

ASSESSMENT HEARING

WIDSETH

2022 FULL DEPTH RECLAMATION & RECONSTRUCTION IMPROVEMENTS PROJECT



6:00 PM
March 24, 2022

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PRESENTATION PREVIEW

WIDSETH

- ▶ 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 was accepted by the City Council on December 7, 2021.
- ▶ Improvement Hearing was held on January 6, 2022.
- ▶ Council ordered the project on January 18, 2022.
- ▶ Council approved plans and authorized advertisement for bids on January 18, 2022.
- ▶ Three bids were received on February 15, 2022.
- ▶ Council reviewed bids and ordered the Assessment Hearing on March 1, 2022.
- ▶ **Assessment Hearing – March 24, 2022.**
- ▶ Construction contract awarded this spring with construction this summer.

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PROJECT AREA

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PROPOSED IMPROVEMENTS

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Glory Road (1,125' west of Isle to Isle Drive)

- ▶ Full depth reclamation
- ▶ 6" new bituminous pavement and 6" compacted reclaim (10-ton pavement design)
- ▶ Remove and replace concrete curb and gutter
- ▶ Remove and replace driveways to the right-of-way line
- ▶ Reconstruction and extend bituminous trail
- ▶ Reconstruct existing sanitary sewer manhole castings, stormwater castings, and water valve boxes
- ▶ Pavement markings and signage
- ▶ Coordinate improvements with area developments

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PROPOSED IMPROVEMENTS

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- ▶ Full Depth Reclamation (FDR)

