

# 2024 M&O AND FDR IMPROVEMENTS PROJECT

## IMPROVEMENT HEARING

6:00 P.M.  
JANUARY 04, 2024



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## ■ PRESENTATION PREVIEW

- Project Background
- Public Improvement Process
- Project Areas
- Assessment Procedure
- Project Costs and Assessment Calculations
- Schedule
- Property Owner Information
- Questions
- Assessment Exhibits

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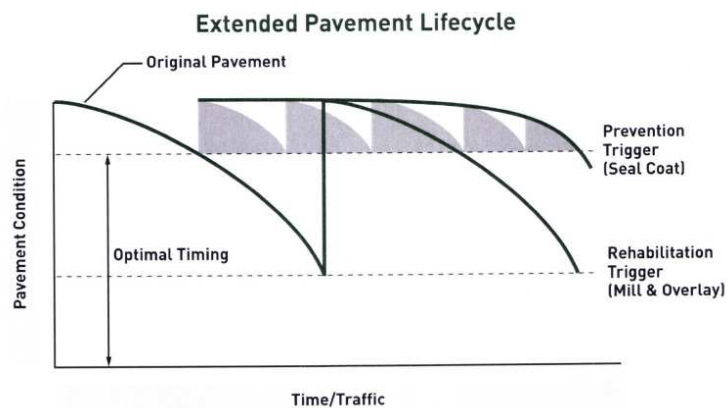
## PROJECT BACKGROUND

- City of Baxter commissioned a Pavement Management Plan (PMP) in 2013 to address ongoing maintenance and funding of the City's approximately 86 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 the 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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## BACKGROUND – PAVEMENT MANAGEMENT PLAN

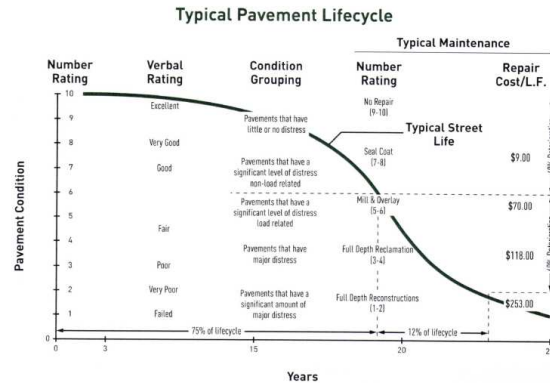


- The goal of the Pavement Management Plan is to extend the life of the existing pavements and lower the future maintenance costs.

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## ■ BACKGROUND – PAVEMENT MANAGEMENT PLAN



Preventative maintenance during the early stages of a pavement's lifecycle can be the most cost effective method for extending the life of a pavement, as shown in Figure 2 on the following page. By protecting the street subgrade from the negative effects of water intrusion with crack sealing or pavement replacement, additional cost savings can be realized in future lower costs reconstruction methods.

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

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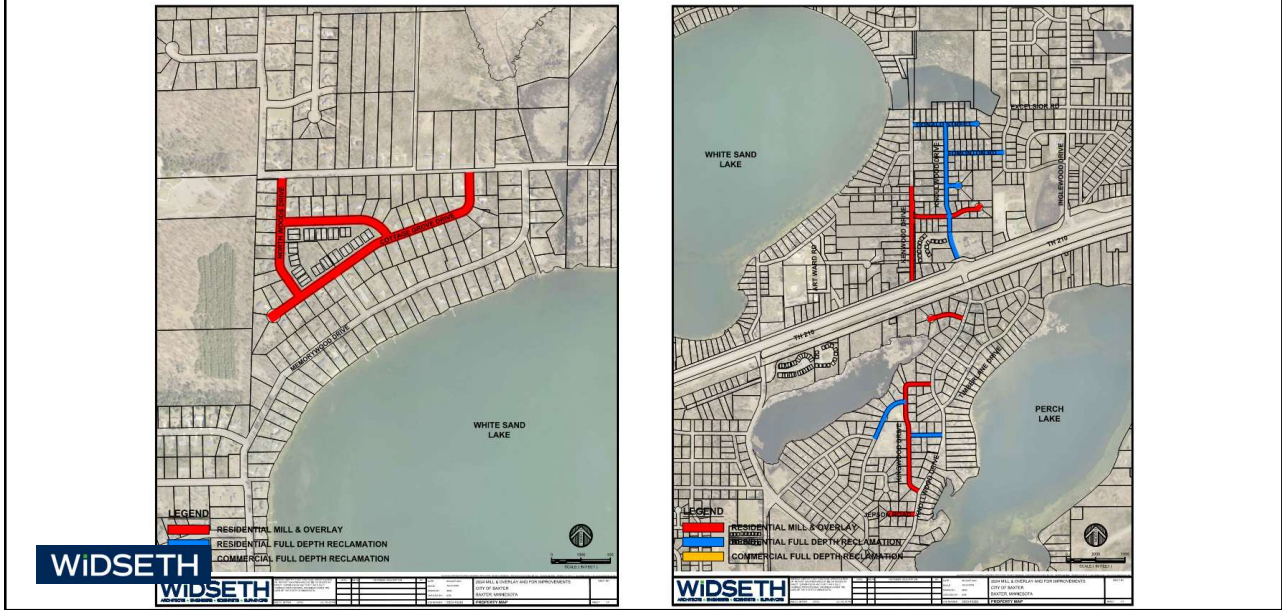
## ■ PUBLIC IMPROVEMENT PROCESS

