

2024 CSAH 77 UTILITY IMPROVEMENTS

MUNICIPAL PROJECT NO. 4118

FEASIBILITY REPORT

Council Approval Date: _____

Prepared for
City of Baxter

WSN No. 2024-10096

2024 CSAH 77 UTILITY IMPROVEMENTS

MUNICIPAL PROJECT NO. 4118

FEASIBILITY REPORT

Prepared for
City of Baxter

WSN No. 2024-10096

I hereby certify that this report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

	41983	
Aric Welch	License Number	Date
Professional Engineer		

2024 CSAH 77 UTILITY IMPROVEMENTS

MUNICIPAL PROJECT NO. 4118

FEASIBILITY REPORT

TABLE OF CONTENTS

Certification Sheet.....	CS
Table of Contents.....	TC
Statement of Purpose	1
Exhibit A – Project Area	2
Existing Conditions	3
Proposed Improvements	5
Estimated Project Costs.....	7
Project Implementation	8
Conclusions and Recommendations	12

LIST OF FIGURES

Figure 1 – Proposed Improvements	Appendix A
Figure 2 – Assessment Area Exhibit.....	Appendix A

APPENDICES

Project Figures	Appendix A
Engineer’s Estimate, Project Cost Allocation and Preliminary Assessments	Appendix B
2016 Feasibility Report Utility Layout	Appendix C
January 2, 2024 Council Workshop Item Report and Meeting Minutes.....	Appendix D
Project Schedule	Appendix E

STATEMENT OF PURPOSE

The purpose of this report is to study the feasibility of providing properties located along the south side of CSAH 77 from Inglewood Drive to Edgewood Drive with sanitary sewer and water distribution services.

The area was last studied for utility improvements in 2016 with the “North Inglewood Drive Area Utility Improvements Feasibility Report” which was approved by the Council on June 7, 2016. On January 16, 2024, the City Council approved WiDSETH’s proposal to assist with preparation of a Feasibility Report for the 2024 CSAH 77 Utility Extension Project, Municipal Project No. 4118. City staff have been working with a developer on a storage unit project proposed to be located in the southeast quadrant of the CSAH 77 and Inglewood Drive intersection. This proposed development has prompted the City to investigate extension of municipal sanitary sewer and water services to the project area.

The project area is located along the south side of CSAH 77 from Inglewood Drive to Edgewood Drive. The project includes the extension of sanitary sewer collection and water distribution services.

This report will review existing conditions, propose feasible improvements, estimate project costs, discuss project implementation, and present conclusions and recommendations for the Project Area.

The project area is shown in Exhibit A on page 2.



EXISTING CONDITIONS

Property, Zoning and Land Use

The project area is located along the south side of CSAH 77 from Inglewood Drive to Edgewood Drive. The project area includes six existing parcels the parcel ID's, ownership and zoning are as follows:

- | | | |
|------------|-----------------------------|----------------------------|
| • 40310607 | Sullivan Thelen Storage LLC | CI (Commercial Industrial) |
| • 40310608 | Sullivan Thelen Storage LLC | CI (Commercial Industrial) |
| • 40310609 | Sullivan Thelen Storage LLC | CI (Commercial Industrial) |
| • 40310610 | David Quisberg | CI (Commercial Industrial) |
| • 40310611 | Steven & Carolyn Olson | CI (Commercial Industrial) |
| • 40300503 | Winchester Properties LLC | C2 (Regional Commercial) |

The storage unit facility is proposed to be located on Parcels 40310607, 40310608 and 40310609. Parcel 40310610 used to contain a single-family residence with outbuildings; however, these structures have been removed and the parcel is currently undeveloped. Parcel 40310611 contains a single-family residence with a detached garage and outbuilding. Parcel 40300503 is an odd-shaped lot with a very limited building envelope. This parcel is also currently undeveloped.

Right-of-Way / Easement Corridors

The CSAH 77 right-of-way appears to be 120' wide. There is currently no easement for the municipal extensions described in the report.

Roadways

The project runs adjacent to CSAH 77 but does not impact the roadway surface. Connection to existing utilities will require removal and replacement of a section of Edgewood Drive.

Edgewood Drive was constructed in 2004. The area disturbed by the project is approximately 46' with two northbound lanes (left/thru lane and right turn lane). The structural section of the existing roadway is 3.5" of bituminous and 5" of aggregate base.

Municipal Drainage and Storm Sewer

Drainage in the project area is directed to the ditches on CSAH 77 and Edgewood Drive. There is also a wetland complex on Parcel 4031067 that will receive runoff from the project area.

Municipal Sanitary Sewer Collection System

Municipal gravity sanitary sewer is located on Edgewood Drive and consists of a 10" PVC main which flows south along Edgewood Drive to Lift Station No. 16 located in the southwest quadrant of the Edgewood Drive and Lake Forest Road Intersection. A 54' long 10" PVC sanitary sewer main is stubbed southwest out of existing manhole on Edgewood Drive. The existing manhole and gravity sanitary sewer are approximately 10.5' deep.

No municipal sanitary sewer collection system currently exists in the project area. Existing developed properties within the study utilize individual sub-surface treatment systems (SSTS) for sewage treatment. The location and condition of each system was not determined for the purposes of this report.

Municipal Water Distribution System

Municipal water distribution piping is located on Edgewood Drive and consists of a 12" PVC main. A 12" PVC watermain is stubbed to the southwest just south of the existing driveway to the Olson property. The end of the watermain stub includes a 12" x 6" tee and hydrant.

No municipal water distribution piping is currently located in the project area. Existing developed properties within the study area have individual wells for water supply. The location and condition of each well was not determined for the purposes of this report; however, a well inventory should be completed during design to determine if appropriate separation distances can be maintained between proposed sanitary sewer collection system.

Existing conditions are shown in Figure 1 in Appendix A.

PROPOSED IMPROVEMENTS

Roadways

No roadway extensions are proposed with this project. Construction of sanitary sewer and watermain will require the removal and replacement of approximately 3,400 sf of bituminous pavement on Edgewood Drive. The work will also require the detouring of traffic on Edgewood Drive. Roadway restoration will be completed with 3.5" of bituminous pavement and 5" of aggregate base to match the existing roadway section. Please note, this section does not meet the current City requirement for 10-ton design in a commercial area which includes 6" of bituminous and 6" of aggregate base. The roadway will be brought to a 10-ton design strength when the remainder of the roadway is scheduled for rehabilitation.

Municipal Sanitary Sewer Collection System

10" PVC sanitary sewer piping is proposed to be extended approximately 750' west along the south side of CSAH 77. The sanitary sewer will vary in depth from 11.5' to just of 7' which is adequate to provide gravity sanitary sewer service to all adjacent properties when developed with slab on grade construction. Development with construction below grade may require the installation of individual pump stations to reach the gravity sanitary sewer. 6" PVC sanitary sewer services will be provided to each property in the project area along with 8" PVC sanitary sewer stubs at the middle two manholes to provide service for larger future developments.

The gravity sanitary sewer system does not have enough depth to be extended any farther west towards Inglewood Drive. Servicing the remainder of the project area studied in 2016 will require the construction of a lift station on Peace Road as shown in the proposed utility layout in Appendix C. The forcemain from the future lift station will be extended east on Peace Road, north on Inglewood Drive and then east along the south side of CSAH 77. The future forcemain is proposed to be constructed adjacent to the watermain across the storage facility property with a connection to the last gravity sanitary sewer manhole.

Municipal Water Distribution System

10" PVC watermain will be extended west along the south side of CSAH 77. 1 ½" PE services are proposed to be extended to each property in the study area. 8" PVC watermain will also be stubbed south with the gravity sanitary sewer to provide service for larger future developments.

Hydrants will be installed at approximate 600' intervals for fire protection and valves will be installed to isolate the system for maintenance and repair. Hydrant locations on the storage facility site will need to be coordinated with the final site layout to ensure adequate coverage of all proposed structures.

Right-of-Way and Property Acquisition

Sanitary sewer, forcemain and watermain are proposed to be constructed outside of the existing CSAH 77 right-of-way to avoid conflicts with the existing County roadway and private underground utilities. A 30' wide easement is proposed to accommodate proposed City utilities with bump outs for the hydrants and mainline stub outs.

This report assumes all necessary easements will be dedicated to the City and no costs for easement acquisitions other than easement preparation and agreement legal fees are included in this report.

Variances

The proposed improvements are not anticipated to require any variances to construct. A detailed variance review should be completed during design.

Do Nothing Option

The Do-Nothing Option was considered as an alternative to the proposed improvements. Doing nothing does not facilitate the City's long-range sanitary sewer and water distribution plan and does not accommodate the needs of the storage facility development or future development of the properties located in the study area.

The proposed improvements in the Project Area are shown in Figure 1 in Appendix A.

ESTIMATED PROJECT COSTS

Estimated project costs for the proposed improvements are summarized below:

Water Distribution:	\$580,630
Gravity Sanitary Sewer:	\$223,145
Forcemain:	\$157,385

ESTIMATED TOTAL PROJECT COST: \$961,160

The costs estimated herein are intended to convey a general and approximate picture of the costs that would presumably be incurred today in carrying out the proposed work. Costs can vary widely depending upon many factors such as weather, economic conditions, size of project, and the workload of available contractors. Actual costs can only be determined by bidding the project. Costs estimated above include estimated construction costs, 15% contingencies, costs incurred to date and estimated soft costs including engineering, administration, financing, legal fees.

