

Subject Photographs – continued



Street view



Street view



Street view



Street view

Subject Photographs – continued



Street view



Street view



Street view



Street view

Subject Photographs – continued



Street view



Street view



Street view



Street view

Subject Photographs – continued



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Street view

Subject Photographs – continued



Street view



Street view



Street view



Street view

Subject Photographs – continued



Street view



Street view



Street view

QUALIFICATIONS

Appraisal Experience

Presently and since 2006, **Ethan Waytas, MAI** has been employed as an employee of Nagell Appraisal Incorporated, an independent appraisal firm (11 employees) who annually prepare 1,500 +/- appraisal reports of all types. He is currently a full time licensed certified general real estate appraiser, partner, and director of the company's IT department.

Properties appraised:

- **Commercial** - low and high-density multi-family, retail, office, industrial, restaurant, church, strip-mall, fast-food, convenience stores, auto-service and repair, cinema, numerous special use properties, golf courses, and subdivision analysis.
- **Residential** – single-family residences, hobby farms, lakeshore, condominiums, townhouses, REO and land.
- **Eminent Domain** – extensive partial and total acquisition appraisal services provided to numerous governmental agencies and private owners.
- **Special Assessment** – numerous street improvement and utilities projects for both governmental and private owners.
- **Clients** - served include banks, savings and loan associations, trust companies, corporations, governmental bodies, relocation companies, attorneys, REO companies, accountants and private individuals.
- **Area of Service** - most appraisal experience is in the greater Twin Cities Metro Area (typically an hour from downtown metro). Numerous assignments throughout Minnesota.

Testimony

- Court, commission, mediation testimony, etc. has been given

Professional Membership, Associations & Affiliations

License: Certified General Real Property Appraiser, MN License #40368613

Holds the MAI designation from the Appraisal Institute

Education

- Graduate of the University of Minnesota: College of Science and Engineering, Twin Cities Campus
Bachelor of Science in Computer Science, with distinction, 3.86 GPA.
- **General & Professional Practice Courses & Seminars**
- Basic Appraisal Procedures
- Basic Appraisal Principles
- 2012-2013 15-Hour National Uniform Standards of Professional Appraisal Practice
- General Appraiser Sales Comparison Approach
- General Appraiser Income Approach – Part 1
- General Appraiser Income Approach – Part 2
- Advanced Income Capitalization
- General Appraiser Report Writing and Case Studies
- Real Estate Finance, Statistics and Valuation Modeling
- 2014-2015 7-hour National USPAP Update Course
- General Appraiser Site Valuation & Cost Approach
- Advanced Market Analysis and Highest & Best Use
- Advanced Concepts & Case Studies
- Quantitative Analysis

Curriculum Vitae -- continued

Appraisal Experience

Presently and since 1985, **William R. Waytas** has been employed as a full time real estate appraiser. Currently a partner and President of the Nagell Appraisal & Consulting, an independent appraisal firm (11 employees) who annually prepare 1,500 +/- appraisal reports of all types. Mr. Waytas was employed with Iver C. Johnson & Company, Ltd., Phoenix, AZ from 1985 to 1987.

Properties appraised:

- **Commercial** - low and high-density multi-family, retail, office, industrial, restaurant, church, strip-mall, fast-food, convenience stores, auto-service and repair, hotel, hotel water park, bed & breakfast, cinema, marina, numerous special use properties, and subdivision analysis.
- **Residential** – single-family residences, hobby farms, lakeshore, condominiums, townhouses, REO and land.
- **Eminent Domain** – extensive partial and total acquisition appraisal services provided to numerous governmental agencies and private owners.
- **Special Assessment** – numerous street improvement and utilities projects for both governmental and private owners.
- **Review** – residential, commercial and land development.
- **Clients** - served include banks, savings and loan associations, trust companies, corporations, governmental bodies, relocation companies, attorneys, REO companies, accountants and private individuals.
- **Area of Service** - most appraisal experience is in the greater Twin Cities Metro Area (typically an hour from downtown metro). Numerous assignments throughout Minnesota.