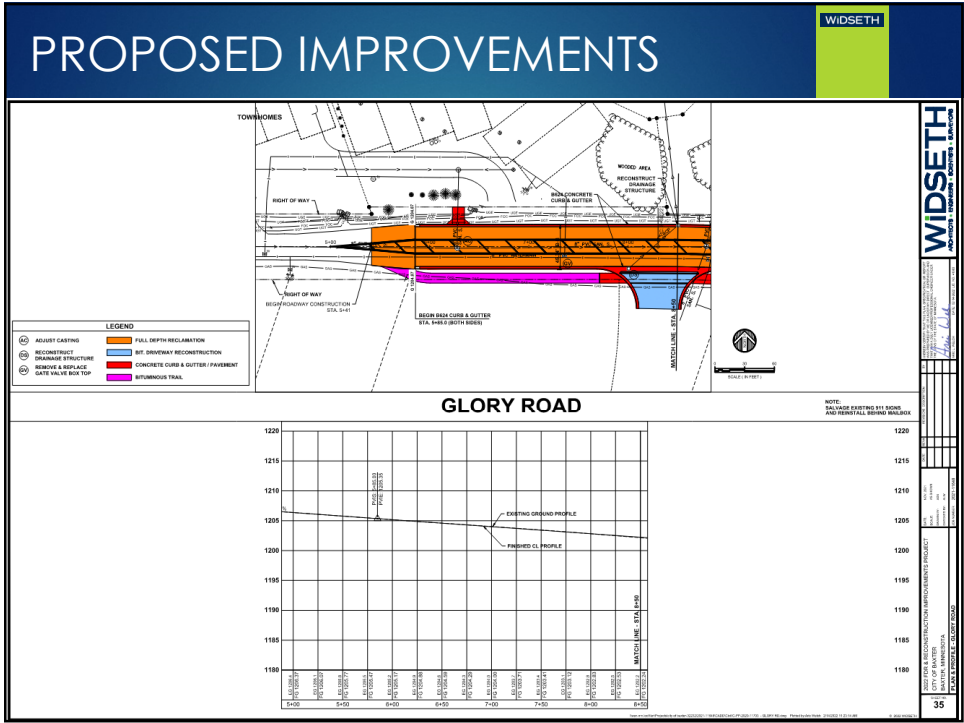
- FDR



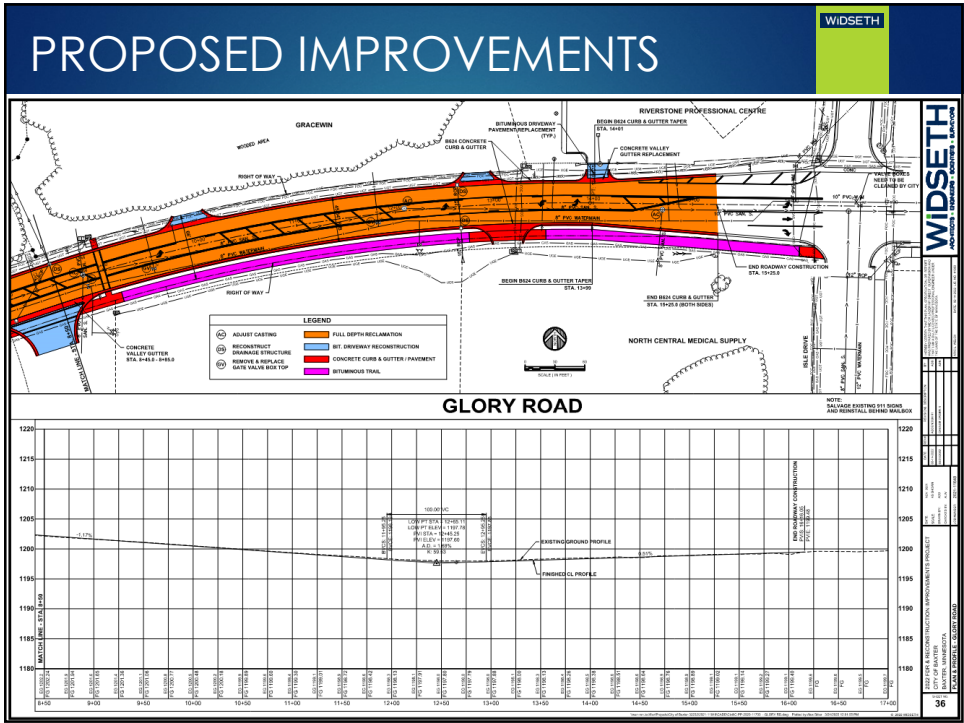
- Bituminous Paving

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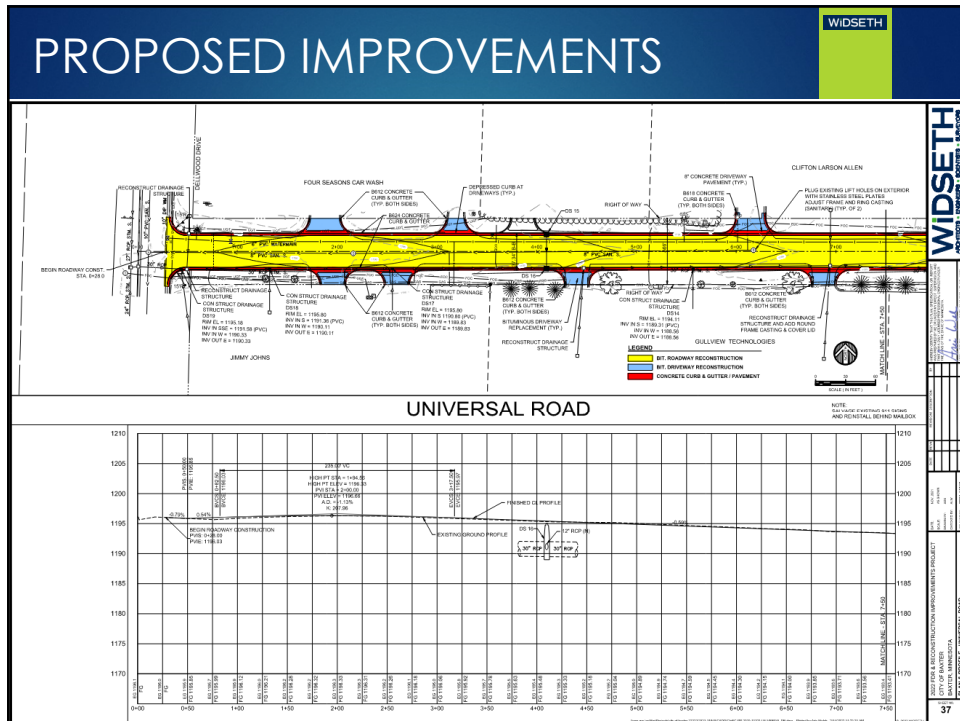
PROPOSED IMPROVEMENTS



