

2023 KNOLLWOOD DRIVE IMPROVEMENTS

IMPROVEMENT HEARING

6:00 P.M.
JUNE 16, 2022



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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 AREA



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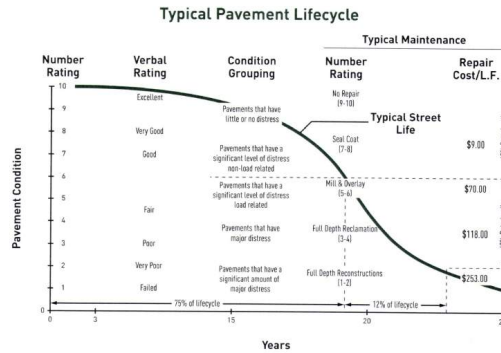
■ PROJECT BACKGROUND

- City of Baxter commissioned a Pavement Management Plan (PMP) in 2013 to address ongoing maintenance and funding of the City's 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 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



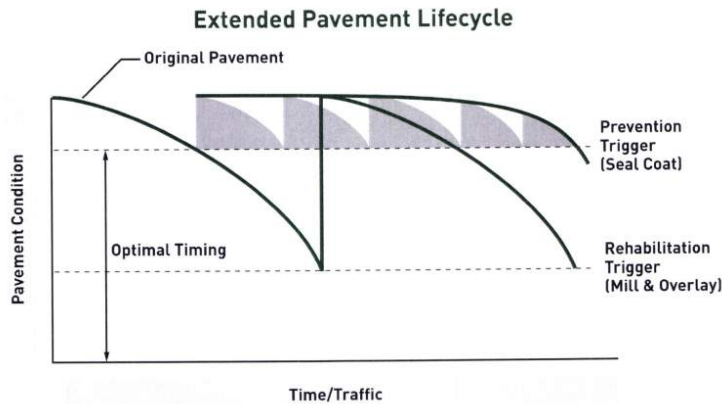
Preventative maintenance during the early stages of a pavement's lifecycle can be the most cost effective method for extending the life of a pavement, as shown in Figure 2 on the following page. By protecting the street subgrade from the negative effects of water intrusion with crack sealing or pavement 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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■ PROJECT HISTORY



■ 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 – ADA TRANSITION PLAN

- Preparation and adoption of an ADA Transition Plan is a requirement of any agency receiving Transportation Improvement Plan (TIP) Funding.
- The Plan includes a self-evaluation of policies, practices, and programs, and all Pedestrian Circulation Routes/Pedestrian Access Routes (PCR/PAR) within the City.
- The trail along Knollwood Drive was found to be non-compliant for slope at all driveway crossings.
- Corrective work must be completed in conjunction with scheduled mill & overlay, FDR and reconstruction projects as outlined in the Pavement Management Plan and CIP.
- Final Plan was reviewed and approved by the City Council on December 19, 2017.

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■ BACKGROUND – ADA TRANSITION PLAN



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■ BACKGROUND

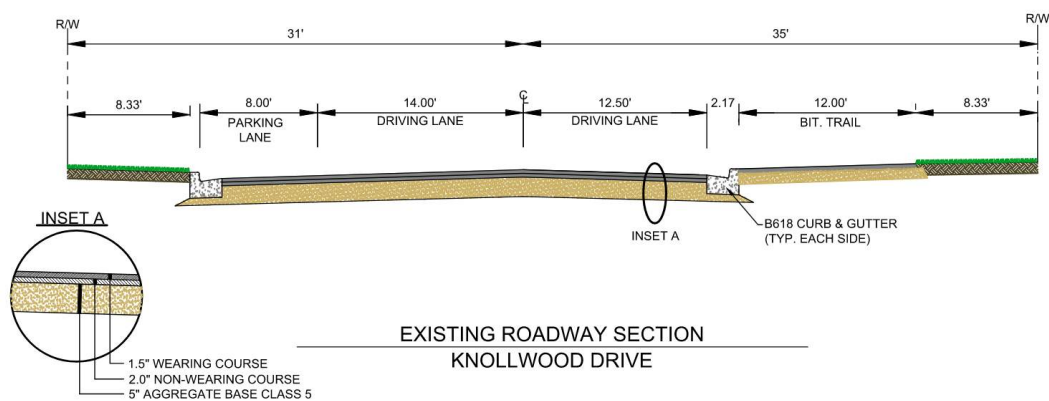
- Knollwood Drive scheduled for improvements in 2023
- Adjacent properties are zoned R-1
- Existing Roadway
 - Water constructed in 1979 and 1981
 - Roadway, storm sewer, trail, and sanitary sewer constructed in 2000
 - 36' wide urban roadway
 - PASER rating of 3-5 in 2019
 - 12' wide shared use trail
 - MSA Route 101
 - 2019 ADT – 1,900 (Projected ADT in the year 2040 after moving T.H. 210 intersection from Knollwood to Inglewood is 1,250)