Professional Membership, Associations & Affiliations

License: Certified General Real Property Appraiser, MN License #4000813.
Appraisal Institute: SRA, Senior Residential Appraiser Designation,
General Associate Member
Employee Relocation Council: CRP Certified Relocation Professional Designation.
International Right-Of-Way Association: Member
HUD/FHA: On Lender Selection Roster and Review Appraiser
DNR: Approved appraiser for Department of Natural Resources

Testimony

-- Court, deposition, commission, arbitration & administrative testimony given.

Mediator

-- Court appointed in Wright County.

Committees

-- President of Metro/Minnesota Chapter, 2002, Appraisal Institute.
-- Chairman of Residential Admissions, Metro/MN Chapter, AI.
-- Chairman Residential Candidate Guidance, Metro/Minnesota Chapter, AI.
-- Elm Creek Watershed Commission, Medina representative 3 years.
-- Medina Park Commission, 3 years.

Curriculum Vitae -- continued

Education

- Graduate of Bemidji State University, Minnesota. B.S. degree in Bus. Ad.
- During college, summer employment in building trades (residential and commercial).
- Graduate of Cecil Lawter Real Estate School. Past Arizona Real Estate License.
- **General & Professional Practice Courses & Seminars**
- Course 101-Introduction to Appraising Real Property.
- Numerous Standards of Professional Practice Seminar.
- Fair Lending Seminar.
- Eminent Domain & Condemnation Appraising.
- Eminent Domain (An In-Depth Analysis)
- Property Tax Appeal
- Eminent Domain
- Business Practices and Ethics
- Scope of Work
- Construction Disturbances and Temporary Loss of Going Concern
- Uniform Standards for Federal Land Acquisitions (Yellow Book Seminar)
- Partial Interest Valuation Divided (conservation easements, historic preservation easements, life estates, subsurface rights, access easements, air rights, water rights, transferable development rights)
- **Commercial/Industrial/Subdivision Courses & Seminars**
- Capitalization Theory & Techniques
- Highest & Best Use Seminar
- General & Residential State Certification Review Seminar
- Subdivision Analysis Seminar.
- Narrative Report Writing Seminar (general)
- Advanced Income Capitalization Seminar
- Advanced Industrial Valuation
- Appraisal of Local Retail Properties
- Appraising Convenience Stores
- Analyzing Distressed Real Estate
- Evaluating Commercial Construction
- Fundamentals of Separating Real Property, Personal Property and Intangible Business Assets
- **Residential Courses & Seminars**
- Course 102-Applied Residential Appraising
- Narrative Report Writing Seminar (residential)
- HUD Training session local office for FHA appraisals
- Familiar with HUD Handbook 4150.1 REV-1 & other material from local FHA office.
- Appraiser/Underwriter FHA Training
- Residential Property Construction and Inspection
- Numerous other continuing education seminars for state licensing & AI

Speaking Engagements

- Bankers
- Auditors
- Assessors
- Relocation (Panel Discussion)

Publications

- Real Estate Appraisal Practice (book): Acknowledgement
- Articles for Finance & Commerce and Minnesota Real Estate Journal

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Building a Better World
for All of Us®

September 20, 2021

RE: City of Freeport, Minnesota
New Water Quality Based Effluent Limits
SEH No. FREEP GEN 14.00

Ms. Amanda Wilkens
Environmental Specialist
Municipal Wastewater Section
Minnesota Pollution Control Agency
7678 College Road, Suite 105
Baxter, MN 56425

Dear Ms. Wilkens:

We have reviewed your letter dated June 8, 2021 regarding the new water quality based effluent limits at the Freeport Wastewater Treatment Facility, with Permit No. MNG580019. Based on the letter, the City of Freeport understands that we will have a new mass limit of 180 kg/yr calculated from January to December.