- Procedure for assessments in Minnesota, Chapter 429
  - Initiate the process - City has a Pavement Management Plan
  - Prepare Feasibility Report
  - Improvement Hearing
  - Order the Improvements
  - Solicit Bids
  - Prepare the proposed assessment rolls
  - Assessment Hearing
  - Construct the Project
  - Assessments due on the following years taxes

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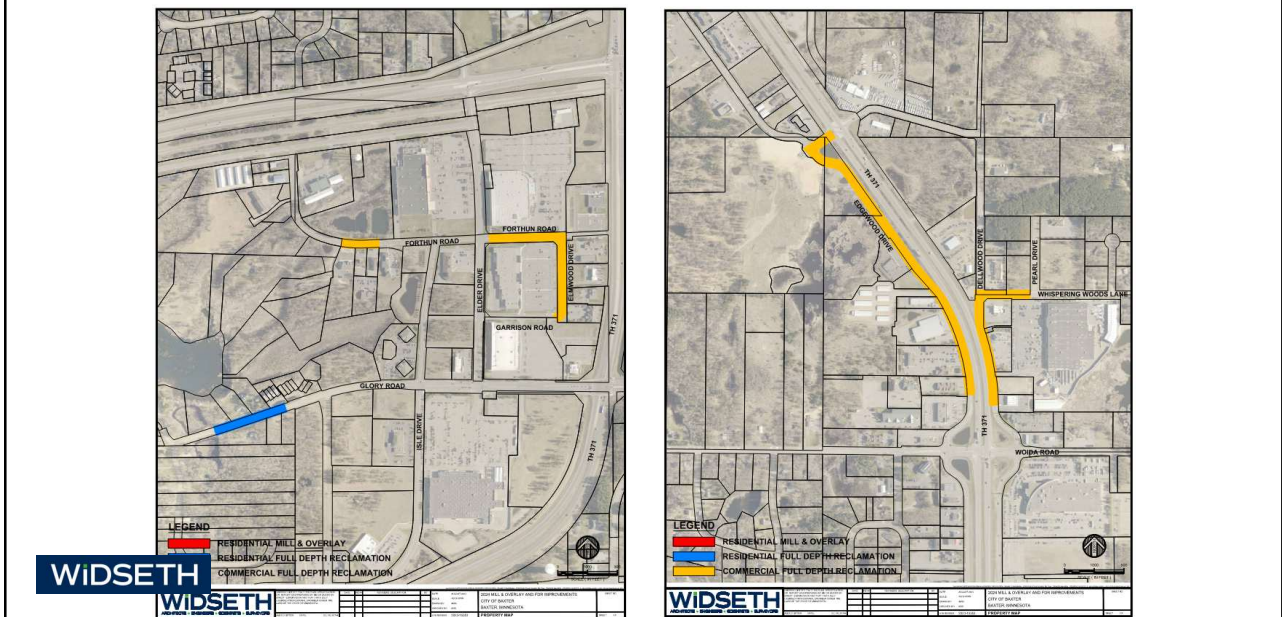
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# PROJECT AREA



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# PROJECT AREA



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## ■ Residential Mill & Overlay

