

LANDOWNER INFORMATION MEETING

For landowners affected by Sibley County Ditches

If you own any property outside city limits, this will likely affect you!

April 4, 2017

7:00pm

Sibley County Courthouse

400 Court Avenue, Gaylord

Annex Basement (West entrance)

Objective of the meeting:

- Presentation by H2Over Viewers
- Answer questions on the viewing process for redetermination
- Timeline of documents you will receive regarding the process by Sibley County Auditor's Office

FREQUENTLY ASKED QUESTIONS

Q. What is 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 reflect reasonable present day land values or that the benefited or damaged area have changed. The County has been in the process of redetermining ditches since 2010. Some have been completed and the rest will be done in the next few years.

Q. Why is Redetermination being done?

A. The benefits and damages listed on the original viewers' reports are outdated. Benefitted lands and benefits of many drainage systems have not been updated for decades, some for over a century. As a result:

1. There are lands draining into the system which were not assessed for benefits.
2. Benefits were determined when land was selling for a small fraction of what it is selling for today and are unrealistic.
3. Lands that are benefitted by an improvement have 2 sets of benefits – the original establishment and the improvement.

Q. How often will I have to pay into the ditch system?

A. As ongoing maintenance or repairs are done, the expenses will be assessed to all benefitted landowners of the ditch system. This is based on a prorated percentage of your individual benefits as determined and adopted by the drainage authority in these redetermination proceedings. Redetermination will impact your ditch assessments on future tax statements.