As noted in your letter, review of flows from 2016 to present indicate the City will continue to operate within the limits with no changes to its current operations. Freeport has averaged 94 kg per year during that discharge period. The low output was in 2018 with just under 61 kg discharged. The high output was in 2019 with 175 kg discharged. 2019 was a historically wet year and had an abnormally high volume discharged likely resulting in reduced detention times, and thus higher phosphorus discharge.

The City is currently undertaking a significant reconstruction project that will reduce a significant percentage of the remaining VCP sanitary sewer lines in the City. This project, combined with other I&I reducing activities completed since 2019, significantly reduces the chances of flows reaching the levels that were seen in 2019.

The City of Freeport projects residential growth of approximately 28 units in the next 5 years based on the completion of phase 4 of an existing residential development. No additional residential lots are available within the City for current development despite a demand for them.

The Freeport Economic Development Authority has about 16.5 acres of available land in the industrial park. In the past, other lots have been sold to non-major water users with domestic use and no industrial use that would make for higher phosphorus discharge concentrations. The typical building installed has been post frame storage type with single restrooms. No high-water use manufacturing has been added since the initial phases of the industrial park in 2005.

Flow volume is expected to remain constant over the next 5 year, with an initial modest decline possible based on the I&I improvements being undertaken. The I&I reductions are projected to be offset with the residential and commercial growth noted above nearing the end of the 5 year permit period discussed in the WQBEL letter.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 1200 25th Avenue South, P.O. Box 1717, St. Cloud, MN 56302-1717

320.229.4300 | 800.572.0617 | 888.908.8166 fax

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The City has seen a relatively constant influent phosphorus averaging 5.02 mg/L over the last 5 years. Given the similar anticipated flow contribution, there is no reason to expect and major changes in loading due to increases in concentration.

A combination of an abnormally wet year, coupled with the probable growth, and no realization in I&I reduction, would be required for the City to exceed its effluent limits based on the flow data reviewed since 2016. Prior to those limits being exceeded, the City will have enough warning to make changes that will prevent the exceedance including delayed discharge, addition of alum, or public education on the reduction of influent phosphorus.

Sanitary sewer debt service currently in place for the City includes debt from a 2012 USDA Rural Development project and the project currently underway. The sanitary sewer debt from the 2012 project is approximate \$488,000 due over the next 30 years and equates to annual sewer payments of approximately \$25,000. The current project will result in a \$60,800 debt service payment associated with the sewer system for the 39 year term.

The City will monitor its added sewer accounts for the potential increase in phosphorus loadings. Triggers of note:

- Additional large scale residential development beyond the planned 30 units.
- Major industrial water user (greater than 10 EDU).
- Spikes in influent phosphorus levels based on testing.

In summary, the City of Freeport is in a good position with its current infrastructure to meet the 180 kg mass limit. Beyond the above referenced events, regular evaluation at permit renewals will be the primary means by which the City manages the phosphorus limit. If you have any questions, please feel free to contact me by email at dblommel@sehinc.com or by telephone at 320.229.4349.

Sincerely,

SHORT ELLIOTT HENDRICKSON INC.



Dave Blommel, PE
Freeport City Engineer
(Lic. MN)

dwb/mrb

c: Wyatt Kemper, City of Freeport
Loren Goebel, City of Freeport
Mike Evelslage, City of Freeport

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Dymoke Law Office, P.A.

408 Main Street East, Unit 5

PO Box 127

Melrose, Minnesota 56352

Telephone (320) 256-4205

Fax (320) 256-7201

September 22, 2021

Wyatt Kemper
City of Freeport
125 Main Street East
Freeport, MN 56331

BY ELECTRONIC MAIL

Re: Monthly Legal Report

Dear Mr. Kemper:

During the period from August 24, 2021 through September 22, 2021, we have not given significant attention to any projects on behalf of the City of Freeport.

Respectfully submitted,
Dymoke Law Office, P.A.