These costs are calculated in 2024 dollars and need to be updated in the future based on the current economic conditions at the time the project is being considered.

The Engineer's Estimate is located in Appendix B.

PROJECT IMPLEMENTATION

Funding for improvements is proposed to be obtained from the property owners/developers adjacent to the project. In accordance with the City's Assessment Policy, the City does not typically contribute any costs towards a developer driven project.

On January 2, 2024, the City Council reviewed the project at a Council Workshop and agreed on the following:

- The project is necessary to provide utility service to properties along CSAH 77 and Inglewood Drive that were annexed into the City in 2015. On June 7, 2016, the City Council approved the North Inglewood Drive Area Utility Improvements Feasibility Report for this area. The improvements outlined in that report rely on the watermain, gravity sanitary sewer and forcemain extensions proposed to be constructed with this project. Without these extensions, this area will remain undevelopable since municipal utilities are required to develop within the City.
- The project includes the extension of a 12-inch watermain along the south side of CSAH 77. The long-range water layout includes a 12-inch watermain loop from the north water tower to the CSAH 77 and Edgewood Drive intersection. This project would complete the loop from Edgewood Drive to Inglewood Drive. The looping is necessary to provide adequate water service and fire protection to the TH 371 and Inglewood Drive corridors.
- There is a willing developer of a storage unit facility and other potential commercial developments in the project area to assist with project development and costs. At some point, this area will develop, and City utilities will need to be extended to the area. The estimated City cost will only increase with time as construction costs continue to rise.
- The developer of the storage unit facility asked for a 12-year assessment instead of the typical 5-year assessment for developer driven projects. A 12-year assessment term is typical for utility projects in an existing commercial area. The reason for the 12-year assessment request is because the parcels in this area existed prior to annexation in 2015 and no development can occur without City utilities. The property has been sitting undeveloped for nearly ten years since annexation without City utilities causing an undue hardship on the property owners in the area.

Pursuant to the January 2, 2024, Council Workshop discussion, the City is proposing to contribute 15% of the water distribution and gravity sanitary sewer project cost and 100% of the forcemain project cost. Copies of the Item Report presented at the workshop along with the meeting minutes are included in Appendix D.

Remaining project costs are assessed on an area basis for the service area shown in Figure 2 in Appendix A.

Based on the above methodology, the following was determined:

Water Distribution Improvements:

Estimate Project Cost:	\$580,630
Estimated City Contribution	
15% of Project Cost:	<u>\$87,095</u>
Remaining Assessable Project Cost:	\$493,535
Total Assessable Area (SF):	710,645
Estimated Cost per Assessable SF:	\$0.6945

Gravity Sanitary Sewer Improvements:

Estimate Project Cost:	\$223,145
Estimated City Contribution	
15% of Project Cost:	<u>\$33,470</u>
Remaining Assessable Project Cost:	\$189,675
Total Assessable Area (SF):	710,645
Estimated Cost per Assessable SF:	\$0.2669

Forcemain Improvements:

Estimate Project Cost:	\$157,385
Estimated City Cost:	\$157,385
Assessable Project Cost:	\$0

Assessment Payment Terms and Payment Procedures

Assessments are collected in equal annual installments over a period of 12 years. The interest rate on the assessment will be determined after the City issues the bond for the project which typically occurs in the fall following construction. The interest rate will be set at 1.5% over the True Interest Cost of the bond issue. Interest on the assessment begins to accrue from the date the Council passes the resolution adopting the assessment.

Property owners will have four available options when considering payment of assessments:

1. Tax Payment – If no action is taken by the property owner, the assessment will be certified to the County and assessment installment payments will appear annually on the property tax statement for the duration of the assessment term. The estimated yearly payment for assessments is shown in the Preliminary Individual Record of Assessments in Appendix B. Assessments and yearly payments shown in Appendix B are on an estimated interest rate of 7% and Council adoption of the assessment on the date shown in the Preliminary Project Schedule in Appendix D.
2. Full Payment – No interest will be charged if the entire assessment is paid off within 30 days from adoption of the assessment.
3. Partial Payment – Property owners can make a one-time partial pre-payment against the assessment to reduce the amount certified to the County. This option can only be exercised within 30 days from adoption of the assessment.
4. Prepayment – Property owners may, at any time prior to November 15 after the initial year of the assessment, prepay the balance of the assessment with interest accrued to December 31 of that year. Property owners may also pay remaining assessment balances at anytime, with the exception of the current year's installment of principal and interest.

Detailed assessment rate calculations and estimated individual assessments are included in Appendix B.

Other Property Owner Costs

Property owners are also required to pay certain charges and fees associated with connection to municipal services. These fees include a Sewer Availability Charge (SAC) and Water Availability Charge (WAC). These fees are calculated by the City based on the type of usage and associated building area. Please contact the City for an estimate on SAC and WAC charges.

Property owners should also be aware of other non-assessable City fees including due at hook up:

- | | |
|---------------------------|--|
| ✓ City Inspection Fee: | \$45 |
| ✓ City Excavation Permit: | \$50 |
| ✓ Water Meter: | \$437 (for 1" meter, price varies for larger meters) |

CONCLUSIONS AND RECOMMENDATIONS

This report has studied the feasibility of providing gravity sanitary sewer collection and water distribution for the area located south of CSAH 77 between Inglewood Drive and Edgewood Drive.

The assessment rate for gravity sanitary sewer was determined to be \$0.6945 per SF and \$0.2669 per SF for water distribution. Forcemain improvements were assumed to be City cost and were not assessed.

Below is a summary of the cost allocations based on the assumptions made in this report:

Assessed Project Cost

Water Distribution:	\$507,450
Gravity Sanitary Sewer:	<u>\$195,020</u>
Total Assessable Project Costs:	\$702,470 (71.6%)

City Cost Summary

Water Distribution:	\$87,095
Gravity Sanitary Sewer:	\$33,470
Forcemain:	<u>\$157,385</u>
Total Estimated Initial City Costs:	\$277,950 (28.4%)

Total Estimated Project Cost:	\$980,420
--------------------------------------	------------------

Please note, assessed costs shown above include 7% interest from the date the assessment is certified by the City Council to the end of the calendar year. The total assessable amount and City costs will likely change based on actual project costs, final interest rate and date the assessments are certified.

In conclusion, the proposed improvements are feasible, and we do not foresee any major problems other than normal inconveniences associated with construction such as noise and traffic disturbance. These situations would be temporary in nature, and we would anticipate the construction would last approximately four weeks depending on the contractor, weather and

other factors.

We recommend the City proceed as follow:

1. City staff review and comment on the Report, cost allocation methodologies and underdeveloped parcel lot split practicality tests.
2. Review the Report with the Utilities Commission.
3. Update the Report based on staff and Utilities Commission comments, as necessary.
4. Review the Report with City Council at a Workshop
5. Finalize the Report

If the City Council decides to proceed with the project, steps outlined in the Preliminary Project Schedule included in Appendix E for Chapter 429 assessment projects should be followed.

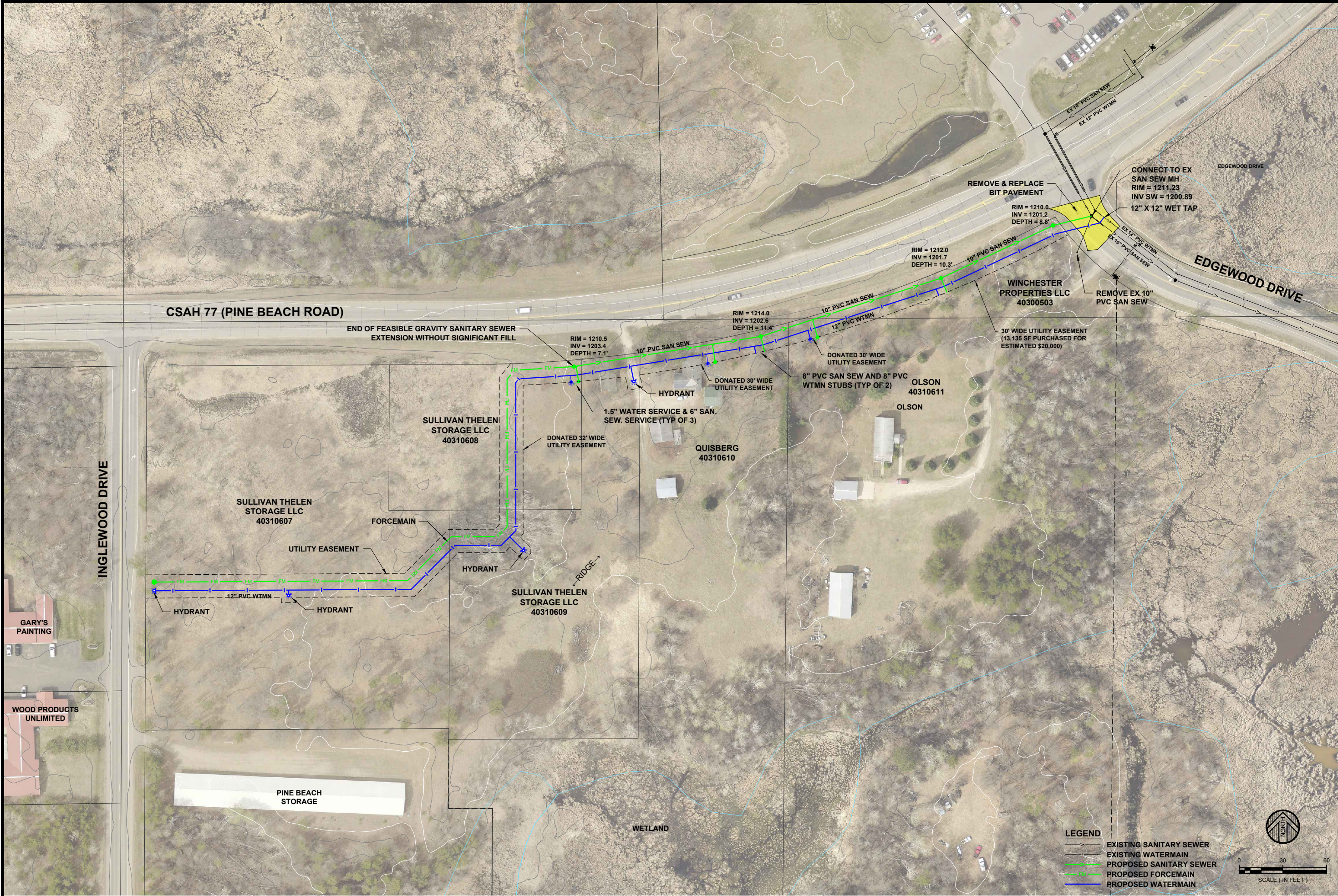
Please be aware, current lead times on some construction and materials and supplies can be upwards of six to eight months.