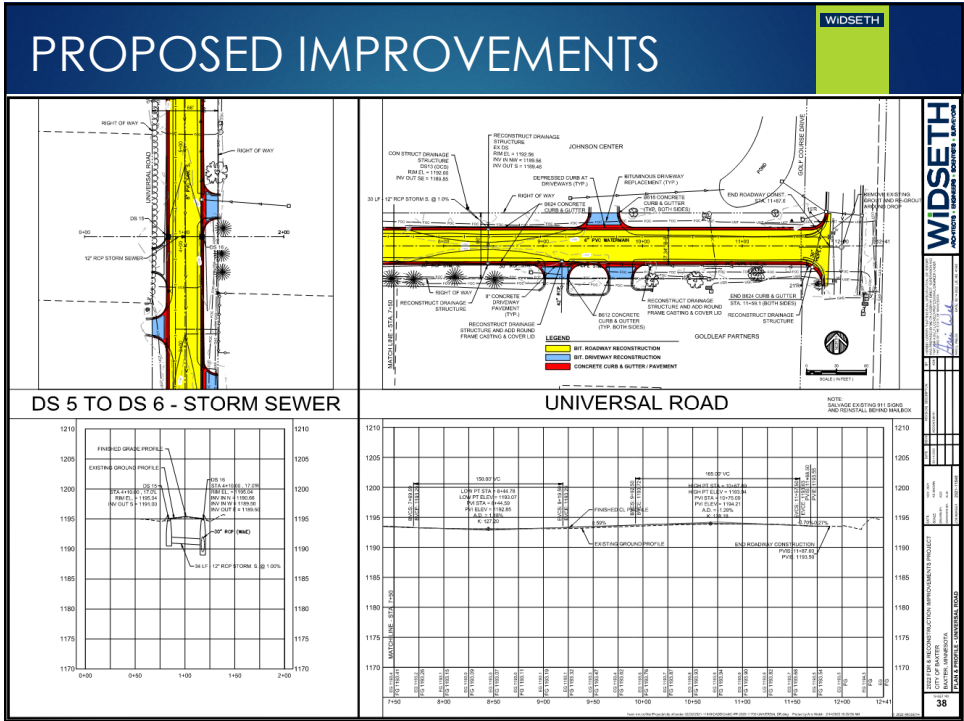
Universal Road

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

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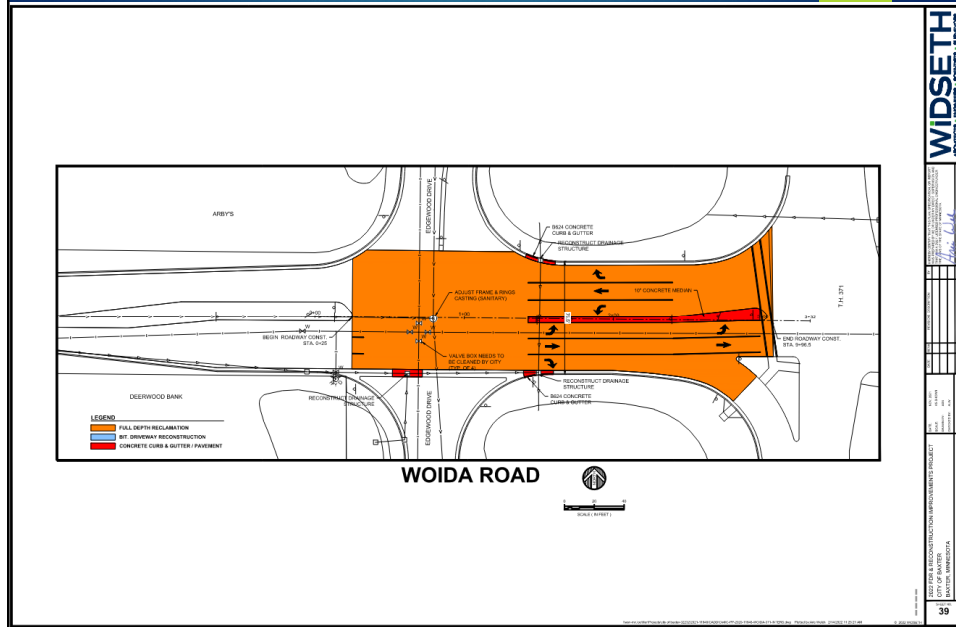
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PROPOSED IMPROVEMENTS

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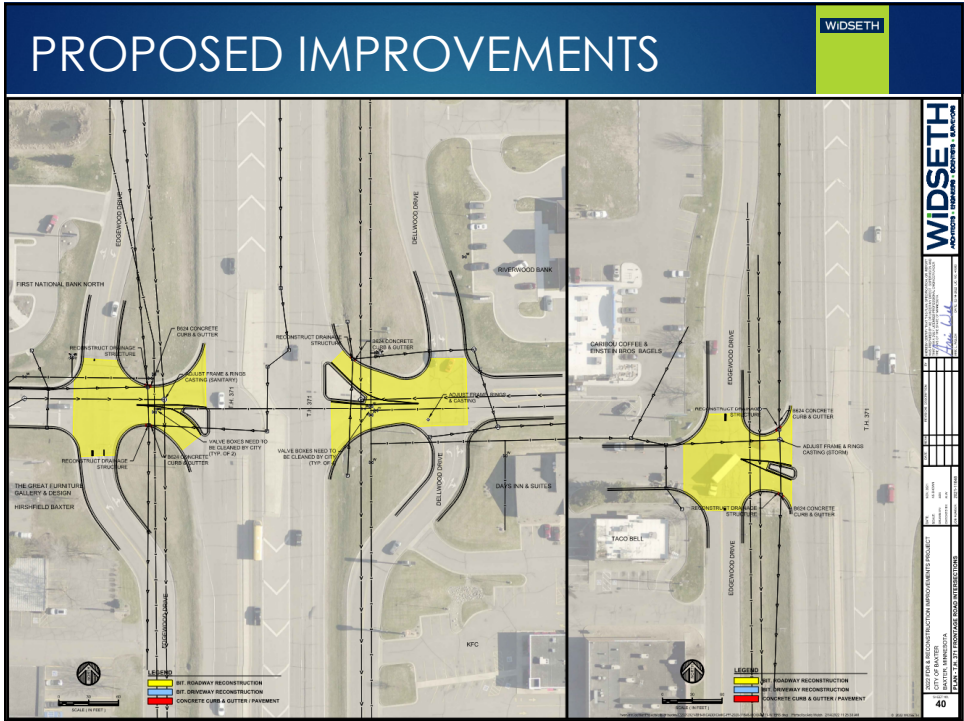


PROPOSED IMPROVEMENTS

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T.H. 371 Frontage Road Intersections

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



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	Improvement	Assessment
	<u>Hearing</u>	<u>Hearing</u>
Glory Road (FDR)		
• Roadway:	\$433,885	\$394,639
• City Trail:	\$63,780	\$68,975
• Subtotal:	\$497,665	\$463,614
Universal Road (Reconstruction)		
• Roadway:	\$405,540	\$397,941
• Storm Sewer*:	\$69,000	\$101,424
• Subtotal:	\$474,540	\$499,365
Wolda Road (FDR)		
• Subtotal:	\$138,760	\$136,558
T.H. 371 Frontage Road Intersection (Reconstruction)		
• Subtotal:	\$230,845	\$191,323
Estimated Total Project Cost:	\$1,341,810	\$1,290,860

*Does not include storm sewer along Dellwood Drive.