- Jepson Road:
  - Last improved in 2001
  - Stripping approx. 0.5"
- Kingwood Drive:
  - Last improved in 2001
  - Lots of wear at north end.
- Knollwood Court:
  - Last improved in 2001
  - Stripping approx. 0.5"



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## ■ Residential Mill & Overlay

- Fairfax Road:
  - Last improved in 2002
  - Stripping approx. 1"
- Fairfax Court:
  - Last improved in 2002
  - Numerous potholes
- Kenwood Drive:
  - Last improved in 2004
  - Stripping approx. 1"



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## ■ Residential Mill & Overlay

- Camden Road:
  - Last improved in 1999
  - Stripping approx. 0.5"
- Cottage Grove Drive:
  - Last improved in 2003
  - Stripping approx. 0.5"
- Northwoods Drive:
  - Last improved in 1997
  - Stripping approx. 0.5"



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## ■ M&O Proposed Improvements

- Other Improvements
  - Adjust grades to address drainage issues
  - Shouldering as needed
  - Rehabilitate Hydrants as required
  - Explore and replace plastic watermain tees as required
  - Install new signage and pavement markings

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## ■ Residential Full Depth Reclamation

- Fairmont Court:
  - Last improved in 2000
  - Stripping approx. 1.5+”
- Edmonton Road:
  - Last improved in 1999
  - Numerous Patches

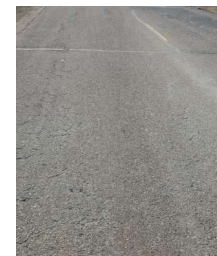


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## ■ Residential Full Depth Reclamation

- Donald Street:
  - Last improved in 1989
  - Stripping approx. 1.5+”
- Knollwood Drive:
  - Last improved in 2003
  - Numerous Patches
- Glory Road:
  - Last improved in 2000.
  - Poor Pavement Condition



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## ■ Residential Full Depth Reclamation

- Parkwood Drive:
  - Last improved in 2001
  - Numerous Patches



- Interlacken Road:
  - Last improved in 2001
  - Numerous Patches



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## ■ FDR Proposed Improvements

- Other Improvements
  - Adjust grades to address drainage issues
  - Shouldering as needed
  - Replace driveways to the right-of-way/easement line
  - Reconstruct drainage structure (new rings and castings)
  - Reconstruct sanitary sewer manholes (new rings and castings)
  - Replace upper sections of water valve boxes
  - Rehabilitate hydrants as required
  - Explore and replace plastic watermain tees as required
  - Install new signage and pavement markings

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## ■ Commercial Full Depth Reclamation

- Elmwood Drive
  - Last improved in 1998
  - 2" stripping
- Forthun Road (East):
  - Last improved in 1998
  - 1"+ stripping
- Forthun Road (West):
  - Last improved in 1999.
  - 1"+ stripping



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## ■ Commercial Full Depth Reclamation

- Edgewood Drive:
  - Last improved in 2003
  - 1" stripping
  - Median Repairs
- Novotny Road:
  - Last improved in 2003
  - Not 10-ton design
- Whispering Woods Lane:
  - Last improved in 2002.
  - Poor pavement condition



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## ■ Commercial Full Depth Reclamation

- Dellwood Drive:
  - Last improved in 2002
  - Poor Pavement Condition
  - Proposed turn lane in to Menards



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## ■ FDR Proposed Improvements

- Other Improvements
  - Adjust grades to address drainage issues
  - Replace curb & gutter and valley gutters
  - Replace driveways to the right-of-way/easement line
  - Reconstruct drainage structure (new rings and castings)
  - Reconstruct sanitary sewer manholes (new rings and castings)
  - Replace upper sections of water valve boxes
  - Rehabilitate hydrants as required
  - Explore and replace plastic watermain tees as required
  - Install new signage and pavement markings

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## ■ Other Improvement Items

- Garrison Road –
  - Latest Improvements: Road was updated in 2023 with the “Copeland Mill & Overlay” project
  - Proposed Improvements
    - 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.
- Elder Drive Trail – 2,100’
  - Construction in 1998, Reconstruct trail from Glory Road to Foley Road.
  - Not ADA compliant, some PED ramps have been reconstructed.