APPENDICES

Project Figures	Appendix A
Engineer's Estimate, Project Cost Allocation and Preliminary Assessments	Appendix B
2016 Feasibility Report Utility Layout	Appendix C
January 2, 2024 Council Workshop Item Report and Meeting Minutes.....	Appendix D
Project Schedule	Appendix E

APPENDIX A

PROJECT FIGURES



WIDSETH

ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

2024 CSAH 77 UTILITY IMPROVEMENTS

CITY OF BAXTER

BAXTER, MINNESOTA

PROPOSED IMPROVEMENTS

SHEET NO.

1

DATE: MAR 2024

SCALE: AS SHOWN

DRAWN BY: ALW

CHECKED BY: ALW

JOB NUMBER: 2024-10096

DATE	REV#	DESCRIPTION

BY: ARIC WELCH

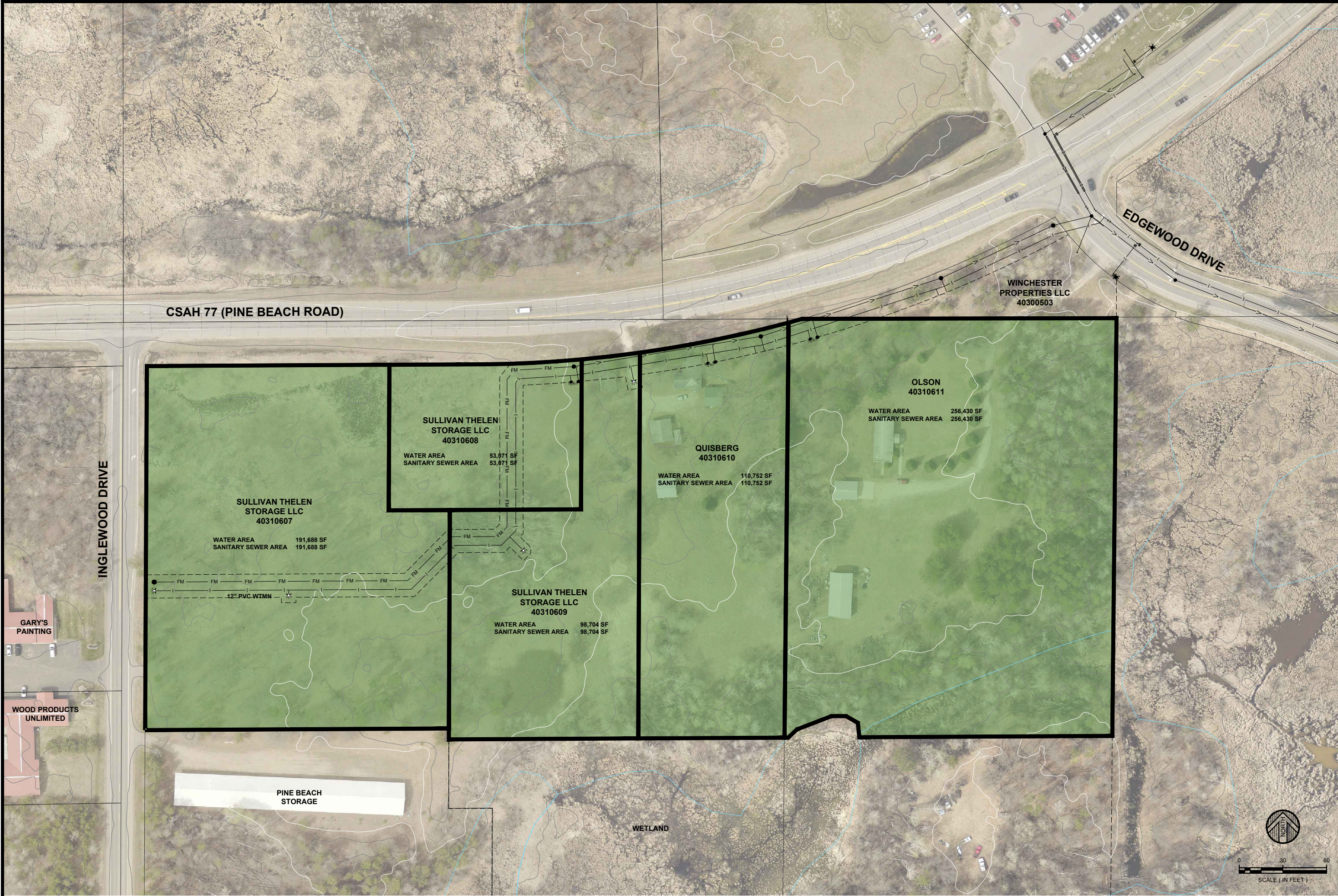
DATE: 4/9/2024

LIC. NO. 41883

PROPERTY OWNER HAS THIS SAN SEWER AND WATERMAIN REPORT PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ARIC WELCH

\\wsn-mn.local\filer\Projects\City of Baxter-32232\2024-10096\CADD\Civil\C-Report-2024-10096.dwg Plotted by Aric Welch 4/9/2024 4:07:05 PM © 2024 WIDSETH SMITH NOLTING & ASSOCIATES, INC.



INGLEWOOD DRIVE

CSAH 77 (PINE BEACH ROAD)

EDGEWOOD DRIVE

WINCHESTER PROPERTIES LLC
40300503

**SULLIVAN THELEN STORAGE LLC
40310607**

WATER AREA 191,688 SF
SANITARY SEWER AREA 191,688 SF

12" PVC WTMN

**SULLIVAN THELEN STORAGE LLC
40310608**

WATER AREA 53,071 SF
SANITARY SEWER AREA 53,071 SF

**SULLIVAN THELEN STORAGE LLC
40310609**

WATER AREA 98,704 SF
SANITARY SEWER AREA 98,704 SF

**QUISBERG
40310610**

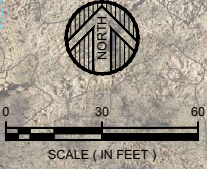
WATER AREA 110,752 SF
SANITARY SEWER AREA 110,752 SF

**OLSON
40310611**

WATER AREA 256,430 SF
SANITARY SEWER AREA 256,430 SF

PINE BEACH STORAGE

WETLAND



GARY'S PAINTING

WOOD PRODUCTS UNLIMITED

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

2024 CSAH 77 UTILITY IMPROVEMENTS
CITY OF BAXTER
BAXTER, MINNESOTA
ASSESSMENT EXHIBIT

SHEET NO.
2

DATE:	MAR 2024	DATE:	MAR 2024	DATE:	MAR 2024	DATE:	MAR 2024
SCALE:	AS SHOWN	SCALE:	AS SHOWN	SCALE:	AS SHOWN	SCALE:	AS SHOWN
DRAWN BY:	ALW	DRAWN BY:	ALW	DRAWN BY:	ALW	DRAWN BY:	ALW
CHECKED BY:		CHECKED BY:		CHECKED BY:		CHECKED BY:	
JOB NUMBER:	2024-10096	JOB NUMBER:	2024-10096	JOB NUMBER:	2024-10096	JOB NUMBER:	2024-10096

REVISIONS	DESCRIPTION	DATE	REV#

BY: _____

DATE: _____

DATE: _____

DATE: _____

I, ARIC WELCH, A duly licensed engineer under the laws of the State of Minnesota, hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed engineer under the laws of the State of Minnesota.

