

# Lake Shamineau Lake Improvement District Public Hearing – October 17, 2019



# Lake Shamaineau LID Annual Meeting

## Welcome and Introductions

**Cindy Kevern, Chair LSLID Board**

# Lake Shamineau LID Public Hearing

## ***Meeting Agenda***

- 1. Welcome and Review of Agenda**
- 2. Review of Engineer's Report and High-Water Improvements (Brian Ross, WSN)**
- 3. Review of Statutory 429 Process (Breen and Person)**
- 4. Estimated Timeline and Proposed Costs (WSN and LSLID Board)**
- 5. Comments- *Please be concise and respectful. Limit your comments to the topic and to a duration of 2 minutes.***
- 6. Adjourn**

***Note – Following the public hearing the LSLID Board of Directors will hold a brief Board meeting and the agenda will include a vote on whether to proceed with the improvements.***

# Lake Shamineau LID Public Hearing

- ***Meeting Code of Conduct –***
  - Participants should wait to be recognized and speak one at a time.
  - Mute all cell phones and please be quiet so the audience can hear the speakers.
  - Be respectful and wait your turn to speak. Be brief and please keep your questions to the topic under discussion.
  - When asking questions, participants should state their name and their property address on Lake Shamineau.
  - Should any participant become disrespectful or distracting, they will be asked to leave the meeting.

# Lake Shamaineau LID Public Hearing

Brian Ross, Project Manager

Widseth, Smith, Nolting

Review of Engineer's Report and High-Water  
Outlet Improvements

# Lake Shamineau LID Public Hearing

## *High Water Project Timeline and Costs*

Note: this chart is included as a handout

Task	Description	Timeline (Estimated)	Cost (Estimated)
Step 1 - Route Alternative Analysis (amended feasibility report)	<ul style="list-style-type: none"> <li>Determine most feasible, cost-effective and timely alternative</li> <li>Data review and hydrogeology analysis</li> </ul>	Completed June 3, 2019	\$35,000 (per Agreement with WSN and included in 2019 Budget)
Step 2 - Surveying and Preliminary Design Tasks (For Infiltration to Gravel Pit to the NE of the Lake)	<ul style="list-style-type: none"> <li>Hydrogeological Modeling</li> <li>Draft of Long-term plans and Operation Plan, including cost estimate for long term solution</li> <li>Wetland delineation and engineering design</li> </ul>	<i>In-process</i>	\$103,714 (per Agreement with WSN and included in 2019 Budget)
Approvals and Public Hearing	<ul style="list-style-type: none"> <li>Seek approval from Morrison County on 2020 budget and to enter the 429 Finance Process</li> <li>Hold 429 Public Hearing</li> </ul>	County Board 9.24.19;  Oct 17, 2019	
Step 3 - Plans and Permitting (For Infiltration to the NE of the Lake)	<ul style="list-style-type: none"> <li>Environmental Assessment Worksheet (EAW), Permitting, Utilities Agreement</li> <li>Right of Way and Easements</li> </ul>	December 31, 2019	\$26,286 (per Agreement with WSN and included in 2019 Budget)

## Lake Shamineau LID Annual Meeting

### *High Water Project Timeline and Costs cont.*

Task	Description	Timeline (Estimated)	Cost (Estimated)
Final Design, Bidding, Initial Operations (For Infiltration to the NE of the Lake)	<ul style="list-style-type: none"> <li>Prepare final plans and specifications, bid and contract documents, bid review and permit costs</li> <li>Finalize permitting, legal, fiscal, administrative and right-of-way, land easements</li> <li>Initial Operations and Maintenance budget</li> </ul>	<i>Completion of final design, permitting and receipt of bids Jan- Mar 2020</i>	<i>\$156,034 (approved as Vote 3 for 2020 Budget)</i>
Temporary Financing	<ul style="list-style-type: none"> <li>Hold Public Assessment Hearing</li> <li>Obtain Temporary financing to fund construction (assumes grant amount is not known at this time)</li> </ul>	<i>April 2020</i>	<i>Temporary Financing includes interest and issuance costs</i>
Construction	<ul style="list-style-type: none"> <li>Project Construction estimate based on WSN's Opinion of Probably Construction Cost dated 9/20/19</li> <li>Includes Construction Engineering</li> <li>Includes LSLID legal, fiscal, admin</li> </ul>	<i>May to September 2020 (estimated start of pumping Fall 2020)</i>	<i>\$2,275,000 (estimated cost excludes interest and financing costs and has not been reduced for any possible grants)</i>
Final High-Water Project Assessments	<ul style="list-style-type: none"> <li>Hold Public Hearing to adopt project assessment roll</li> <li>Issue bonding based on finals costs and grants to allow payment over time</li> <li>Certify annual budget for 2021</li> </ul>	<i>Fall of 2020</i>	<i>The applicable charges are estimated to begin in 2021</i>