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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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## ■ ASSESSMENTS

- Pre-payments and partial payments are allowed up to 30 days following City Council adopting the assessments.
- Assessment balances will be certified to the County in 2024 with payments to begin on the following year's county property tax statement.
- Assessment balance will be amortized terms
  - 7-year for Residential M&O
  - 12-year for Residential FDR & Commercial FDR
- 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 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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## ■ Residential Mill & Overlay Cost

- Mill & Overlay (Residential):
  - Total Estimated Project Costs: \$1,139,864
    - City Sanitary Sewer: \$108,040
    - City Watermain: \$125,945
    - City Trail: \$2,066
  - Total Remaining Assessable Costs: \$903,813
  - Estimated ERU's: 160
  - Estimated Costs Per ERU: \$5,649

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## ■ Residential Full Depth Reclamation Costs

- Full Depth Reclamation (Residential):
  - Total Estimated Project Costs: \$1,516,429
    - City Sanitary Sewer: \$86,834
    - City Watermain: \$144,909
    - City Trail: \$33,637
  - Total Remaining Assessable Costs: \$1,251,049
  - Estimated ERU's: 91
  - Estimated Costs Per ERU: \$13,748
  - ERU Adjustment (20%): \$2,750
  - Final Estimated Cost Per ERU: 10,998

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## ■ Commercial Full Depth Reclamation Costs

- Full Depth Reclamation (Commercial):
  - Total Estimated Project Costs: \$2,673,509
    - City Roadway: \$188,240
    - City Sanitary Sewer: \$7,334
    - City Storm Sewer: \$36,423
    - City Watermain: \$6,160
    - City Trail: \$43,276
  - Total Remaining Assessable Costs: \$2,392,076
  - Estimated Front Footage: 12,555
  - Estimated Costs Per Foot: \$190.53
    - City Cost: \$1,237,311
    - Total Remaining Assessable Costs: \$1,154,765
    - Total Assessable Area (SF): 4,137,708

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## ■ Other Improvement Costs

- Garrison Road & Elder Drive Trail

<b>OTHER COMMERCIAL AREA IMPROVEMENTS</b>		
BAXTER PS LLC ASSESSABLE STORM SEWER:		\$27,197
BAXTER PS LLC ASSESSABLE SANITARY SEWER (50%):		\$5,158
AGREE LIMITED PARTNERSHIP ASSESSABLE SANITARY SEWER (50%):		\$5,158
BAXTER PS LLC ASSESSABLE WATER (50%):		\$1,653
AGREE LIMITED PARTNERSHIP ASSESSABLE WATER (50%):		\$1,653
CITY TRAIL:		\$293,282
<b>TOTAL</b>		<b>\$334,100</b>

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## ■ PROJECT COST SUMMARY

■ Project Cost Summary		
■ Estimated Total Project Cost:	\$5,663,902	
■ Estimated Assessments Project Costs		
■ <b>Benefitting Property Assessments:</b>	<b>\$3,359,075</b>	<b>59%</b>
■ Estimated City Assessments:	\$1,228,684	
■ City Cost Summary		
■ Roadway:	\$188,240	
■ Road Assessments:	\$1,228,683	
■ Trail:	\$372,261	
■ Storm Sewer:	\$36,423	
■ Sanitary Sewer:	\$202,207	
■ Water:	\$277,013	
■ <b>Total Estimated Cost:</b>	<b>\$2,304,827</b>	<b>41%</b>

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## ■ PROJECT SCHEDULE

- Staff Review – July
- Preliminary Project Review – Utility Commission Meeting – August 2, 2023
- Project Option Review – City Council Workshop– August 15, 2023
- Approve Feasibility Report – Utility Commission Meeting – September 6, 2023
- Review Feasibility Report – City Council Workshop – September 19, 2023
- Resolution Receiving Feasibility Report and Calling for Improvement Hearing – City Council Workshop and Meeting – September 19, 2023
- Public Informational Meeting – October 5, 2023
- Project Assessment Review – City Council Workshop– December 5, 2023
- Resolution Receiving Amended Feasibility Report and Calling for Improvement Hearing – City Council Meeting – December 19, 2023
- **Improvement Hearing – January 4, 2024**
- Start Plans and Specifications Preparation November 2023 - January 2024
- Review Plans and Specifications – Utility Commission Meeting – February 7, 2024

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## ■ PROPERTY OWNER INFORMATION

- Delays, dust, detours, and noise should be expected.
- Some road will be detoured and open to local traffic only.
- There may be some disruption to utility services.
- Some 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 (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

### ■ 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 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

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- <https://widseth.com/2024-baxter-street-improvements/>

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## ■ QUESTIONS?