ARIC WELCH DATE: _____ LIC. NO. 41883

APPENDIX B

ENGINEER'S ESTIMATE, PROJECT COST ALLOCATION AND PRELIMINARY ASSESSMENTS

CSAH 77 UTILITY IMPROVEMENTS
PRELIMINARY COST ESTIMATE
BAXTER, MN
Monday, March 25, 2024

					PROJECT TOTAL							
ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	WATER		GRAVITY SANITARY SEWER		FORCEMAIN		ESTIMATED QUANTITY	TOTAL COST
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST		
1	2021.501	MOBILIZATION	LUMP SUM	\$30,000.00	0.61	\$18,300.00	0.23	\$6,900.00	0.16	\$4,800.00	1	\$30,000.00
2	2101.501	CLEARING	ACRE	\$4,500.00	0.9	\$4,050.00	0.3	\$1,350.00	0.5	\$2,250.00	1.7	\$7,650.00
3	2101.506	GRUBBING	ACRE	\$4,500.00	0.9	\$4,050.00	0.3	\$1,350.00	0.5	\$2,250.00	1.7	\$7,650.00
4	2104.503	REMOVE SANITARY SEWER PIPE	LIN FT	\$30.00			55	\$1,650.00			55	\$1,650.00
5	2104.505	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$5.50	200	\$1,100.00	200	\$1,100.00			400	\$2,200.00
6	2104.513	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$5.50	70	\$385.00	70	\$385.00			140	\$770.00
7	2105.601	DEWATERING	LUMP SUM	\$105,000.00	0.5	\$52,500.00	0.25	\$26,250.00	0.25	\$26,250.00	1	\$105,000.00
8	2123.501	COMMON LABORERS	HOURL	\$82.50	10	\$825.00	5	\$412.50	5	\$412.50	20	\$1,650.00
9	2123.503	SKID LOADER	HOURL	\$135.00	10	\$1,350.00	5	\$675.00	5	\$675.00	20	\$2,700.00
10	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	\$140.00	5	\$700.00	2	\$280.00	2	\$280.00	9	\$1,260.00
11	2211.503	AGGREGATE BASE (CV) CLASS 5 (P)	CU YD	\$30.00	15	\$450.00					15	\$450.00
12	2360.501	TYPE SP 9.5 WEARING COURSE MIXTURE (2,C)	TON	\$150.00	20	\$3,000.00					20	\$3,000.00
13	2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	\$5,000.00			1	\$5,000.00			1	\$5,000.00
14	2503.603	CLEAN AND VIDEO TAPE PIPE SEWER - MAINLINE	LIN FT	\$3.50			710	\$2,485.00			710	\$2,485.00
15	2503.603	CLEAN AND VIDEO TAPE PIPE SEWER - SERVICE	LIN FT	\$3.50			40	\$140.00			40	\$140.00
16	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	\$2,500.00	1	\$2,500.00					1	\$2,500.00
17	2563.601	TRAFFIC CONTROL	LUMP SUM	\$7,500.00	0.61	\$4,575.00	0.23	\$1,725.00	0.16	\$1,200.00	1	\$7,500.00
18	2573.502	SILT FENCE, TYPE MS	LIN FT	\$4.50	410	\$1,845.00			410	\$1,845.00	820	\$3,690.00
19	2573.535	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00	0.34	\$408.00	0.33	\$396.00	0.33	\$396.00	1	\$1,200.00
20	2574.508	FERTILIZER TYPE 1	POUND	\$1.00	225	\$225.00	105	\$105.00	120	\$120.00	450	\$450.00
21	2574.525	COMMON TOPSOIL BORROW	CU YD	\$35.00	400	\$14,000.00	200	\$7,000.00	200	\$7,000.00	800	\$28,000.00
22	2575.501	SEEDING	ACRE	\$800.00	1.5	\$1,200.00	0.7	\$560.00	0.8	\$640.00	3	\$2,400.00
23	2575.502	SEED MIXTURE	POUND	\$4.50	300	\$1,350.00	140	\$630.00	160	\$720.00	600	\$2,700.00
24	2575.511	MULCH MATERIAL TYPE 3	TON	\$600.00	1.5	\$900.00	0.7	\$420.00	0.8	\$480.00	3	\$1,800.00
25	2575.519	DISK ANCHORING	ACRE	\$250.00	0.75	\$187.50	0.35	\$87.50	0.4	\$100.00	1.5	\$375.00
26	2575.523	EROSION CONTROL BLANKETS CATEGORY 3	SQ YD	\$2.50	900	\$2,250.00	400	\$1,000.00	460	\$1,150.00	1760	\$4,400.00
27	2575.562	HYDRAULIC MATRIX TYPE MULCH	POUND	\$2.50	2925	\$7,312.50	1365	\$3,412.50	1560	\$3,900.00	5850	\$14,625.00
28	2600.4D	INSULATION (4' x 8' x 2" THICK)	SQ YD	\$20.00			100	\$2,000.00	100	\$2,000.00	200	\$4,000.00
29	2611.4A	6" PVC WATERMAIN PIPE	LIN FT	\$45.00	20	\$900.00					20	\$900.00
30	2611.4A	8" PVC WATERMAIN PIPE	LIN FT	\$55.00	40	\$2,200.00					40	\$2,200.00
31	2611.4A	12" PVC WATERMAIN PIPE	LIN FT	\$85.00	1585	\$134,725.00					1585	\$134,725.00
32	2611.4A	1 1/2" POLYETHYLENE SERVICE PIPE	LIN FT	\$35.00	30	\$1,050.00					30	\$1,050.00
33	2611.4B	6" GATE VALVE & BOX w/ ADAPTOR	EACH	\$2,550.00	5	\$12,750.00					5	\$12,750.00
34	2611.4B	8" GATE VALVE & BOX w/ ADAPTOR	EACH	\$3,300.00	1	\$3,300.00					1	\$3,300.00
35	2611.4B	12" GATE VALVE & BOX w/ ADAPTOR	EACH	\$4,250.00	1	\$4,250.00					1	\$4,250.00
36	2611.4B	12" X 12" WET TAP	EACH	\$7,500.00	1	\$7,500.00					1	\$7,500.00
37	2611.4C	1 1/2" CORPORATION STOP & SADDLE	EACH	\$750.00	3	\$2,250.00					3	\$2,250.00
38	2611.4D	1 1/2" CURB STOP & BOX	EACH	\$750.00	3	\$2,250.00					3	\$2,250.00
39	2611.4E	HYDRANT	EACH	\$7,000.00	5	\$35,000.00					5	\$35,000.00
40	2611.4I	DUCTILE IRON WATERMAIN FITTINGS	POUND	\$12.50	4750	\$59,375.00					4750	\$59,375.00
41	2621.4A	8" PVC SEWER PIPE (SDR 26)	LIN FT	\$65.00			40	\$2,600.00			40	\$2,600.00
42	2621.4A	10" PVC SEWER PIPE (SDR 26)	LIN FT	\$75.00			745	\$55,875.00			745	\$55,875.00
43	2621.4A	6" FORCEMAIN PIPE	LIN FT	\$45.00					820	\$36,900.00	820	\$36,900.00
44	2621.4B	SANITARY SEWER FORCEMAIN JUNCTION MANHOLE	EACH	\$12,000.00					1	\$12,000.00	1	\$12,000.00
45	2621.4B	SANITARY SEWER MANHOLE, MnDOT DESIGN 4007C	EACH	\$3,600.00			4	\$14,400.00			4	\$14,400.00
46	2621.4B1	MANHOLE EXCESS DEPTH	LIN FT	\$450.00			6	\$2,700.00			6	\$2,700.00
47	2621.4F	6" PVC SERVICE PIPE (SCH 40)	LIN FT	\$60.00			105	\$6,300.00			105	\$6,300.00
48	2621.4F	10" X 6" PVC WYE	EACH	\$750.00			3	\$2,250.00			3	\$2,250.00
ESTIMATED CONSTRUCTION COST:				\$643,820.00	60.42%	\$389,013.00	23.21%	\$149,438.50	16.37%	\$105,368.50	100.00%	\$643,820.00
CONTINGENCIES (15%):				\$96,573.00		\$58,351.95		\$22,415.78		\$15,805.28		\$96,573.00
SUBTOTAL:				\$740,393.00		\$447,364.95		\$171,854.28		\$121,173.78		\$740,393.00

CSAH 77 UTILITY IMPROVEMENTS
PRELIMINARY COST ESTIMATE
BAXTER, MN
Monday, March 25, 2024

PROJECT TOTAL												
ITEM NO.	SPEC. NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	WATER		GRAVITY SANITARY SEWER		FORCEMAIN		ESTIMATED QUANTITY	TOTAL COST
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST		
ENGINEERING												
		WIDSETH 2018-10423 (2016 FEASIBILITY REPORT):		\$8,367.75		\$5,056.01		\$1,942.26		\$1,369.48		\$8,367.75
		WIDSETH 2023-10270 (UTILITY EASEMENTS):		\$2,673.00		\$1,615.10		\$620.44		\$437.47		\$2,673.00
		WIDSETH 2023-10003 (GENERAL CITY ENGINEERING):		\$225.00		\$135.95		\$52.23		\$36.82		\$225.00
		WIDSETH 2024-10096 (2024 FEASIBILITY REPORT) (ESTIMATED):		\$7,500.00		\$4,531.70		\$1,740.84		\$1,227.46		\$7,500.00
		DESIGN AND CONSTRUCTION (ESTIMATED) (22%):		\$162,886.46		\$98,420.29		\$37,807.94		\$26,658.23		\$162,886.46
		FINANCE, ADMIN AND OTHER COSTS (3%):		\$22,211.79		\$13,420.95		\$5,155.63		\$3,635.21		\$22,211.79
		MPCA SANITARY SEWER EXTENSION PERMIT:		\$310.00				\$155.00		\$155.00		\$310.00
		MNDOH WATERMAIN EXTENSION PLAN REVIEW FEE:		\$150.00		\$150.00						\$150.00
EASEMENTS AND AGREEMENTS												
		BREEN & PERSON LTD:		\$3,800.00		\$2,296.06		\$882.03		\$621.91		\$3,800.00
		LEVANDER, GILLEN & MILLER PA:		\$1,133.00		\$684.59		\$262.98		\$185.43		\$1,133.00
		ESTIMATED ADDITIONAL LEGAL:		\$10,000.00		\$6,042.26		\$2,321.12		\$1,636.61		\$10,000.00
		INTEREST (AS OF 2-29-24):		\$1,510.92		\$912.94		\$350.70		\$247.28		\$1,510.92
ESTIMATED TOTAL PROJECT COST:				\$961,160.92		\$580,630.80		\$223,145.44		\$157,384.68		\$961,160.92