Scott E. Dymoke
by Scott E. Dymoke

Memo

From: Wyatt Kemper, Clerk-Treasurer

To: Freeport City Council

Date: 09/28/2021

Re: Nuisance Properties

- Remaining nuisance property owners that have not been receptive or abided by City requests to clean up have expressed interest in speaking before the Council to explain their reasoning. These residents will have a chance to speak during public forum. Photos and letters requesting action have been forwarded to Dymoke for an order to be drafted.

Memo

From: Joan Wall, Deputy Treasurer

To: Freeport City Council

Date: September 23, 2021

Re: 2022 Proposed Budget Notes

Before September 30th, Council will need to approve a preliminary levy and schedule a public hearing date between November 25th and December 27th. At the August meeting, Council decided to schedule the public hearing and regular December council meeting for December 21st. The proposed 2022 budget is included in a separate packet. Since this is the preliminary budget, don't get bogged down by trying to analyze every single number. Please keep in mind that the final levy, which will be approved in December, can be lowered from this preliminary levy, but cannot be increased.

Notes on budget line items are included with some of the budget figures and additional notes are below.

Fund 101 (General Fund)

Revenues

2022 Certified LGA is more than 2021 by \$2,100

Expenditures

Employee salaries & benefits include a wage increase of 10%

Increased election expenses by \$2,700 because 2022 is an election year

City's share to Freeport Area Fire Service decreased by \$1,000

Includes a \$10,000 transfer to the Capital Equipment fund – same since 2016

Includes a \$72,000 transfer to the Street Improvements fund – same since 2018

Includes a \$6,000 transfer to the South End Park Fund – same as 2021

Includes a \$30,000 transfer to the Street Lights fund – same since 2018

Fund 225 (ASFA Fund)

Approved during annual fire department meeting, February 2021

Fund 417 (Street Improvements Fund)

Includes \$220,000 to repair 7th Ave SE

Fund 601 (Water Fund)

Water revenue includes a rate increase of 4% (based on Jason Murray's analysis)

Fund 603 (Water – USDA Reserve)

USDA loan requires the City to set aside annual reserves

Fund 604 (Waste Water – USDA Reserve)

USDA loan requires the City to set aside annual reserves

Levy Comparisons (2021 Final vs 2022 Proposed)

Levy Description	Final 2021	Proposed 2022	Change	
			Amount	%
General Fund Levy (Fund 101)	295,000	295,000	0	0.0%
EDA Levy (Fund 300)	12,000	12,000	0	0.0%
2013 GO Bonds Levy (Fund 326)	86,000	0	(86,000)	-100.0%
2012 GO Bonds Levy (Fund 331)	115,000	175,000	60,000	52.2%
2022 GO Improvement Bonds	0	31,000	31,000	N/A
Total Levy	508,000	513,000	5,000	1.0%



CITY OF FREEPORT

125 Main Street E – PO Box 301 – Freeport, MN 56331 – 320-836-2112
For TTY/TDD Users 1-800-627-3529 or 711 Minnesota Relay Service www.freeportmn.org

RESOLUTION 2021-13

A RESOLUTION ADOPTING PROPOSED 2022 BUDGET AND ORDERING CERTIFICATIONS OF PROPOSED 2022 LEVY TO COUNTY AUDITOR

WHEREAS; Minnesota State Statutes require that all local units of government formally adopt a preliminary tax levy for the proceeding fiscal year on or before September 30, 2021; and

WHEREAS; The Freeport City Council and City staff have done preliminary analysis of the demands for goods, services and other debt obligations to be provided for the City in 2022 and have attached such proposed budget in Appendix A; and

NOW, THEREFORE BE IT RESOLVED; The Freeport City Council has determined that the 2022 proposed tax levy shall be set, and directs the City Clerk to notify the Stearns County Auditor of this proposed levy amounts:

General Levy	\$295,000
EDA Levy	\$ 12,000
2012 GO Bond Levy	\$175,000
2022 GO Bond Levy	\$ 31,000
<hr/>	
Total Tax Levy	\$513,000

FURTHERMORE; The City Council hereby sets December 21, 2021 as the public hearing date for comment on the 2022 budget and tax levy. The meeting will be held at 7:00 pm at Freeport City Hall, 125 Main Street East in the City of Freeport.

