

# IMPROVEMENT HEARING

## 2022 FULL DEPTH RECLAMATION AND RECONSTRUCTION IMPROVEMENTS PROJECT



JANUARY 6, 2021 (6:00 PM)

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## PRESENTATION PREVIEW

- Project History
- Public Improvement Process
- Existing Conditions
- Proposed Improvements
- Assessment Procedure and Calculations
- Schedule
- Property Owner Information
- Questions

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## PROJECT HISTORY

- City of Baxter commissioned a pavement management plan (PMP) in 2013 to address ongoing maintenance and funding of the city's now 85.5 miles of streets.
- Study initiated due to aging of streets and associated need to increase maintenance.
- Purpose of the study:
  - Develop a PMP to preserve and/or improve quality of City's streets in a fiscally responsible manner
  - Develop and implement a plan considering immediate and long-term needs
  - Prepare systematic plan for routine evaluation with sustainable funding
  - Provide information for better communication and decision making

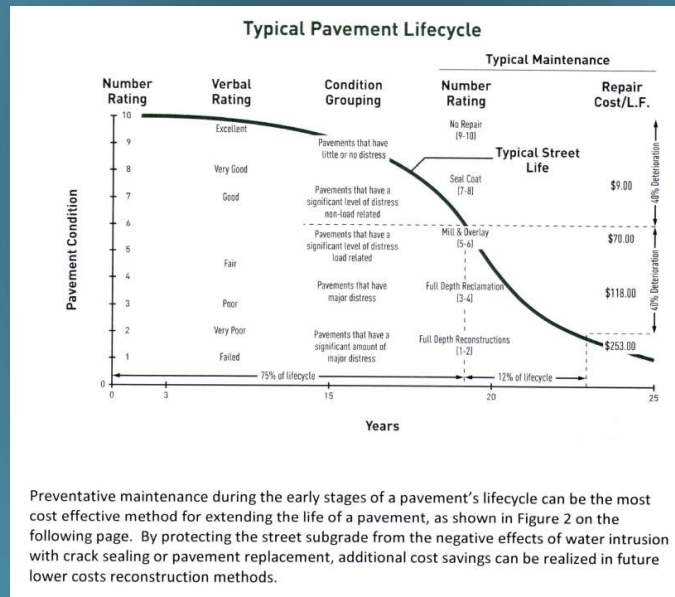
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## PROJECT HISTORY

- PMP study recommended dramatically increasing street maintenance budget to maintain all streets with a condition rating of 5 and above, targeting preservation improvements first with a sealcoating program.
- Ongoing preventative maintenance would save property owners the higher cost of more frequent reconstruction.
- PMP study recognized franchise fees and assessments as a potential funding source for ongoing maintenance not currently being performed.

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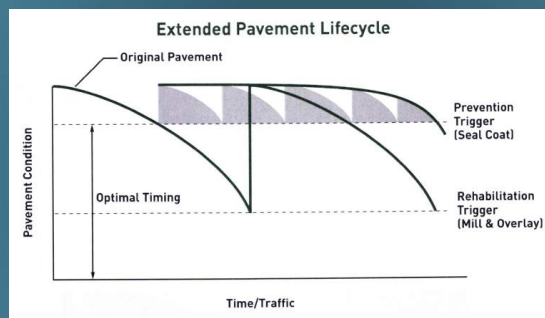
# PROJECT HISTORY



Source: Comprehensive Pavement Management System, June 18, 2013, Bolton & Menk, Inc.

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# PROJECT HISTORY



Source: Comprehensive Pavement Management System, June 18, 2013, Bolton & Menk, Inc.

- The goal of the pavement management plan is to extend the life of existing pavements and lower future maintenance costs.
- Preventative maintenance through sealcoating during early stages of a pavement's lifecycle can be the most cost effective method for extending pavement life.

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## PROJECT HISTORY

Maintenance Treatment	36-foot Urban Commercial Street	26-foot Rural Residential Street
Sealcoat	\$11 per foot	\$9 per foot
2" Mill & Overlay	\$84 per foot	\$61 per foot
Full Depth Reclamation	\$160 per foot	\$115 per foot
Full Depth Reconstruction	\$280 per foot	\$202 per foot

- Preventative maintenance is significantly less costly than the reconstruction alternative.

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## PROJECT HISTORY

### Franchise Fees

- Adopted by the City to fund pavement management and street lighting activities.
- City Council determined the establishment of utility franchise fees to be an equitable means of generating the necessary funding.
- Fee to utility providers for use of the public right-of-way (typically passed through to utility customers).
- Used by over 65 Minnesota cities to fund specific projects.
- A common alternative to taxes for funding street maintenance projects.

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## PROJECT HISTORY

Street maintenance and construction funding sources:

- Property Tax - crack sealing, snow plowing, pavement markings, shouldering, pothole repair and signs
- Local Option Sales Tax – only for safety improvements, not maintenance
- Franchise Fees – for pavement management and streetlights
- Special Assessments – used for mill & overlay, full depth reclamation, street reconstruction and new construction

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## PUBLIC IMPROVEMENT PROCESS

- Feasibility Report
- Improvement Hearing
  - Project generalities discussed
  - Estimated costs presented
  - Input from property owners obtained
- Council authorizes or rejects project
- If project is authorized
  - Project will be bid
  - Final Assessment Hearing
  - Award
  - Project constructed

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# PROJECT AREA



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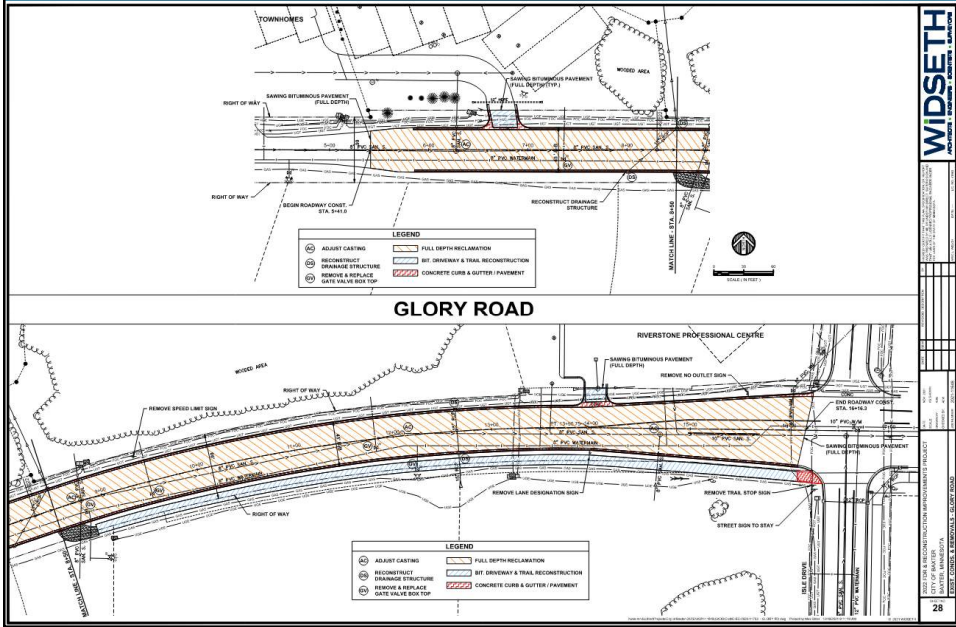
# EXISTING CONDITIONS

