

2024 M&O AND FDR IMPROVEMENTS PROJECT

ASSESSMENT HEARING

6:00 P.M.
April 25, 2024



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■ PRESENTATION PREVIEW

- Project History
- Proposed Improvements
- Assessment Procedure and Calculations
- Schedule
- Property Owner Information
- Questions

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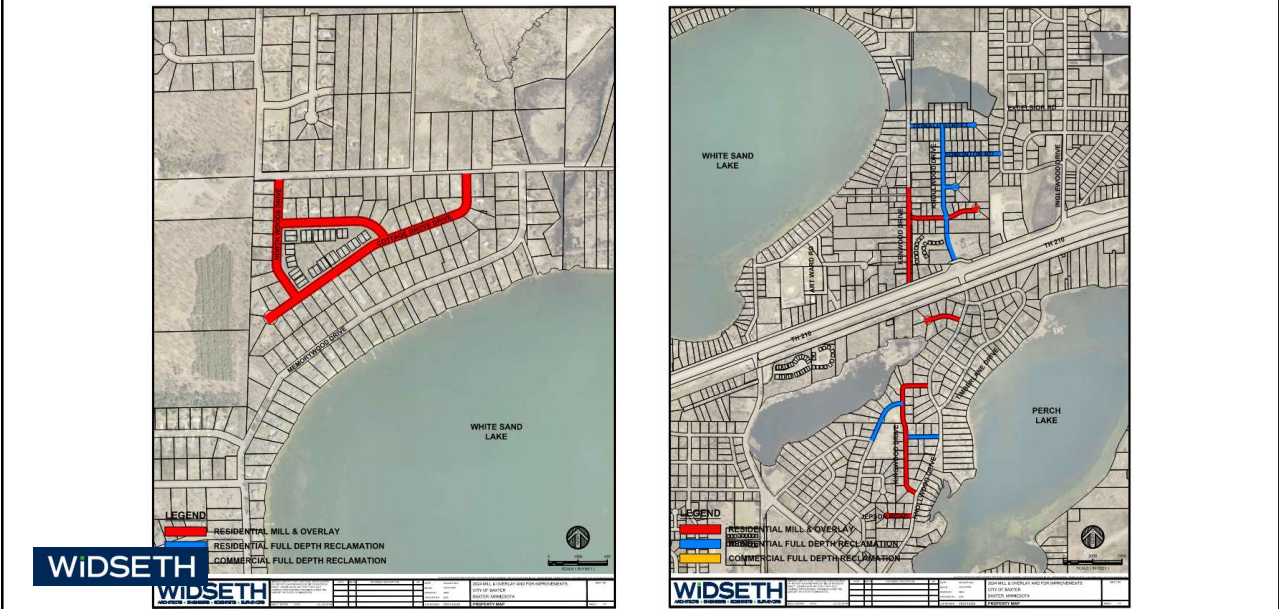
■ PROJECT HISTORY

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|--|-----------------------|
| ■ Feasibility Report Approved | September 19, 2023 |
| ■ Public Informational Meeting | October 5, 2023 |
| ■ Revised Feasibility Report Approved | December 19, 2023 |
| ■ Improvement Hearing | January 4, 2024 |
| ■ Amended Feasibility Report Approved | January 16, 2024 |
| ■ Two bids were received | March 19, 2024 |
| ■ Council ordered the assessment hearing | April 2, 2024 |
| ■ Supplemental Improvement Hearing | April 25, 2024 |
| ■ Amended Feasibility Report Approved | April 25, 2024 |
| ■ Assessment Hearing | April 25, 2024 |

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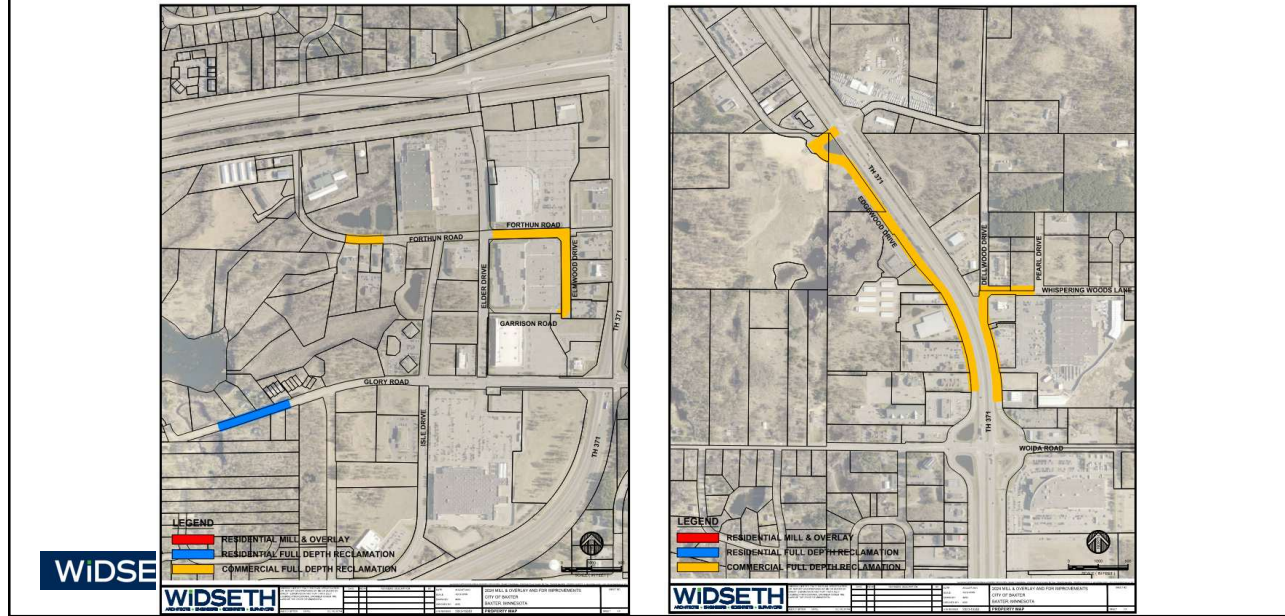
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■ PROJECT AREA



