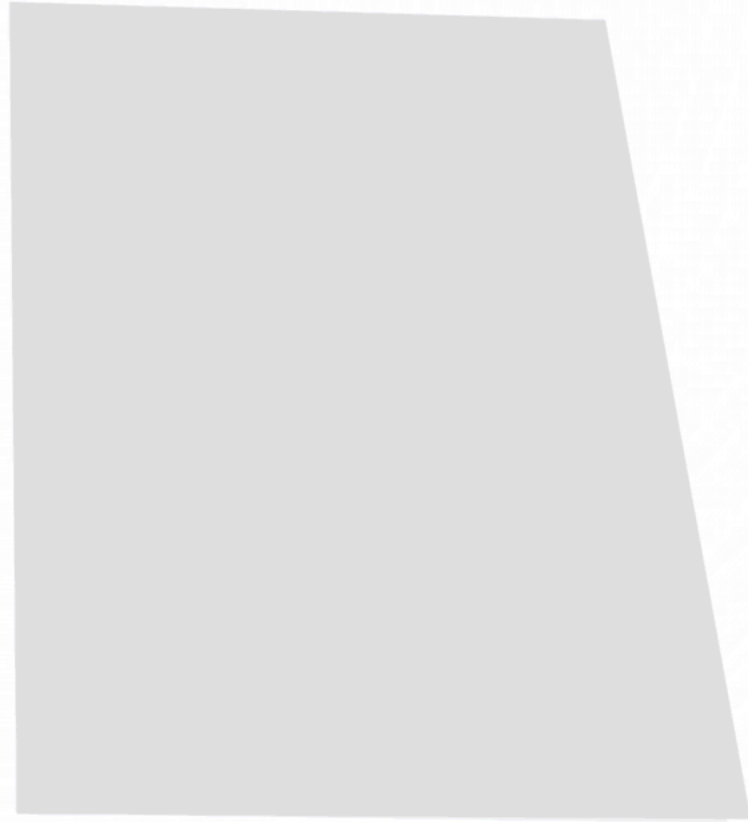
The Viewer's presentation will be made available on the County and the Lac Qui Parle Watershed website for your review. Please visit [lqpc.com](http://lqpc.com) or [www.lqpywatershed.org](http://www.lqpywatershed.org) to access the presentation. The Viewers have set aside September 13-September 17 to be available to answer your questions. The final hearing is tentatively scheduled for November. A notice of hearing will be mailed out closer to the date. Please contact them during this time, at:

Derek Ebertowski  
701-739-4740  
Derek@h2overviewers.com

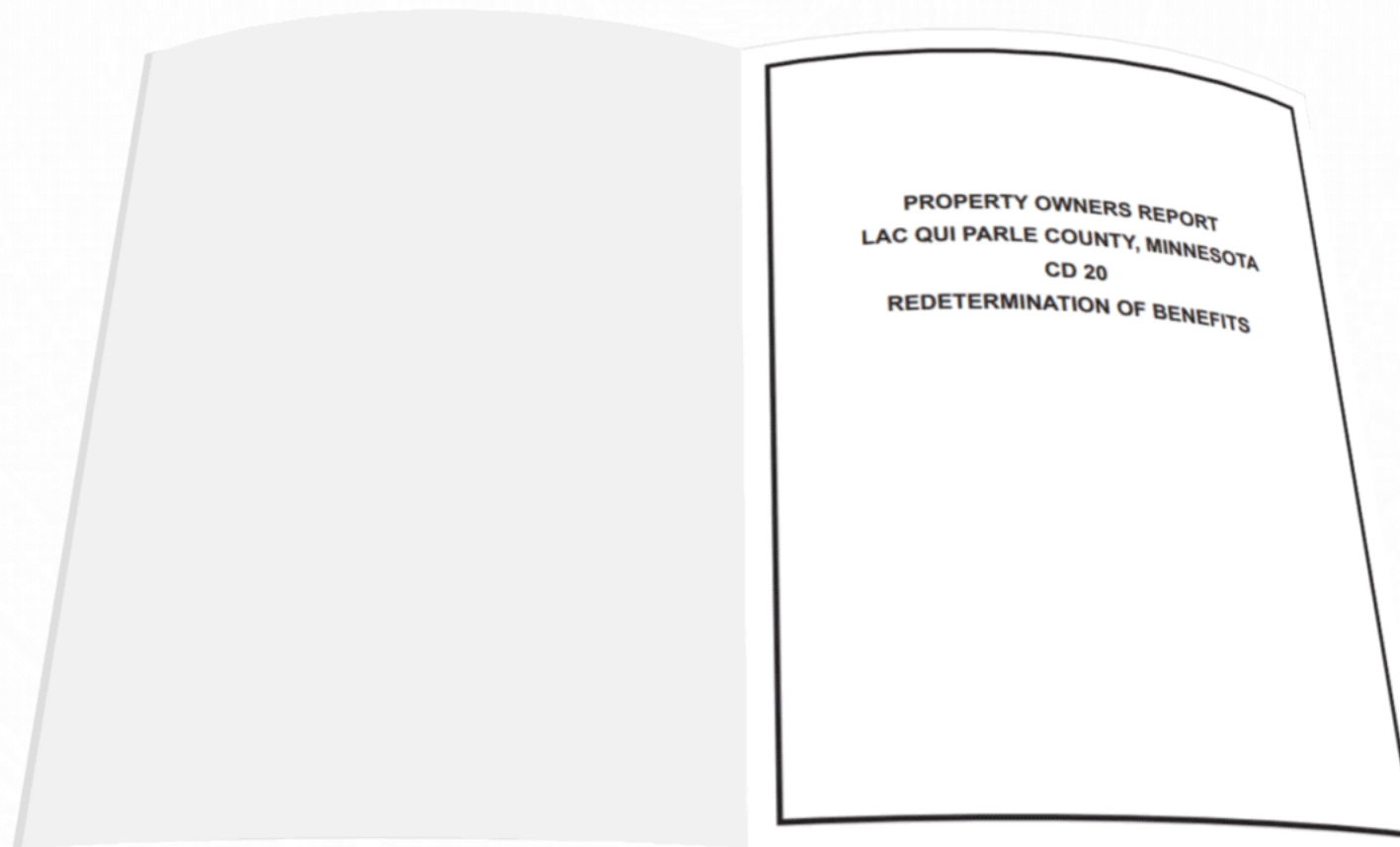
Shantel Hecht  
701-868-7983  
shantel@h2overviewers.com



**COVER**



# BENEFITS AND DAMAGES STATEMENT





# FREQUENTLY ASKED QUESTIONS



## Benefits and Damage Statement for the Redetermination of Benefits Lac Qui Parle County CD 20

In accordance with Minnesota Statute (MS) 103E.351, we the viewers, submit the following Viewers' Report:

The fundamental principle for the determination of benefits and damages is based upon a comparison of the conditions prior to the construction of the ditch system with the conditions that exist after the implementation of the ditch system or proposed drainage project.

The undersigned viewers, pursuant to the order of the Lac Qui Parle County Drainage Authority, did meet prior to commencing duties on the 1<sup>st</sup> day of October, 2019 at the Lac Qui Parle Watershed office in Madison, Minnesota. Having taken the oath as required by MS 103E.305, did view, all lands affected by said proposed drainage system and further, we did determine the damages to lands affected by establishment of a grass strip, permanent and temporary damages.

We were able to determine the boundaries of the benefited area by processing and analyzing maps using "Light Detection and Ranging" (LIDAR) along with visually viewing the project area. Meetings were held with landowners, and Lac Qui Parle staff. We viewed each County Assessor's records to determine the number of acres of land in each parcel of each 40-acre tract of land. Other sources of information used were USDA-Natural Resources Conservation Service Web Soil Survey, 12 years of USDA satellite imagery, US Fish and Wildlife Service National Wetland Inventory (NWI) maps, and Lac Qui Parle County Assessors' sales data and annual report.

We have determined the extent and basis of benefits and damages as prescribed under MS 103E.315 and MS 103E.321. We have indicated in tabular form, for each lot, 40-acre tract, and fraction of a lot or tract under separate ownership that is benefited or damaged (see Exhibit A).

An easement, in the form of an additional restriction on the use of real property adjacent to the open channel of the drainage system, will be acquired and, therefore, damages will be awarded for the establishment of a permanent strip of perennial vegetation approved by the drainage authority that will not impede future maintenance of the drainage system as required in MS 103E.021. We determined these damages at two separate values. Grass Strip damages "A" acres, lands which current land use will not change, but will still have permanent restrictions of future land use. Grass Strip damages "B" acres, lands demanding a higher value based on current land use. The value determined for "A" acres is \$3284 and the value for "B" acres is \$5203.

Right of way damages, having been determined and paid in the original proceedings for establishment of the drainage system, based on the area contemplated and included in the proceeding for the establishment or subsequent improvement of the drainage system, were not considered.

We have determined the following direct drainage benefits and indirect (outlet) benefits on and related to the redetermination of benefits for Lac Qui Parle CD 20. Benefits were determined based on the drainage system operating in its as constructed condition.

### Direct Benefits – Class 1 (Mapped as Red)

Using the direct market value approach, giving consideration for the lands' geographic location in the watershed, location relative to the outlet, proximity to the ditch bottom, elevation, soil types, as well as analyzing direct sales data for competitive properties in the market place, we determined the existing market values of land in an unimproved condition as well as in an improved condition. Though this description may not describe your lands exactly, your lands fell broadly under this category.

Class 1 lands, prior to the existence of the drainage system, had a value range of \$1175 to \$1299 per acre. They consisted mostly of lowlands that may have been farmed, but not without substantial risk. With the establishment of adequate drainage to these lands, the production value and/or market value has increased. These lands consist of soils that benefit greatly from good drainage. These lands are now more suitable for intense crop production.

The viewers have determined based on these values, along with allowances for private improvement costs, that Lac Qui Parle CD 20 provides for an increased market value/benefit to agricultural/cropland acres in Class 1 by the rate of \$2,864 per acre.

### Direct Benefits – Class 2 (Mapped as Yellow)

Using the direct market value approach, giving consideration for the lands' geographic location in the watershed, location relative to the outlet, proximity to the ditch bottom, elevation, soil types, as well as analyzing direct sales data for competitive properties in the market place, we determined the existing market values of land in an unimproved condition as well as in an improved condition. Though this description may not describe your lands exactly, your lands fell broadly under this category.

Class 2 lands, prior to the existence of the drainage system, had a value range of \$2500 to \$2863 per acre. Although some row crops were grown in this land class, it was not without substantial risk of loss to the grower. Now that adequate drainage has been established through these lands, the production value and/or market value has increased. These lands typically consist of soils that benefit from good drainage to increase crop production.

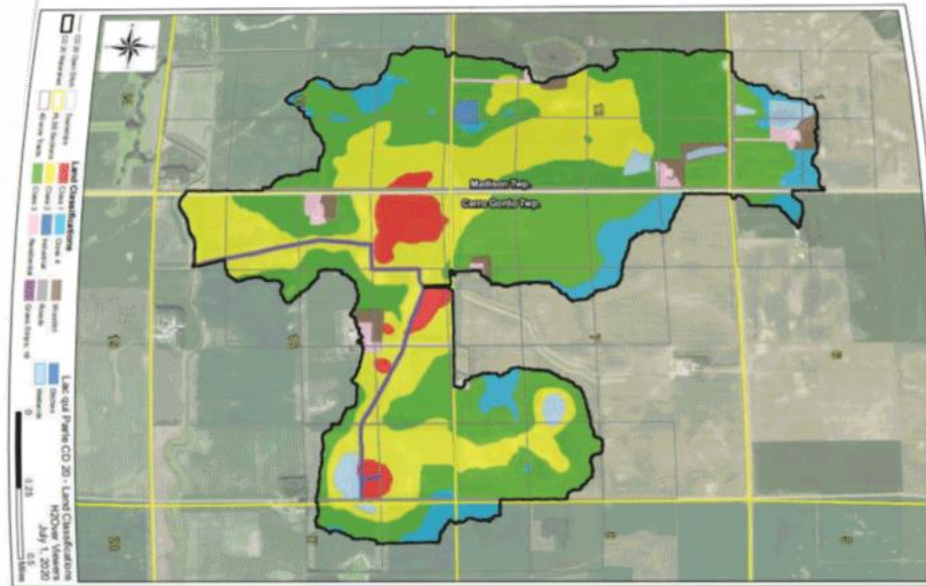
# SYSTEM OVERVIEW MAP

## FREQUENTLY ASKED QUESTIONS H2OVER VIEWERS REDETERMINATION PROCESS

- Q. What is a Redetermination of Benefits & Damages?**  
A. Redetermination of Benefits & Damages is a process used when the drainage authority determines that the original benefits or damages determined do not accurately represent present-day land values or that the benefited or damaged areas have changed. The process of assessment that landowners pay is based upon benefits.
- Q. Who does this Redetermination of Benefits?**  
A. The drainage authority has appointed a team of assessors to new data as well as the groundwork to determine who benefits from the ditch and how much they benefit. See Minnesota Statute, these assessors must be independent and not own any property in the watershed.
- Q. Why is a Redetermination being done?**  
A. The benefits and damages listed on the original assessor's reports typically when the ditch was established are outdated. Benefitted lands and benefits of some drainage systems have not been updated for decades, some for over a century and a half.  
a.) There are lands draining into the system which were not assessed for benefits and  
b.) Benefits were determined when land was selling for a small fraction of what it is selling for today and are unrealistic.
- Q. What are benefits & damages?**  
A. "Benefits" refers either to the impact a drainage system has on land in terms of improving the market value of the land or the impact (and costs) associated with that impact that the land has on the drainage system because of land use that accelerates drainage, transports sediment or increases volume demand in a drainage system.  
"Damages" means the reduction of value of the land taken for the permanent grass strips bordering the open channel of the drainage ditch. This is a 5 foot easement.
- Q. I was never in the benefitted area before, why am I now?**  
A. We are required by statute to view all lands that drain towards the ditch. The technology has allowed us to create an accurate watershed delineation that accounts for all lands that add to the need for system capacity and/or maintenance.
- Q. Why is my 80-acre parcel listed more than once on the report?**  
A. We are required by statute to break each parcel into 40-acre tracts. In addition, our GIS program breaks the parcels down by quarter, so you may see smaller acreage listed down because of the way it has to split data.
- Q. My neighbor has tiled ground and I do not. Does he pay more than I do?**  
A. Yes, factor in the cost of private improvement into our benefit value per classification regardless if you tile or not. Therefore, it is up to the landowner to exercise their right and legal ability to tile if they choose.
- Q. Didn't my grandfather/family already pay for this when the ditch was initially put in?**  
A. Yes, he did pay for the ditch to be established. What we are establishing with the redetermination of benefits process, is what percentage of the cost each landowner would be accountable for if there are any future repairs done on the system.
- Q. Are there any repairs planned on my system?**  
A. Please refer to the drainage authority/ditch inspector for the answer.
- Q. What consideration is given to residential lands?**  
A. Although residential lands still have the need to drain, they are not producing a crop and making an income year after year. Therefore, they are benefitted, but at a lower amount.
- Q. How do you determine your value per classification?**  
A. The assessor takes data from the drainage authority's computerized database, which includes 1 year of agricultural commodity prices, a benefit amount to be established to ensure that it is a profit, a value for the benefits/damages the next.
- Q. My land sits on a hillside, why am I benefitted?**  
A. We are required by statute to look at all lands that drain toward the ditch. We also look at all beneficial uses associated with those lands. Some lands further away from the ditch you are, you receive an additional benefit. The water places a burden on neighboring lands when the ditch runs along the shoreline, your lands create a need for system capacity and maintenance.
- Q. The ditch currently is not working correctly, and my land isn't able to drain, why should I have to pay?**  
A. Without the ditch to carry the water away, the land would need the ditch for a tile or pond and you would only be able to have the land in a worse state.
- Q. From the water of upstream landowners, why am I paying more?**  
A. We are required by statute to look at the ditch in 2 conditions, how long it has been in place and if it is in a good state of repair. The fact that the ditch may not be working properly cannot be factored in our valuation.
- Q. Why are woodlots benefitted?**  
A. Woodlots add the need for system capacity and maintenance.
- Q. What consideration is given to wetlands?**  
A. We review the natural wetland boundary and whether property is adjacent to how often the land is being farmed. Benefitted wetlands are not farmed so they are not assessed the ability to drain.
- Q. My land is in CRP, why am I benefitted?**  
A. To be enrolled in CRP you must have a proven crop yield. It is a managed choice to enroll your land in CRP and there is nothing stopping you or a future landowner from farming it later.
- Q. I have made conservation efforts (BMP/CRP program) to my land, is this considered and how?**  
A. Yes, when we are aware of conservation efforts on your land, we do value those lands differently. Since the land must be enrolled in CRP prior to the CRP, we still consider the land benefitted, however, it is at a lower amount.
- Q. Are DNR lands benefitted?**  
A. We research what the management plan of DNR lands are before we assess them. We determine whether they are benefitted. This is a determination made on each parcel they own.
- Q. Why does my neighbor's 100-acre have a lower benefit (or cost)?**  
A. The availability of right-of-way capacity is different. You have drainage ditches optional due to availability for capacity or the depth of the ditch to drain to the your own land to get the right-of-way capacity.
- Q. Is this a bill?**  
A. No, this is an informational document meant to inform property owners of changes to how future costs on the local public drainage system will be paid if this report is adopted by the Drainage Authority.