**Table 1**  
**Existing Conditions Summary**

Roadway	Description	Year Constructed	Recorded Bit & Agg. Base Depth	GPR Avg. Bit & Agg. Base Depth	Coring Avg. Bit & Agg. Base Depth	Roadway Width	PASER Rating (2013)	Recommended Maintenance (2016)
<b>Full Depth Reclamation</b>								
Glory Road	1,125' west of Isle Drive to Isle Drive	2000	3.5", 5"	4.1", 6.1"	4", 5"	26', 44', 74.5'	5	Full Depth Reclamation
Woida Road	290' west of T.H. 371 to T.H. 371	2006	3.5", 6"	-	-	76.5'	5	Full Depth Reclamation
<b>Reconstruction</b>								
Design Road	Delwood Drive to Golf Course Drive	1981 & 2002	3.5", 5"	-	-	38.5'	5	Reconstruction
Universal Road	Delwood Drive to Golf Course Drive	1995	3.5", 5"	-	-	24'	3	Reconstruction
371 Frontage Road Intersections	Clearwater Road (East & West) & Edgewood Entrance	2012	4.5", 6"	4.3", 4.5"	5.1", 7.8"	65'	5	Reconstruction

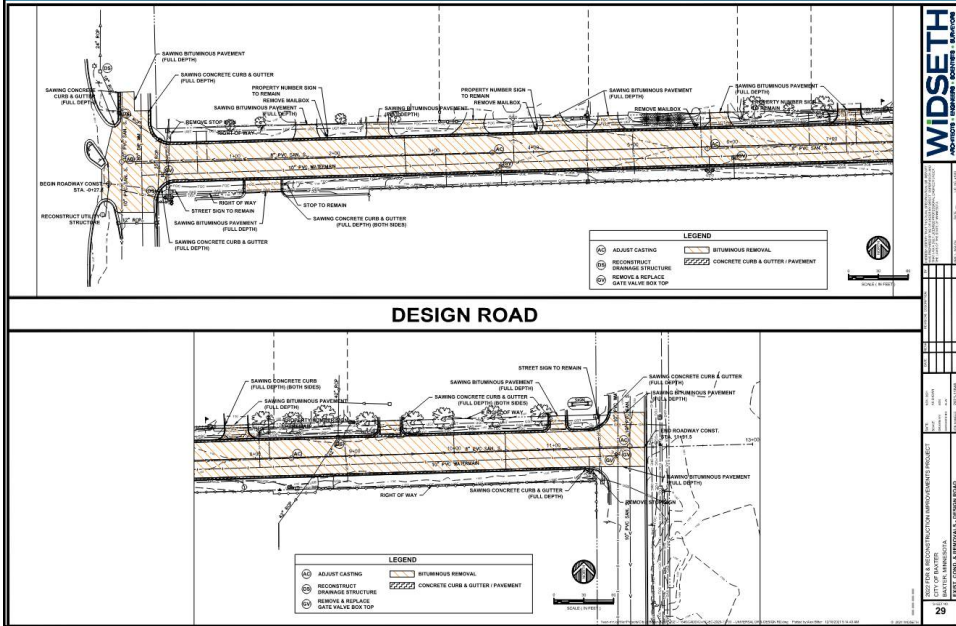
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# EXISTING CONDITIONS



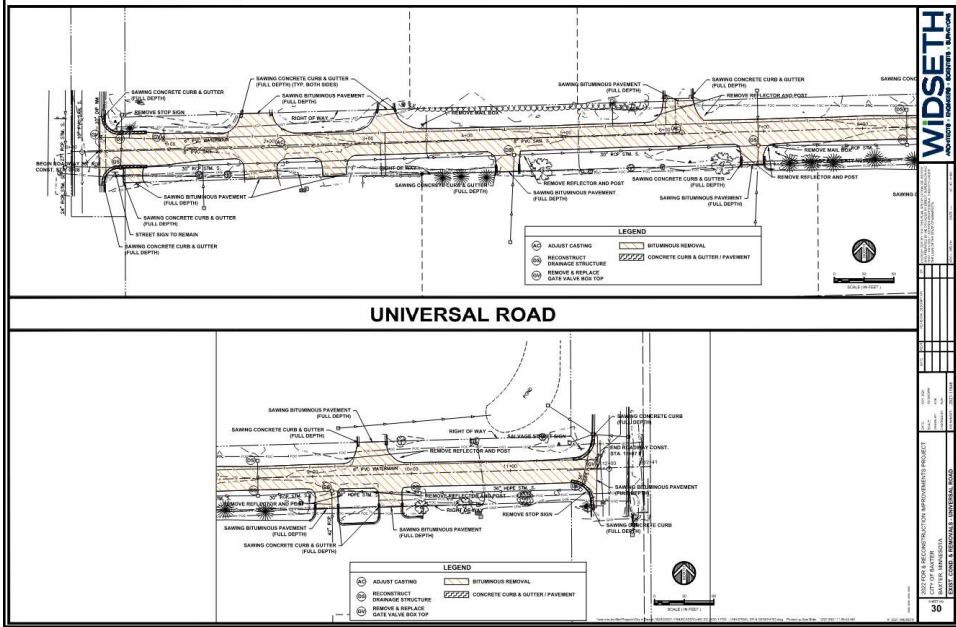
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# EXISTING CONDITIONS