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■ EXISTING CONDITIONS

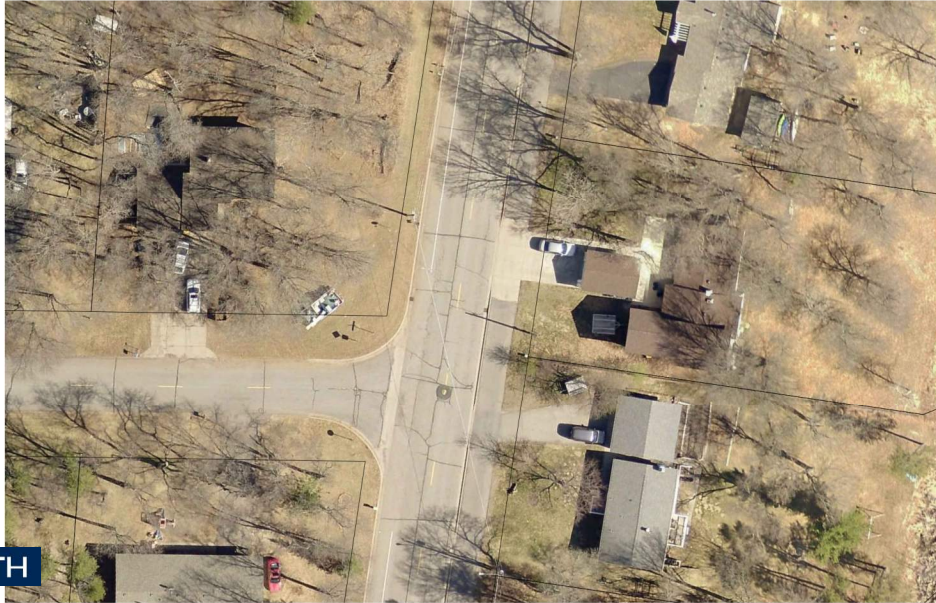
- 36' wide urban roadway (curb & gutter)
- 12' trail behind curb



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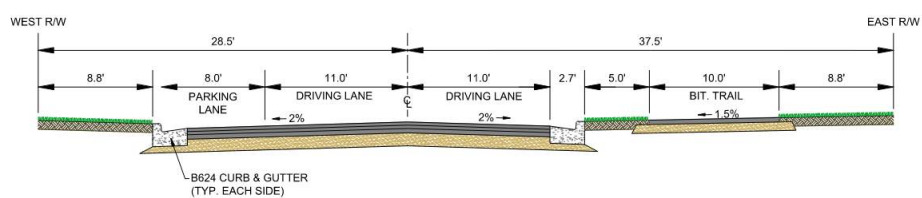
■ EXISTING CONDITIONS