# VIEWERS REPORT (TABULAR)



[illegible]



# PROPERTY OWNERS REPORT WITH PARCEL MAP

## PROPERTY OWNERS REPORT

LAC QUI PARLE COUNTY,  
MINNESOTA CD # 20  
2020 REDETERMINATION OF BENEFITS

OIE,LUKE&MELISSA TRSTS, OIE, FLP  
602 PARK AVE  
MADISON MN 56256

The Viewers have determined that the following tracts are benefited by the existing Lac Qui Parle Co. Ditch 20 or will receive compensation for damages for the statutory installation of the buffer strip. The benefits are based upon the drainage system being in a good state of repair. The cost figure has used a **hypothetical estimated \$100,000.00** levy for buffer strip acquisition and redetermination of benefits only. **Final** costs for buffer strip acquisition and redetermination of benefits as well as future maintenance expenses will vary and will be prorated based upon the portion of the total benefits found upon each parcel.

Please note that the "Estimated Assessment" is not the amount you currently owe. This estimate is meant to help you understand what you would owe on a one-time assessment if the Drainage Authority levies \$100,000.00 for repairs. Future assessments will vary depending on the scope of the work needed to repair the drainage system at that time.

Parcel No. 26-0060-000

Located in Section 12 Township 118 North, Range 44 West

Desc: NWNE, SWNE, NENE, SENE

With these determinations of benefits, your totals are:

Acres Benefited	140.38
Total Benefits	\$83,505.83
Total Damages Class A & B	\$0.00
Estimated Assessment	\$11,079.25
Percent of Total Benefits	11.07925%

Additional benefit and damages totals:

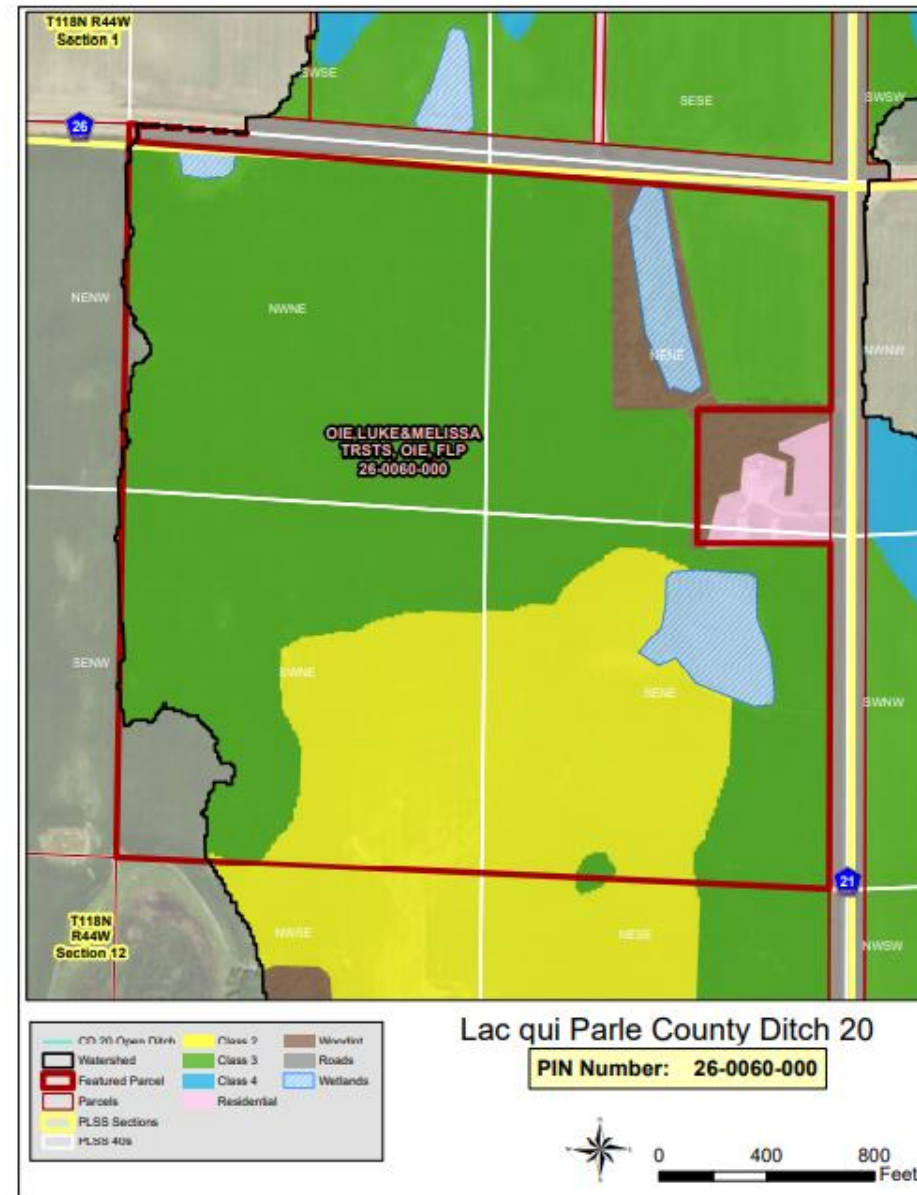
Right of way acreage required:	N/A
Damages to riparian rights:	N/A
Acres requiring public-waters-work permit:	N/A
Benefits to public-waters-work permit acres:	N/A
Acres considered for conversion of wetlands:	N/A
Benefits to acres considered for conversion of wetlands:	N/A

Enclosed is the Viewers' Benefits and Damages Statement, individual landowner map, overview map and the Exhibit A.

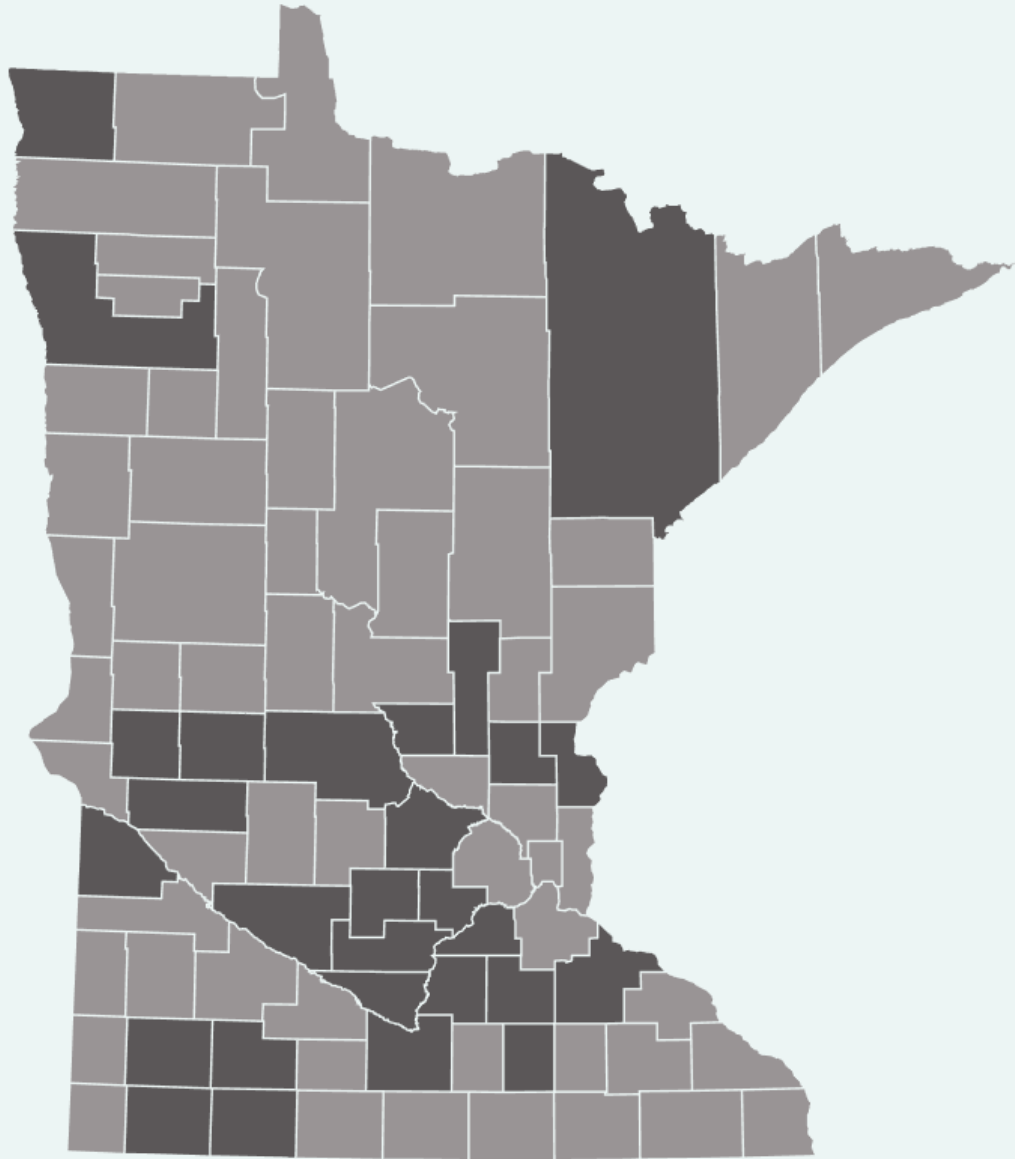
The Viewer's presentation will be made available on the County and the Lac Qui Parle Watershed website for your review. Please visit [lqpc.com](http://lqpc.com) or [www.lqpwatershed.org](http://www.lqpwatershed.org) to access the presentation. The Viewers have set aside September 13-September 17 to be available to answer your questions. The final hearing is tentatively scheduled for November. A notice of hearing will be mailed out closer to the date. Please contact them during this time, at:

Derek Ebertowski  
701-739-4740  
Derek@h2overviewers.com

Shantel Hecht  
701-866-7983  
shantel@h2overviewers.com



## MINNESOTA COUNTY MAP



CLICK ON A COUNTY TO VIEW INFORMATION.

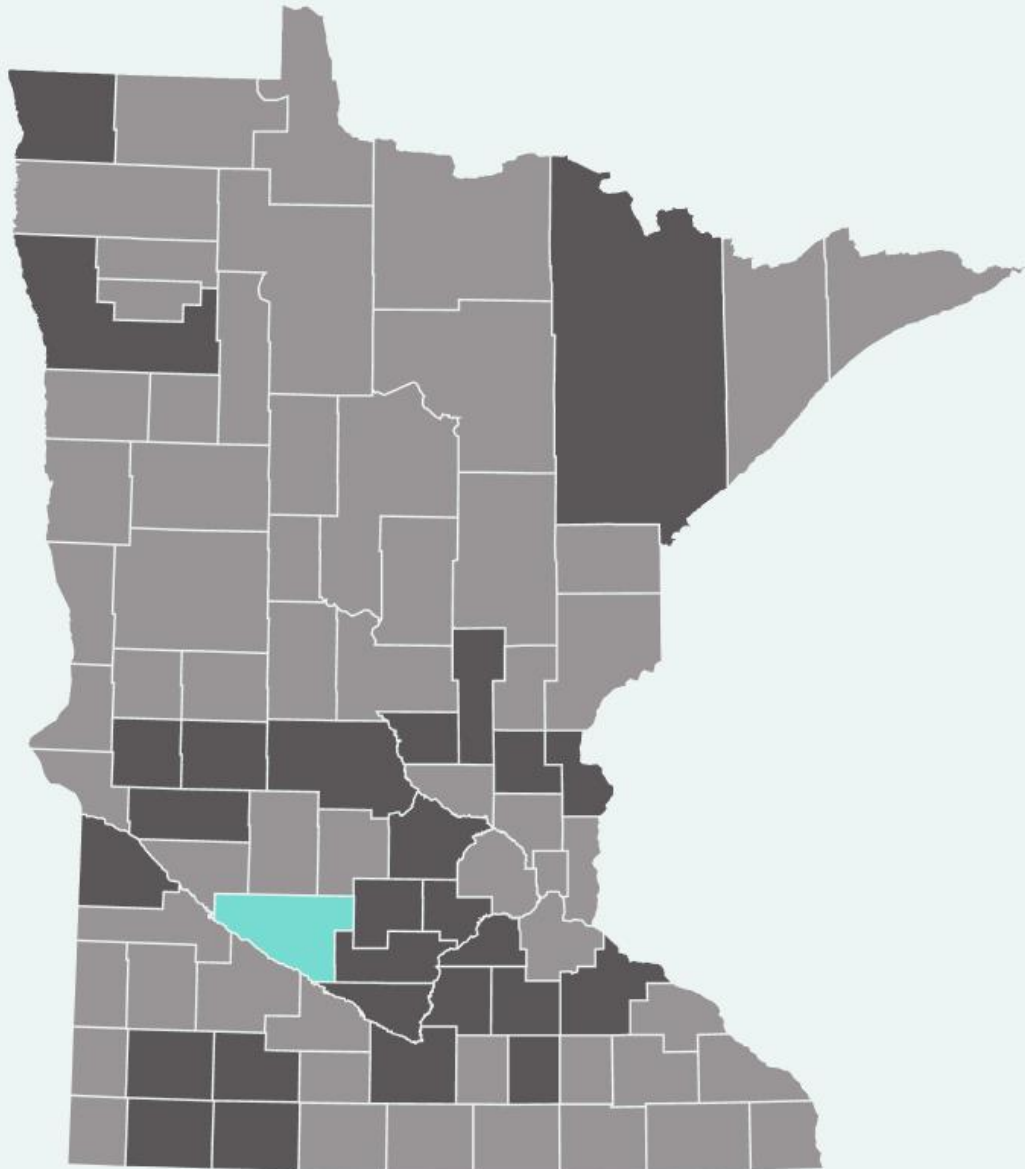
### Minnesota Statistics

Total Public Drainage Systems(PDS):	6026
Total PDS miles:	19,150
Total PDS Economic Benefits:	\$12,040,000,000

Combining state-of-the-art technology, industry experts, extensive ground truthing along with historical and current data, our team of trained economic evaluation consultants provides accurate watershed modeling and evaluations for redetermination of benefits, economic values and/or drainage patterns within the watershed of appointed systems.



## MINNESOTA COUNTY MAP



## RENVILLE COUNTY

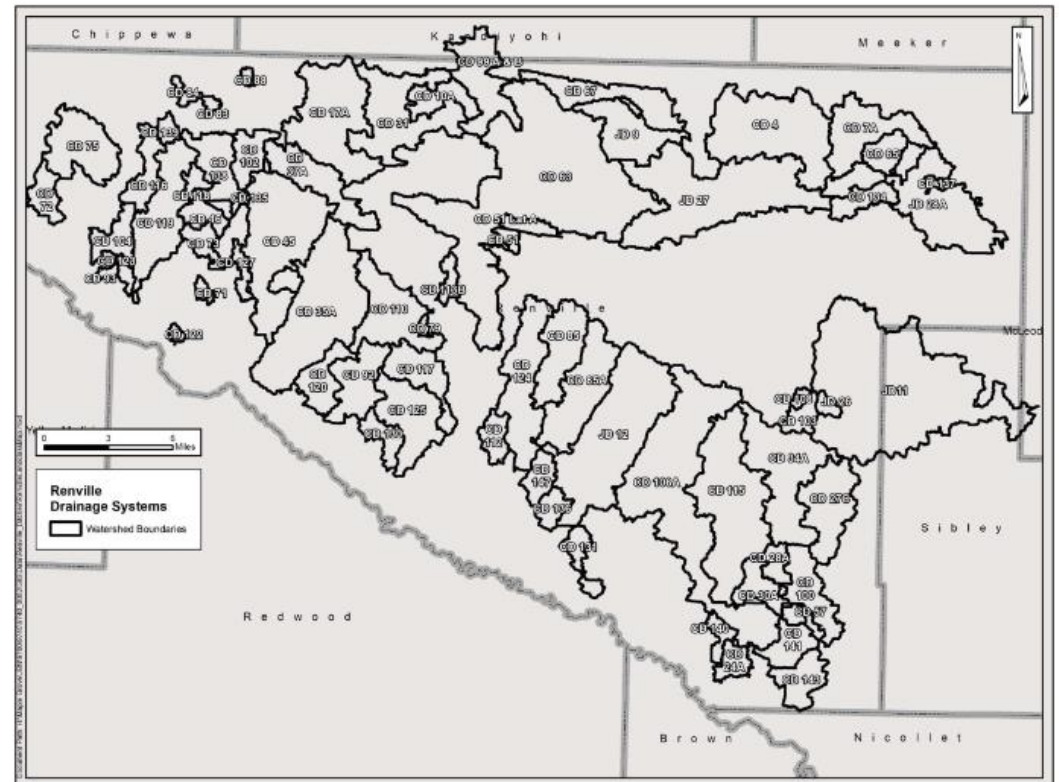
A brief description about the county.