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PROJECT IMPLEMENTATION



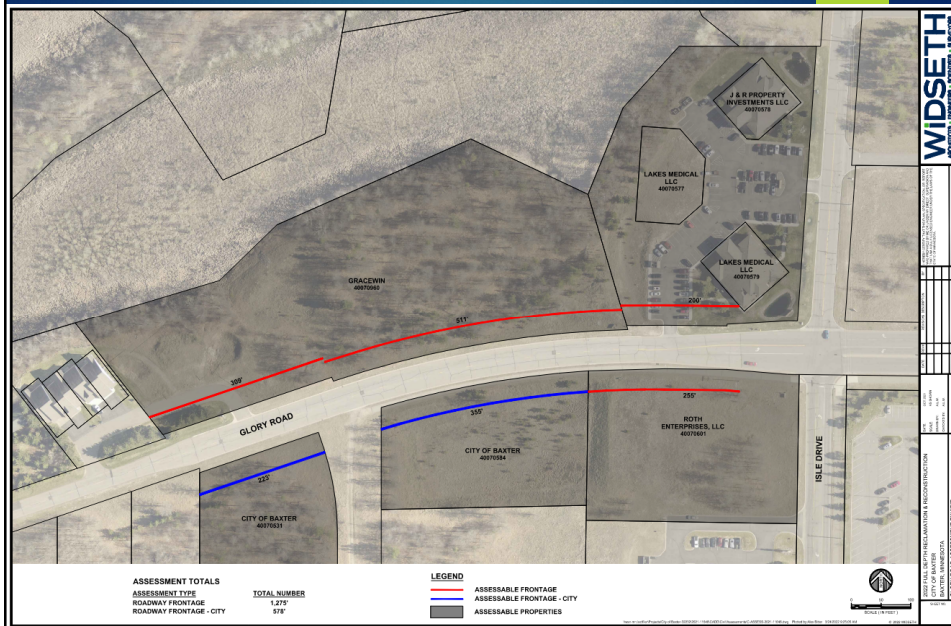
Glory Road (FDR)

- Benefitting properties assessed 100% of FDR project costs up to 44' in roadway width in Commercial (R2, R3 and OS) Districts.
- Assumed City Costs:
 - Roadway width in excess of 44'
 - Falcon Drive turn out
 - City Trail
- Remaining project costs assessed on a front footage basis.

	Improvement <u>Hearing</u>	Assessment <u>Hearing</u>
• Estimated Project Costs:	\$497,665	\$463,614
• City Roadway:	\$44,185	\$61,525
• City Trail:	\$63,780	\$68,975
• Estimated Remaining Assessable Project Costs:	\$389,700	\$333,114
• Estimated Assessable Frontage:	2,053	1,853
• Estimated Assessable Cost per Foot:	\$189.82	\$179.77

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ASSESSMENT EXHIBIT



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PROJECT IMPLEMENTATION

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Universal Road (Reconstruction)

