

Received
10-14-2020

CKW DEVELOPERS LLC
11428 293RD AVE
PRINCETON MN 55371
612-282-6260

- 1) Anderson's sell property direct to CKW Developers LLC / PA
Signed
- 2) City agrees to include 17' of alley on west end of property to CKW
Developers LLC property
- 3) CKW Developers LLC is going to try and work out an agreement
with west end of property land owner to obtain all of alley for
future development
- 4) Closing costs will be paid for by CKW Developers LLC
- 5) CKW Developers LLC agrees to pay special assessment \$20,144.06
with new Amortization Schedule dated 12/31/2020 at 4% with a
final payment due 12/31/2030 as previously scheduled.
- 6) City agrees to provide 1065 cubic yards of fill from Cemetery
location. This is determined by WSB & Associates. CKW
Developers LLC will pay to import fill to property.
- 7) West Branch Street Storm Sewer Extension needs to be discussed.
Value of work \$6,950.00 – Estimate provided by Paul Johnson
West Branch Construction



RESOLUTION NO. 15-30

A RESOLUTION ADOPTING ASSESSMENT

WHEREAS, pursuant to proper notice duly given as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for Improvement

No. 1480-82, the improvement of the north 400' of 13th Avenue N., West Branch Street from 13th Avenue to 7th Avenue, 7th Avenue from West Branch Street to 3rd Street N. and 3rd Street N from 7th Avenue to approximately 150' west of Rum River Drive.

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

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefitted by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January, 2016, and shall bear interest at the rate not to exceed 5.0 percent per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from the date of this resolution until December 31, 2016. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.
3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole assessment on such property, with interest accrued to the date of payment, to the City Treasurer, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of this resolution; and he/she may, at any time thereafter, pay to the City Treasurer the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.
4. The city clerk, with the assistance of the WSB & Associates, Inc., shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the County. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

Adopted by the council this 16th day of June, 2015.


City Clerk


Mayor



engineering • planning • environmental • construction

4140 Thielman Lane
Suite 204
St. Cloud, MN 56301
Tel: 320-252-4900
Fax: 320-252-3100

June 15, 2016

Mr. Richard Anderson
Mr. Roger Anderson

Via: E-mail rla1600@aol.com

Re: Parcel No. 24-201-0580
West Branch Storm Sewer Easement

Gentlemen,

WSB and the City of Princeton have been working toward resolving the storm sewer easement issue on your parcel on West Branch. WSB has prepared 2 layouts for potential grading plans for your parcel located on West Branch Street in exchange for a storm sewer easement on your parcel. In addition the City is offering approximately 2,900 cubic yards of fill material at no cost to you in exchange for this easement.

The 2 options presented include a 4 plex unit on the west side of the parcel and a 14-unit and 8-unit option the east side of the parcel. Based on the amount of wetland fill required for each option I would recommend the 8-unit option. Please note that the wetlands have not been delineated and the numbers shown on the attached drawings are estimates only and must be verified at the time of platting.

In an effort to bring this issue to a mutually agreeable end we are requesting in writing the acceptance of the engineering site plan completed by WSB & Associates and offer of approximately 2,900 cubic yards of fill material delivered to the site in exchange for providing a permanent drainage easement covering the storm sewer pipe in its present location.

If this agreement is acceptable, WSB will prepare the easement document for signature.

If you have any questions in this regard, please call me at 320-293-2989 or send me an e-mail at mnielson@wsbeng.com

Sincerely,

WSB & Associates, Inc.

Mike Nielson, PE
Principal/Sr. Project Manager

St. Cloud • Minneapolis • St. Paul
Equal Opportunity Employer
wsbeng.com

Chris Sonmor

From: Chris Sonmor
Sent: Friday, December 18, 2015 2:19 PM
To: Mike Nielson
Subject: West Branch - Site Grading

Mike,

I ran some rough earthwork numbers on the site grading that I did. Assuming a 1-foot pavement section for the parking lot as well as the building pads to the low floor elevation, I came up with about 1,275 CY of cut on the site and a total of about 6,400 CY of import material needed.