ASSESSMENT CALCULATIONS:

ESTIMATED PROJECT COST:	\$580,630.80	\$223,145.44	\$157,384.68
ESTIMATED CITY CONTRIBUTION:			
15% OF UTILITY CONSTRUCTION COSTS:	\$87,094.62	\$33,471.82	
100% FORCEMAIN COSTS:			\$157,384.68
ESTIMATED ASSESABLE COSTS:	\$493,536.18	\$189,673.62	\$0.00
ESTIMATED SERVICE AREA:	710,645	710,645	
ESTIMATED COST PER SF:	\$0.6945	\$0.2669	
ESTIMATED TOTAL CITY COST:	\$87,094.62	\$33,471.82	\$157,384.68

ESTIMATED INDIVIDUAL ASSESSMENT CALCULATIONS

PARCEL ID NUMBER	OWNER	WATER AREA	WATER ASSESSMENT	SANITARY SEWER AREA	SANITARY SEWER ASSESSMENT	TOTAL ASSESSMENTS	TOTAL ASSESSMENT BY PROPERTY OWNER	2024 INTEREST (SEE NOTE 1)	TOTAL ASSESSMENT WITH 2024 INTEREST	110% TOTAL ASSESSMENT (SEE NOTE 2)
40310611	OLSON	256,430	\$178,088.19	256,430	\$68,442.06	\$246,530.25	\$246,530.25	\$6,950.127	\$253,480.376	\$278,828.41
40310610	QUISBERG	110,752	\$76,916.21	110,752	\$29,560.09	\$106,476.30	\$106,476.30	\$3,001.757	\$109,478.059	\$120,425.86
40310609	SULLIVAN THELEN STORAGE LLC	98,704	\$68,548.99	98,704	\$26,344.44	\$94,893.43				
40310608	SULLIVAN THELEN STORAGE LLC	53,071	\$36,857.30	53,071	\$14,164.83	\$51,022.14	\$330,203.25	\$9,309.018	\$339,512.27	\$373,463.49
40310607	SULLIVAN THELEN STORAGE LLC	191,688	\$133,125.49	191,688	\$51,162.19	\$184,287.68				
		710,645	\$493,536.18	710,645	\$189,673.62	\$683,209.80		\$19,260.90	\$702,470.70	\$772,717.77

PROJECT COST SUMMARY

ASSESSED COSTS:	\$702,470.70	71.65%
CITY COSTS:	\$277,951.12	28.35%
TOTAL PROJECT COST:	\$980,421.82	

NOTES

1. INTEREST CALCULATED AT 7% FROM DATE ASSESSMENT ADOPTED TO END OF 2024 (SEE PROJECT SCHEDULED, CURRENTLY ESTIMATED AT 147 DAYS).
2. USED FOR PETITION AND WAIVER AGREEMENT.

RECORD OF ASSESSMENT

PROJECT: 2024 CSAH 77 UTILITY EXTENSION					FIXED PAYMENT CONDITIONS:				
MUNICIPAL PROJECT NUMBER:									
PROJECT LOCATION: BAXTER, MINNESOTA									
TYPE OF IMPROVEMENT:					Principal: \$189,483.08				
Sanitary Sewer: X					Interest rate: 7.00%				
Road: _____					Annual payment: \$23,856.30				
Water: X					Years: 12				
Storm Sewer: _____									
NAME OF TAXPAYER: SULLIVAN THELEN STORAGE LLC									
ADDRESS: 581 EDGEWOOD DR N									
CITY: BAXTER MN 56425									
NAME OF FEE OWNER: SULLIVAN THELEN STORAGE LLC									
ADDRESS: 581 EDGEWOOD DR N									
CITY: BAXTER MN 56425									
PROPERTY ADDRESS: 6613 PINE BEACH ROAD									
PROPERTY ID NUMBER: 40310607									
LEGAL DESCRIPTION: SECTION: 31 TOWNSHIP: 134									
RANGE: 28									
PLAT:									
LEGAL: THAT PART OF NW1/4 OF NW1/4 SECTION 31 DESCRIBED AS FOLLOWS;									
BEG. AT THE NW CORNER OF SAID SECTION 31, THEN S. 00 DEG 25									
MIN 57									
ASSESSMENT CALCULATION:									
Water Assessment Area (SF): 191,688									
Sanitary Sewer Assessment Area (SF): 191,688									
Water Assessment Calculation: 191,688 SF @ \$0.6945 = \$133,125.49									
Sanitary Sewer Assessment Calculation: 191,688 SF @ \$0.2669 = \$51,162.19									
TOTAL INITIAL ASSESSMENT: \$184,287.68									
PREPAYMENT:									
SUBTOTAL: \$184,287.68									
2023 INTEREST: \$5,195.40									
TOTAL CERTIFIED AMOUNT: \$189,483.08									
COMMENTS:									

YEAR	ANNUAL PAYMENT	PRINCIPAL	INTEREST	UNPAID BALANCE
2024	\$23,856.30	\$10,592.48	\$13,263.82	\$178,890.60
2025	\$23,856.30	\$11,333.95	\$12,522.34	\$167,556.65
2026	\$23,856.30	\$12,127.33	\$11,728.97	\$155,429.31
2027	\$23,856.30	\$12,976.24	\$10,880.05	\$142,453.07
2028	\$23,856.30	\$13,884.58	\$9,971.71	\$128,568.49
2029	\$23,856.30	\$14,856.50	\$8,999.79	\$113,711.98
2030	\$23,856.30	\$15,896.46	\$7,959.84	\$97,815.53
2031	\$23,856.30	\$17,009.21	\$6,847.09	\$80,806.32
2032	\$23,856.30	\$18,199.85	\$5,656.44	\$62,606.46
2033	\$23,856.30	\$19,473.84	\$4,382.45	\$43,132.62
2034	\$23,856.30	\$20,837.01	\$3,019.28	\$22,295.60
2035	\$23,856.30	\$22,295.60	\$1,560.69	\$0.00