### Renville County Statistics

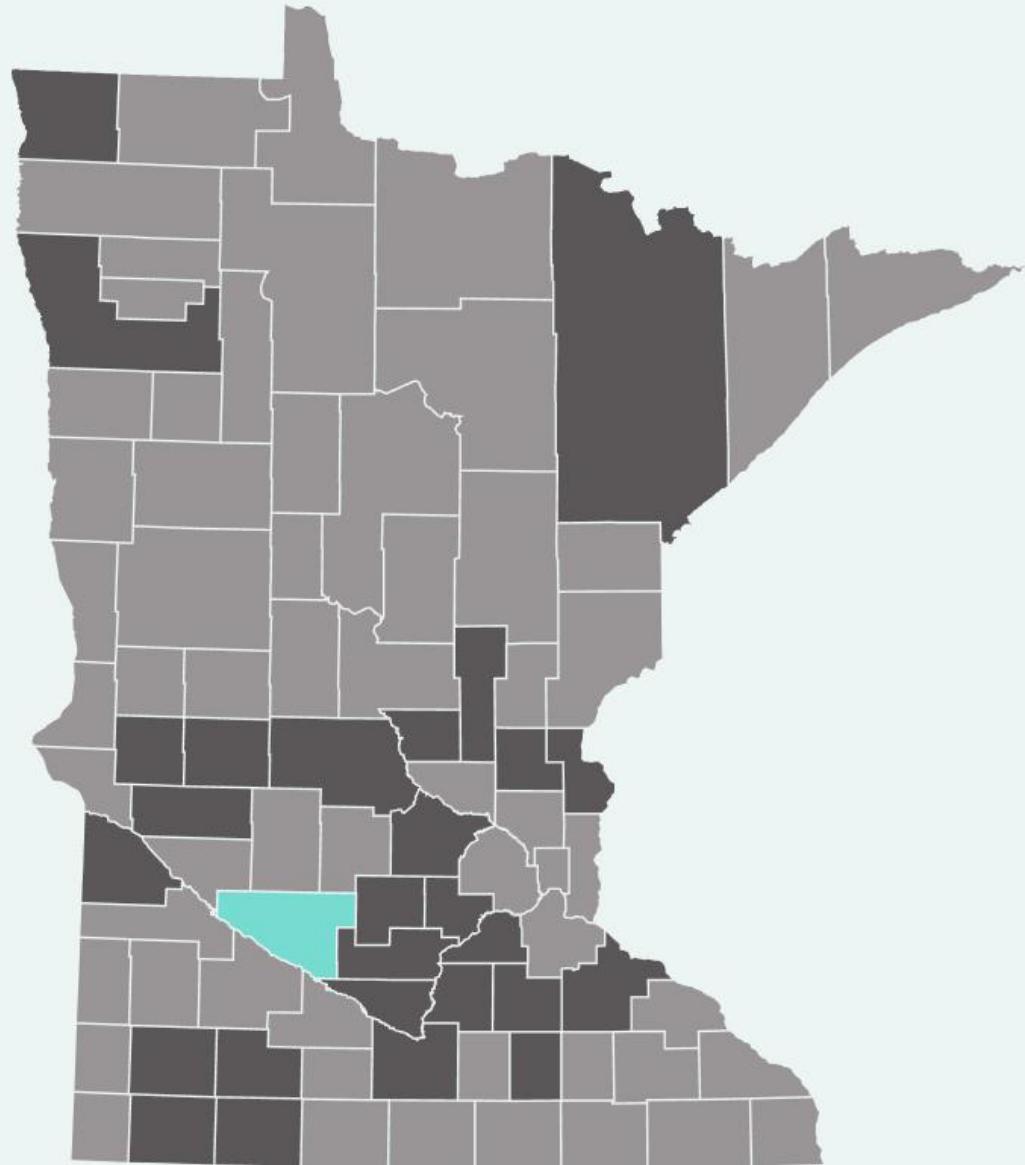
Total Public Drainage Systems(PDS):	96
Total PDS miles:	1121
Total PDS Economic Benefits:	\$12,040,000

### DRAINAGE MAP

### LAND CLASS MAP



## MINNESOTA COUNTY MAP



## RENVILLE COUNTY

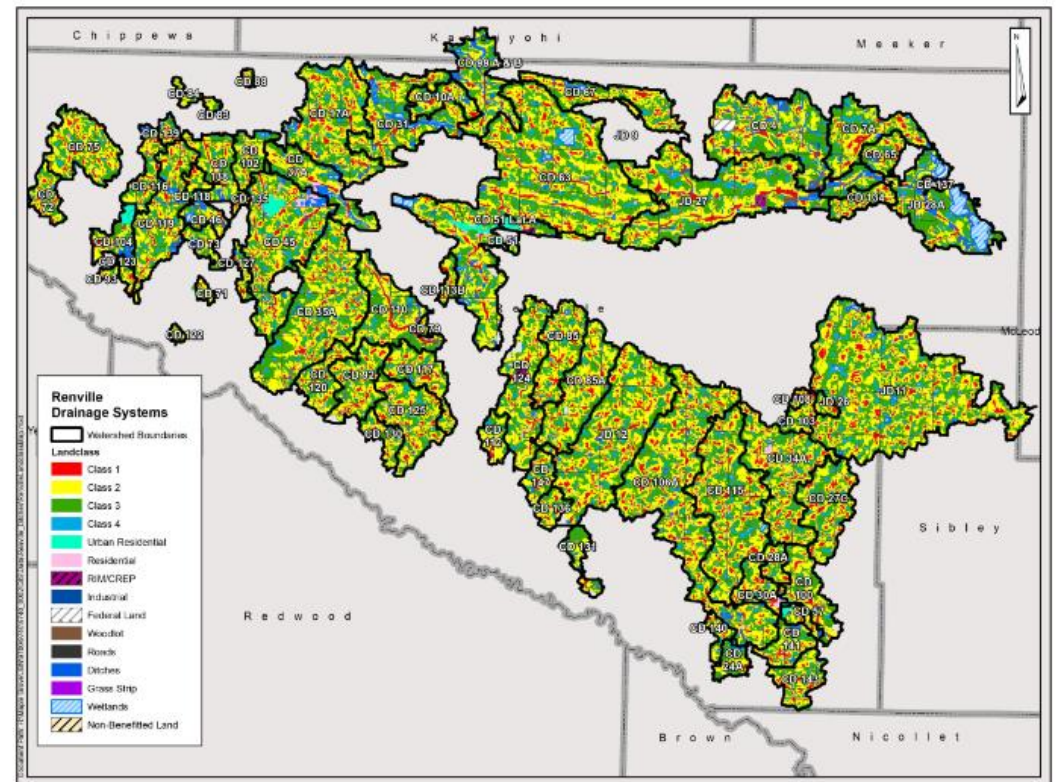
A brief description about the county.

### Renville County Statistics

Total Public Drainage Systems(PDS):	96
Total PDS miles:	1121
Total PDS Economic Benefits:	\$12,040,000

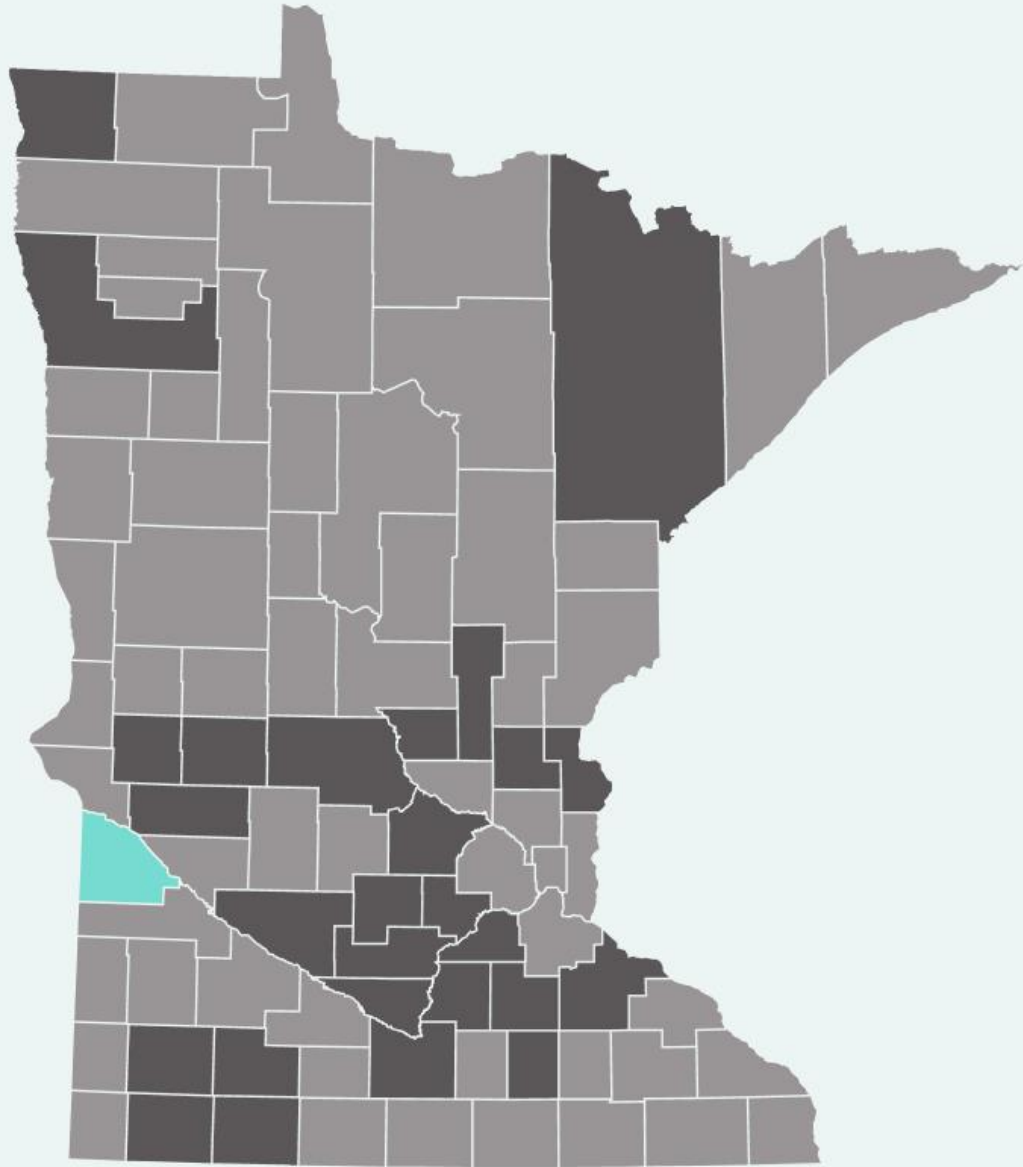
### DRAINAGE MAP

### LAND CLASS MAP





## MINNESOTA COUNTY MAP



## LAC QUI PARLE COUNTY

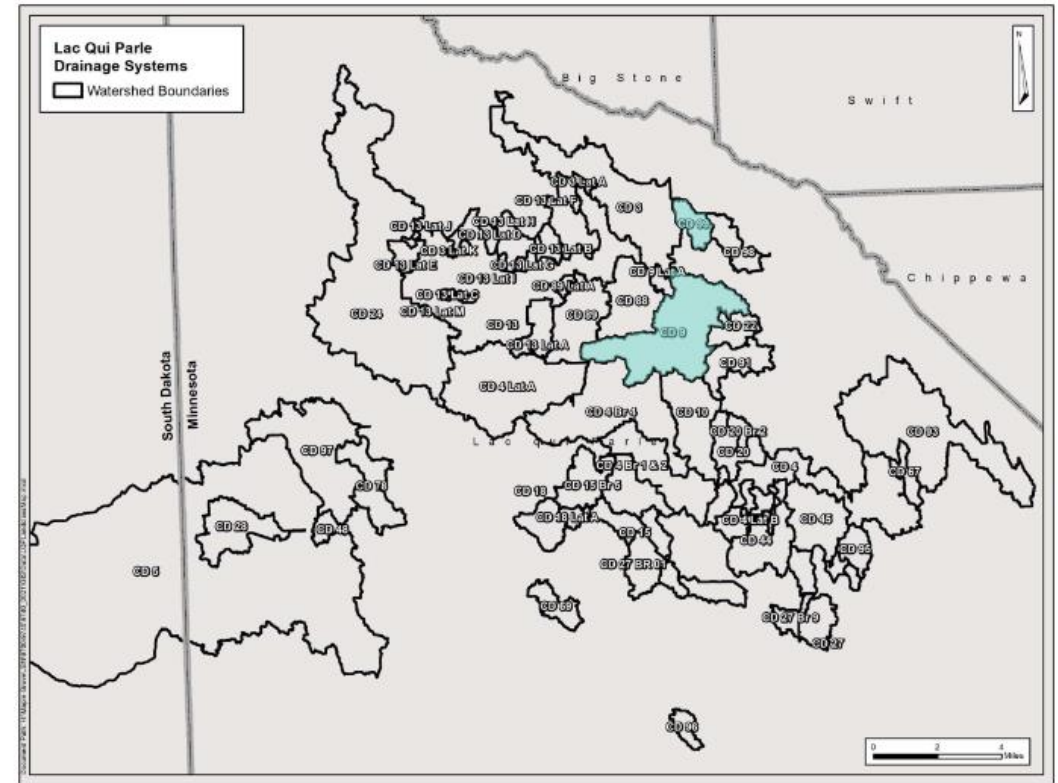
A brief description about the county.

### Lac Qui Parle County Statistics

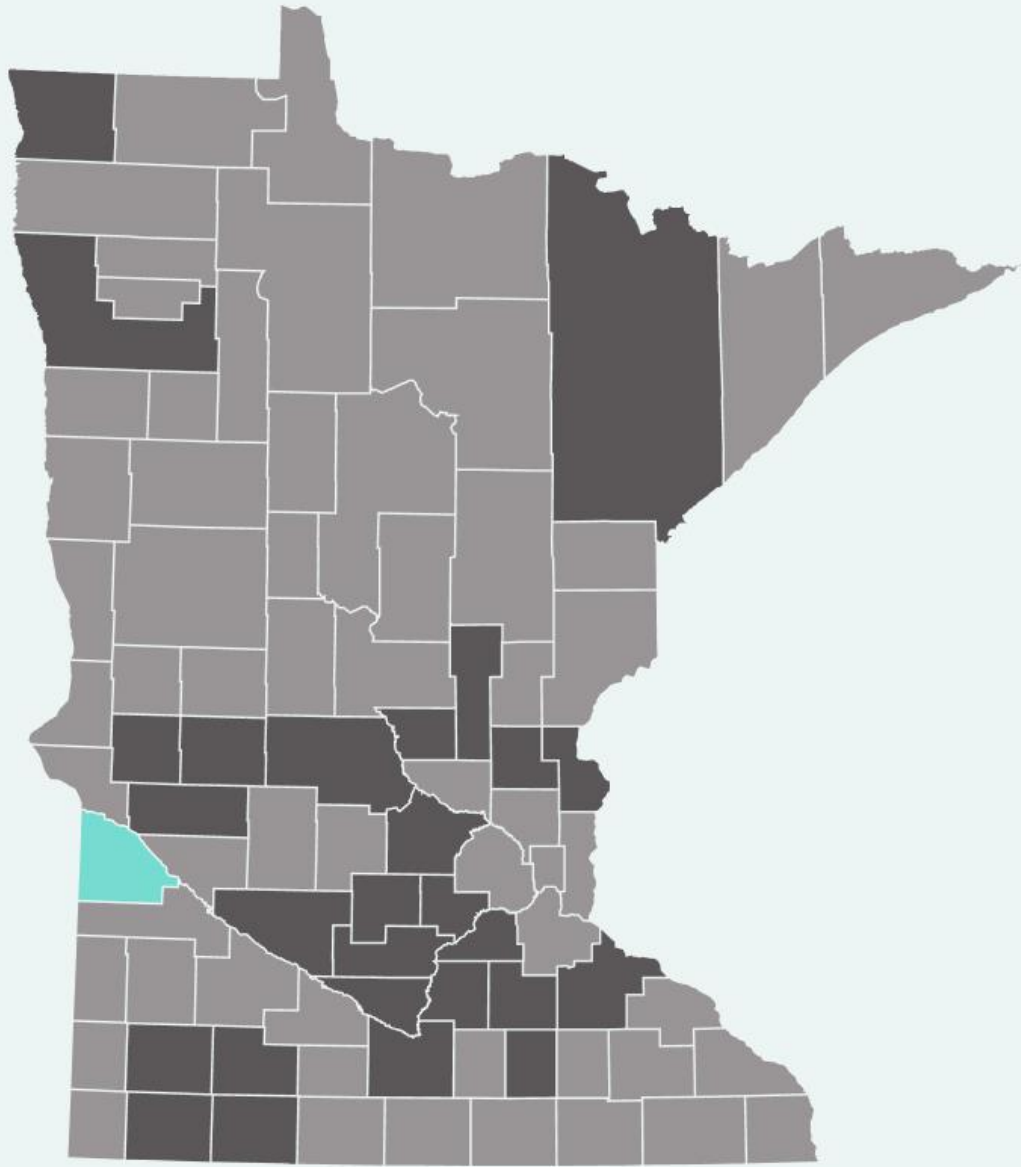
Total Public Drainage Systems(PDS):	96
Total PDS miles:	1121
Total PDS Economic Benefits:	\$12,040,000