*THANK YOU FOR ATTENDING*

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# ASSESSMENT EXHIBIT



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# ASSESSMENT EXHIBIT



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# ASSESSMENT EXHIBIT



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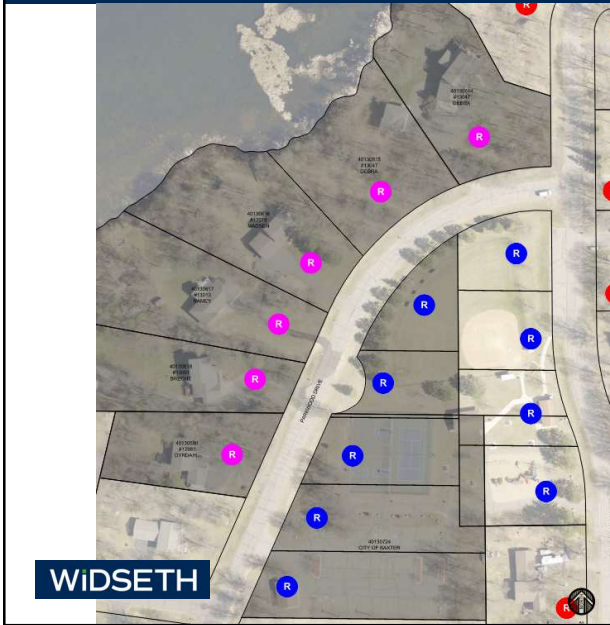
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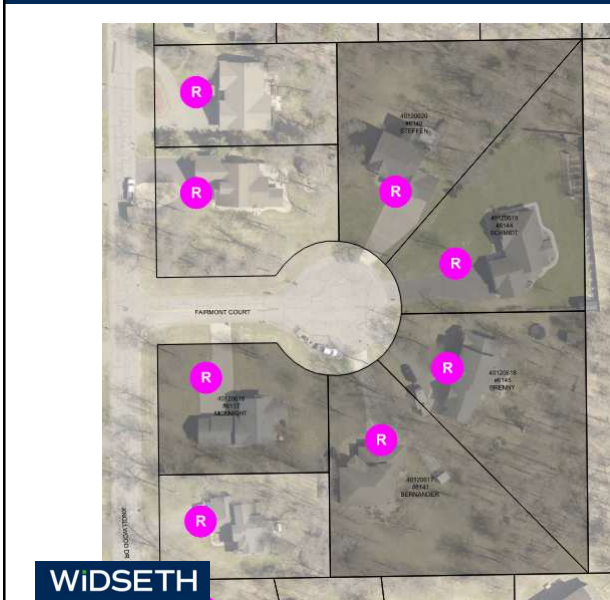
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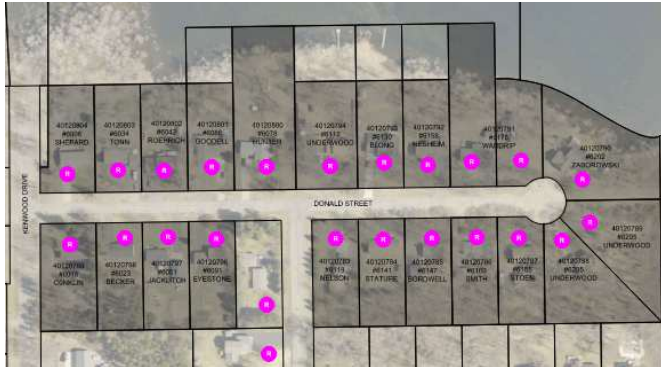
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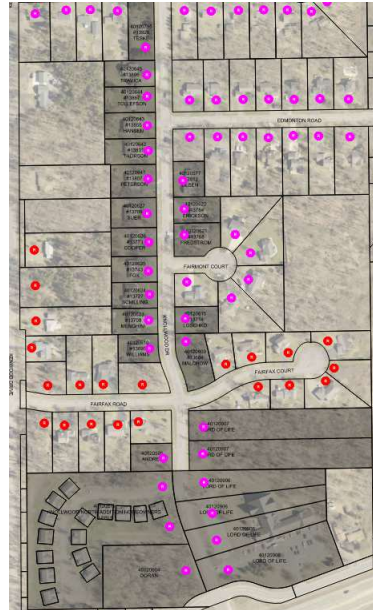


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