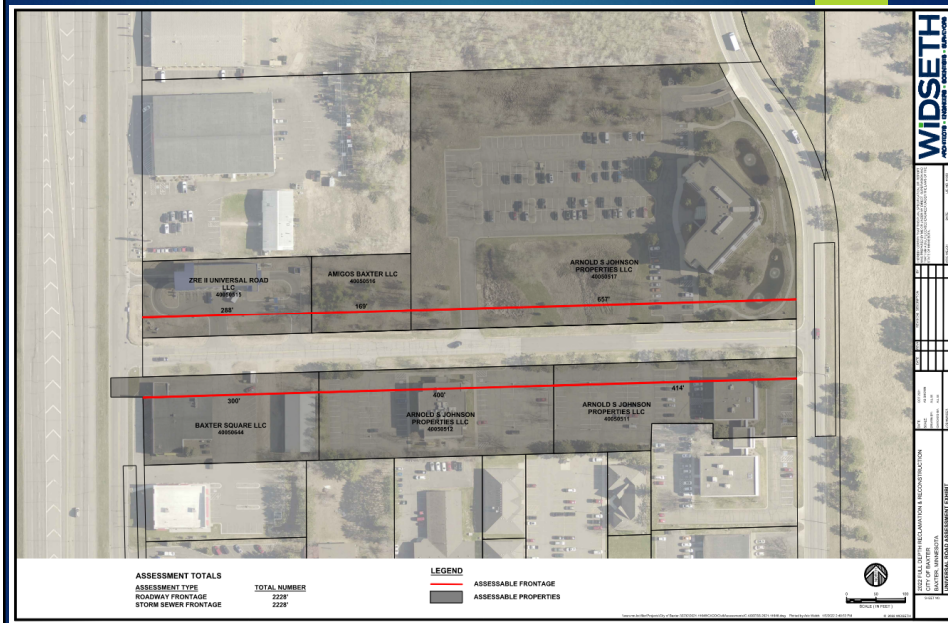
- Benefitting properties assessed 100% of reconstruction project costs up to 44' in roadway width in Commercial Districts.
- 100% project costs assessed on a front footage basis (no assumed City costs).

	<u>Improvement Hearing</u>	<u>Assessment Hearing</u>
• Total Estimated Roadway Project Costs:	\$405,540	\$397,941
• City Cost:	\$0	\$0
• Total Remaining Assessable Costs:	\$405,540	\$397,941
• Estimated Assessable Frontage:	2,228	2,228
• Estimated Assessable Cost per Foot:	\$182.02	\$178.61
• Total Estimated Storm Sewer Project Costs:	\$69,000	\$101,424
• City Cost:	\$0	\$0
• Total Remaining Assessable Costs:	\$69,000	\$101,424
• Estimated Assessable Frontage:	2,228	2,228
• Estimated Assessable Cost per Foot:	\$30.97	\$45.52

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ASSESSMENT EXHIBIT

WIDSETH



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PROJECT IMPLEMENTATION



Woida Road (FDR)

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

	Improvement <u>Hearing</u>	Assessment <u>Hearing</u>
• Total Estimated Roadway Project Costs:	\$138,760	\$136,558

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PROJECT IMPLEMENTATION



T.H. 371 Frontage Road Intersections (Reconstruction)

- The T.H. 371 Frontage Road Intersections improvements are a city-wide benefit with no direct assessable frontage. For this reason, the costs are not assessed and are paid by the City.
 - Clearwater Road and Edgewood Drive Intersection
 - Clearwater Road and Dellwood Drive Intersection
 - Camping World/Taco Bell/Caribou and Edgewood Drive Intersection

	Improvement <u>Hearing</u>	Assessment <u>Hearing</u>
• Total Estimated Roadway Project Costs:	\$230,845	\$191,323

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ASSESSMENT EXHIBIT

WIDSETH

INDIVIDUAL ASSESSMENT CALCULATIONS
2022 FULL DEPTH RECLAMATION AND RECONSTRUCTION IMPROVEMENTS
MUNICIPAL PROJECT #422
BAXTER, MN

ESTIMATED INTEREST RATE: 5.00%
 ASSESSMENTS ADOPTED (ESTIMATED): 4/5/22
 END OF YEAR: 12/31/22
 PREPARED DAYS BEFORE END OF YEAR (SEE NOTE 1): 270
 FISCAL YEAR OF ASSESSMENT: 2023