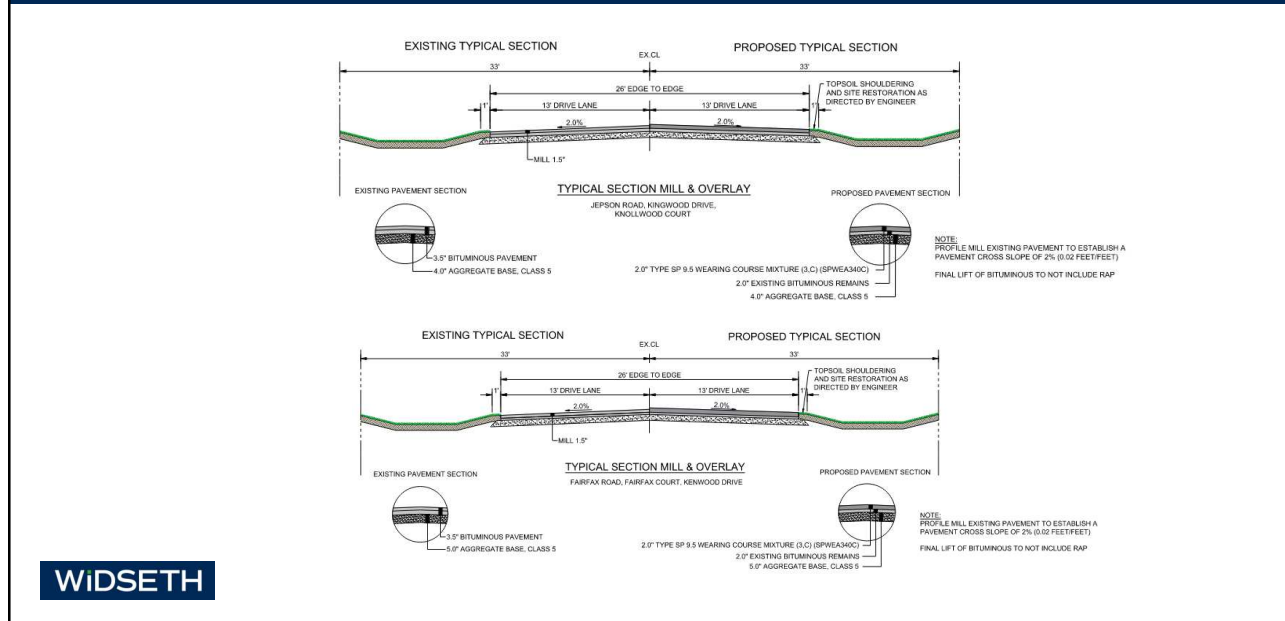
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PROJECT AREA



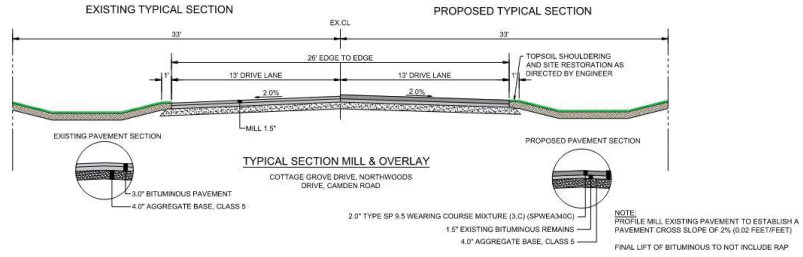
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PROPOSED IMPROVEMENTS



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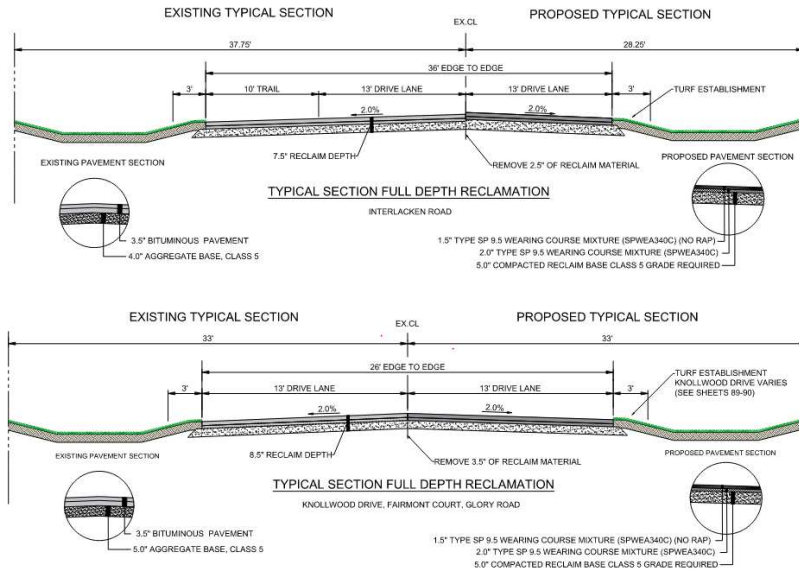
PROPOSED IMPROVEMENTS



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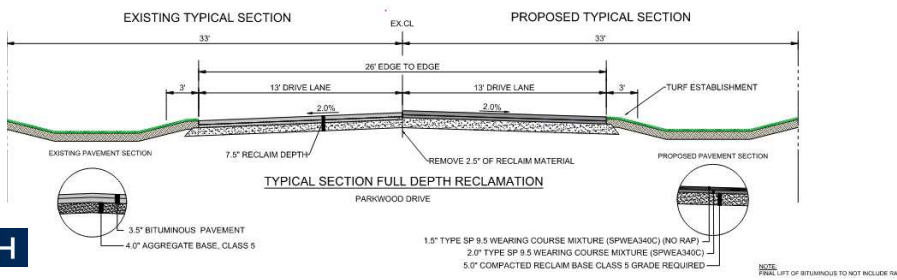
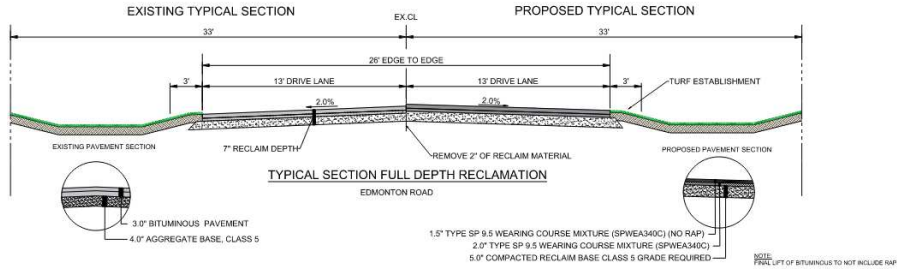
PROPOSED IMPROVEMENTS