Dated this 28th day of September 2021

Motion by:

Second by:

Council members in favor:

Opposed or abstained:

Mike Eveslage, Mayor

ATTEST:

Wyatt Kemper, Clerk-Treasurer

Memo

From: Wyatt Kemper, Clerk-Treasurer

To: Freeport City Council

Date: 09/28/2021

Re: Pioneer Inn Alley Closure

- Nick and Shauna from the Pioneer Inn have asked the council to consider closing a section of the alley on the back side of their parcel. A street dance/live band will be taking place on the closed section on October 9th, 2021, if approved. The map below illustrates the proposed closure. The closure will be in effect from Saturday evening until Sunday afternoon, which should not impact any business hours or any residents' ability to access their driveways.



Memo

From: Wyatt Kemper, Clerk-Treasurer

To: Freeport City Council

Date: 09/28/2021

Re: Advance Meeting Date for October

- Due to scheduling conflicts, Eveslage has asked whether the council would be in favor of moving the meeting date forward a week to October 19th, 2021. If not in favor, council member Hennen will substitute as Acting Mayor for the October meeting.

Memo

From: Wyatt Kemper, Clerk-Treasurer

To: Freeport City Council

Date: 09/28/2021

Re: New Computers + Hardware

- The computer at the front desk needs to be replaced. It is full of temp files that we cannot locate, and the hard drive is always at maximum capacity because of this. Second, the computer is still running Windows 7 operating system, which can pose a substantial security risk for the city. The computer CAN be updated with the new operating system, but that does not fix the issue of the maxed-out hard drive. Dave Waletzko has submitted an estimate for a new system with updated features, the cost of which is roughly \$1,400.00.
- Joan has requested a dual-monitor setup similar to the one she was accustomed to working on previously. Waletzko has submitted an estimate for this as well, which comes to roughly \$550.00.