### DRAINAGE MAP

### LAND CLASS MAP



## MINNESOTA COUNTY MAP



## LAC QUI PARLE COUNTY

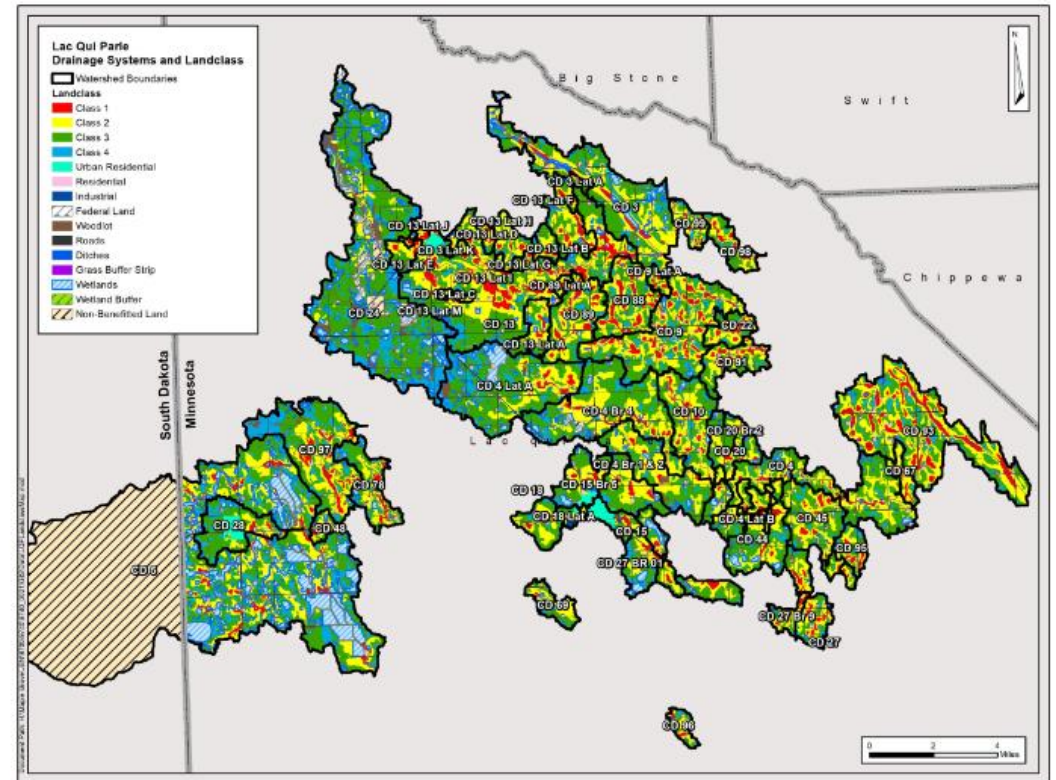
A brief description about the county.

### Lac Qui Parle County Statistics

Total Public Drainage Systems(PDS):	96
Total PDS miles:	1121
Total PDS Economic Benefits:	\$12,040,000