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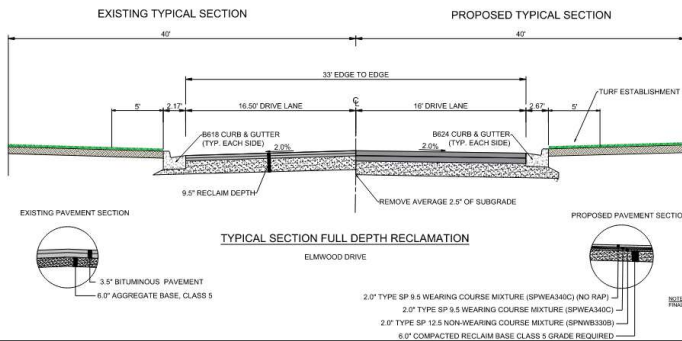
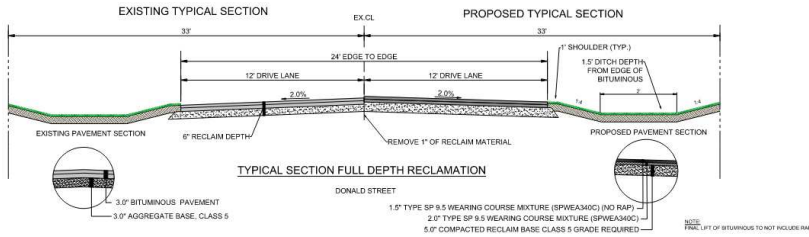
PROPOSED IMPROVEMENTS



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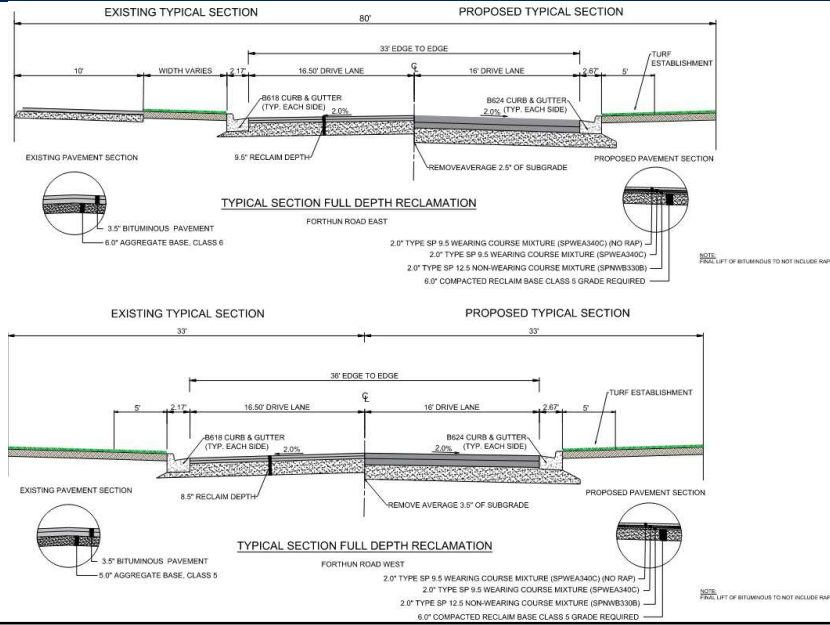
PROPOSED IMPROVEMENTS



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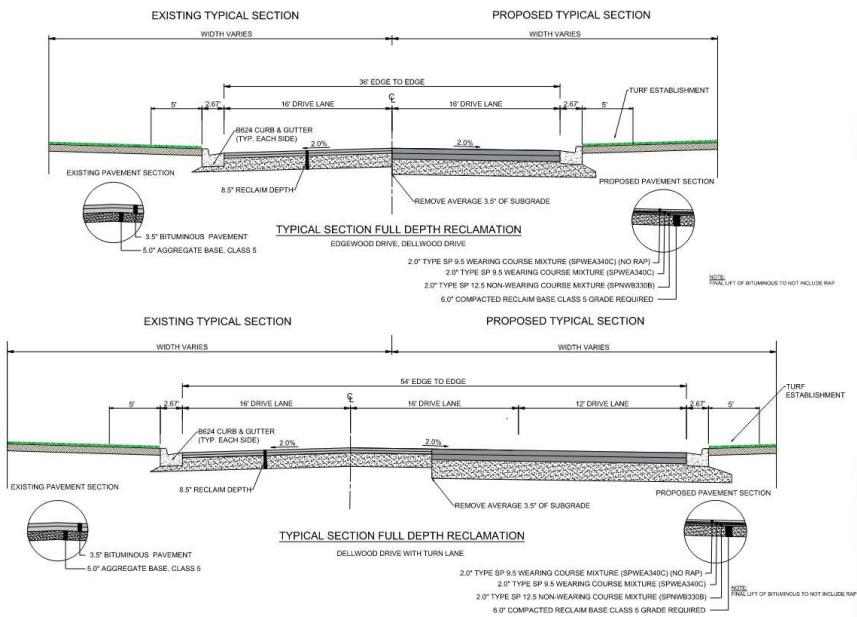
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PROPOSED IMPROVEMENTS



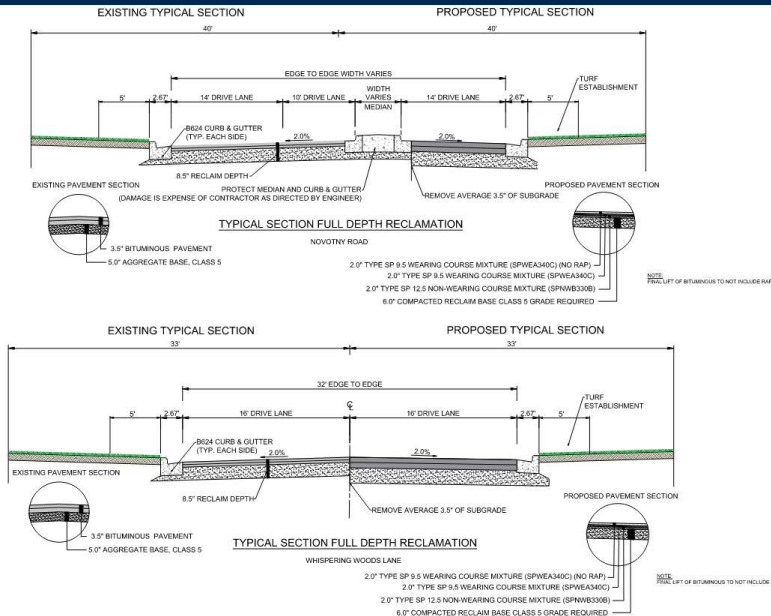
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PROPOSED IMPROVEMENTS