ASSESSMENT DATES:
 GLORY ROAD - FULL DEPTH RECLAMATION: \$179.77
 UNIVERSAL ROAD: \$178.61
 ROADWAY: \$49.92
 STORM SEWER: \$49.92

R.E. CODE	PROPERTY ADDRESS	OWNER	GLORY ROAD		UNIVERSAL ROAD		ASSESSMENT TERM	ASSESSMENT	2021 INTEREST @ 5.00%	2021 ANNUAL CERTIFIED AMOUNT	COMMENTS
			FOR	RECONSTRUCTION	RECONSTRUCTION	RECONSTRUCTION					
GLORY ROAD											
4000978	13387 RILE DR	J & R PROPERTY INVESTMENTS LLC	86.67				12	\$11,984.97	\$443.27	\$12,428.24	50% OF PRORATE SHARE BETWEEN THREE INTERIOR LOTS
4000979		LARIS MEDICAL LLC	86.67				12	\$11,984.97	\$443.27	\$12,428.24	
4000980	13388 RILE DR	LARIS MEDICAL LLC	86.67				12	\$11,984.97	\$443.27	\$12,428.24	
4000980		GRACEVIND	80				12	\$147,411.40	\$5,452.20	\$152,863.60	
4000980		CITY OF BAXTER	25				12	\$45,888.91	\$1,662.70	\$47,551.61	
4000984		CITY OF BAXTER	355				12	\$63,819.15	\$2,362.43	\$66,181.58	
4000987		ROTHSCHILD PROPERTIES LLC	208				12	\$45,841.58	\$1,660.50	\$47,502.08	
UNIVERSAL ROAD											
4000944	12424 DELLWOOD DR	BAXTER SQUARE LLC		300	300		12	\$67,229.00	\$2,466.90	\$69,695.90	
4000913		ARNOLD S. JOHNSON PROPERTIES LLC		400	400		12	\$69,692.00	\$2,519.30	\$72,211.30	
4000917		ARNOLD S. JOHNSON PROPERTIES LLC		416	416		12	\$66,788.00	\$2,433.96	\$69,221.96	
4000917		ARNOLD S. JOHNSON PROPERTIES LLC		657	657		12	\$147,253.41	\$5,448.36	\$152,701.77	
4000918		ARNOLD S. JOHNSON PROPERTIES LLC		199	199		12	\$47,871.91	\$1,740.97	\$49,612.88	
4000915	7160 UNIVERSAL RD	2ND UNIVERSAL ROAD LLC		288	288		12	\$64,545.44	\$2,357.45	\$66,902.89	
			1853	2220	2220			\$632,278.95	\$23,790.19	\$656,069.14	

ASSESSMENT SUMMARY
 GLORY ROAD: \$228,298.73
 UNIFORM FID. PROPERTY ASSESSMENTS: \$110,097.26
 CITY PRORATE ASSESSMENTS: \$330,113.81
 SUBTOTAL: \$668,509.80

UNIVERSAL ROAD: \$449,381.44
 BENEFITING PROPERTY ASSESSMENTS: \$652,275.46
 TOTAL ASSESSED COSTS: \$1,117,891.26

BENEFITING PROPERTY ASSESSMENTS: \$738,986.39
 CITY OF BAXTER ASSESSMENTS: \$110,907.26

NOTES:
 1. THE 2021 INTEREST AMOUNT IS CALCULATED BASED ON ESTIMATED INTEREST RATE OF 4.5% AND 270 DAYS BETWEEN WHEN THE ASSESSMENT ROLL IS ADOPTED BY THE COUNCIL AND END OF THE YEAR. THIS AMOUNT WILL VARY DEPENDING ON ACTUAL INTEREST RATE AND ASSESSMENT HEARING DATE.