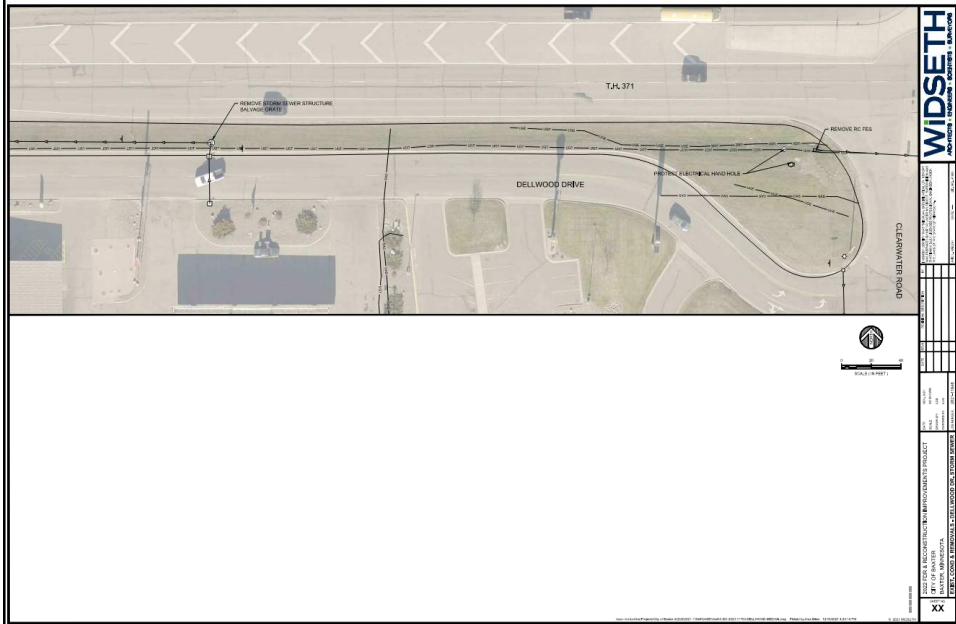
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# EXISTING CONDITIONS



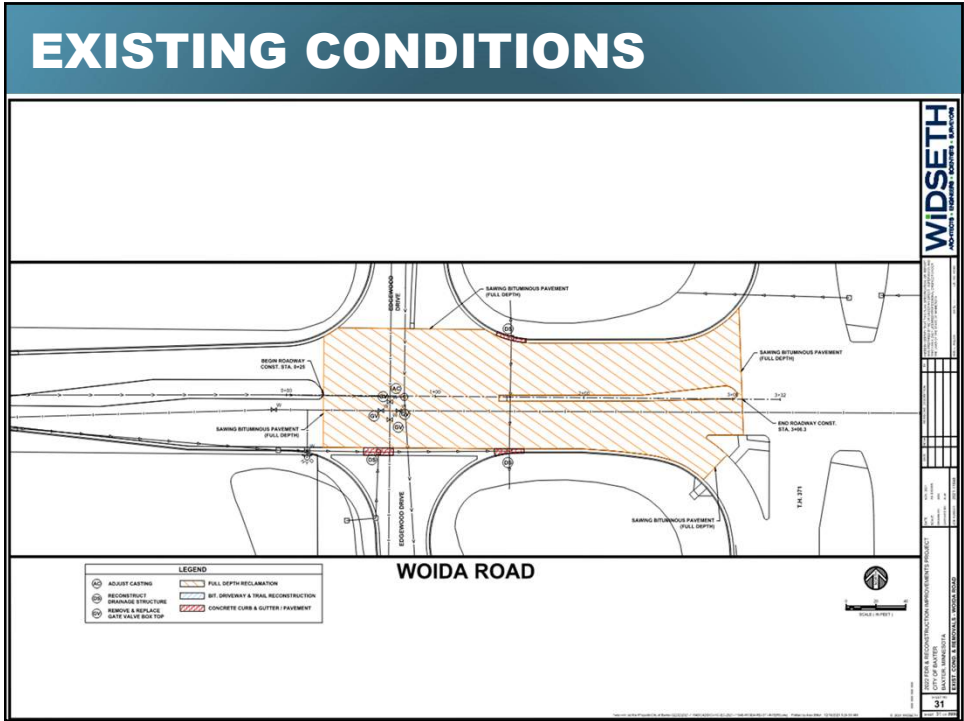
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# EXISTING CONDITIONS

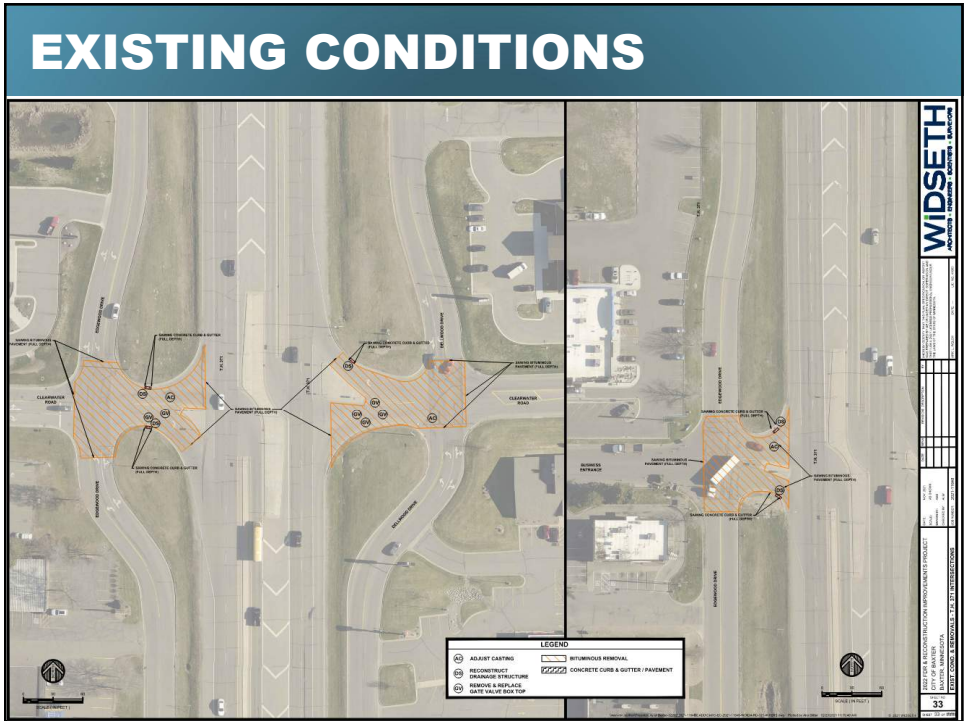


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## PROPOSED IMPROVEMENTS

- Glory Road – FDR
- Design Road – Reconstruction
- Universal Road – Reconstruction
- Woida Road – FDR
- T.H. 371 Frontage Road Intersections

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## PROPOSED IMPROVEMENTS

- Full Depth Reclamation (FDR)