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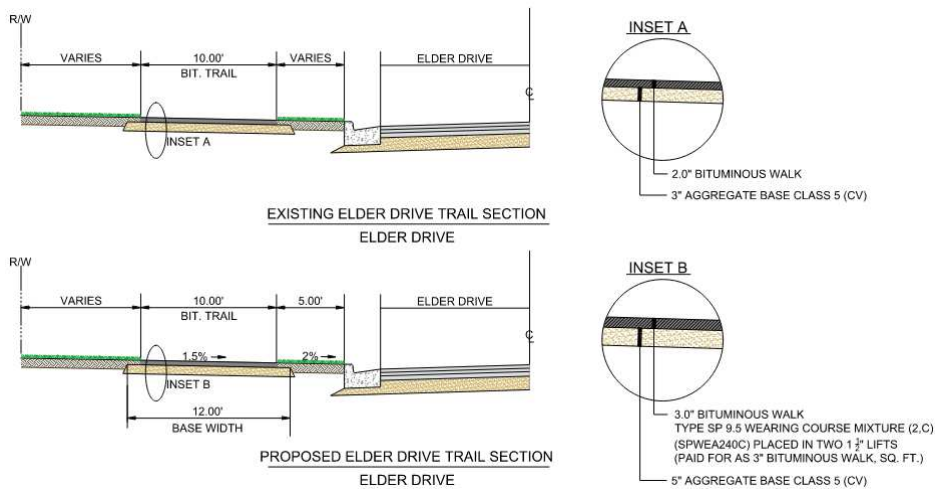
PROPOSED IMPROVEMENTS



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TRAIL IMPROVEMENTS



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■ PROPOSED OTHER IMPROVEMENTS

- Garrison Road –
 - Reconstruct Catch Basins.
 - Reconstruct top of Sanitary Sewer structures.
 - Repair Gate Valves Boxes.
 - Bring Trail to ADA compliance in accordance with the City's ADA Transition Plan.

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■ PROJECT IMPLEMENTATION

- Benefitting **residential** properties assessed 100% project costs up to 26' in roadway width
 - Assumed City Costs:
 - Roadway width in excess of 26'
 - Trail improvements
 - Storm sewer improvements
 - Sanitary sewer improvements
 - Water improvements including plastic tee replacements and hydrant repairs
 - Remaining project costs assessed on a ERU or per lot basis

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■ PROJECT IMPLEMENTATION

- Benefitting **commercial** properties assessed 100% project costs up to 44' in roadway width
- Assumed City Costs:
 - Roadway width in excess of 44'
 - The portions of frontage roads abutting Trunk Highways 371
- Remaining project costs assessed on a front footage / Square Foot basis.

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■ PROJECT COST SUMMARY

	<u>Improvement Hearing</u>	<u>Assessment Hearing</u>
Estimated Total Project Cost:	\$5,663,902	\$5,030,467
Estimated Assessable Residential M&O Cost:	\$903,813	\$719,427
• Estimated Assessed Cost per Unit/Lot (160/172.6):	\$5,649	\$4,168
Estimated Assessable Residential FDR Cost:	\$1,251,049	\$1,073,763
• Estimated Assessed Cost per Unit/Lot (91):	\$10,998	\$9,440
Estimated Assessable Commercial FDR Cost:	\$1,154,765	\$1,410,810.28
• Estimated Assessed Cost per Unit/Lot :	\$0.2791	\$0.3530
Estimated Assessable Other Improvement Cost:	\$334,100	\$264,031
• Storm sewer:	\$27,197	\$24,850
• Sanitary sewer:	\$10,315	\$7,842
• Water:	\$3,306	\$4,991
• City Trail (not assessed):	\$293,282	\$226,348

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■ PROJECT COST SUMMARY

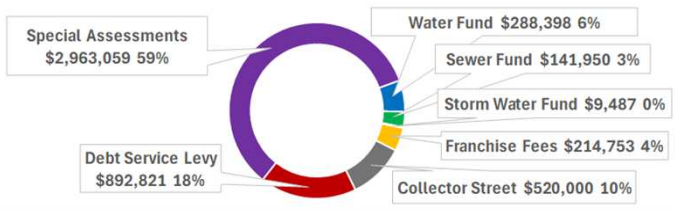
	<u>Improvement Hearing</u>	<u>Assessment Hearing</u>
Estimated Total Project Cost:	\$5,663,902	\$5,030,467
Estimated City Costs		
• Roadway:	\$188,240	\$1,287,134
• Roadway Assessment:	\$1,228,683	\$63,871
• Trail:	\$372,261	\$276,568
• Storm Sewer:	\$36,423	\$9,487
• Sanitary Sewer	\$202,207	\$141,950
• Water	\$277,013	\$288,398
• Estimated City Costs:	\$2,304,827	\$2,067,408
• Benefitting Property Assessments:	\$3,360,845 (59%)	\$2,963,059 (59%)
• Total City Estimated Cost :	\$2,303,057 (41%)	\$2,067,408 (41%)

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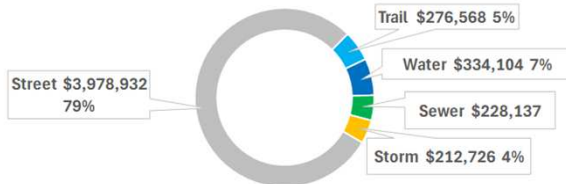
■ PROJECT FINANCING

2024 M&O and FDR Estimated Funding Sources



Prepared by Department of Finance based upon figures from Widseth 04.09.24 Est

2024 M&O and FDR Estimated Funding Uses



Prepared by Department of Finance based upon figures from Widseth 04.09.24 Est

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■ ASSESSMENT PAYMENT

- Pre-payments and partial payments are allowed up to 30 days following Council Resolution Adopting Assessments.
- Assessment balances will be certified to the County in 2024 with payments to begin on the following year's county tax statement.
- Assessment balance will be amortized over a 7- year assessment term for M&O and a 12-year term for FDR .
- Interest rate will be determined once the bonds are sold.
 - Currently estimated at 7%.
- Future payoff requirements after certification:
 - Interest will accrue through the end of the calendar year.
 - After 2024, payments in full must be made by November 15 to either the City of Baxter or the Crow Wing County Auditor to avoid paying the following year's interest.

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■ ASSESSMENT DEFERMENTS

- Assessment Deferments for Residential Homestead Parcels
 - Hardship (senior citizen, disability or military active-duty)
 - Individuals meeting age, disability and military active-duty requirements based upon qualifying income may be eligible to request deferment of their special assessment.
 - Deferment criteria, application and documentation requirements and procedures are available on the City's website and specified in the City of Baxter assessment policy for public initiated improvements & special assessments of the City of Baxter code.
 - The annual deadline to apply is August 31st of each year with the deadline for the first payment in 2025 being August 31, 2024.