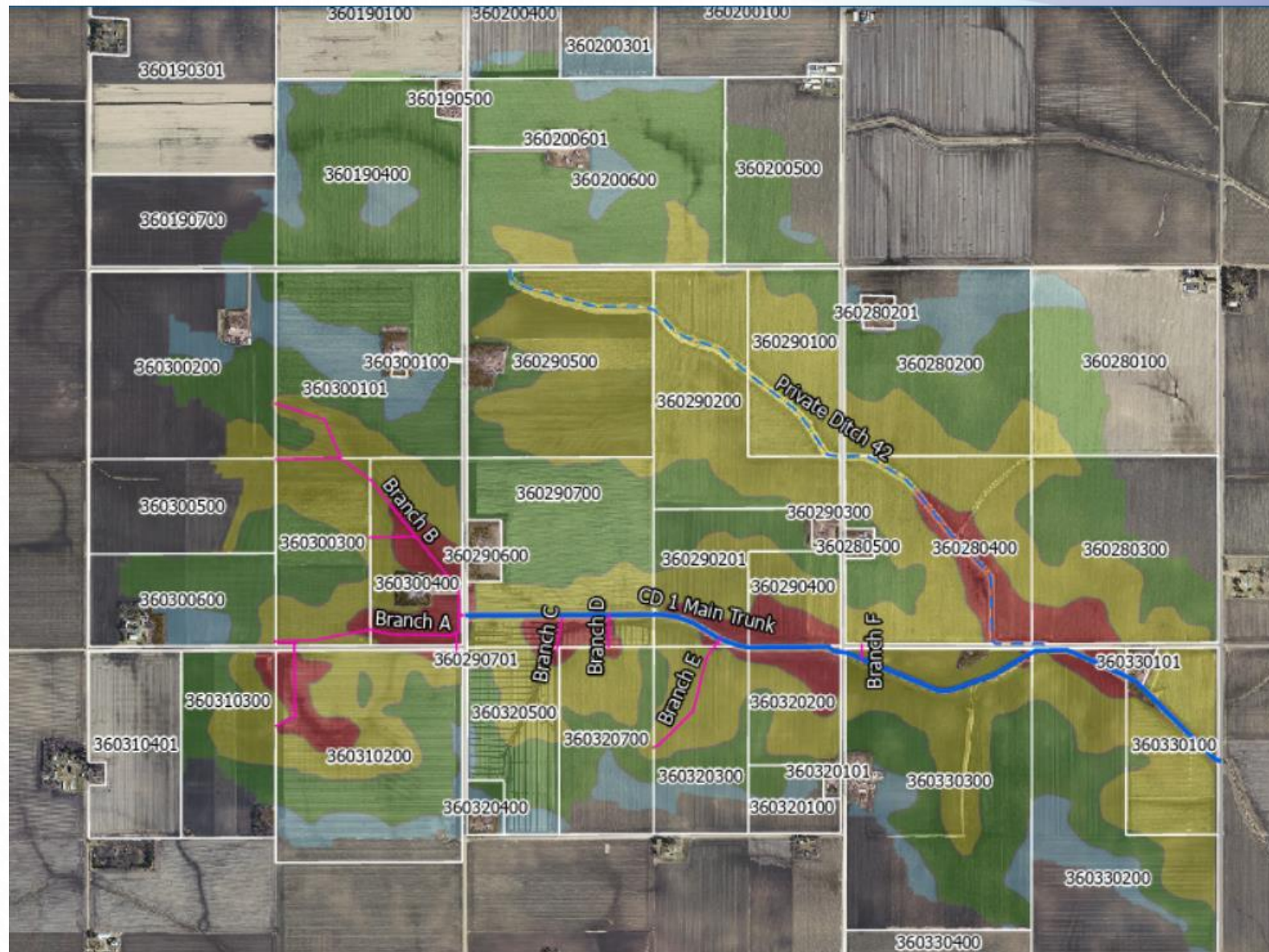
### DRAINAGE MAP

### LAND CLASS MAP



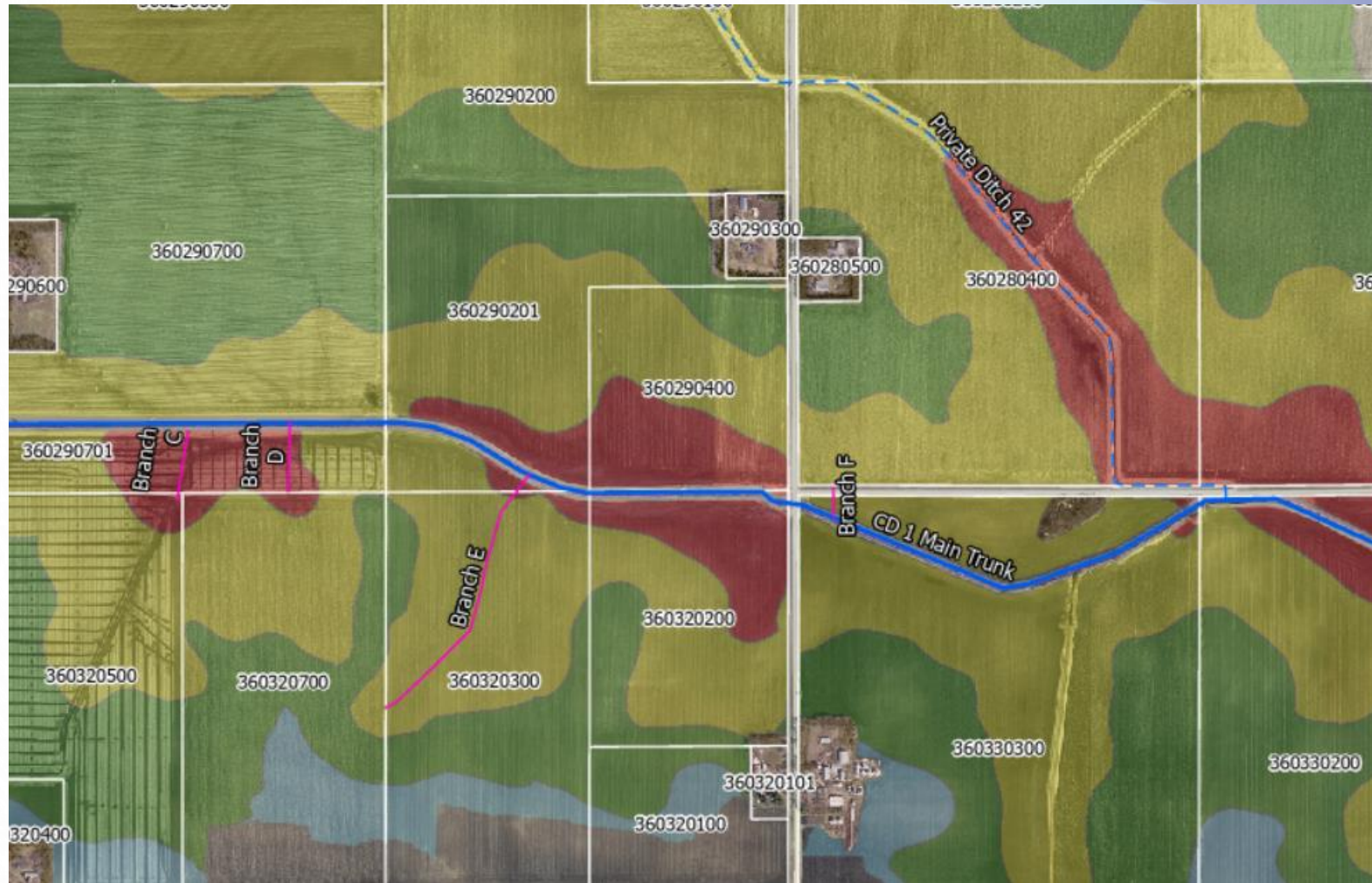


# INTERACTIVE MAPS



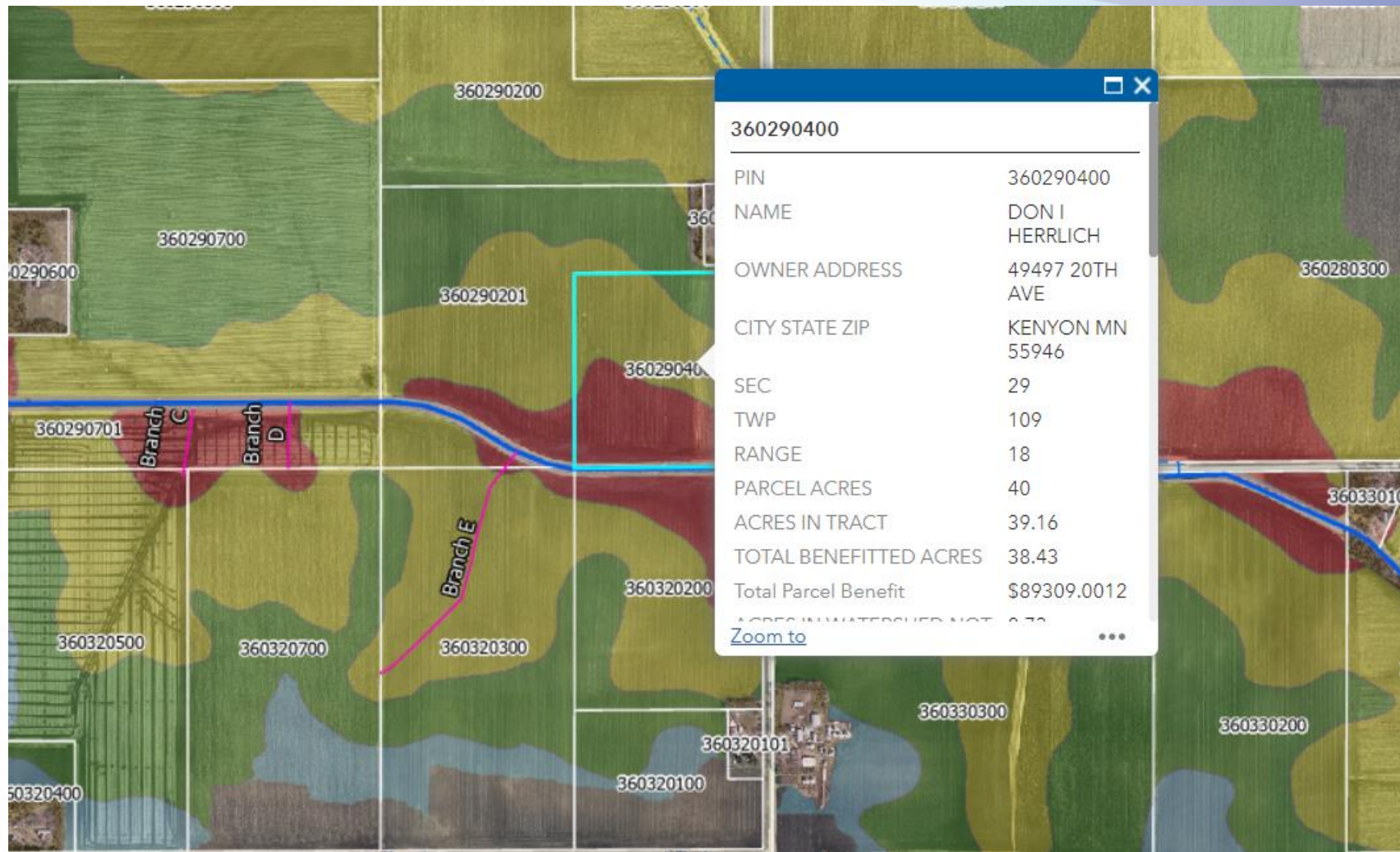


# INTERACTIVE MAPS



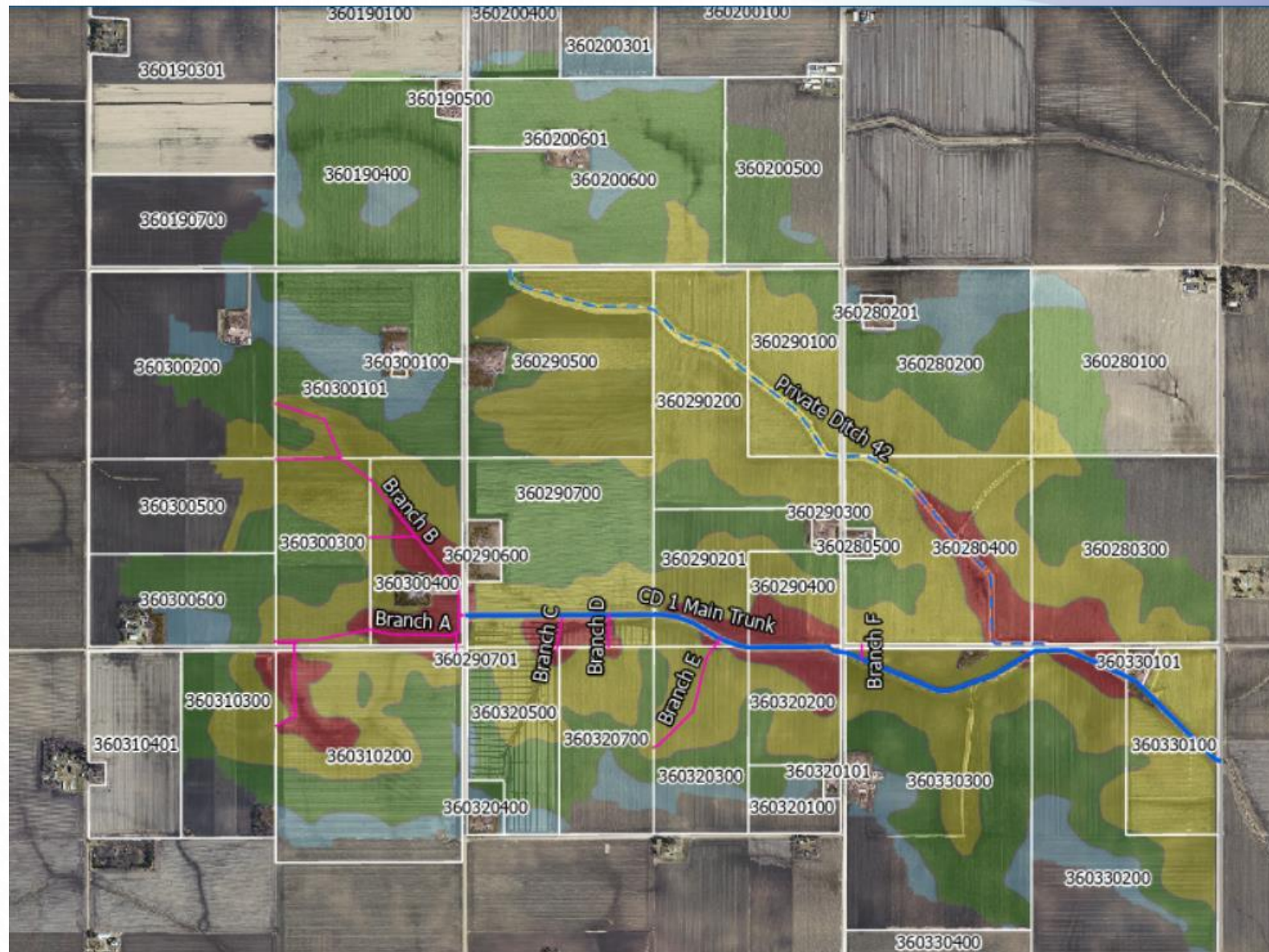


# INTERACTIVE MAPS





# INTERACTIVE MAPS



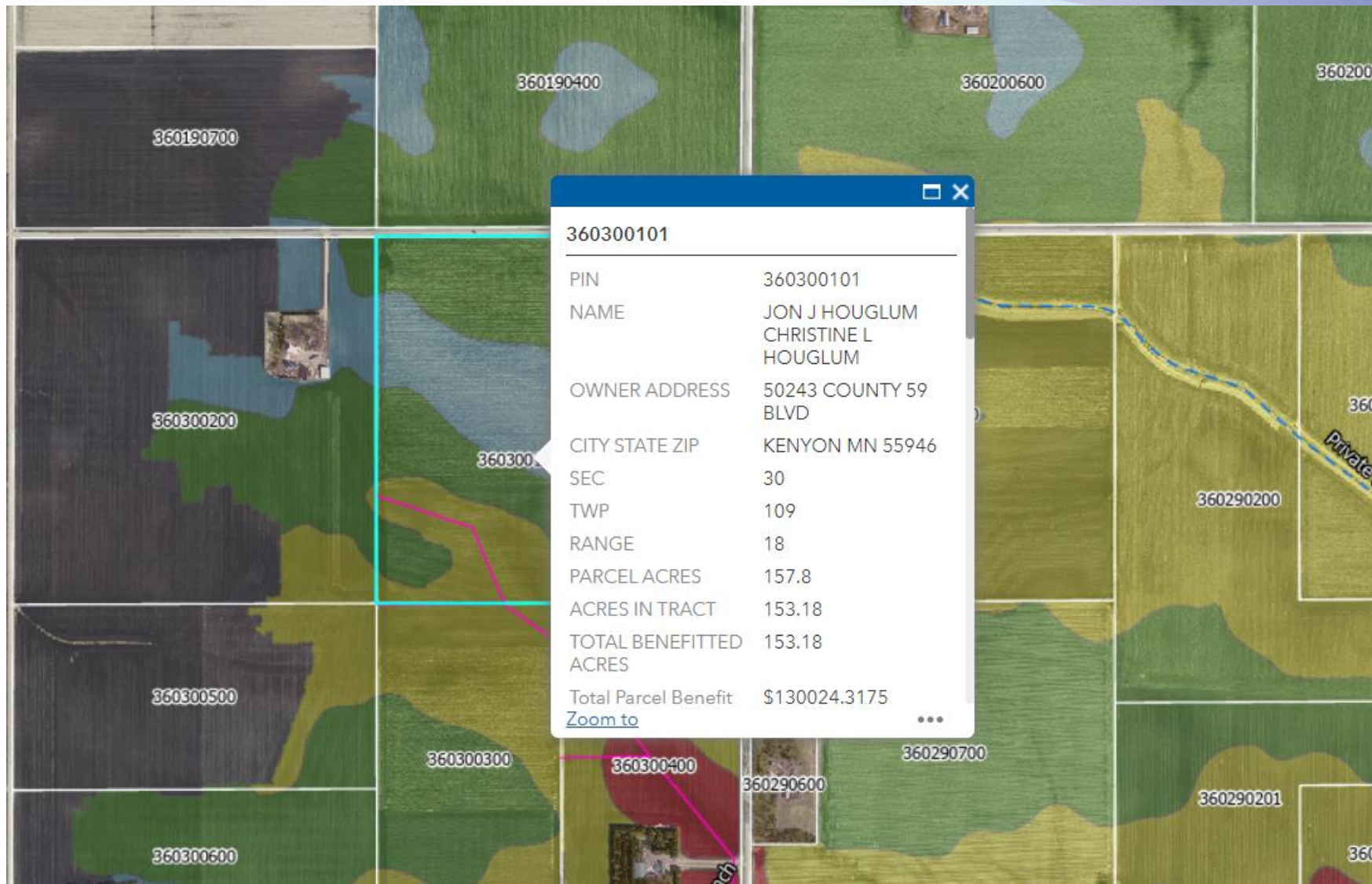


# INTERACTIVE MAPS

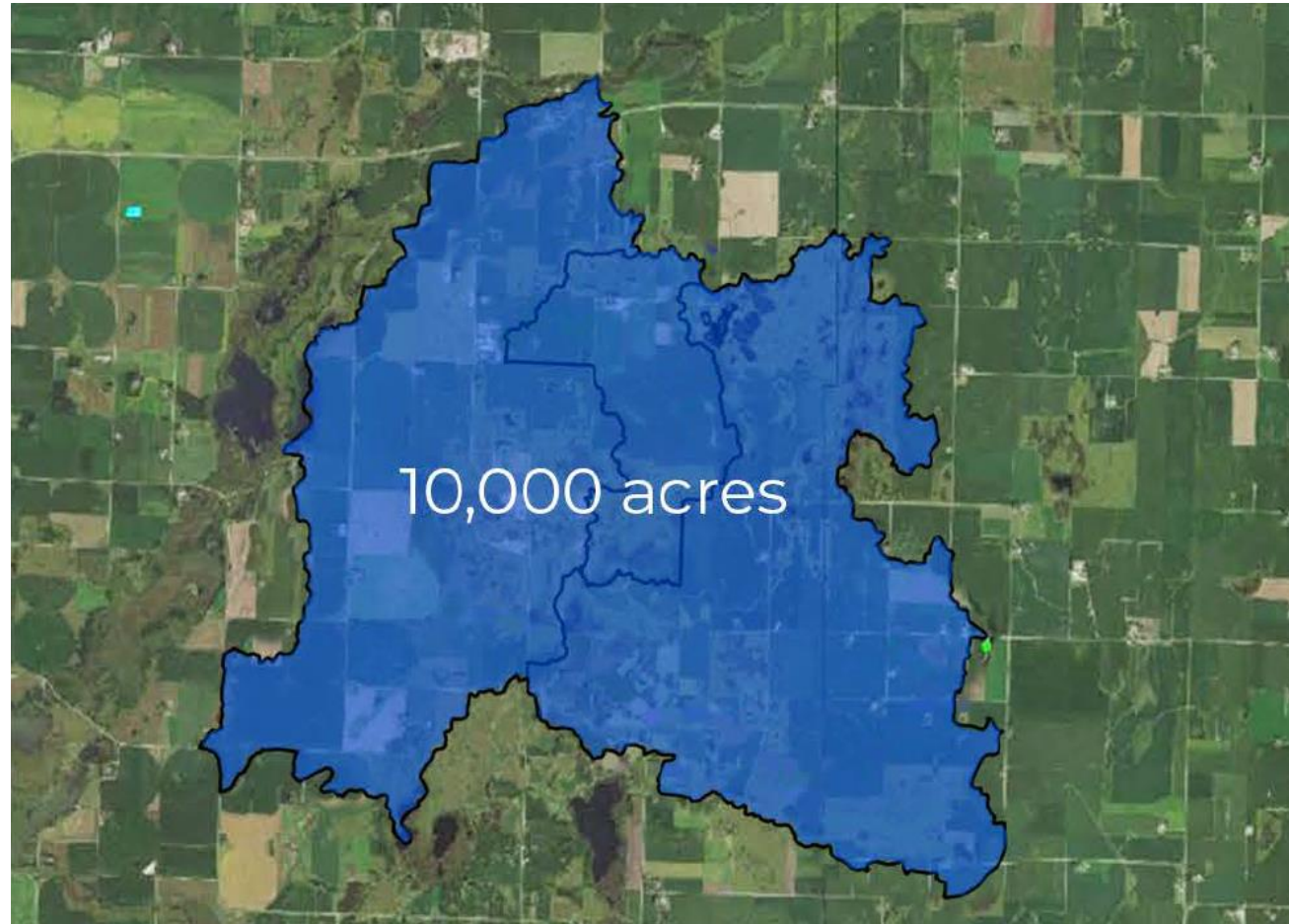


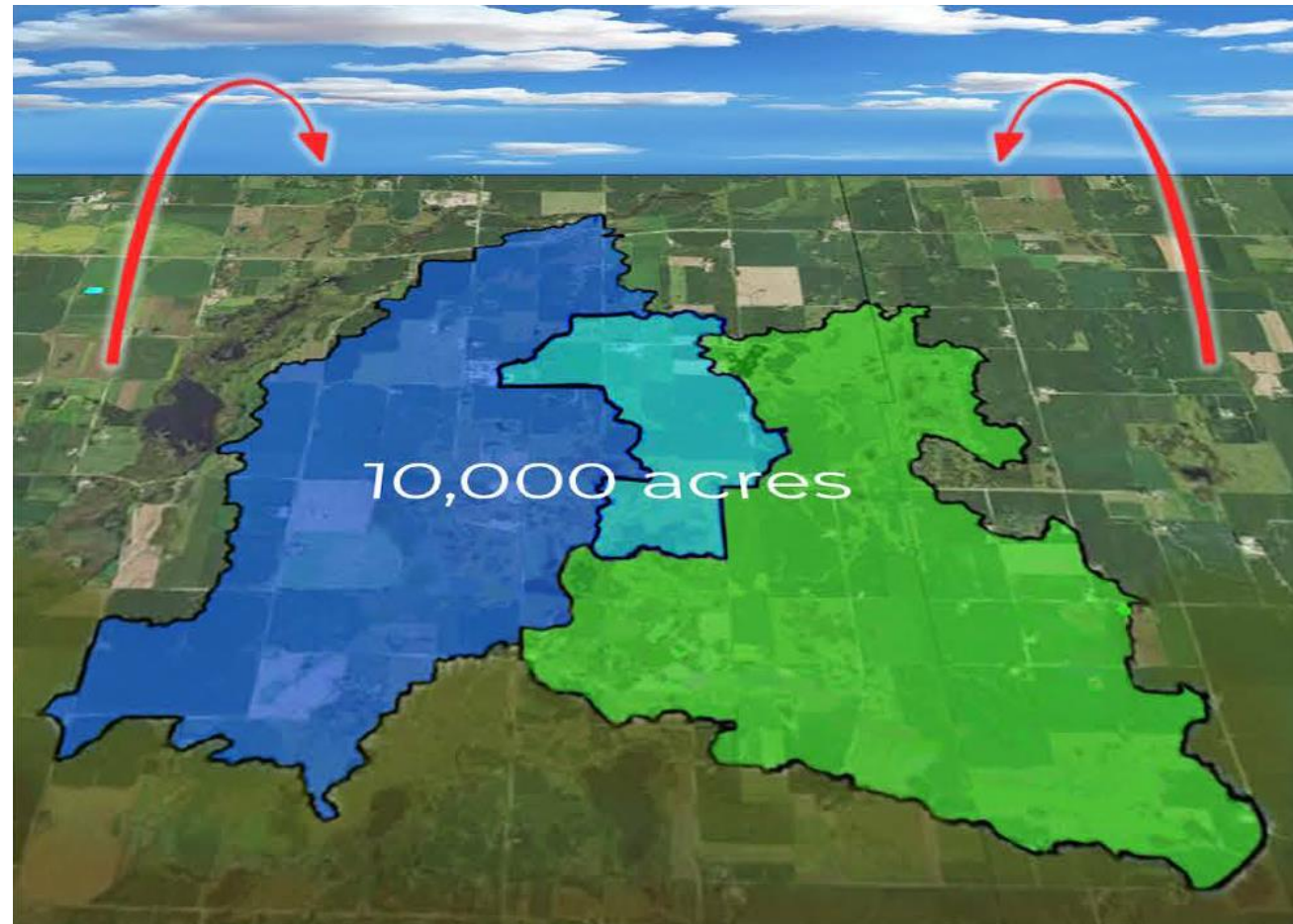


# INTERACTIVE MAPS

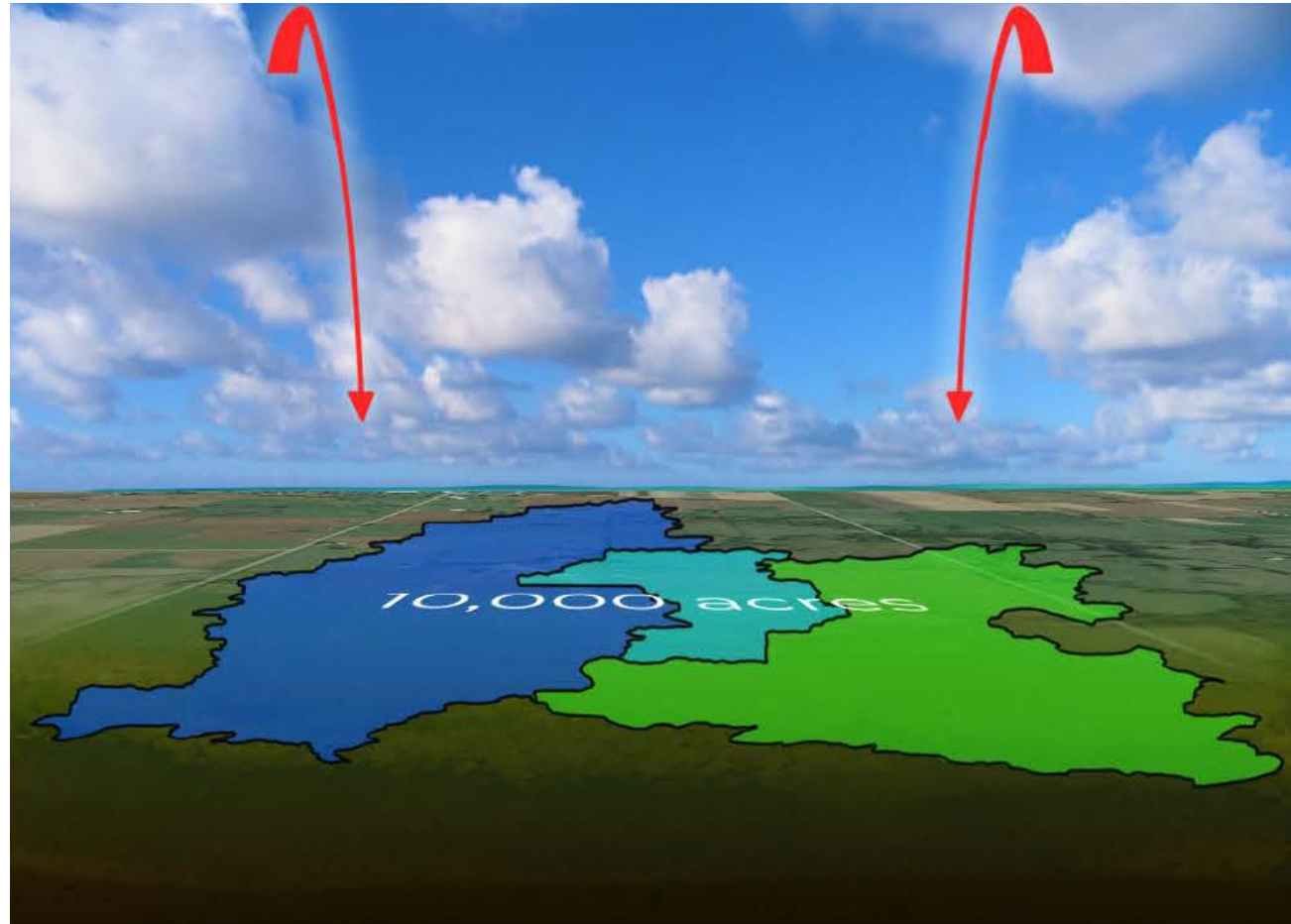






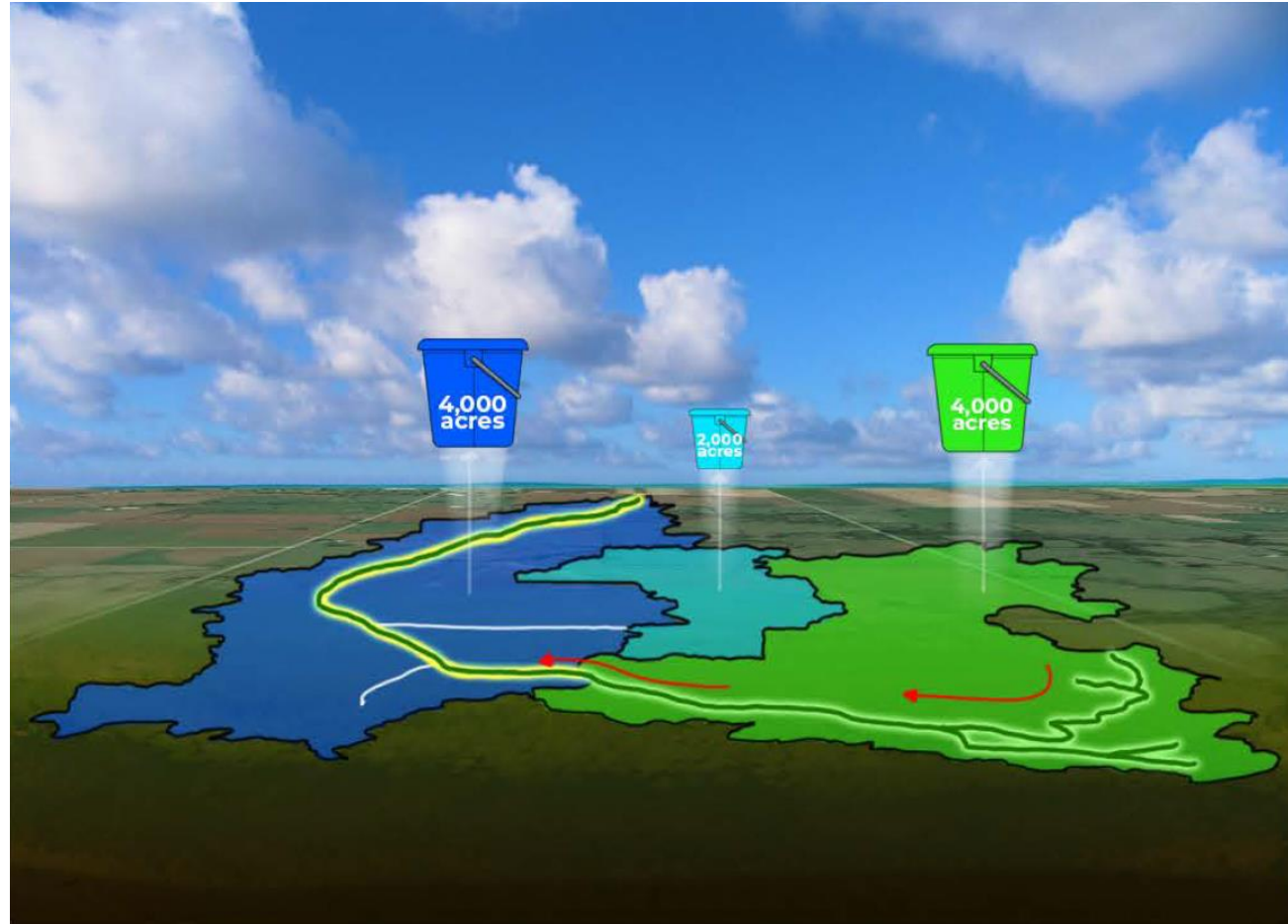


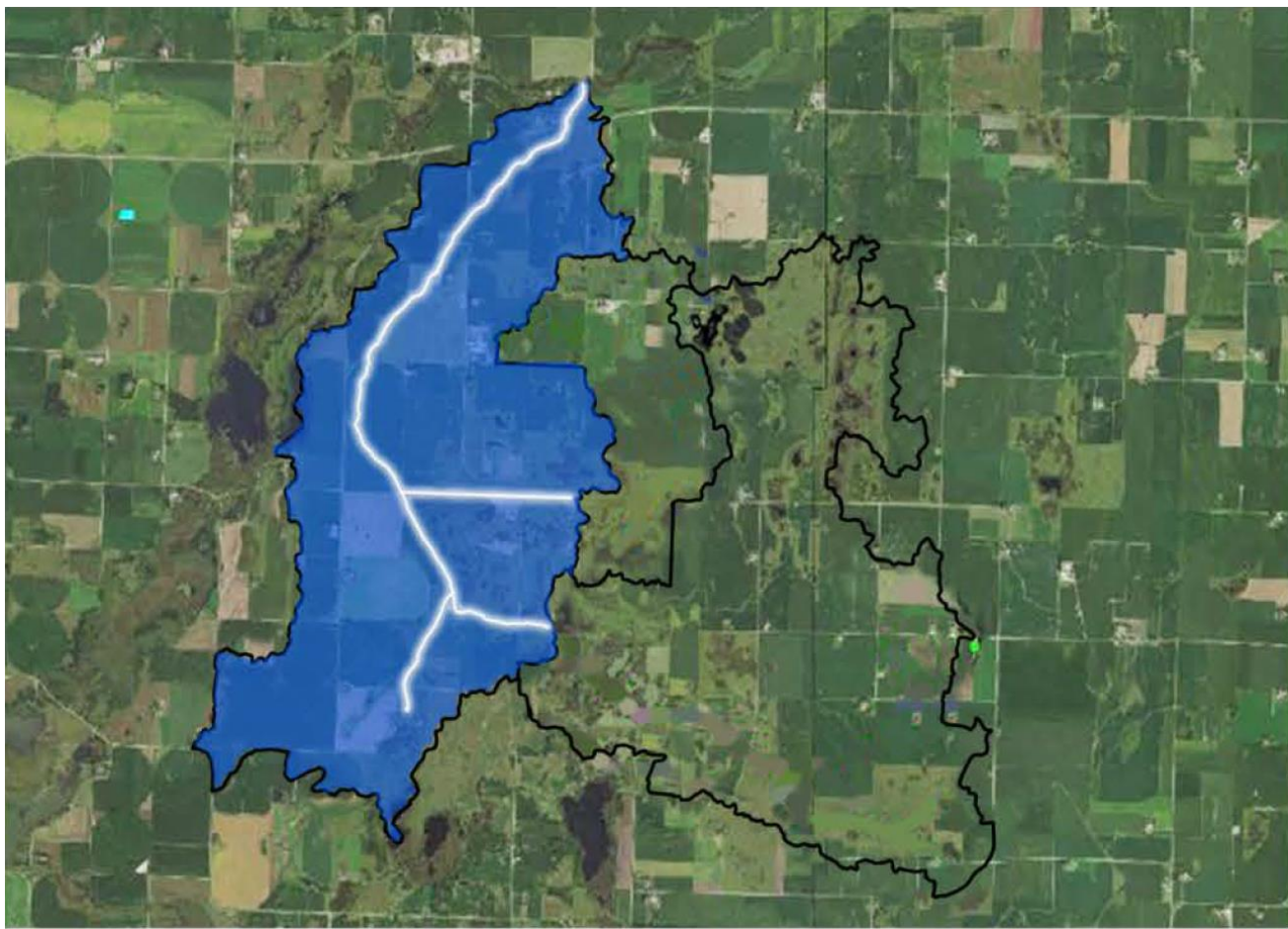




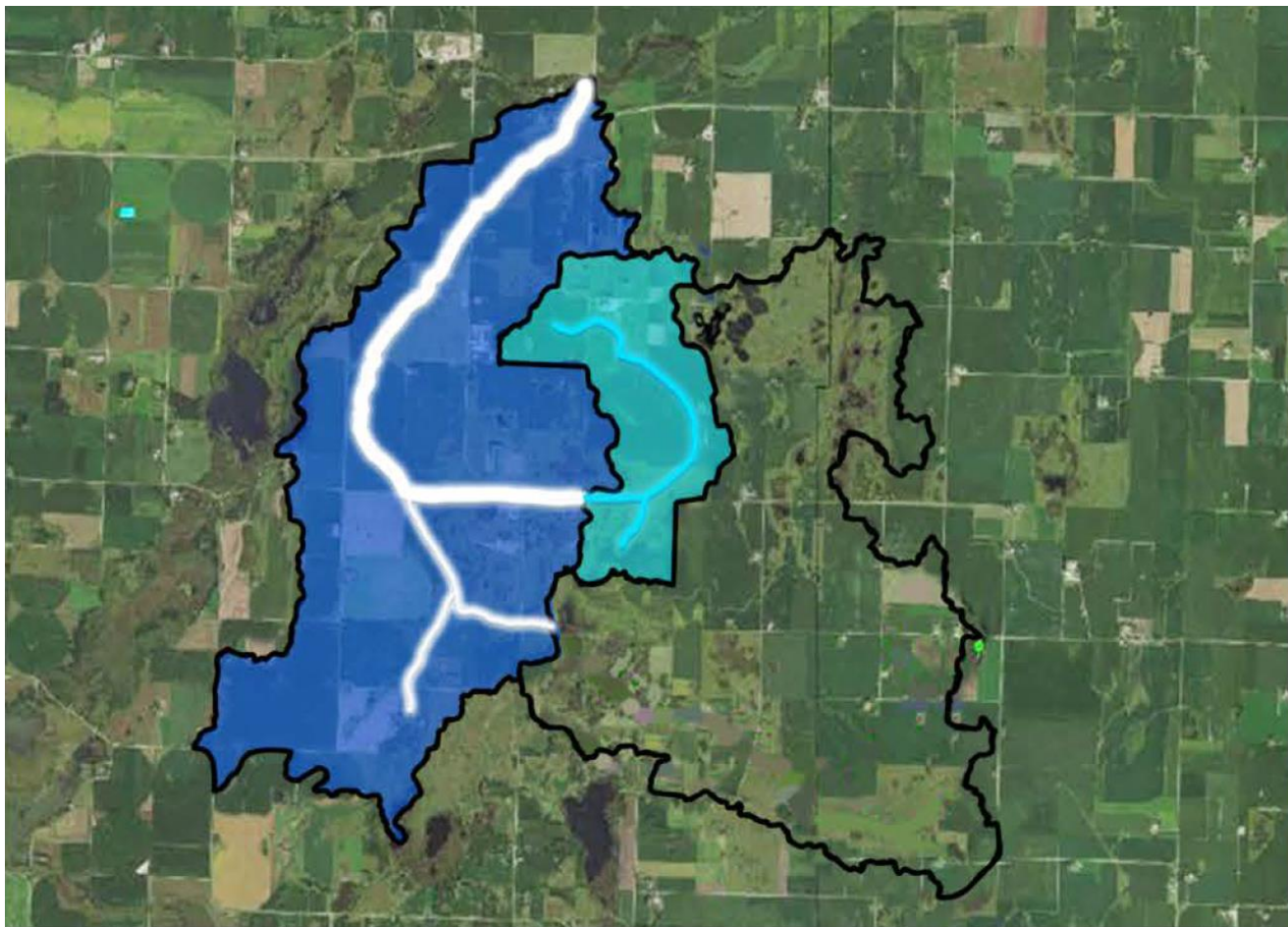


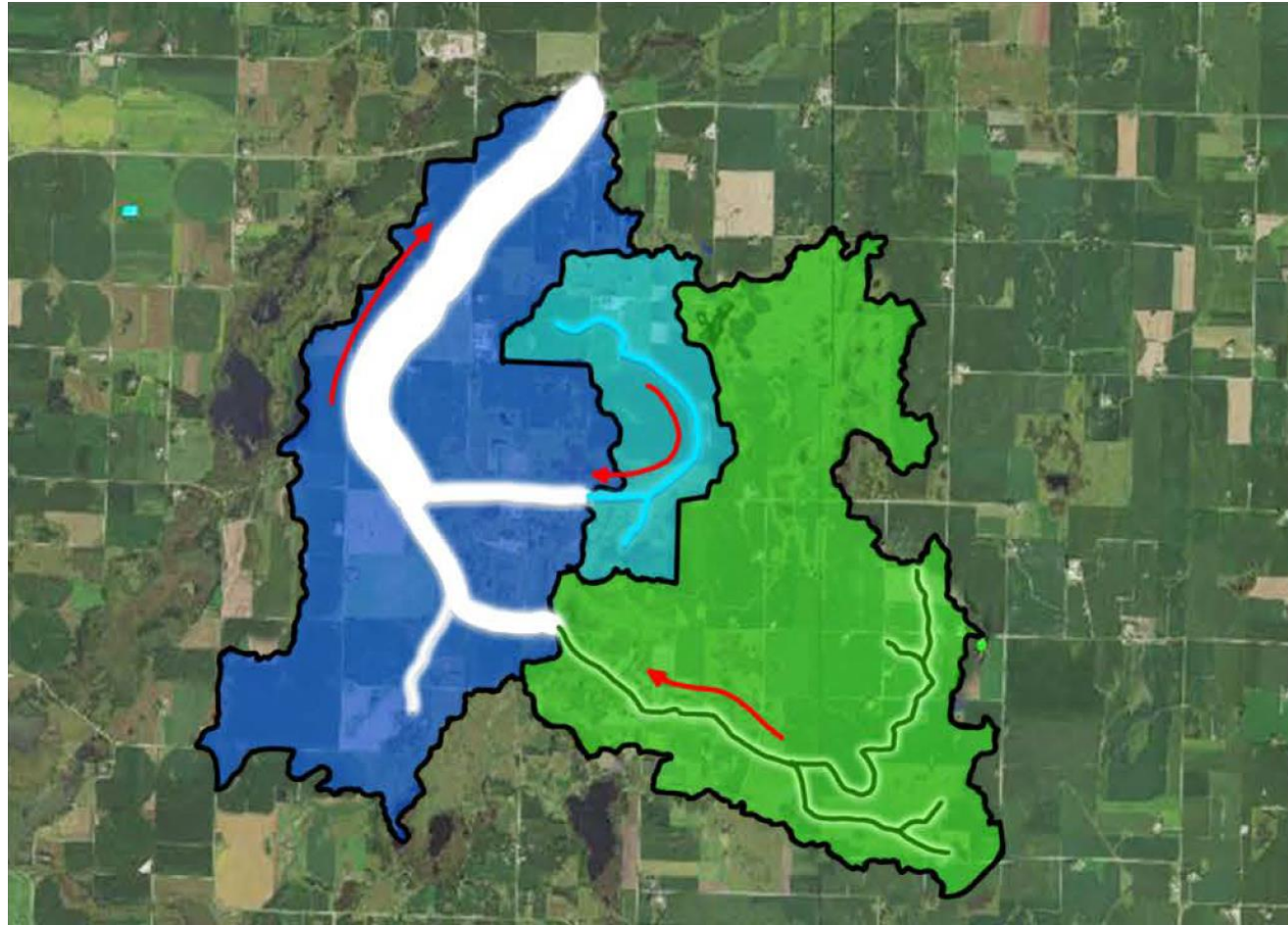






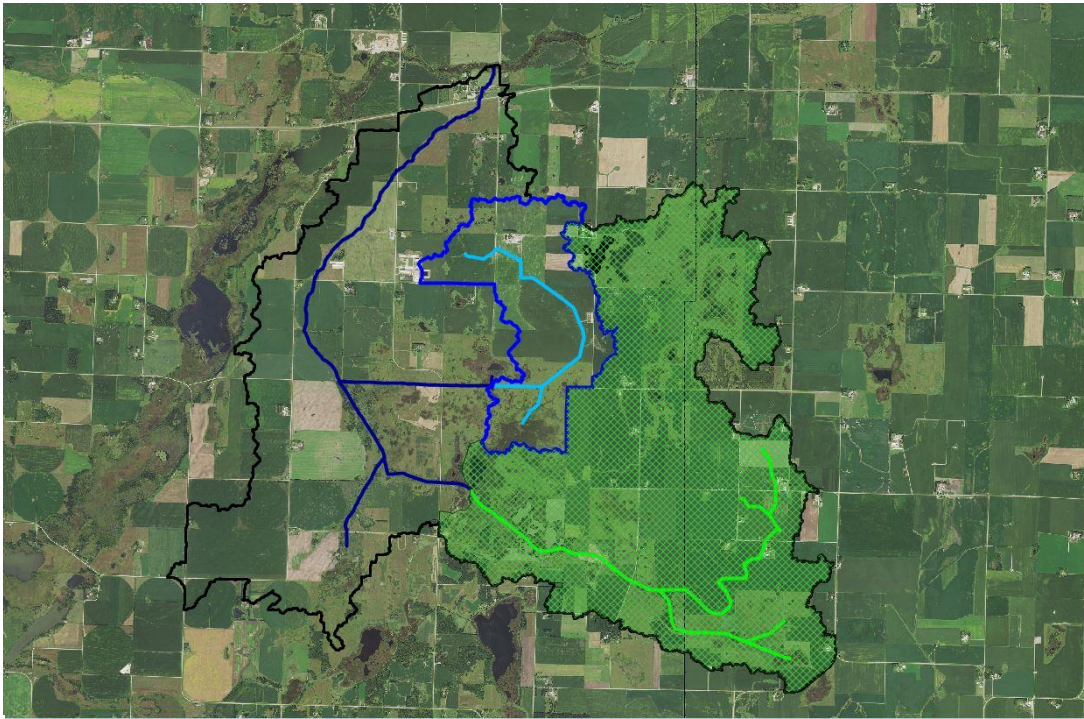








# CONTRIBUTING SYSTEM EQUATION



If it is \$1 in this system... It will be \$0.14 in this system