- FDR



- Bituminous Paving

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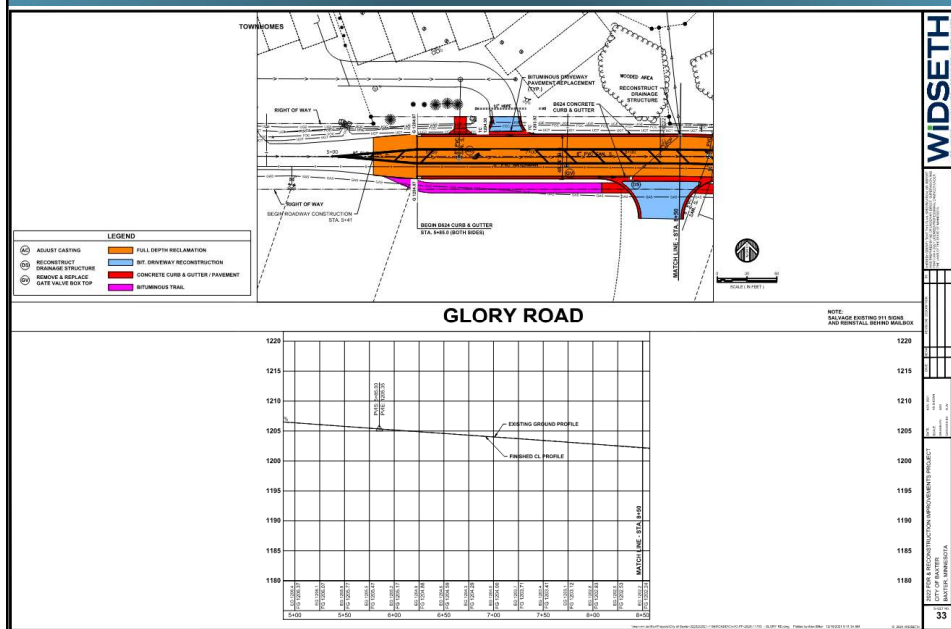
# PROPOSED IMPROVEMENTS

## Glory Road

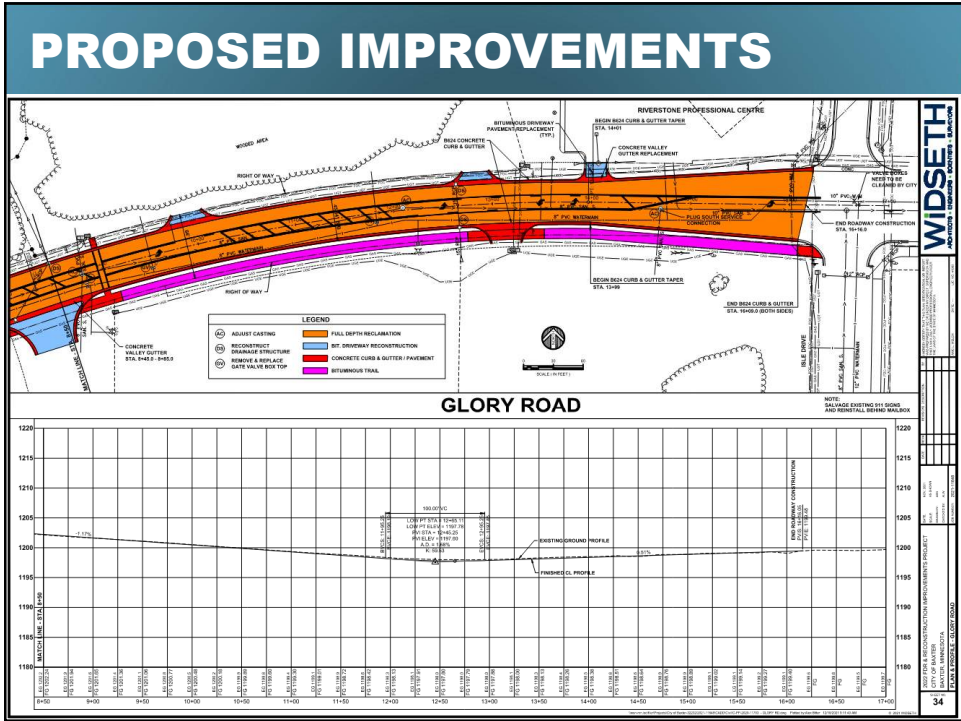
- Full depth reclamation
- 6" new bituminous pavement (10-ton pavement design) from 1,120' west of Isle Drive to Isle Drive
- Remove and replace concrete curb and gutter
- Reconstruction bituminous trail
- Remove and replace driveways to the right-of-way line
- Reconstruct existing sanitary sewer manhole castings, stormwater castings and water valve boxes
- Replace pavement markings and signage
- Coordinate improvements with area developments
- Clean stormwater basin

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# PROPOSED IMPROVEMENTS



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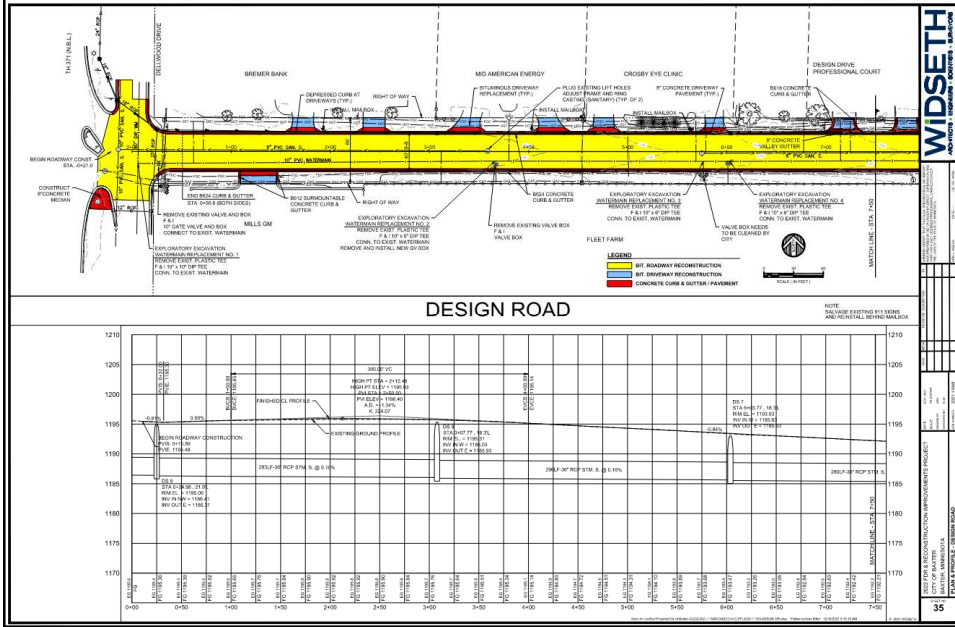
# PROPOSED IMPROVEMENTS

## Design Road

- Reconstruction
- 6" new aggregate base and 6" new bituminous pavement (10-ton pavement design)
- Remove and replace concrete curb and gutter
- Remove and replace driveways to the right-of-way line
- Reconstruct existing sanitary sewer manhole castings, stormwater castings and water valve boxes
- Replace pavement markings and signage
- Construct new section of storm sewer that extends to T.H. 371 to help with large rain events