RECORD OF ASSESSMENT

<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>PROJECT: 2024 CSAH 77 UTILITY EXTENSION</p> <p>MUNICIPAL PROJECT NUMBER:</p> <p>PROJECT LOCATION: BAXTER, MINNESOTA</p> <p>TYPE OF IMPROVEMENT:</p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="text-align: right;">Sanitary Sewer: <u> X </u></div> <div style="text-align: right;">Water: <u> X </u></div> </div> <div style="text-align: right;">Road: <u> </u></div> <div style="text-align: right;">Storm Sewer: <u> </u></div> </div> <div style="width: 35%; text-align: right;"> <p>Principal: \$52,460.54</p> <p>Interest rate: 7.00%</p> <p>Annual payment: \$6,604.89</p> <p>Years: 12</p> </div> </div>																																																																						
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>NAME OF TAXPAYER: SULLIVAN THELEN STORAGE LLC</p> <p>ADDRESS: 581 EDGEWOOD DR N</p> <p>CITY: BAXTER MN 56425</p> <p>NAME OF FEE OWNER: SULLIVAN THELEN STORAGE LLC</p> <p>ADDRESS: 581 EDGEWOOD DR N</p> <p>CITY: BAXTER MN 56425</p> <p>PROPERTY ADDRESS: 6613 PINE BEACH ROAD</p> <p>PROPERTY ID NUMBER: 40310608</p> <p>LEGAL DESCRIPTION: SECTION: 31 TOWNSHIP: 134</p> <p>RANGE: 28</p> <p>PLAT:</p> <p>LEGAL: THAT PART OF THE NW1/4 OF NW1/4 DESC AS FOLL; COMM AT THE NW CORNER OF SAID NWNW, THEN N 89 DEG 50 MIN 37 SEC E 630 FT TO THE POINT OF</p> </div> <div style="width: 35%; text-align: right;"> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>YEAR</th> <th>ANNUAL PAYMENT</th> <th>PRINCIPAL</th> <th>INTEREST</th> <th>UNPAID BALANCE</th> </tr> </thead> <tbody> <tr><td>2024</td><td>\$6,604.89</td><td>\$2,932.65</td><td>\$3,672.24</td><td>\$49,527.89</td></tr> <tr><td>2025</td><td>\$6,604.89</td><td>\$3,137.93</td><td>\$3,466.95</td><td>\$46,389.96</td></tr> <tr><td>2026</td><td>\$6,604.89</td><td>\$3,357.59</td><td>\$3,247.30</td><td>\$43,032.37</td></tr> <tr><td>2027</td><td>\$6,604.89</td><td>\$3,592.62</td><td>\$3,012.27</td><td>\$39,439.75</td></tr> <tr><td>2028</td><td>\$6,604.89</td><td>\$3,844.10</td><td>\$2,760.78</td><td>\$35,595.65</td></tr> <tr><td>2029</td><td>\$6,604.89</td><td>\$4,113.19</td><td>\$2,491.70</td><td>\$31,482.45</td></tr> <tr><td>2030</td><td>\$6,604.89</td><td>\$4,401.11</td><td>\$2,203.77</td><td>\$27,081.34</td></tr> <tr><td>2031</td><td>\$6,604.89</td><td>\$4,709.19</td><td>\$1,895.69</td><td>\$22,372.15</td></tr> <tr><td>2032</td><td>\$6,604.89</td><td>\$5,038.84</td><td>\$1,566.05</td><td>\$17,333.31</td></tr> <tr><td>2033</td><td>\$6,604.89</td><td>\$5,391.55</td><td>\$1,213.33</td><td>\$11,941.76</td></tr> <tr><td>2034</td><td>\$6,604.89</td><td>\$5,768.96</td><td>\$835.92</td><td>\$6,172.79</td></tr> <tr><td>2035</td><td>\$6,604.89</td><td>\$6,172.79</td><td>\$432.10</td><td>\$0.00</td></tr> </tbody> </table> </div> </div>						YEAR	ANNUAL PAYMENT	PRINCIPAL	INTEREST	UNPAID BALANCE	2024	\$6,604.89	\$2,932.65	\$3,672.24	\$49,527.89	2025	\$6,604.89	\$3,137.93	\$3,466.95	\$46,389.96	2026	\$6,604.89	\$3,357.59	\$3,247.30	\$43,032.37	2027	\$6,604.89	\$3,592.62	\$3,012.27	\$39,439.75	2028	\$6,604.89	\$3,844.10	\$2,760.78	\$35,595.65	2029	\$6,604.89	\$4,113.19	\$2,491.70	\$31,482.45	2030	\$6,604.89	\$4,401.11	\$2,203.77	\$27,081.34	2031	\$6,604.89	\$4,709.19	\$1,895.69	\$22,372.15	2032	\$6,604.89	\$5,038.84	\$1,566.05	\$17,333.31	2033	\$6,604.89	\$5,391.55	\$1,213.33	\$11,941.76	2034	\$6,604.89	\$5,768.96	\$835.92	\$6,172.79	2035	\$6,604.89	\$6,172.79	\$432.10	\$0.00
YEAR	ANNUAL PAYMENT	PRINCIPAL	INTEREST	UNPAID BALANCE																																																																		
2024	\$6,604.89	\$2,932.65	\$3,672.24	\$49,527.89																																																																		
2025	\$6,604.89	\$3,137.93	\$3,466.95	\$46,389.96																																																																		
2026	\$6,604.89	\$3,357.59	\$3,247.30	\$43,032.37																																																																		
2027	\$6,604.89	\$3,592.62	\$3,012.27	\$39,439.75																																																																		
2028	\$6,604.89	\$3,844.10	\$2,760.78	\$35,595.65																																																																		
2029	\$6,604.89	\$4,113.19	\$2,491.70	\$31,482.45																																																																		
2030	\$6,604.89	\$4,401.11	\$2,203.77	\$27,081.34																																																																		
2031	\$6,604.89	\$4,709.19	\$1,895.69	\$22,372.15																																																																		
2032	\$6,604.89	\$5,038.84	\$1,566.05	\$17,333.31																																																																		
2033	\$6,604.89	\$5,391.55	\$1,213.33	\$11,941.76																																																																		
2034	\$6,604.89	\$5,768.96	\$835.92	\$6,172.79																																																																		
2035	\$6,604.89	\$6,172.79	\$432.10	\$0.00																																																																		
<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>ASSESSMENT CALCULATION:</p> <p>Water Assessment Area (SF): 53,071</p> <p>Sanitary Sewer Assessment Area (SF): 53,071</p> <p>Water Assessment Calculation: 53,071 SF @ \$0.6945 = \$36,857.30</p> <p>Sanitary Sewer Assessment Calculation: 53,071 SF @ \$0.2669 = \$14,164.83</p> <p>TOTAL INITIAL ASSESSMENT: \$51,022.14</p> <p>PREPAYMENT:</p> <p>SUBTOTAL: \$51,022.14</p> <p>2023 INTEREST: \$1,438.40</p> <p>TOTAL CERTIFIED AMOUNT: \$52,460.54</p> </div> <div style="width: 35%;"></div> </div>																																																																						
COMMENTS:																																																																						

RECORD OF ASSESSMENT

PROJECT: 2024 CSAH 77 UTILITY EXTENSION					FIXED PAYMENT CONDITIONS:				
MUNICIPAL PROJECT NUMBER:									
PROJECT LOCATION: BAXTER, MINNESOTA									
TYPE OF IMPROVEMENT:					Principal: \$97,568.64				
Sanitary Sewer: X					Interest rate: 7.00%				
Road: _____					Annual payment: \$12,284.09				
Water: X					Years: 12				
Storm Sewer: _____									
NAME OF TAXPAYER: SULLIVAN THELEN STORAGE LLC									
ADDRESS: 29935 COUNTY ROAD 3									
CITY: MERRIFIELD MN 56468									
NAME OF FEE OWNER: SULLIVAN THELEN STORAGE LLC									
ADDRESS: 29935 COUNTY ROAD 3									
CITY: MERRIFIELD MN 56468									
PROPERTY ADDRESS: 6613 PINE BEACH ROAD									
PROPERTY ID NUMBER: 40310609									
LEGAL DESCRIPTION: SECTION: 31 TOWNSHIP: 134									
RANGE: 28									
PLAT:									
LEGAL: THAT PART OF NW1/4 OF NW1/4 SECTION 31 DESCRIBED AS FOLLOWS;									
COMMENCING AT THE NW CORNER OF SAID SECTION 31, THEN S. 89									
DEG 50									
ASSESSMENT CALCULATION:									
Water Assessment Area (SF): 98,704									
Sanitary Sewer Assessment Area (SF): 98,704									
Water Assessment Calculation: 98,704 SF @ \$0.6945 = \$68,548.99									
Sanitary Sewer Assessment Calculation: 98,704 SF @ \$0.2669 = \$26,344.44									
TOTAL INITIAL ASSESSMENT: \$94,893.43									
PREPAYMENT:									
SUBTOTAL: \$94,893.43									
2023 INTEREST: \$2,675.21									
TOTAL CERTIFIED AMOUNT: \$97,568.64									
COMMENTS:									

YEAR	ANNUAL PAYMENT	PRINCIPAL	INTEREST	UNPAID BALANCE
2024	\$12,284.09	\$5,454.28	\$6,829.80	\$92,114.36
2025	\$12,284.09	\$5,836.08	\$6,448.01	\$86,278.28
2026	\$12,284.09	\$6,244.61	\$6,039.48	\$80,033.67
2027	\$12,284.09	\$6,681.73	\$5,602.36	\$73,351.95
2028	\$12,284.09	\$7,149.45	\$5,134.64	\$66,202.50
2029	\$12,284.09	\$7,649.91	\$4,634.17	\$58,552.58
2030	\$12,284.09	\$8,185.41	\$4,098.68	\$50,367.18
2031	\$12,284.09	\$8,758.38	\$3,525.70	\$41,608.79
2032	\$12,284.09	\$9,371.47	\$2,912.62	\$32,237.32
2033	\$12,284.09	\$10,027.47	\$2,256.61	\$22,209.85
2034	\$12,284.09	\$10,729.40	\$1,554.69	\$11,480.45
2035	\$12,284.09	\$11,480.45	\$803.63	\$0.00