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ASSESSMENT PAYMENT

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- ▶ Pre-payments and partial payments are allowed up to 30 days following the adoption of the assessment (April 5, 2022).
- ▶ Assessment balances will be certified to the County in 2022 with payments to begin on the following year's county tax statement.
- ▶ Assessment balance will be amortized over a 12-year assessment term for full depth reclamation and reconstruction projects.
- ▶ Interest rate will be determined once the bonds are sold.
- ▶ Future payoff requirements after certification:
 - ▶ Interest will accrue through the end of the calendar year.
 - ▶ After 2022, payments in full must be made by November 15 to either the City of Baxter or Crow Wing County Auditor to avoid paying the following year's interest.

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PROJECT COST SUMMARY

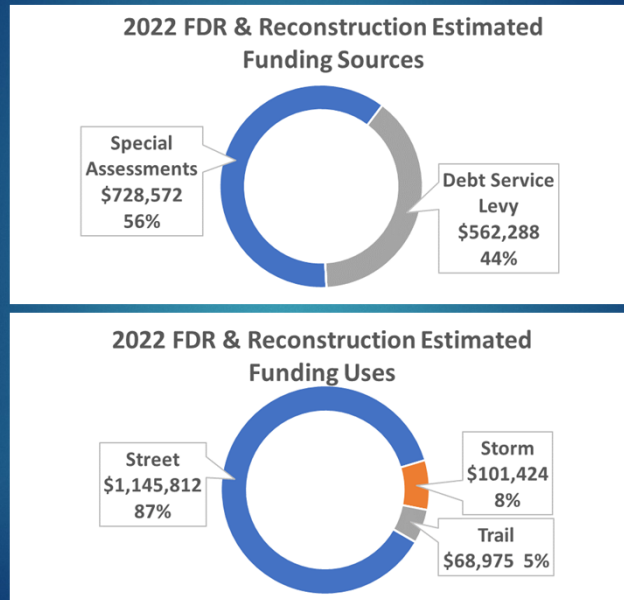


PROJECT COST SUMMARY

	Improvement Hearing	Assessment Hearing
Estimated Total Project Cost	\$1,341,810	\$1,290,860
Estimated Assessable Project Costs		
• Benefitting Property Assessments	\$754,525 (56%)	\$728,572 (56%)
• City Frontage	\$109,715	\$103,907
City Cost Summary		
• Roadway Excess Width	\$44,185	\$61,525
• Roadway Frontage/Assessment	\$109,715	\$103,907
• Trail	\$63,780	\$68,975
• Wolda Road	\$138,760	\$136,558
• T.H. 371 Frontage Road Intersections	<u>\$230,845</u>	<u>\$191,323</u>
• Total Estimated City Cost:	\$587,285 (44%)	\$562,288 (44%)

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PROJECT FINANCING



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PROJECT SCHEDULE

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- ▶ Feasibility Report and plans/specifications prepared
- ▶ Feasibility Study approved by Utilities Commission and City Council (December 2022)
- ▶ Improvement Hearing (January 2022)
- ▶ Council adopted Resolution ordering improvement (January 2022)
- ▶ Council adopted Resolution approving plans/specifications and authorizing advertisement for bids (January 2022)
- ▶ Bids were received (February 2022)
- ▶ Council adopts resolution ordering Assessment Hearing (March 2022)
- ▶ **Assessment Hearing (March 24, 2022)**
- ▶ Council passes Resolution adopting the assessment roll (April 5, 2022)
- ▶ Council awards construction contract (**April 2022**)
- ▶ Public Informational Meeting (May 2022)
- ▶ Construction (June – September 2022)

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PROPERTY OWNER INFORMATION

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- ▶ Delays, dust, detours, and noise should be expected.
- ▶ Project will be phased.
- ▶ Roadways will be detoured and open to local traffic only (no detour for Glory Road).
- ▶ 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

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

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PROJECT CONTACT INFORMATION

WIDSETH

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

Contractor: Anderson Brothers Construction Company

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QUESTIONS?

Thank You for Attending