And \$0.32 in this system

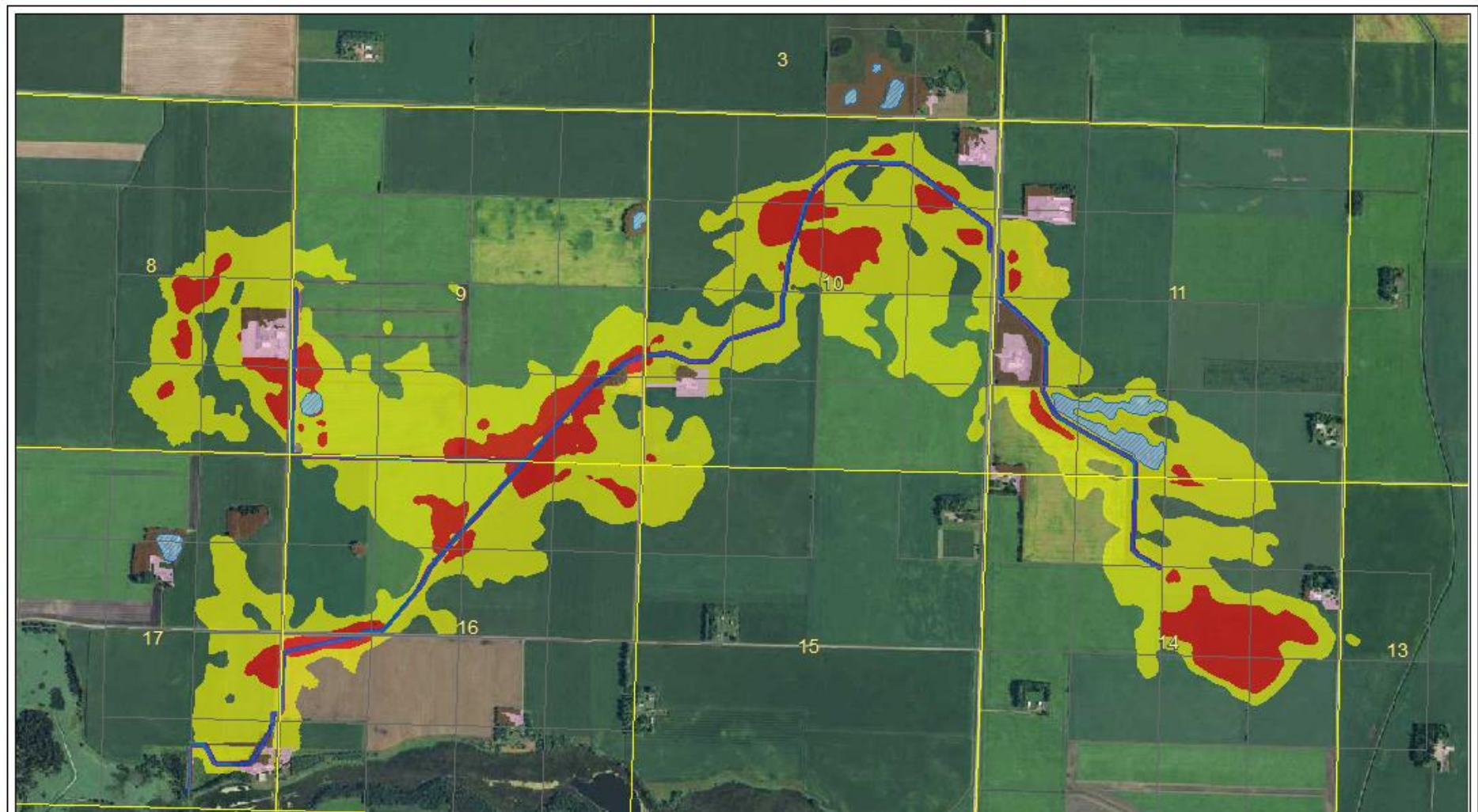
- CALCULATED BY MULTIPLYING 2 NUMBERS
  - FIRST NUMBER: WATERSHED SIZE
    - TOTAL OF ALL 3 SYSTEMS IS 10,000 ACRES
      - LIGHT BLUE SYSTEM IS 2,000 ACRES = 20% OF THE TOTAL
      - GREEN SYSTEM 4,000 ACRES = 40% OF THE TOTAL
  - SECOND NUMBER: % OF TOTAL CHANNEL USED
    - TOTAL MILES OF PRIMARY SYSTEM = 10 MILES
    - LIGHT BLUE SYSTEM UTILIZES 7 MILES OR 70%
      - LIGHT BLUE IS 20% X 70% = 14%
    - GREEN SYSTEM UTILIZES 8 MILES OR 80%
      - GREEN SYSTEM IS 40% X 80% = 32%

# TAKE AWAYS

- ABOUT HALF OF THE PEOPLE WHO SHOULD BE PAYING FOR DITCH BENEFITS ARE.

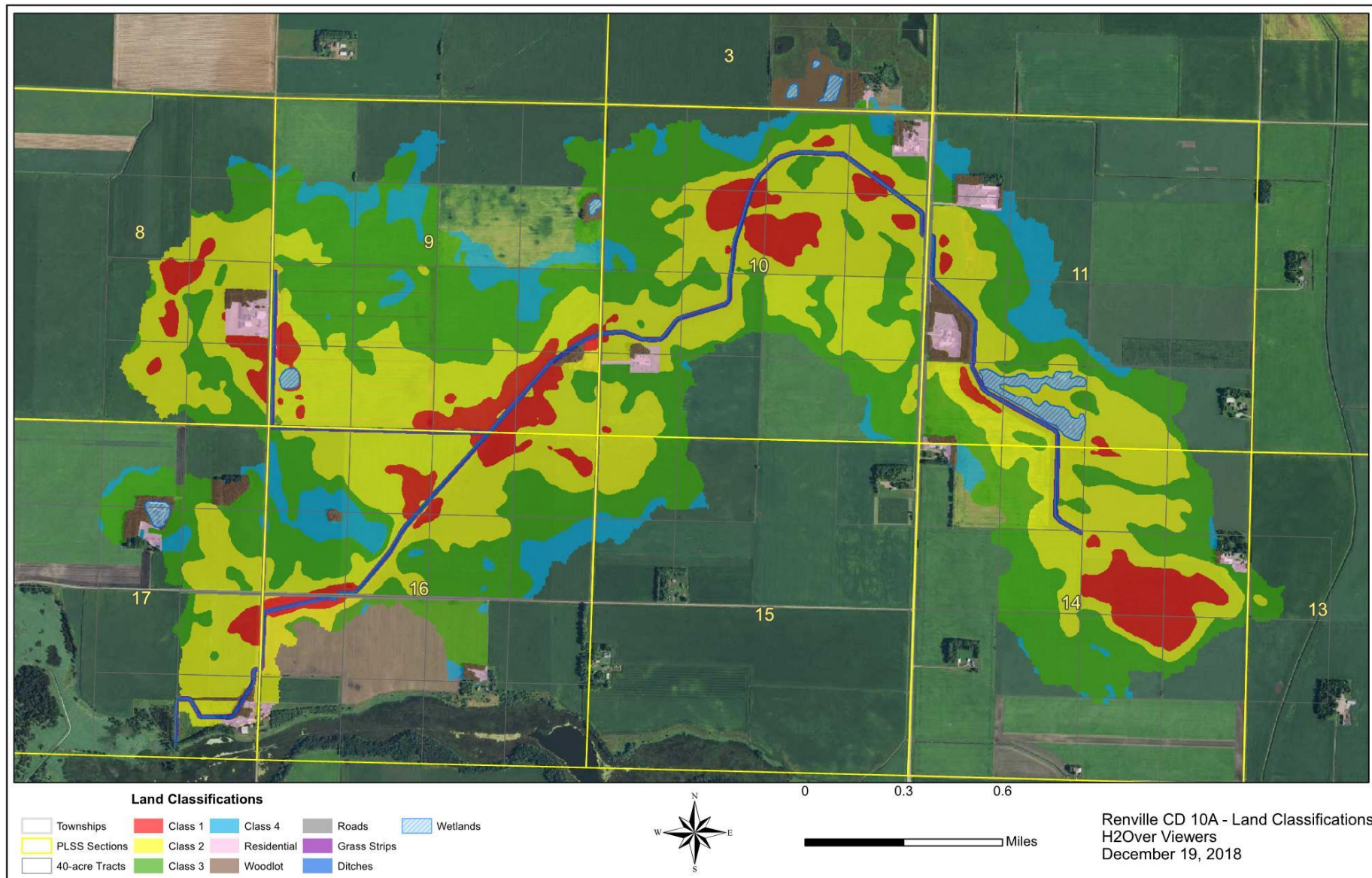


# CLASSIFICATION MAP

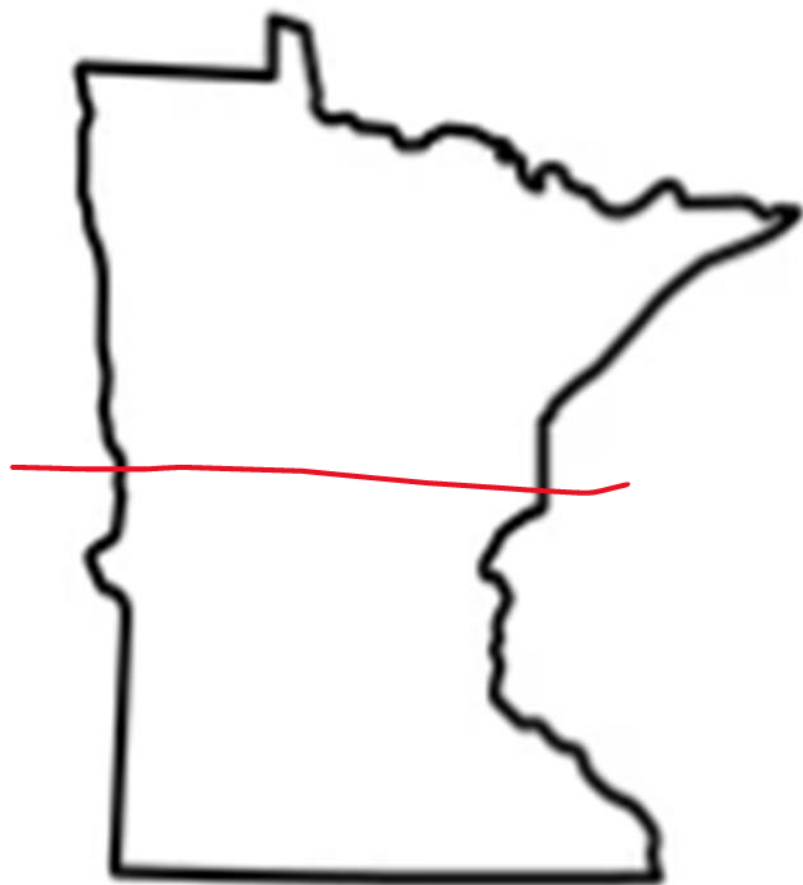
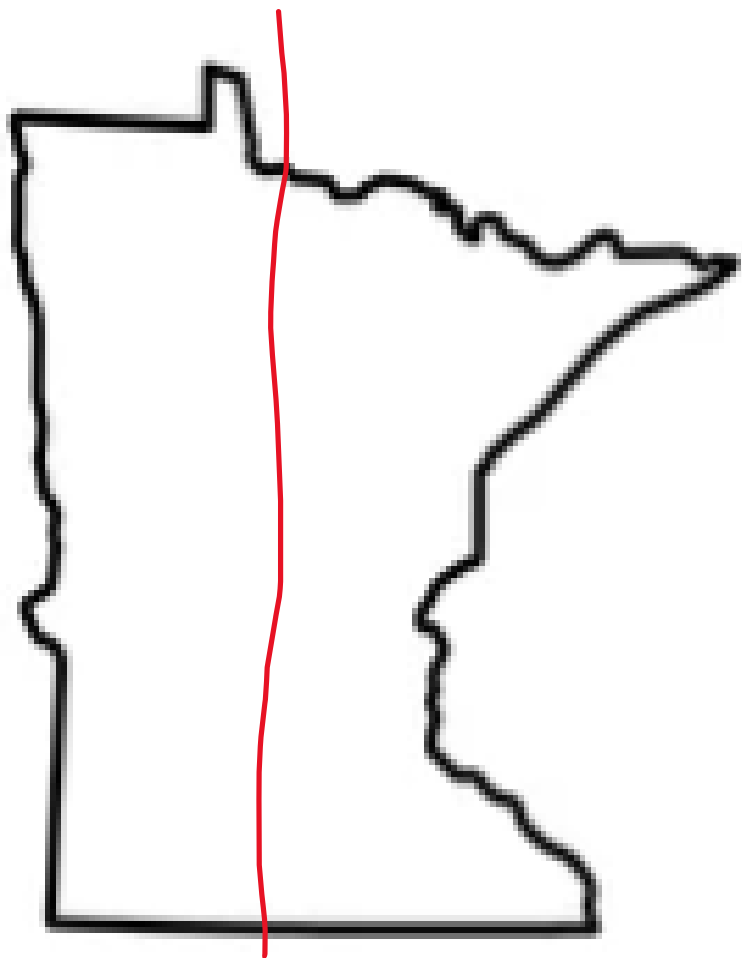