# Lake Shamineau LID Annual Meeting

## *High Water Project Timeline and Costs cont.*

- The estimated timeline depends on:
  - timing of receipt of funds, permitting, right of way easements, weather, and other unforeseeable conditions.
- Engineering Firm will be providing oversight of construction firm, billing and payments
- The estimated costs do not include any possible DNR grants that may be available for of up to 50% of future costs including construction.
- The High-Water Outlet Project is on list of Flood Hazard Mitigation Needs
  - Final grant information may not be available until the spring of 2020 and may be dependent on approval of the DNR's 2020 bonding request.



# Lake Shamaineau LID Public Hearing

## ***Project Cost –***

- Project Cost estimate as of September 22, 2019 is \$2,275,000.
- Includes:
  - Construction Costs
  - Engineering
  - LSLID Fiscal, Administrative and Legal
- Does Not Include:
  - Interest and Financing Costs
  - Deductions for any Possible Grant Amounts

# Lake Shamaineau LID Public Hearing

## *Temporary Financing*

- Planned for April to Enable Start of Construction
- Allows for Moving Forward if Grant Amount is Unknown
- Public Hearing will be held prior to Issuing Temporary Financing to provide more detailed financial information
- Interest-Only Financing and Issuance Costs With Payments Due in 2021
- Will be Repaid with Permanent Bonding

## Lake Shamineau LID Public Hearing

- **Estimated Assessment Amount is \$2,432,572 (without any grant funds)**
  - Includes Project Cost of \$2,275,000
  - Includes Interest for Temporary Financing and Issuance Costs
  - Prepayment **Estimate** is \$6,055 for a standard charge per riparian parcel (PIN) (*based on User Charge Structure listed in the Establishment Order Dated August 20, 2019*)

# Lake Shamineau LID Public Hearing

- Estimated Maximum Assessments:
  - Estimates based on maximum assessment amount of \$2,432,572 and the current number of parcels and units. This does not consider any possible grant amounts or interest for bonding.
  - **Estimate** for Commercial Properties
    - Augers: \$96,880
    - Camp Shamineau: \$65,394
    - Shamineau Acres: \$35,119
  - **Estimate** for Associations
    - Shamineau Park Corporation: Total \$18,165 (based on est. 10 users)
    - Shamineau View: \$1,589 per individually owned lot (based on 16 lots)

# Lake Shamaineau LID Public Hearing

## ***Bonding***

- Bonding will occur after Construction is Complete in Late Fall 2020
- Final Construction Costs and Grants will be known
- Will Allow for Repayment of Temporary Financing
- Will Allow for Payment Over Time (5 to 12 Years) for those that choose not to pre-pay
- Assessment Will Begin in 2021
- Example: With interest rate of 4%, 12-year term, estimated charge is \$7,590 or \$632 per year

# Lake Shamineau LID Public Hearing

## Public Hearing Comments

- Step up to the microphone to speak
- Sign your name and address on sheet
- Speakers are also asked to state their Name and Address to the audience
- Be concise and respectful
- ***Limit comments to 2 minutes***

# MEETING ADJOURNMENT

# LSLID Board Meeting

## Agenda

- Welcome
- Approval of Minutes from September 22, 2019
- Resolution to Proceed with Improvements
- Other Business
- Adjourn