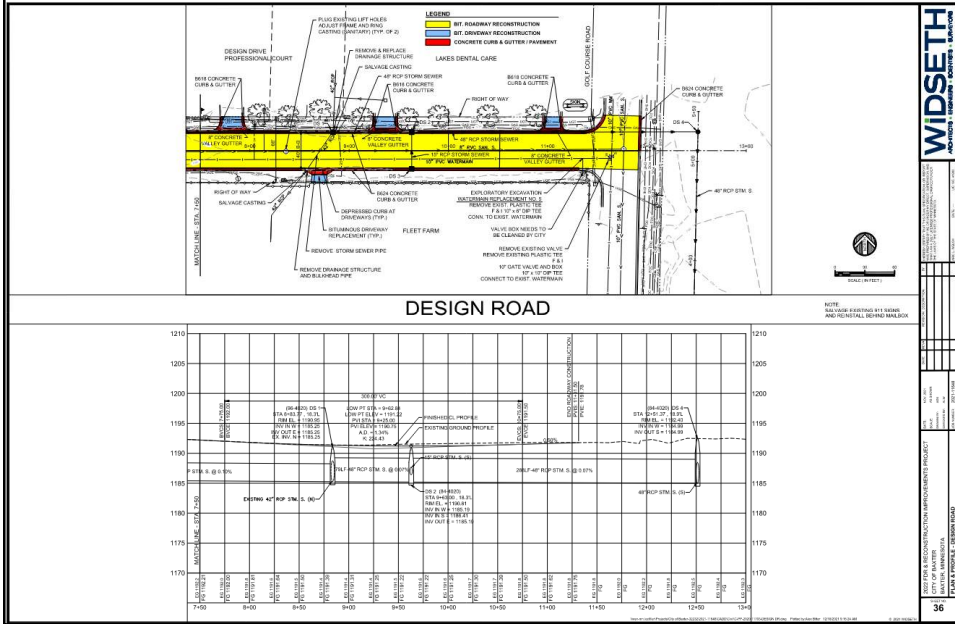
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# PROPOSED IMPROVEMENTS



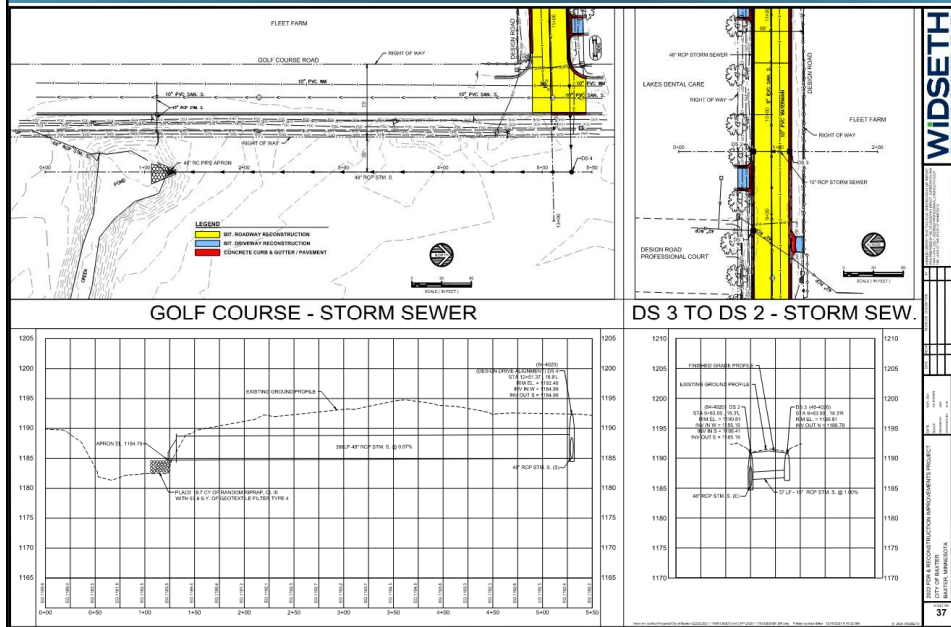
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# PROPOSED IMPROVEMENTS



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# PROPOSED IMPROVEMENTS



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# PROPOSED IMPROVEMENTS

## Universal Road

- Construct new 36' wide urban (curb & gutter) roadway
- 6" new aggregate base and 6" new aggregate base and 6" new bituminous pavement (10-ton pavement design)
- Remove and replace driveways to the right-of-way line
- Reconstruct existing sanitary sewer manhole castings, stormwater castings and water valve boxes
- Install curb and gutter
- Replace pavement markings and signage
- Reconstruct storm catch basins to be in curb line.

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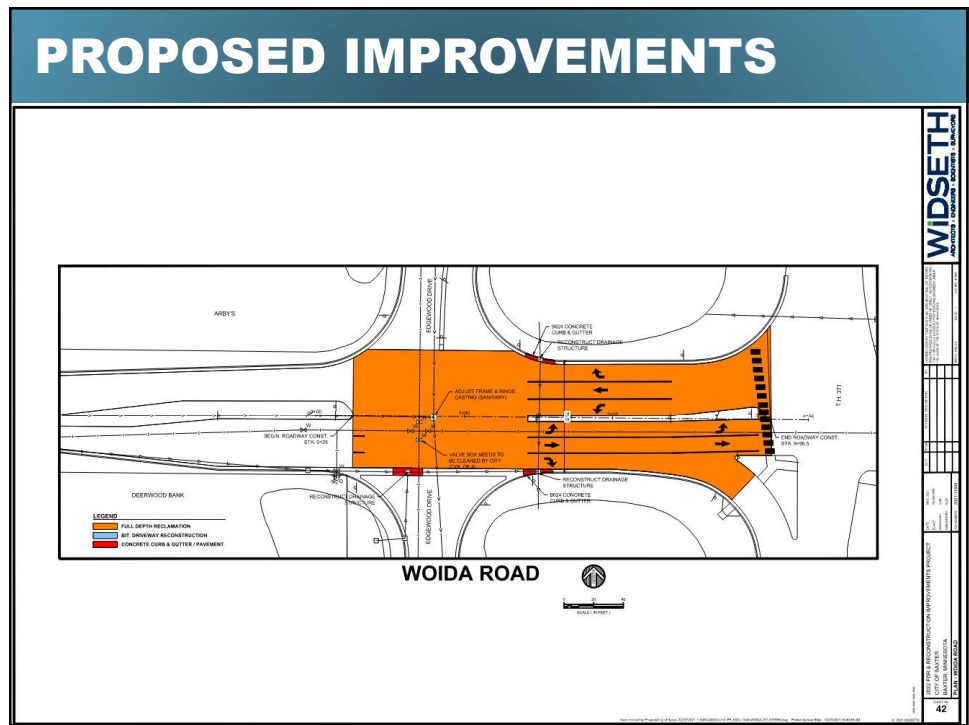
# PROPOSED IMPROVEMENTS