# CLASSIFICATION MAP







# TAKE AWAYS

- ABOUT HALF OF THE PEOPLE WHO SHOULD BE PAYING FOR DITCH BENEFITS ARE
- THE BUFFERS HAVE NOT BEEN PAID FOR AND THEY ARE NOT GETTING CHEAPER THAN THEY ARE TODAY
- IF YOU WANT UNIFORM BENEFITS AND UNIFORM BUFFER PAYMENTS, USE A UNIFORM PROCESS, DO IT IN A UNIFORM WAY.





**H<sub>2</sub>Over**  
viewers llc



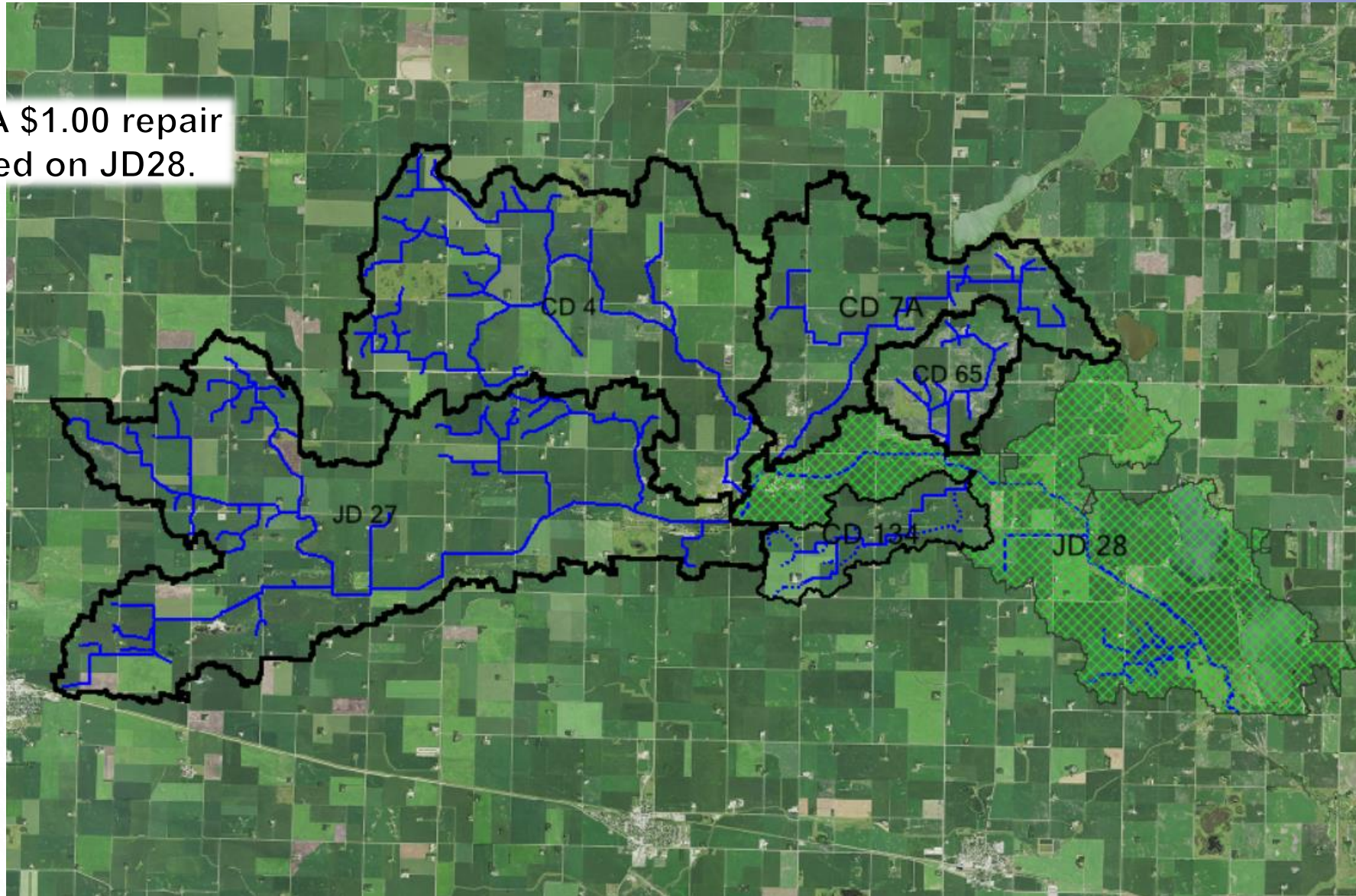
The background is a light gray map of Colorado, showing its state boundaries and internal district lines. Several districts are labeled in a light gray font: JD 9 in the northwest, CD 4 in the north-central area, JD 27 in the south-central area, CD 134 in the southeast, and JD 28 in the far east. The map is overlaid with a decorative design featuring a blue and white wavy pattern at the top and several translucent, bubble-like shapes of various sizes scattered across the bottom and sides.