Memo

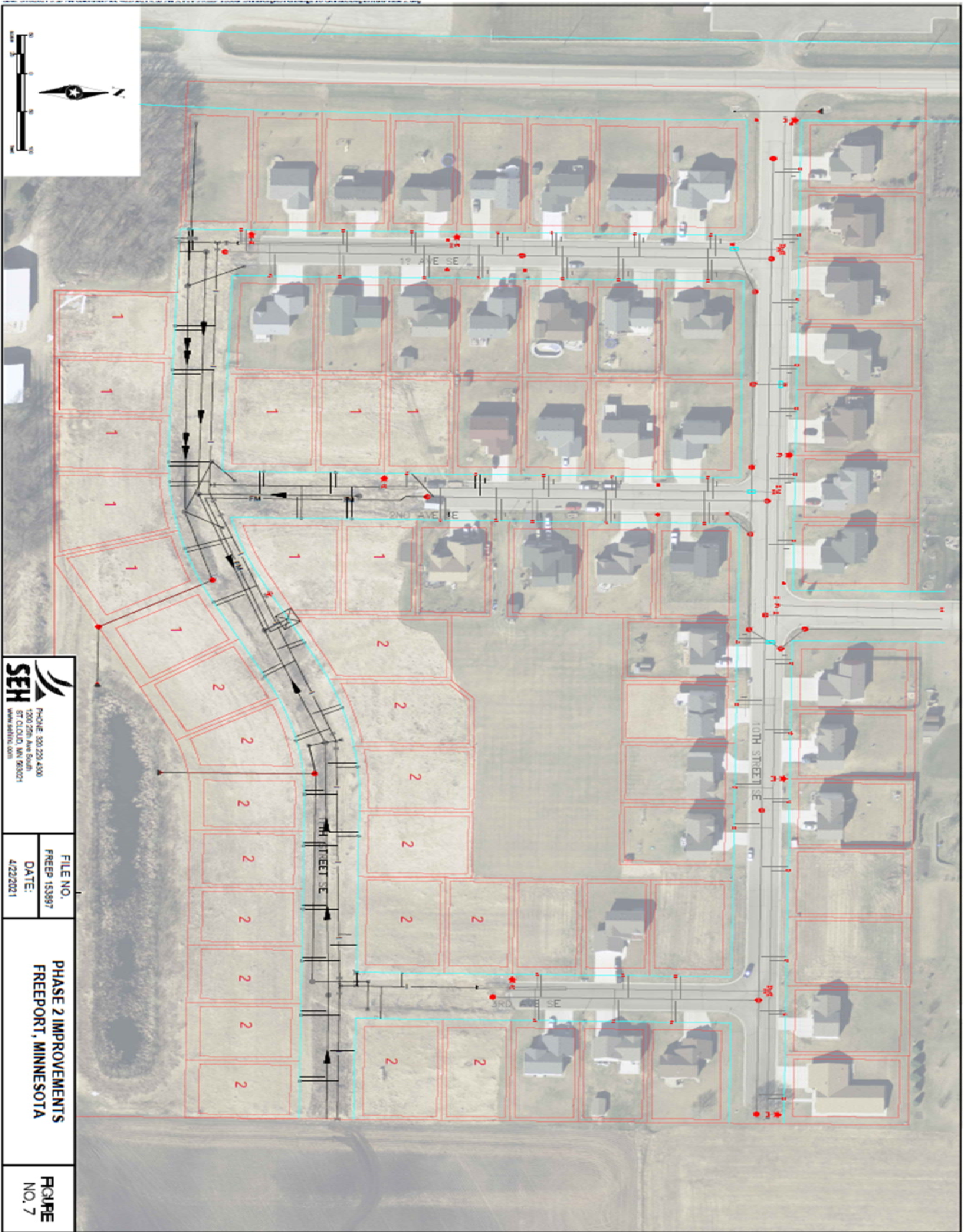
From: Wyatt Kemper, Clerk-Treasurer

To: Freeport City Council

Date: 09/28/2021

Re: EDA Recommendation for Welle 3 Development

- EDA has voted to recommend that the city move forward with Phase 1 of its Welle 3 development plan. Phase 1 is to install the new lift station, which was the main barrier to further development. With that installed, sanitary sewer can be run to each lot in phase 1 (Numbered 1 on the map.) Water mains can be installed as the development progresses. The estimated cost of this work is about \$600,000.00, which was approved for use as part of our current bond. Completion of Phase 1 would implement 11 new buildable lots. Contingent on the rate of sales for Phase 1 lots, Phase 2 may begin development sooner or later.



Resolution 2021-14 Receiving Feasibility Report and Calling Hearing on Improvement

WHEREAS, pursuant to resolution of the council adopted August 31, 2021, a report has been prepared by Short Elliott Hendrickson, Inc with reference to proposed Improvement No.2022-01, the improvement of 7th Street SE between County Road 11 and 1880 Feet East of County Road 11 by reclaim and overlay, and this report was received by the council on September 28, 2021, and

WHEREAS, the report provides information regarding whether the proposed improvement is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF FREEPORT, MINNESOTA:

1. The council will consider the improvement of such street in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes, Chapter 429 at an estimated total cost of the improvement of \$251,841.
2. A public hearing shall be held on such proposed improvement on the _____ day of (month), (year), in the council chambers of the city hall at _____ a.m. (p.m.) and the clerk shall give mailed and published notice of such hearing and improvement as required by law.

Adopted by the council this 28th day of September, 2021.

Mayor

City Clerk

Memo

From: Wyatt Kemper, Clerk-Treasurer

To: Freeport City Council

Date: 09/28/2021

Re: Waste Management Franchise Contract

- With our current contract with Waste Management coming closer to its expiration, West Central has been reaching out about the city's thoughts of switching to them as our service provider.