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■ PROPOSED IMPROVEMENTS

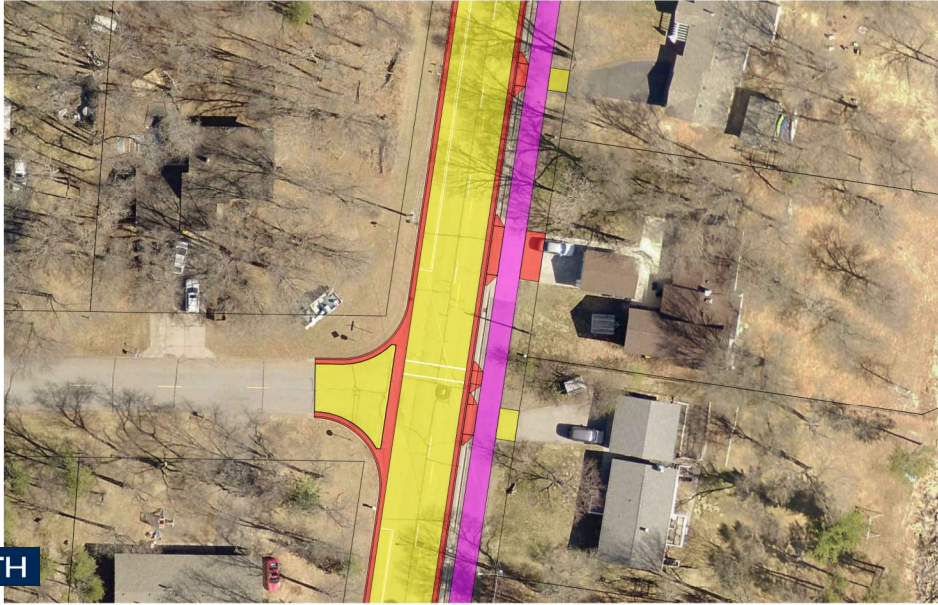
- 32' wide urban roadway (curb & gutter)
 - Two 11' wide drive lanes and 8' parking lane on west side.
- Paved trail separated from the roadway by a 5' grassed boulevard area.
- This roadway and trail section would have the same combined width as the current roadway and trail. Both the west curb line and east side of the trail would remain in the same location.



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■ PROPOSED IMPROVEMENTS



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■ TRAIL COMPLIANCE



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■ 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
 - Repair hydrants
 - Explore and replace plastic watermain tees as required
 - Install new signage and pavement markings

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■ ESTIMATED PROJECT COST

■ Proposed Improvements	
■ Roadway:	\$1,651,172
■ Trail:	\$560,730
■ Storm Sewer:	\$104,574
■ Sanitary Sewer:	\$39,549
■ Water Distribution:	<u>\$95,073</u>
■ Estimated Project Cost	\$2,451,098

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■ PROJECT IMPLEMENTATION

- Benefitting residential properties assessed 100% of FDR project costs up to 26' in roadway width
- Assumed City Costs:
 - Roadway width in excess of 26' (parking lane)
 - Excess bituminous depth for 10-ton design
 - Curb & gutter
 - Trail improvements
 - Storm sewer improvements
 - Sanitary sewer improvements
 - Water improvements including plastic tee replacements and hydrant repairs
 - LED street lighting improvements
 - City picks up assessment costs for corner/side lot frontage (11 ERUs)
- Remaining project costs assessed on an ERU or per lot basis

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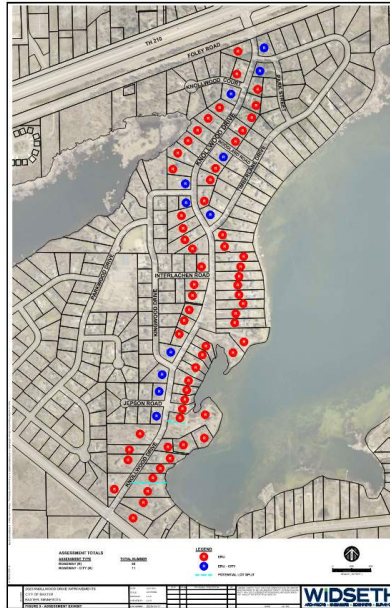
■ PROJECT IMPLEMENTATION