		LESS PAVEMENT SECT.	ADJUSTED
CUT	1,275 CY	20% SHRINKAGE	1,065 CY
FILL	8,550 CY	1,080 CY	7,470 CY
NET			6,405 CY

I can review them on Monday if you would like.

Chris



**Home Security
Abstract & Title Co.**
www.homesecurityabstract.com

*Due Sept. 30 13,839.32 → BACK TAXES
Bal due to city 14,986.67
West Branch assessments
plus interest*

ELK RIVER 763-241-9241	PRINCETON 763-389-9090	MILACA 320-982-9090
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3527 Branch Rd
Princeton, MN 55371

PROPOSAL

DATE
10/1/2020

PRESENTED TO
AJW Contracting 11428 293rd Ave Princeton, MN 55371

TERMS	PROJECT

DESCRIPTION	QTY	UNIT ME...	UNIT PRICE	TOTAL
West Branch St Storm Sewer Extension				
Remove and salvage existing 21" concrete apron and riprap. Furnish and install 48' (6 pieces) of new 21" concrete pipe. Reinstall apron and rip on end. (Lump Sum)	1		6,950.00	6,950.00
Note: -Quote valid for 45 days without a commitment. -Does not include any allowance for winter work or work during spring load restrictions. -Does not include any clearing, grubbing, or fill placement.				
Sales Tax			7.375%	0.00
Thank you for this opportunity. Please call with questions.			TOTAL	\$6,950.00

Proposal Prepared by Paul Johnson
763-389-2827 Office
763-286-3913 Cell
paul@westbranchconstruction.com

Presented By 
Paul Johnson, President

Compound Period : Annual

Nominal Annual Rate : 5.000 %

CASH FLOW DATA

Event	Date	Amount	Number	Period	End Date
1 Loan	06/26/2015	20,144.06	1		
2 Payment	12/31/2016	2,486.94	1		
3 Payment	12/31/2017	1,940.57	14	Annual	12/31/2030

AMORTIZATION SCHEDULE - Normal Amortization

Date	Payment	Interest	Principal	Balance
Loan 06/26/2015				20,144.06
2015 Totals	0.00	0.00	0.00	
1 12/31/2016	2,486.94	1,551.92	935.02	19,209.04
2016 Totals	2,486.94	1,551.92	935.02	
2 12/31/2017	1,940.57	960.45	980.12	18,228.92
2017 Totals	1,940.57	960.45	980.12	
3 12/31/2018	1,940.57	911.45	1,029.12	17,199.80
2018 Totals	1,940.57	911.45	1,029.12	
4 12/31/2019	1,940.57	859.99	1,080.58	16,119.22
2019 Totals	1,940.57	859.99	1,080.58	
5 12/31/2020	1,940.57	805.96	1,134.61	14,984.61
2020 Totals	1,940.57	805.96	1,134.61	
6 12/31/2021	1,940.57	749.23	1,191.34	13,793.27
2021 Totals	1,940.57	749.23	1,191.34	
7 12/31/2022	1,940.57	689.66	1,250.91	12,542.36
2022 Totals	1,940.57	689.66	1,250.91	
8 12/31/2023	1,940.57	627.12	1,313.45	11,228.91
2023 Totals	1,940.57	627.12	1,313.45	
9 12/31/2024	1,940.57	561.45	1,379.12	9,849.79
2024 Totals	1,940.57	561.45	1,379.12	
10 12/31/2025	1,940.57	492.49	1,448.08	8,401.71
2025 Totals	1,940.57	492.49	1,448.08	
11 12/31/2026	1,940.57	420.09	1,520.48	6,881.23
2026 Totals	1,940.57	420.09	1,520.48	
12 12/31/2027	1,940.57	344.06	1,596.51	5,284.72

Date	Payment	Interest	Principal	Balance
2027 Totals	1,940.57	344.06	1,596.51	
13 12/31/2028	1,940.57	264.24	1,676.33	3,608.39
2028 Totals	1,940.57	264.24	1,676.33	
14 12/31/2029	1,940.57	180.42	1,760.15	1,848.24
2029 Totals	1,940.57	180.42	1,760.15	
15 12/31/2030	1,940.57	92.33	1,848.24	0.00
2030 Totals	1,940.57	92.33	1,848.24	
Grand Totals	29,654.92	9,510.86	20,144.06	