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■ PROJECT SCHEDULE

- | | |
|--|-----------------------|
| ■ Assessment Hearing | April 25, 2024 |
| ■ Council to Consider Adopt Assessment Rolls | May 7, 2024 |
| ■ Council to Consider Award of Project | May 2024 |
| ■ Construction | June – September 2023 |

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■ PROPERTY OWNER INFORMATION

- If the project moves forward, property owners should be prepared for the following.
 - Delays, dust, detours, and noise should be expected.
 - The project will be phased to keep access to properties.
 - There may be some disruption to utility services.
 - For entrances and driveways in the FDR area 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 in residential areas.
- Mailbox supports will be replaced with swing-away style supports.
- Property owners are responsible for relocating private items (sprinkler 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

- **Contracted Project Engineer Contact Information**
 - Alex Bitter, Project Engineer
 - Office: 218-316-3627
 - Mobile: 218-434-0236
 - Email: alex.bitter@widseth.com
 - All project-related questions should be directed to the Contracted Project Engineer.
- **City Contact Information**
 - Trevor Walter, Public Works Director/City Engineer
 - Office: 218-454-5110
 - Mobile: 218-838-5281
 - Email: twalter@baxtermn.gov
 - All financial and assessment related questions should be directed to the City.
 - Project Web Site
 - <https://widseth.com/2024-baxter-street-improvements/>

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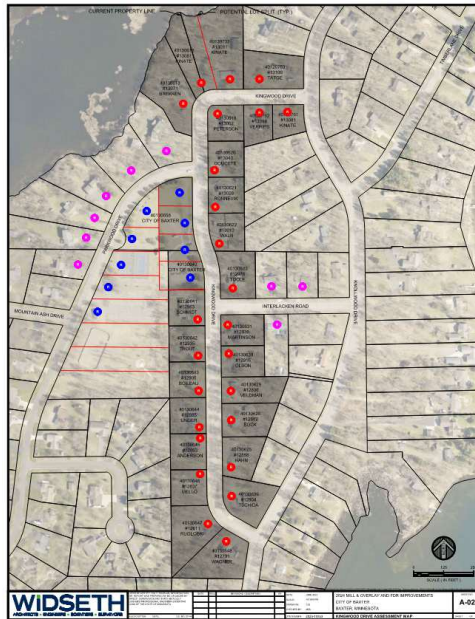
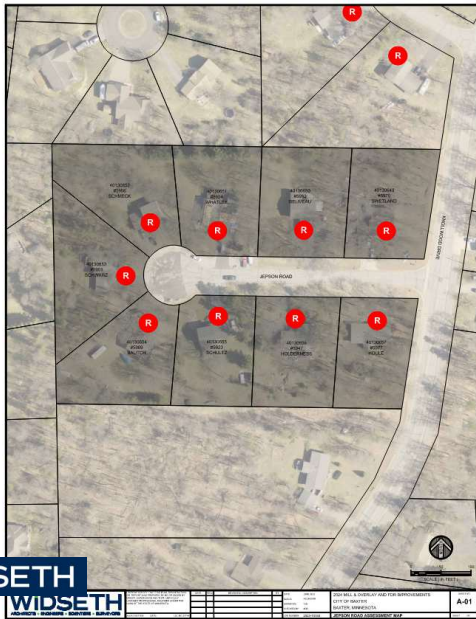
■ THANK YOU FOR ATTENDING

QUESTIONS?

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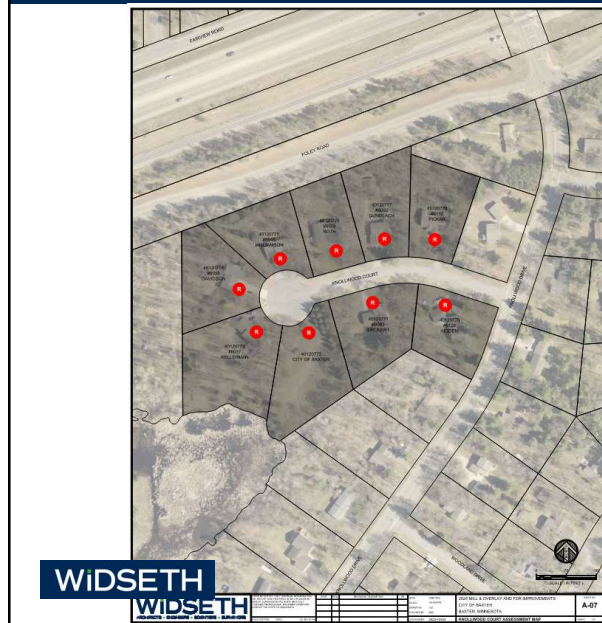
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■ ASSESSMENT EXHIBIT