## Woida Road

- Full depth reclamation
- 6" new bituminous pavement (10-ton pavement design) from 280' west of T.H. 371 to T.H. 371.
- Selective removal and replacement of curb and gutter
- Reconstruct existing sanitary sewer manhole castings, stormwater castings and water valve boxes
- Replace pavement markings and signage

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# PROPOSED IMPROVEMENTS



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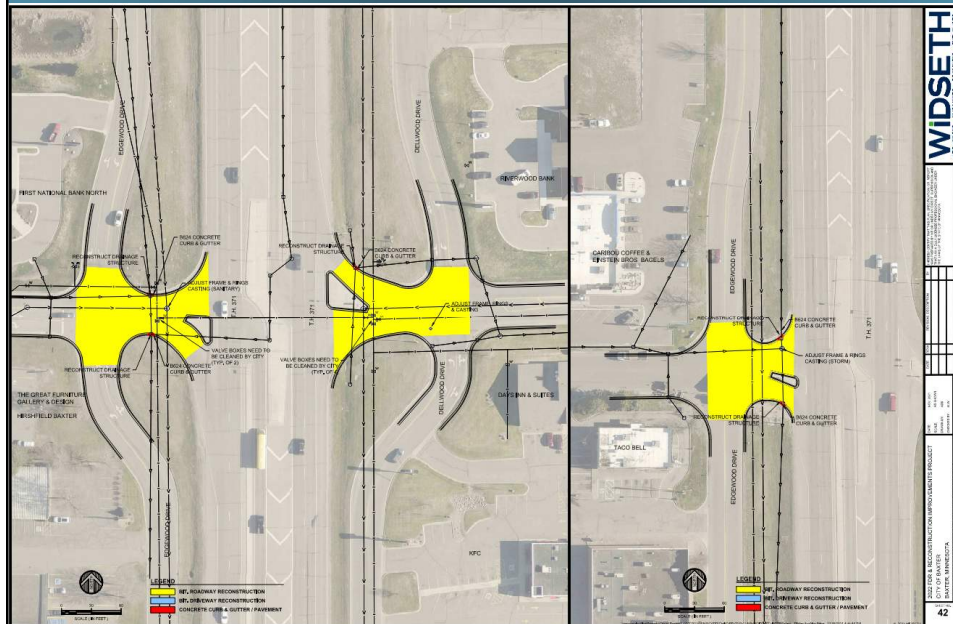
# PROPOSED IMPROVEMENTS

## T.H. 371 Frontage Road Intersections

- Reconstruction
- 6" new bituminous pavement (10-ton pavement design)
- Selective removal and replacement of curb and gutter
- Reconstruct existing sanitary sewer manhole castings, stormwater castings and water valve boxes
- Replace pavement markings

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# PROPOSED IMPROVEMENTS



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## ESTIMATED PROJECT COSTS

• Glory Road (FDR):	
• Roadway:	\$433,885
• City Trail:	\$63,780
• Subtotal:	<b>\$497,665</b>
• Design Road (Reconstruction):	
• Roadway:	\$435,905
• Storm Sewer:	\$516,890
• Water:	<u>\$93,035</u>
• Subtotal:	<b>\$1,045,830</b>
• Universal Road (Reconstruction):	
• Roadway:	\$405,540
• Storm Sewer:	<u>\$121,065</u>
• Subtotal:	<b>\$526,605</b>
• Woida Road (FDR):	
• Roadway:	<b>\$138,760</b>
• T.H. 371 Frontage Road Intersections (Reconstruction):	
• Roadway:	<b>\$230,845</b>
• <b>Estimated Total Project Cost:</b>	<b>\$2,439,705</b>

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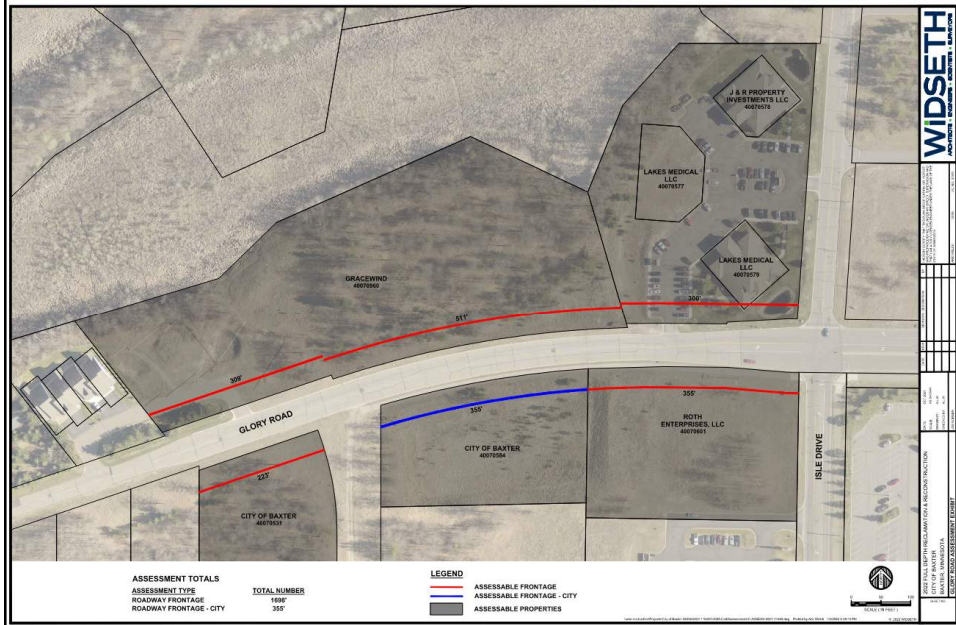
## PROJECT IMPLEMENTATION

### Glory Road (FDR)

- Benefitting properties assessed 100% of FDR project costs up to 44' in roadway width in Commercial (R2, R3 and OS) districts.
  - Assumed City Costs:
    - Roadway width in excess of 44' in commercial zone.
    - Falcon Drive turn out
    - City Trail
  - Remaining project costs assessed on a front footage basis.
- |   |                 |
|---|-----------------|
| • Estimated Commercial Project Costs:           | \$497,665       |
| – City Roadway:                                 | \$44,185        |
| – City Trail:                                   | <u>\$63,780</u> |
| • Estimated Remaining Assessable Project Costs: | \$389,700       |
| • Estimated Assessable Frontage:                | 2,053           |
| • Estimated Assessable Cost per Foot:           | \$189.82        |