RECORD OF ASSESSMENT

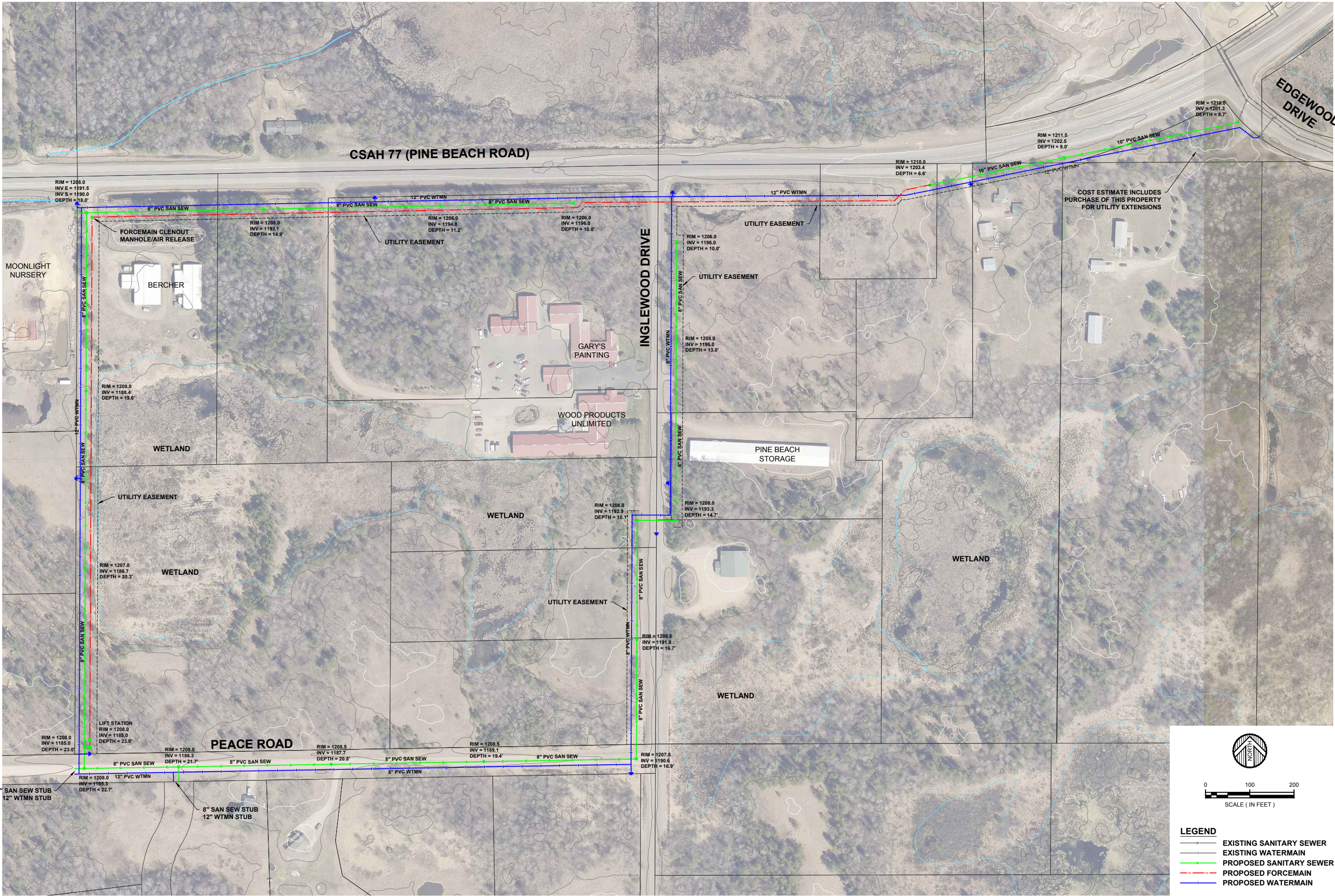
PROJECT: 2024 CSAH 77 UTILITY EXTENSION					FIXED PAYMENT CONDITIONS:					
MUNICIPAL PROJECT NUMBER:										
PROJECT LOCATION: BAXTER, MINNESOTA										
TYPE OF IMPROVEMENT:					Sanitary Sewer: X		Water: X			
					Road: _____		Storm Sewer: _____			
NAME OF TAXPAYER: QUISBERG, DAVID J					Principal: \$109,478.06					
ADDRESS: 6617 PINE BEACH RD					Interest rate: 7.00%					
CITY: BAXTER MN 56425					Annual payment: \$13,783.51					
					Years: 12					
NAME OF FEE OWNER: QUISBERG, DAVID J					ANNUAL				UNPAID	
ADDRESS: 6617 PINE BEACH RD					YEAR	PAYMENT	PRINCIPAL	INTEREST	BALANCE	
CITY: BAXTER MN 56425					2024	\$13,783.51	\$6,120.04	\$7,663.46	\$103,358.02	
					2025	\$13,783.51	\$6,548.44	\$7,235.06	\$96,809.57	
					2026	\$13,783.51	\$7,006.84	\$6,776.67	\$89,802.74	
					2027	\$13,783.51	\$7,497.31	\$6,286.19	\$82,305.42	
					2028	\$13,783.51	\$8,022.13	\$5,761.38	\$74,283.30	
					2029	\$13,783.51	\$8,583.67	\$5,199.83	\$65,699.62	
					2030	\$13,783.51	\$9,184.53	\$4,598.97	\$56,515.09	
					2031	\$13,783.51	\$9,827.45	\$3,956.06	\$46,687.64	
					2032	\$13,783.51	\$10,515.37	\$3,268.14	\$36,172.27	
					2033	\$13,783.51	\$11,251.45	\$2,532.06	\$24,920.83	
					2034	\$13,783.51	\$12,039.05	\$1,744.46	\$12,881.78	
					2035	\$13,783.51	\$12,881.78	\$901.72	\$0.00	
PROPERTY ADDRESS: 6617 PINE BEACH RD										
PROPERTY ID NUMBER: 40310610										
LEGAL DESCRIPTION: SECTION: 31 TOWNSHIP: 134										
RANGE: 28										
PLAT:										
LEGAL: THAT PT OF THE NWNW DESC AS FOLLOWS; COMM AT THE NW										
CORNER OF SAID NWNW, THENCE N 89 DEG 50 MIN 53 SEC E,										
ASSUMED BEARING, 710 FT ALG										
ASSESSMENT CALCULATION: Water Assessment Area (SF): 110,752										
Sanitary Sewer Assessment Area (SF): 110,752										
Water Assessment Calculation: 110,752 SF @ \$0.6945 = \$76,916.21										
Sanitary Sewer Assessment Calculation: 110,752 SF @ \$0.2669 = \$29,560.09										
TOTAL INITIAL ASSESSMENT: \$106,476.30										
PREPAYMENT:										
SUBTOTAL: \$106,476.30										
2023 INTEREST: \$3,001.76										
TOTAL CERTIFIED AMOUNT: \$109,478.06										
COMMENTS:										

RECORD OF ASSESSMENT

PROJECT: 2024 CSAH 77 UTILITY EXTENSION					FIXED PAYMENT CONDITIONS:					
MUNICIPAL PROJECT NUMBER:										
PROJECT LOCATION: BAXTER, MINNESOTA										
TYPE OF IMPROVEMENT:					Sanitary Sewer: X		Water: X			
					Road: _____		Storm Sewer: _____			
NAME OF TAXPAYER: OLSON, STEVEN L & CAROLYN M					Principal: \$253,480.38					
ADDRESS: 13235 EXECUTIVE ACRES RD					Interest rate: 7.00%					
CITY: BRAINERD MN 56401					Annual payment: \$31,913.68					
					Years: 12					
NAME OF FEE OWNER: OLSON, STEVEN L & CAROLYN M					ANNUAL				UNPAID	
ADDRESS: 13235 EXECUTIVE ACRES RD					YEAR	PAYMENT	PRINCIPAL	INTEREST	BALANCE	
CITY: BRAINERD MN 56401					2025	\$31,913.68	\$14,170.06	\$17,743.63	\$239,310.32	
					2026	\$31,913.68	\$15,161.96	\$16,751.72	\$224,148.36	
					2027	\$31,913.68	\$16,223.30	\$15,690.39	\$207,925.06	
					2028	\$31,913.68	\$17,358.93	\$14,554.75	\$190,566.13	
					2029	\$31,913.68	\$18,574.05	\$13,339.63	\$171,992.08	
PROPERTY ADDRESS: 16025 EDGEWOOD DR					2030	\$31,913.68	\$19,874.24	\$12,039.45	\$152,117.84	
PROPERTY ID NUMBER: 40310611					2031	\$31,913.68	\$21,265.43	\$10,648.25	\$130,852.40	
LEGAL DESCRIPTION: SECTION: 31 TOWNSHIP: 134					2032	\$31,913.68	\$22,754.02	\$9,159.67	\$108,098.39	
RANGE: 28					2033	\$31,913.68	\$24,346.80	\$7,566.89	\$83,751.59	
PLAT:					2034	\$31,913.68	\$26,051.07	\$5,862.61	\$57,700.52	
LEGAL: E. 450 FT OF NW 1/4 OF NW 1/4 SEC. 31					2035	\$31,913.68	\$27,874.65	\$4,039.04	\$29,825.87	
					2036	\$31,913.68	\$29,825.87	\$2,087.81	\$0.00	
ASSESSMENT CALCULATION:										
Water Assessment Area (SF): 256,430										
Sanitary Sewer Assessment Area (SF): 256,430										
Water Assessment Calculation: 256,430 SF @ \$0.6945 = \$178,088.19										
Sanitary Sewer Assessment Calculation: 256,430 SF @ \$0.2669 = \$68,442.06										
TOTAL INITIAL ASSESSMENT: \$246,530.25										
PREPAYMENT:										
SUBTOTAL: \$246,530.25										
2023 INTEREST: \$6,950.13										
TOTAL CERTIFIED AMOUNT: \$253,480.38										
COMMENTS:										

APPENDIX C

2016 FEASIBILITY REPORT UTILITY LAYOUT



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE	REV	REVISIONS DESCRIPTION	BY

DATE:	MAR 2016
SCALE:	AS SHOWN
DRAWN BY:	A.L.W.
CHECKED BY:	A.L.W.
JOB NUMBER:	0102B0382.000

NORTH INGLEWOOD DRIVE AREA UTILITY IMPROVEMENTS
CITY OF BAXTER
BAXTER, MINNESOTA
SHEET NO. **####**
SHEET **####** OF **####**

EXHIBIT D - PHASE 2 / OPTION 1

APPENDIX D

JANUARY 2, 2024 COUNCIL WORKSHOP ITEM REPORT AND MEETING MINUTES



ITEM REPORT CITY COUNCIL

Agenda Date: 1/2/2024
Agenda Section: Agenda Item

Department Origination: Public Works

Agenda Item: Bob Sullivan Storage Project – Intersection of CSAH 77 and Inglewood Drive

Approval Required: No Action Required

BACKGROUND

A local developer is proposing to complete a storage unit project near the intersection of CSAH 77 and Inglewood Drive. A letter and phased concept plan are attached for your review from the developer along with assessment maps, project exhibit and a cost estimate for the project that includes the City's costs of the project. The Developer is requesting the City to extend city utilities, so they are available for connection on the proposed development.