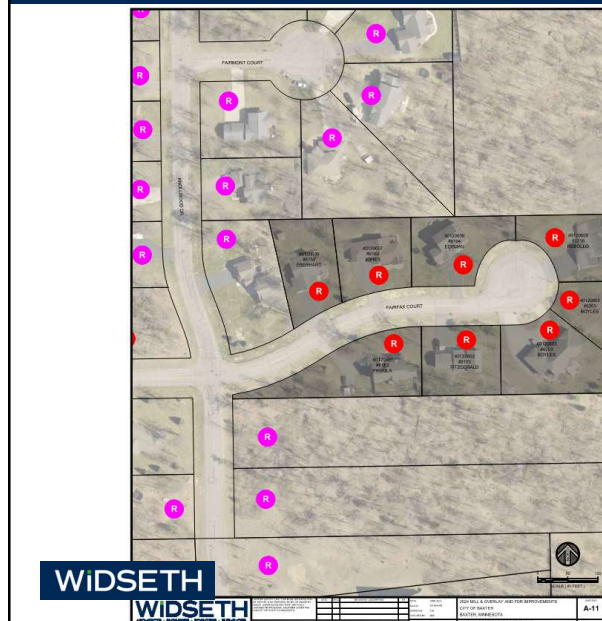
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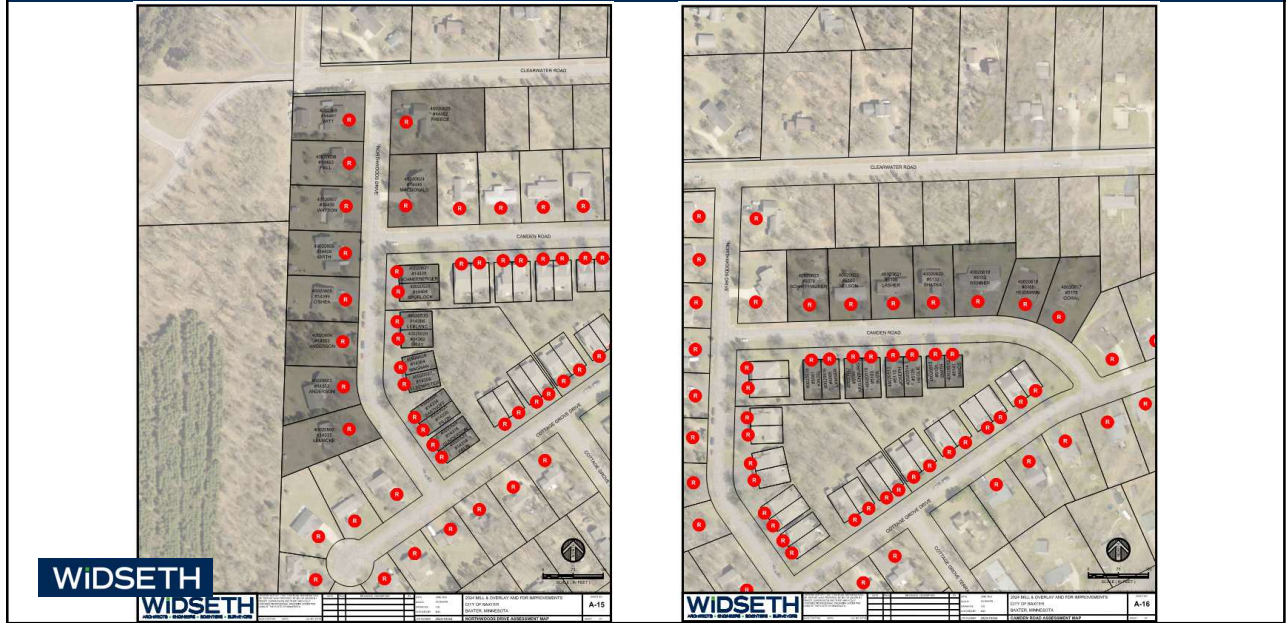
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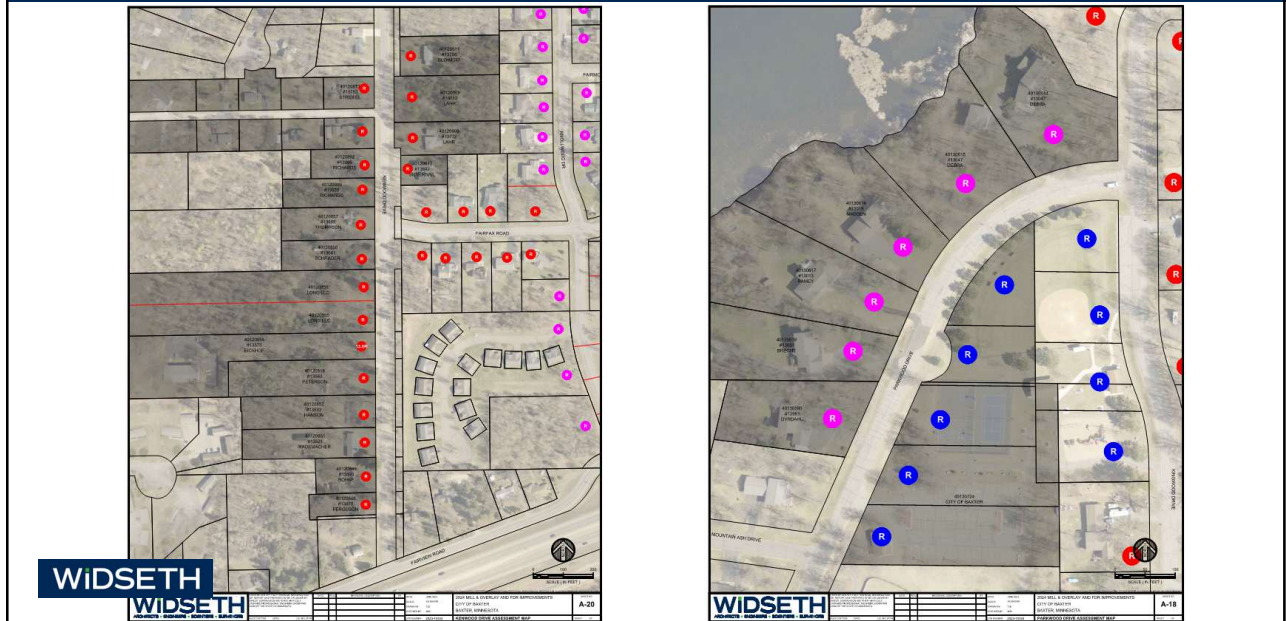
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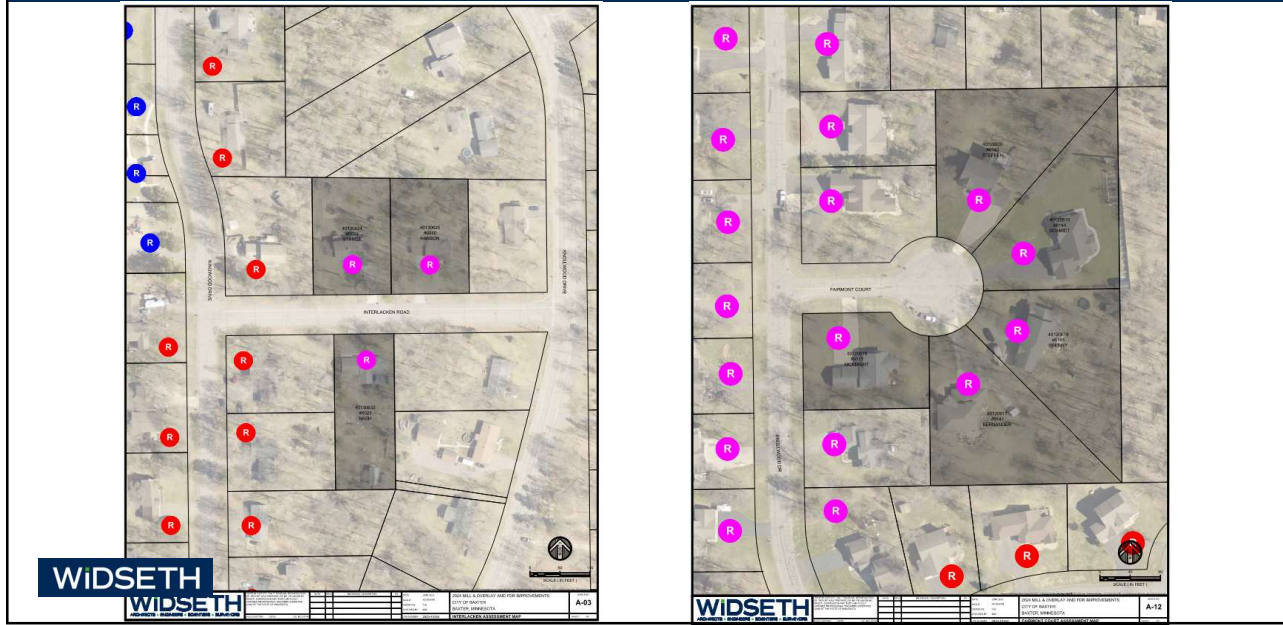