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# ASSESSMENT EXHIBIT



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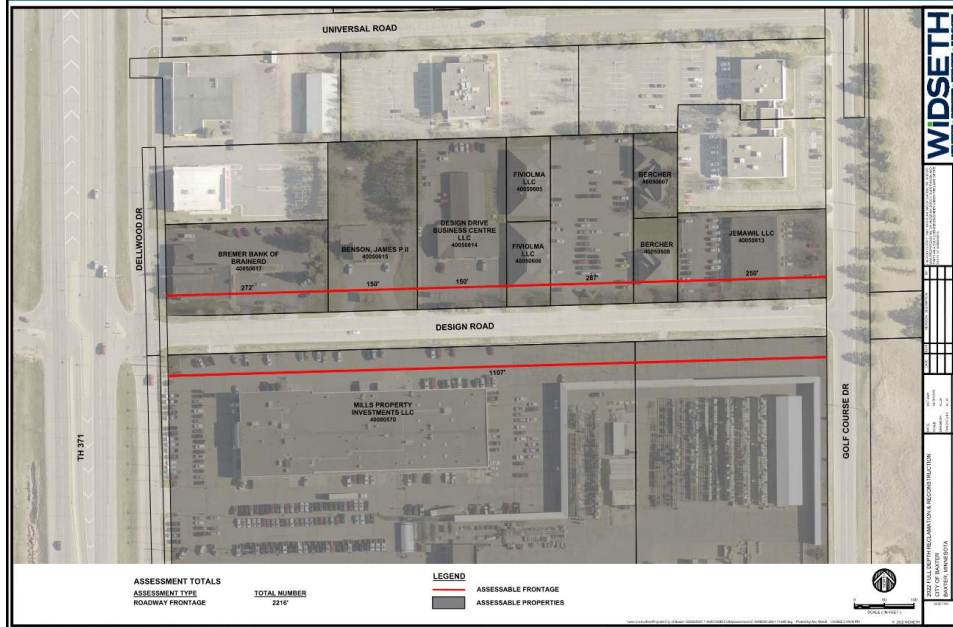
# PROJECT IMPLEMENTATION

## Design Road (Reconstruction)

- Benefitting properties assessed 100% of reconstruction project costs up to 44' in roadway width.
  - 100% roadway costs assessed on a front footage basis.
  - Assumed City Costs:
    - Water Costs associated with plastic water main tee replacements
    - 50% storm sewer costs from east side of Design Road to Golf Course property
  - Assumed MNDOT Costs:
    - 50% storm sewer costs from east side of Design Road to Golf Course property
    - 100% storm sewer costs of the 36" storm sewer pipe extended to T.H. 371
  - Remaining project costs assessed on a front footage basis.
- |                                       |                  |
|---------------------------------------|------------------|
| • Total Estimated Project Cost:       | \$1,045,830      |
| – City Storm Sewer                    | \$101,435        |
| – City Water:                         | \$93,035         |
| – MNDOT Storm Sewer                   | <u>\$415,455</u> |
| – Total Remaining Assessable Costs:   | \$435,905        |
| – Estimated Assessable Frontage:      | 2,216            |
| – Estimated Assessable Cost per Foot: | \$196.71         |

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# ASSESSMENT EXHIBIT



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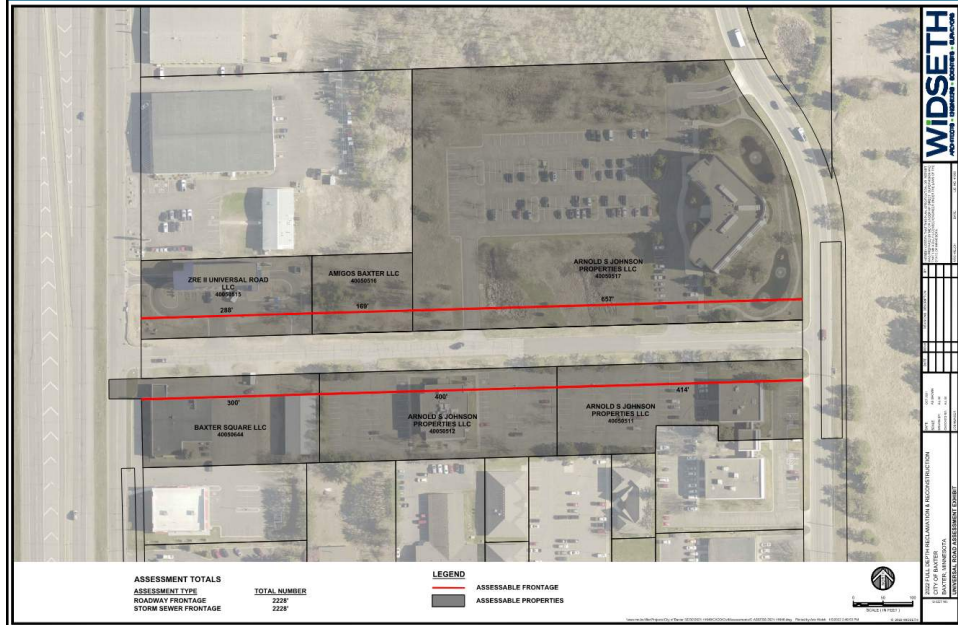
## PROJECT IMPLEMENTATION

### Universal Road (Reconstruction)

- Benefitting properties assessed 100% of reconstruction project costs up to 44' in roadway width.
- 100% project costs assessed on a front footage basis.
- Total Estimated Roadway Project Cost: \$405,540
  - City cost: \$0
  - Total Remaining Assessable Costs: \$405,540
  - Estimated Assessable Frontage: 2,228
  - Estimated Assessable Cost per Foot: \$182.02
- Total Estimated Storm Sewer Project Cost: \$121,065
  - City cost: \$26,035
  - MNDOT costs: \$26,035
  - Total Remaining Assessable Costs: \$68,995
  - Estimated Assessable Frontage: 2,228
  - Estimated Assessable Cost per Foot: \$30.97

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# ASSESSMENT EXHIBIT



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# PROJECT IMPLEMENTATION

## Woida Road (FDR)

- The Woida Road improvements area a city-wide benefit with no direct assessable frontage. For this reason, the costs are not assessed and are paid by the City.
- Total Estimated Roadway Project Cost: \$138,760

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# PROJECT IMPLEMENTATION

## TH 371 Frontage Road Intersections (Reconstruction)

- The TH 371 Frontage Road Intersections improvements area a city-wide benefit with no direct assessable frontage. For this reason, the costs are not assessed and are paid by the City.