# JD 28A – APPLICATION OF OUTLET BENEFITS



# JD 28

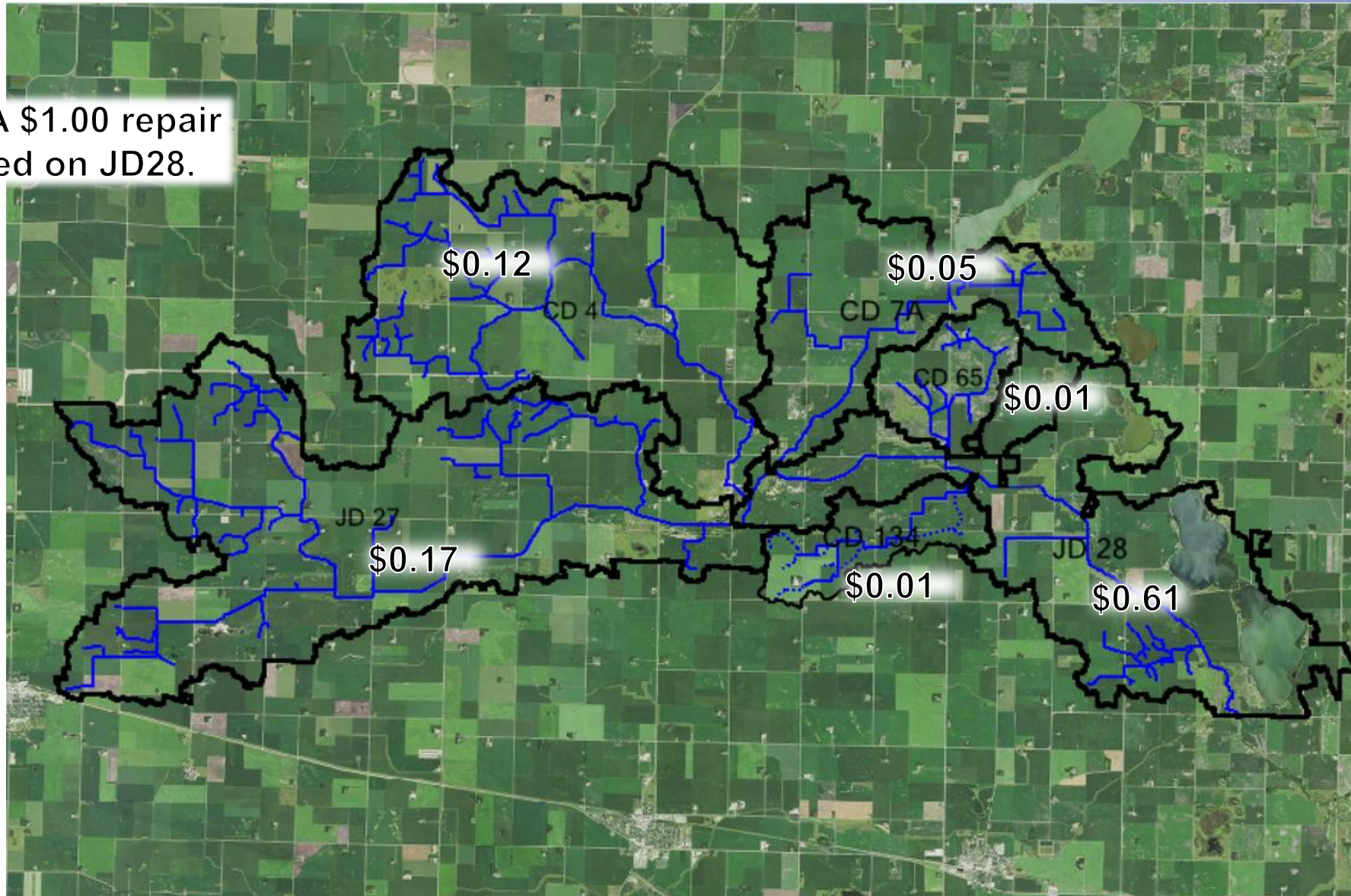
Scenario: A \$1.00 repair  
is conducted on JD28.





# JD 28

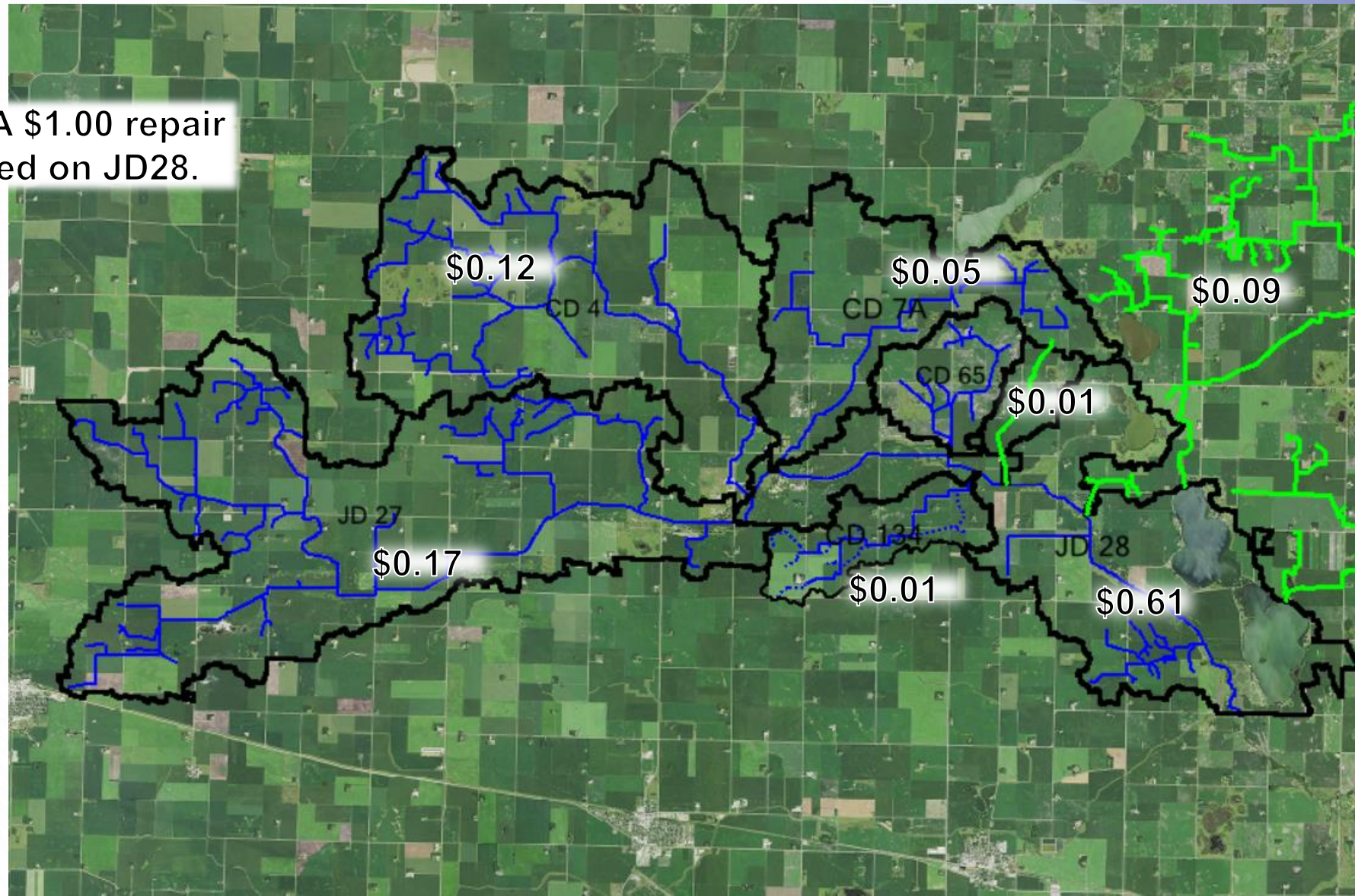
Scenario: A \$1.00 repair is conducted on JD28.





# JD 28

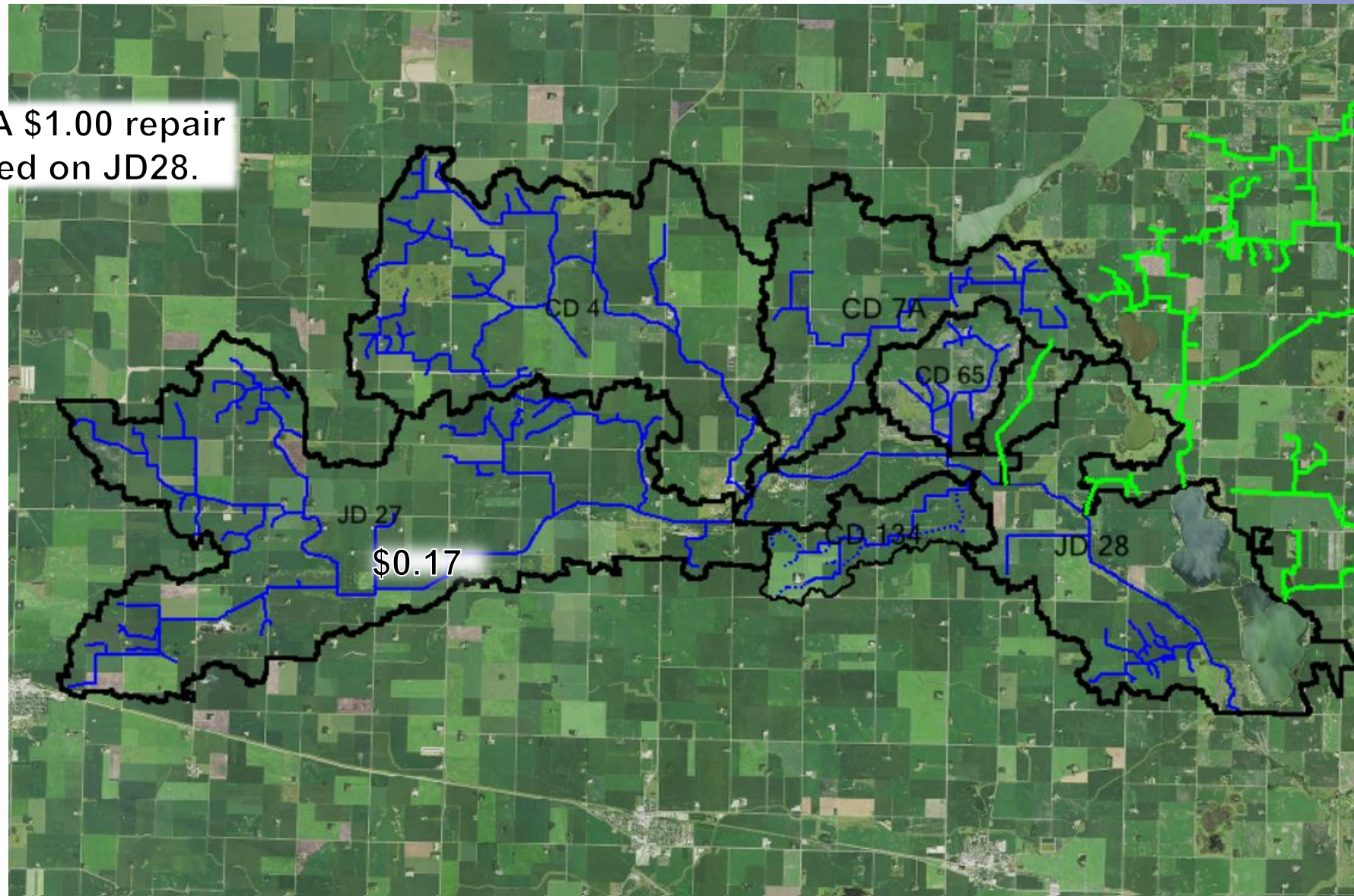
Scenario: A \$1.00 repair is conducted on JD28.





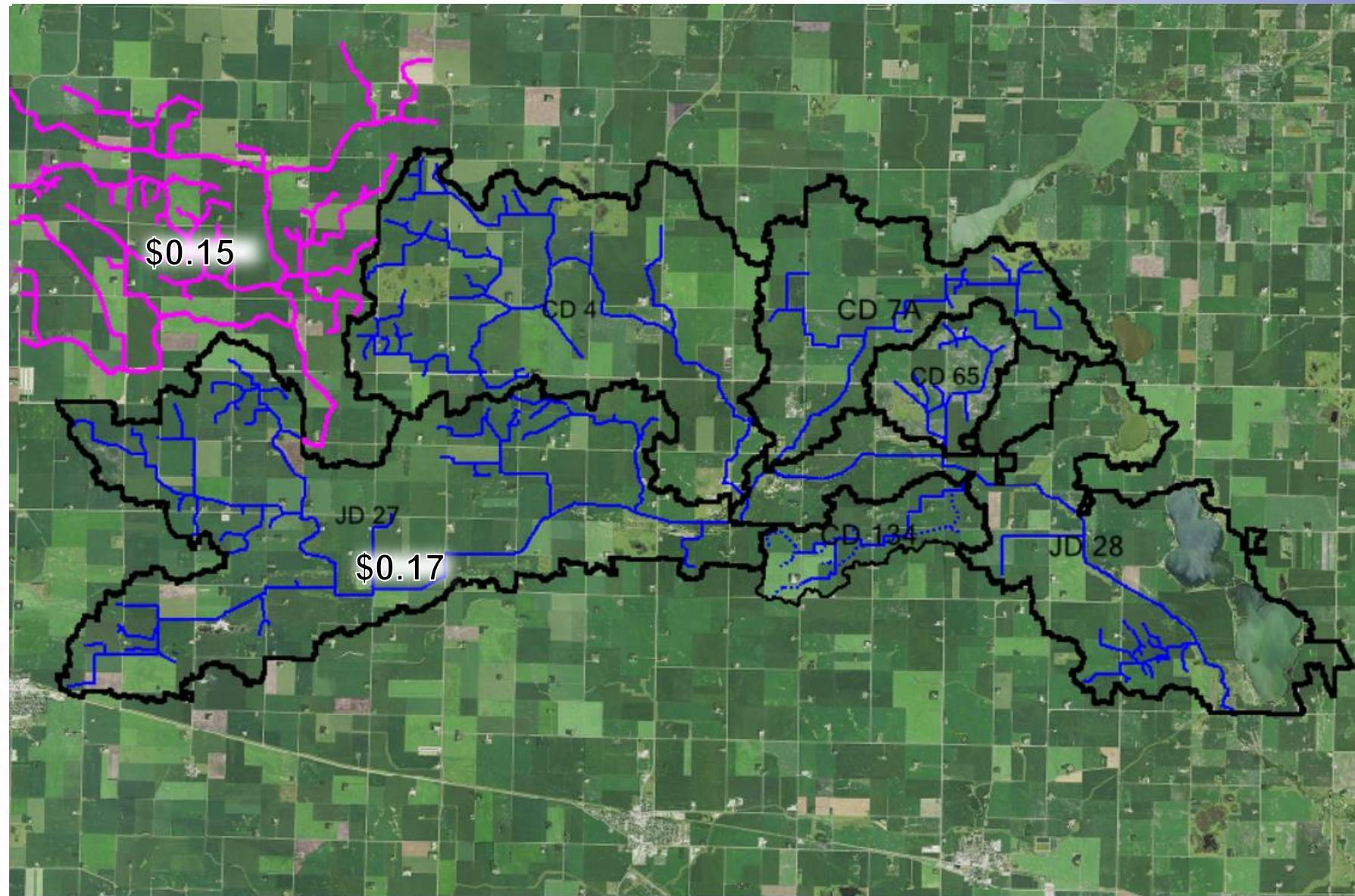
# JD 28

Scenario: A \$1.00 repair is conducted on JD28.





# JD 28





# JD 28