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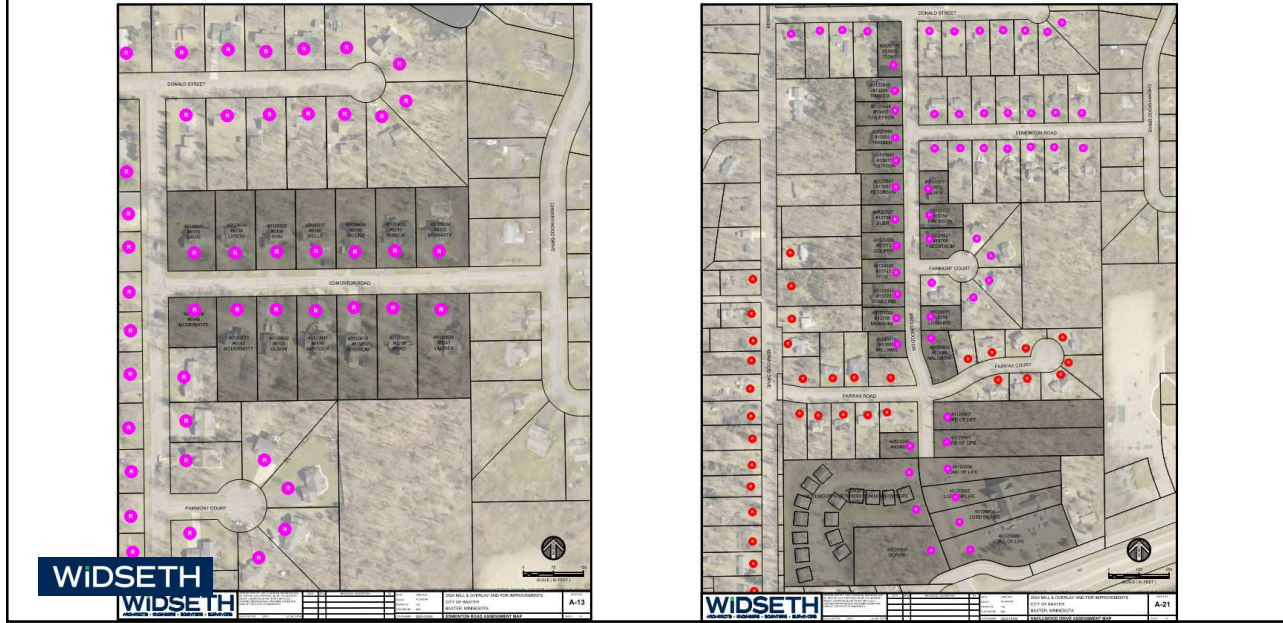
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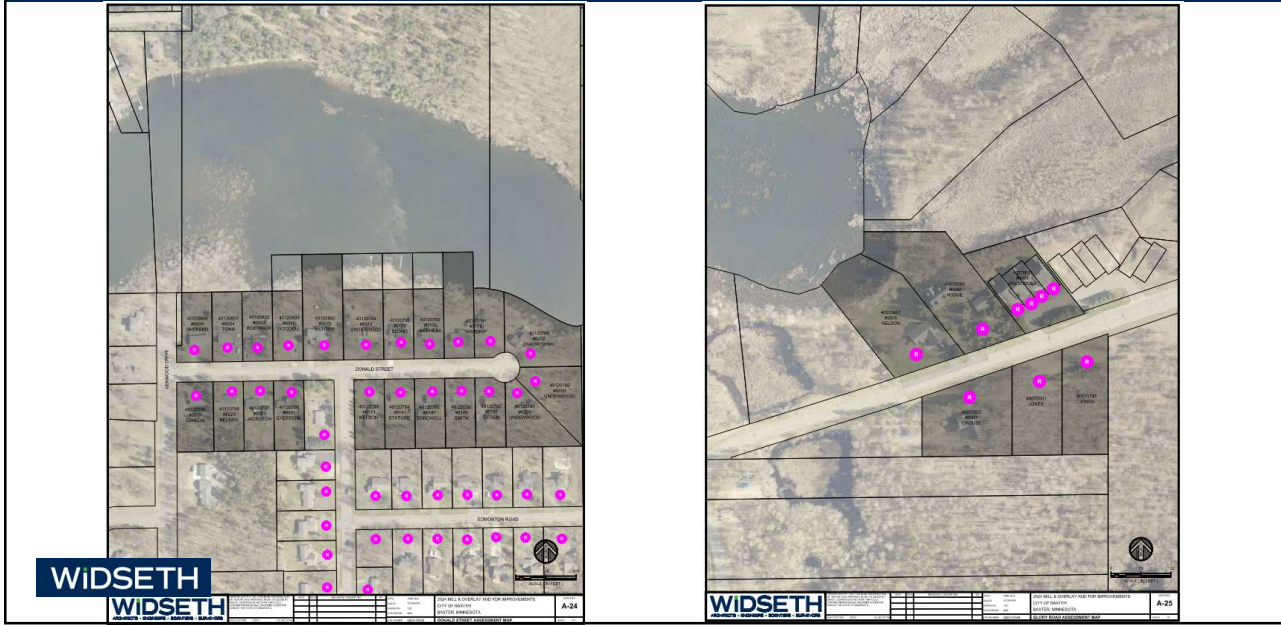
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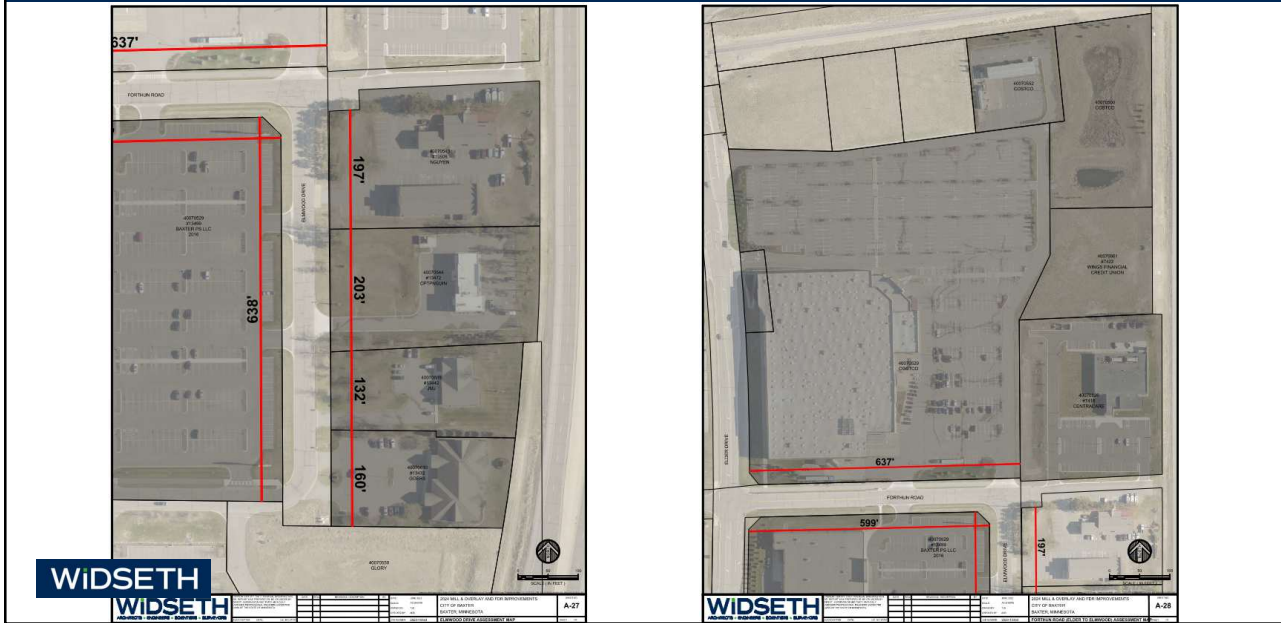
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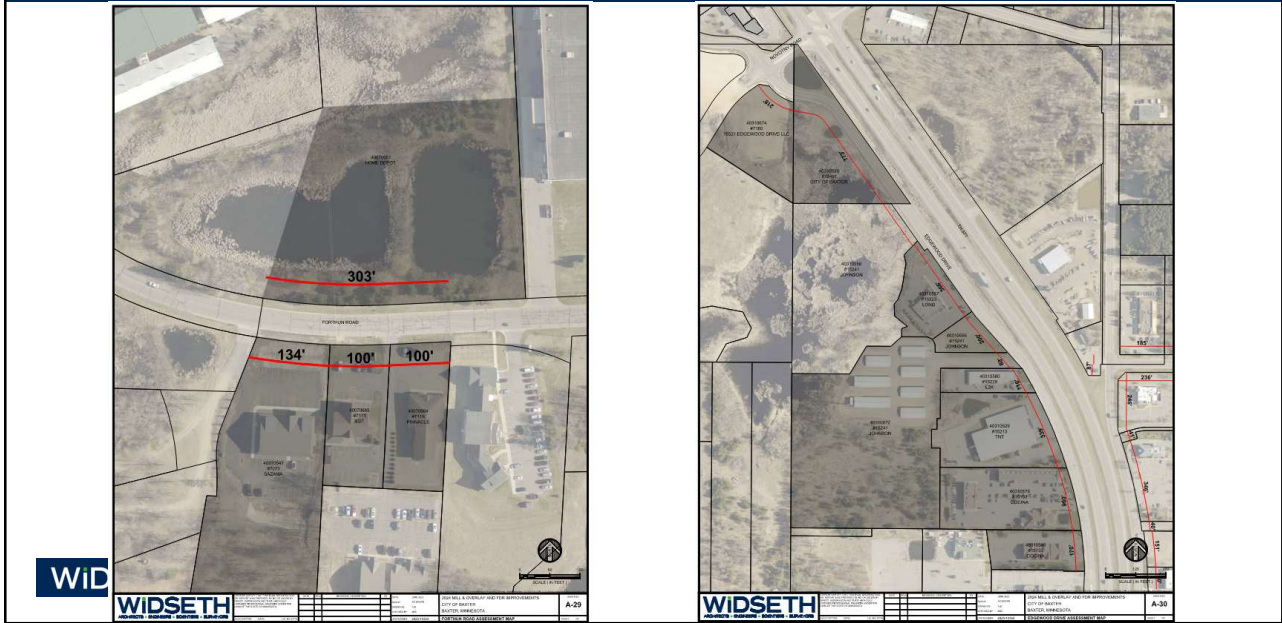