The area was annexed into the City of Baxter in 2015 as part of the City's long range transportation plan. The City entered into an agreement with the County to take over Inglewood Drive after the County upgraded the roadway. Nearly ten years later, the City has not yet brought utility services to this area, but utilities are nearby at the intersection of CSAH 77 and Edgewood Drive.

Completing this utility extension project would benefit the neighboring property owners and the City in the following ways:

- The project is necessary to provide utility service to properties along CSAH 77 and Inglewood Drive that were annexed into the City in 2015. On June 7, 2016, the City Council approved the North Inglewood Drive Area Utility Improvements Feasibility Report for this area. The improvements outlined in that report rely on the watermain, gravity sanitary sewer and forcemain extensions proposed to be constructed with this project. Without these extensions, this area will remain undevelopable since municipal utilities are required to develop within the City.
- The project includes the extension of a 12-inch watermain along the south side of CSAH 77. The long-range water layout includes a 12-inch watermain loop from the North Water Tower to the CSAH 77 and Edgewood Drive intersection. This project would complete the loop from Edgewood Drive to Inglewood Drive. The looping is necessary to provide adequate water service and fire protection to the TH 371 and Inglewood Drive corridors.
- There has been some recent interest in commercial business in this area and a willing developer to assist with project development and costs. At some point, this area will develop and City utilities will need to be extended to the area. The current City cost is estimated at \$237,500 and the cost will only increase with time as construction costs continue to rise.

For this project, the developer is asking for a 12-year assessment instead of the typical 5-year assessment for developer driven projects. A 12-year assessment term is typical for utility projects in an existing commercial area. The reason for the 12-year assessment request is because the parcels in this area existed prior to annexation in 2015 and no development can occur without City utilities. The property has been sitting undeveloped for nearly ten-years since annexation without City utilities causing an undue hardship on the property owners in the area.

Another option available to the developer is complete the project on their own and turn the utilities over to the City when complete. A similar process was used for construction on Novotny Road next to the Corner Lot

Apartments Development this year. This is likely not a realistic option since much of the necessary utility construction is located on separate parcels. Costs for the extension would also need to be borne by the developer with little opportunity to recoup costs. For these reasons, the only realistic way to complete this project is as a City driven assessment project.

FINANCIAL IMPLICATIONS

There are no immediate financial implications. If the Council moves forward with the improvements, the estimated City cost is \$237,500.

STAFF RECOMMENDATIONS

Staff is recommending to proceed with the installation of sanitary sewer and water on Pine Beach Road (CSAH 77) in 2024 from Edgewood Drive to Inglewood Drive contingent on a Petition and Waiver Agreement signed by landowner. In order to proceed forward a formal feasibility report for the project will need to be completed. The report will provide the City and developer with a better idea of project costs and assessments.

Staff proposes to bring an engineering contract for a formal feasibility study and a signed petition and waiver agreement to the next City Council meeting if staff gets consensus at the workshop.

COUNCIL ACTION REQUESTED

Looking for consensus to install sanitary sewer and water on Pine Beach Road (CSAH 77) in 2024 from Edgewood Drive to Inglewood Drive contingent on a Petition and Waiver Agreement signed by landowner.



CITY COUNCIL WORK SESSION MINUTES

Tuesday, January 02, 2024 at 6:30 PM

Baxter City Hall, 13190 Memorywood Drive, Baxter, MN

CALL TO ORDER

Mayor Olson called the meeting to order at 6:30 p.m.

ROLL CALL

Mayor Darrel Olson and Council Members Connie Lyscio, Zach Tabatt, Jeff Phillips, and Mark Cross were present.

City Administrator Brad Chapulis, Assistant City Administrator Kelly Steele, Public Works Director Trevor Walter, Finance Director Jeremy Vacinek, Community Development Director Josh Doty, and Police Chief Jim Exsted were present.

BUSINESS ITEMS

1. Bob Sullivan Storage Project – Intersection of CSAH 77 and Inglewood Drive

Public Works Director Walter introduced the applicant, Bob Sullivan.

Bob Sullivan provided a summary of his proposed mini storage project to be located at the intersection of CSAH 77 and Inglewood Drive. To develop the site, an extension of municipal utilities will be required. The project will consist of 13 buildings. Widseth is currently working with Mr. Sullivan to complete the plans and specifications for the private development improvements. Mr. Sullivan is asking for a 12-year assessment instead of the typical 5-year assessment for developer driven projects. A 12-year assessment term is typical for utility projects in an existing commercial area. The reason Mr. Sullivan is requesting 12 years is because the parcels in the project area existed prior to annexation in 2015 and no development can occur without city utilities.

Alex Bitter, with Widseth, explained how municipal utilities will be provided to the property.

An alternate option is for Mr. Sullivan to complete the project and turn the utilities over to the city once completed. This process was used for the construction of the Corner Lot apartment development. This option is not realistic since much of the necessary utility construction is located on separate parcels.

If the city moves forward with the improvements, the estimated city cost is \$237,500.

Public Works Director Walter recommends the city install municipal utilities on CSAH 77 in 2024 from Edgewood Drive to Inglewood Drive contingent on a petition and waiver agreement signed by Mr. Sullivan. The city will need to complete a feasibility report. The report will provide the city and Mr. Sullivan with a better idea of project costs and assessments.

If there is council consensus, staff will present an engineering contract for a feasibility study and a signed petition and waiver agreement at the next council meeting.

Public Works Director Walter explained he has been discussing the proposed project with the neighboring property owners for over a year and believes they will provide the city with an easement.

City Administrator Chapulis explained if the council is okay with moving forward with a feasibility study, the city will get quotes from engineering firms for a feasibility study.

The council's consensus was to move forward with a feasibility study.

MOTION by Council Member Cross, seconded by Council Member Lyscio to adjourn at 7:00 p.m. Motion carried unanimously.

Approved by:

Respectfully submitted,

Darrel Olson
Mayor

Kelly Steele
Assistant City Administrator

APPENDIX D

PROJECT SCHEDULE

PROPOSED PROJECT SCHEDULE
2024 CSAH 77 UTILITY IMPROVEMENTS
MUNICIPAL PROJECT NO. 4118
BAXTER, MN
Tuesday, March 19, 2024

MAJOR TASKS AND MILESTONES	DATES	REMARKS	NOTES
Resolution Ordering Preparation of Feasibility Report	Tuesday, January 16, 2024	City Council Meeting	
Recommendation to Approve Feasibility Report	Wednesday, April 3, 2024	Utilities Commission Meeting	
Recommendation to Approve Engineering Agreement			
Review Feasibility Study at Council Workshop	Tuesday, April 16, 2024	City Council Meeting and Workshop	
Resolution Receiving Feasibility Report			
Resolution Calling Improvement Hearing			
Approve Engineering Agreement for Design and Construction			
Design and Permitting		5 weeks	
Mailed Notice for Improvement Hearing	Thursday, April 18, 2024	One notice at least 10 days prior to hearing	
First Published Notice for Improvement Hearing	Saturday, April 20, 2024	Twice in local newspaper, one week apart, last notice must be at least three days prior to hearing.	3
Second Published Notice for Improvement Hearing	Saturday, April 27, 2024		
Improvement Hearing	Thursday, May 2, 2024	6:00 p.m. at Baxter City Hall	
Resolution Ordering Improvement	Tuesday, May 7, 2024	City Council Meeting	
Review Plans and Specifications	Wednesday, June 5, 2024	Utilities Commission Meeting	
Review Plans and Specifications at Council Workshop	Tuesday, June 18, 2024	City Council Meeting	
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids			
Bidding Publication	Thursday, June 20, 2024	Publication must be made at least three weeks before last day to submit bids, at least once in official newspaper and once in trade paper or First Class city newspaper.	3
Bid Opening	Thursday, July 11, 2024	By default bid remains subject to acceptance for 60 days after the Bid opening.	
Resolution Ordering Assessment Hearing	Tuesday, July 16, 2024	City Council Meeting	
Mailed Notice for Assessment Hearing	Thursday, July 18, 2024	One notice at least two weeks prior to hearing	
Published Notice for Assessment Hearing	Saturday, July 20, 2024	Once in local newspaper at least two weeks prior to hearing.	
Assessment Hearing	Monday, August 5, 2024	6:00 p.m. at Baxter City Hall	
Resolution Adopting Assessment Rolls	Tuesday, August 6, 2024	City Council Meeting. Contractor has 15 days to deliver signed agreement, bonds, and insurance certificates.	
Notice of Award			
Bid review with Utilities Commission	Wednesday, August 7, 2024	Utilities Commission Meeting	
Pre-Construction Meeting	Thursday, August 22, 2024		
Begin Construction	Monday, August 26, 2024		
Construction Complete	Friday, September 27, 2024		

NOTES

1. City Council Meetings held on 1st and 3rd Tuesdays @ 7:00 p.m.
2. Utilities Commission Meetings held on 1st Wednesday following the 1st Council Meeting @ 5:30 p.m.
3. Brainerd Dispatch is currently only running legal notices on Wednesdays and Sundays. Deadline for Wednesday publication is noon on Monday and deadline for Sunday publication is noon on Thursday.
4. The project schedule assumes all Council actions are taken at a regular scheduled meetings. The schedule could be accelerated with special meetings.
5. **All dates are subject to change, this is a living document. Dates may change based on coordination with other 2023 projects.**