- Clearwater Road and Edgewood Drive Intersection
- Clearwater Road and Dellwood Drive Intersection
- Gander/Taco Bell/Caribou and Edgewood Drive Intersection

Total Estimated Roadway Project Cost: **\$230,845**

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# ASSESSMENT EXHIBIT

## INDIVIDUAL ASSESSMENT CALCULATIONS 2023 FULL DEPTH RECLAMATION AND RECONSTRUCTION IMPROVEMENTS MUNICIPAL PROJECT 442Z BAXTER, MN

ESTIMATED INTEREST RATE:	4.50%
ASSESSMENTS ADOPTED (ESTIMATED):	4/30/22
END OF YEAR:	10/31/22
ESTIMATED DAYS BEFORE END OF YEAR (SEE NOTE 1):	207
FIRST YEAR OF ASSESSMENT:	2023
ASSESSMENT MATES:	\$188.00
CITY OF BAXTER - FULL DEPTH RECLAMATION:	\$188.71
UNIVERSAL ROAD - ROADWAY RECONSTRUCTION:	\$188.00
STORMWATER:	\$33.07
STORM SEWER:	\$33.07

R.E. CODE	PROPERTY ADDRESS	OWNER	SLORY ROAD FDR	DESIGN ROAD RECONSTRUCTION	UNIVERSAL ROAD RECONSTRUCTION	ASSESSMENT TERM	ASSESSMENT	2021 INTEREST (SEE NOTE 1)	2021 RETAIL CERTIFIED AMOUNT	COMMENTS
<b>CITY ROAD</b>										
4001027	11847 BLUE DR	J & B PROPERTY INVESTMENTS LLC	186			12	\$18,882.09	\$811.87	\$74,813.38	
4001028	11848 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001066	11849 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001067	11850 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001068	11851 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
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4001079	11862 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
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4001130	11913 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001131	11914 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001132	11915 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001133	11916 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001134	11917 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001135	11918 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001136	11919 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001137	11920 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001138	11921 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001139	11922 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001140	11923 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001141	11924 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001142	11925 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001143	11926 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001144	11927 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001145	11928 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001146	11929 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001147	11930 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001148	11931 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001149	11932 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001150	11933 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001151	11934 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001152	11935 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001153	11936 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001154	11937 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001155	11938 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001156	11939 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001157	11940 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001158	11941 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87	\$74,813.38	
4001159	11942 BLUE DR	LARSS MEDICAL LLC	180			12	\$18,882.09	\$811.87		

## ASSESSMENT PAYMENT

- Pre-payments and partial payments are allowed up to 30-days following the Assessment Hearing
- Assessment balances will be certified to the County in 2022 with payments to begin on the following year's county tax statement.
- Assessment balance will be amortized over a 12-year assessment term for full depth reclamation and reconstruction
- Interest rate will be determined once the bonds are sold.
- Future payoff requirements after certification:
  - Interest will accrue through the end of the calendar year
  - After 2022, payments in full must be made by November 15 to either the City of Baxter or Crow Wing County Auditor to avoid paying the following year's interest

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## PROJECT COST SUMMARY

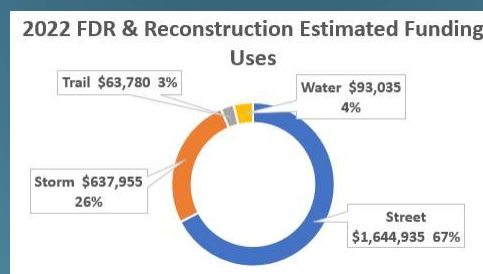
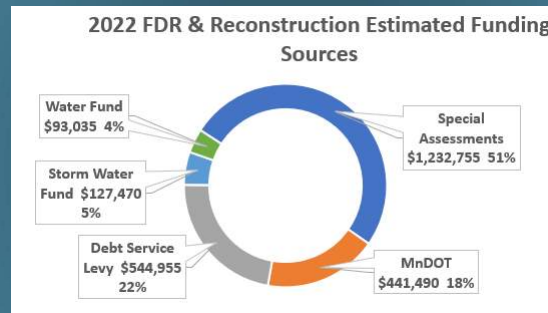
### Project Cost Summary

• Estimated Total Project Cost:	<b>\$2,439,705</b>	
• Estimated Assessments Project Costs		
• Benefitting Property Assessments:	<b>\$1,232,755</b>	<b>51%</b>
• Estimated City Assessments:	\$67,385	
• City Cost Summary		
– Roadway:	\$413,790	
– Road Assessments:	\$67,385	
– Storm Sewer:	\$127,470	
– Trail:	\$63,780	
– Water:	<u>\$93,035</u>	
– Total Estimated Cost:	<b>\$765,460</b>	<b>31%</b>
– MnDOT Estimated Storm Sewer Cost:	<b>\$441,490</b>	<b>18%</b>

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# PROJECT FINANCING



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# PROJECT SCHEDULE

- Feasibility Report and plans/specifications prepared
- Feasibility Study Approved by Utilities Commission and City Council (December 2021)
- Improvement Hearing (January 6, 2022)
- Council adopts resolution ordering improvement (January 2022)
- Council adopted resolution approving plans/specifications and authorizing advertisement for bids (January 2022)
- Bids are received (February 2022)
- Council adopts resolution ordering the assessment hearing (March 2022)
- Assessment Hearing (March 2022)
- Council passes resolution adopting the assessment roll (April 2022)
- Council awards construction contract (May 2022)
- Public Informational Meeting (May 2022)
- Construction (June – September 2022)

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## **PROPERTY OWNER INFORMATION**

- Delays, dust, detours and noise should be expected.
- Design, Universal, Fairview and Woida Roads will be detoured and open to local traffic only.
- 371 Intersections will be detoured and closed to all traffic.
- There may be some disruption to utility services.
- All entrances and driveways are scheduled to be replaced to the right-of-way line.
- Driveway replacement will create a construction joint in the bituminous pavement that will require yearly sealing by property owner.

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## **PROPERTY OWNER INFORMATION**

- There is likely to be times when your property may not be accessible by vehicle.
- Mailbox supports will be replaced with swing-away style supports.
- Property owners are responsible for relocating private items (sprinklers systems, signage, landscaping, etc.) located in the right-of-way.
- The City will not be responsible for damage to private items located in the right-of-way.

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## PROJECT CONTACT INFORMATION

### Engineer Contact Information

Aric Welch, Project Engineer

Office: 218-316-3645

Mobile: 218-820-7516

Email: [aric.welch@widseth.com](mailto:aric.welch@widseth.com)

*All project related questions should be directed to the Engineer*

### City Contact Information

Trevor Walter, Public Works Director/City Engineer

Office: 218-454-5110

Mobile: 218-838-5281

Email: [twalter@baxtermn.gov](mailto:twalter@baxtermn.gov)

*All financial and assessment related questions should be directed to the City*

### Project Web Site

<https://widseth.com/improvement4422/>

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## QUESTIONS

*Thank You for Attending*

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