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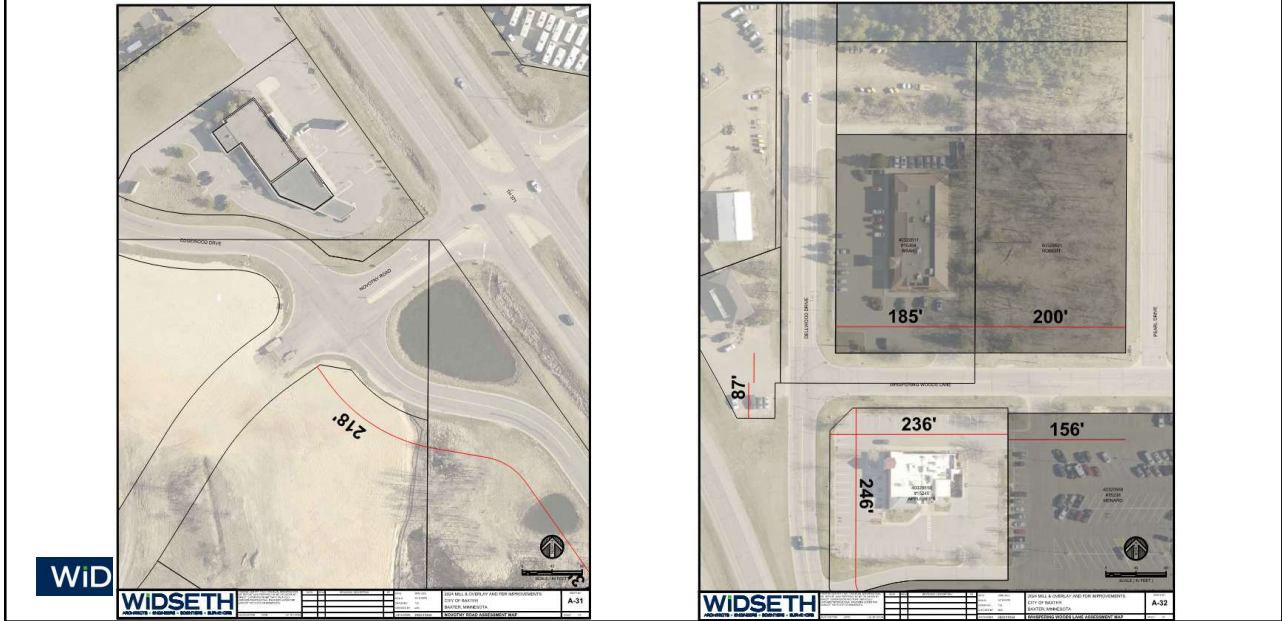
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ASSESSMENT EXHIBIT



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ASSESSMENT EXHIBIT



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■ ASSESSMENT EXHIBIT