■ Estimated Roadway Project Cost:	\$2,451,098	
■ Estimated City Costs		
■ Excess Roadway Width:	\$916,890	
■ Roadway Assessment:	\$113,762	
■ Trail:	\$560,730	
■ Storm Sewer:	\$104,574	
■ Sanitary Sewer:	\$39,549	
■ Water:	\$95,073	
■ Estimated City Costs:	\$1,830,578	
■ Estimated Assessable Roadway Project Cost:	\$620,520	
■ Total Estimated Number of Assessable Units/Lots:	60	
■ Estimated Assessable Cost per Unit/Lot:	\$10,342	
■ Total Assessed Costs (60 ERUs):	\$620,520	25%
■ Total City Cost with 11 ERUs:	\$1,830,578	75%

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■ ASSESSMENT EXHIBIT



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■ ASSESSMENT EXHIBIT

- Pre-payments and partial payments are allowed up to 30 days following the Assessment Hearing.
- Assessment balances will be certified to the County in 2023 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 2023, 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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■ PROJECT COST SUMMARY

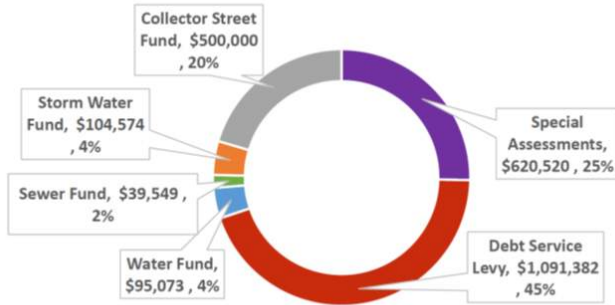
■ Project Cost Summary		
■ Estimated Total Project Cost:	\$2,451,098	
■ Estimated Assessments Project Costs		
■ Benefitting Property Assessments:	\$620,520	25%
■ Estimated City Assessments:	\$113,762	
■ City Cost Summary		
■ Roadway:	\$916,890	
■ Road Assessments:	\$113,762	
■ Trail:	\$560,730	
■ Storm Sewer:	\$104,574	
■ Sanitary Sewer:	\$39,549	
■ Water:	\$95,073	
■ Total Estimated Cost:	\$1,830,578	75%

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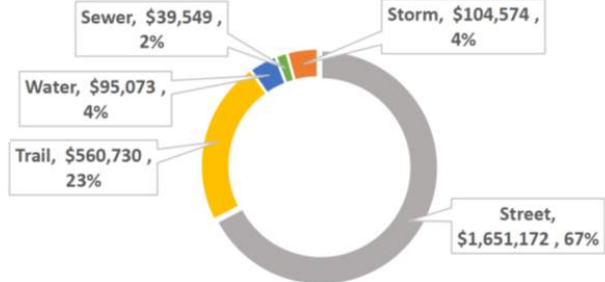
■ PROJECT FINANCING

2023 Knollwood Estimated Funding Sources



Prepared by Department of Finance based upon figures from Widseth 06.09.22

2023 Knollwood Estimated Funding Uses



Prepared by Department of Finance based upon figures from Widseth 06.09.22

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■ PROJECT SCHEDULE

- | | |
|----------------------------------|----------------------|
| ■ Public Informational Meeting 1 | October 21, 2021 |
| ■ Public Informational Meeting 2 | December 2, 2021 |
| ■ Feasibility Report Approved | March 15, 2022 |
| ■ Improvement Hearing | June 16, 2022 |
| ■ Design | Summer/Fall 2022 |
| ■ Bidding | Fall/Winter 2022 |
| ■ Assessment Hearing | Winter/Spring 2023 |
| ■ Construction Start | Spring 2023 |
| ■ Construction Complete | Fall 2023 |

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■ PROPERTY OWNER INFORMATION

- Delays, dust, detours, and noise should be expected.
- Knollwood Drive will be detoured and open to local traffic only.
- 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 (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**
 - Aric Welch, Project Engineer
 - Office: 218-316-3645
 - Mobile: 218-820-7516
 - Email: 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
 - All financial and assessment related questions should be directed to the City

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- Project Web Site
- <https://widseth.com/knollwood/>

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■ QUESTIONS?

THANK YOU FOR ATTENDING

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