

FEASIBILITY REPORT



2026 MILL & OVERLAY IMPROVEMENTS PROJECT

Municipal Project No. 4426

Baxter, Minnesota

2024-10234

Council Approval Date: February 17, 2026

Revised Council Approval Date:

WIDSETH

Widseth.com

2026 MILL & OVERLAY IMPROVEMENTS PROJECT

MUNICIPAL PROJECT NO. 4426

FEASIBILITY REPORT

Prepared for
City of Baxter

WIDSETH No. 2024-10234

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.

Alex Bitter
Professional Engineer

57744
License Number

Date

2026 MILL & OVERLAY IMPROVEMENTS PROJECT

MUNICIPAL PROJECT NO. 4426

FEASIBILITY REPORT

TABLE OF CONTENTS

Certification Sheet.....CS
Table of Contents.....1
Statement of Purpose2
Existing Conditions4
Proposed Improvements25
Estimated Project Costs37
Project Implementation38
Conclusions and Recommendations41

LIST OF FIGURES

Figure 1 Project Area3

APPENDICES

Existing Typical Section SheetsAppendix A
Proposed Typical Section Sheets.....Appendix B
Engineers Estimate & Assessment Calculations Appendix C
Parcel Split Practicality Exhibits Appendix D
Project Schedule.....Appendix E
Jetting and Televising SummaryAppendix F

STATEMENT OF PURPOSE

The purpose of this Report is to review the feasibility of improving various roadway segments within the municipal limits as part of the City of Baxter's ongoing pavement management program. Residential and commercial roadways are scheduled for maintenance improvements in 2026. On March 17, 2026, the City Council authorized Widseth to complete a Feasibility Report relative to these improvements.

Roadways and projects reviewed in this Report include:

Residential Mill & Overlay:

- Joneswood Circle in its entirety.
- Joneswood Drive in its entirety.
- Joshua Tree Circle in its entirety.
- Joshua Tree Drive in its entirety.
- Knotty Pine Drive (North of Marble)
- Marble Road (West of Jasperwood Drive).
- Cherrywood Drive (South of Excelsior Road).
- Timberlane Drive in its entirety.
- Park Street in its entirety.
- Woodland Drive in its entirety.

This Report will review existing conditions, propose feasible improvements, estimate project costs, discuss project implementation, and present conclusions and recommendations for the Project Areas. The Project Areas are shown in Figure 1.



LEGEND

RESIDENTIAL MILL & OVERLAY

\\nas-widseth\Projects\Projects\Cities\Baxter\2024\2024-10234\2024-10234-AREA-MAP-2024-10234.dwg, Plotted by Alex Bitter 2024/08/14 11:45:00 AM © — WIDSETH SMITH MORTGAG & ASSOCIATES, P.C.

DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: AUGUST 2024
 SCALE: AS SHOWN
 DRAWN BY: AMM
 CHECKED BY: ADB
 JOB NUMBER: 2024-10234

EXISTING CONDITIONS

Residential Mill & Overlay

The Mill & Overlay (M&O) roadways that are part of the Mississippi Meadows Improvements were last improved in 2003. The project included the construction of gravity sanitary sewer, watermain, and rural roadway sections. This area is zoned R1, Low density residential and consisted of 66-foot-wide platted rights-of-way. These roadways consist of a 26' wide roadway with two-13' driving lanes and a 1' grassed shoulder. The pavement section consists of 3.5" of bituminous and 5" of Class 5 Base. These roadways meet the City standard for a rural residential pavement section and show localized areas with significant cracking. There are areas which may require additional milling to help limit the reflective cracking. Visual observation of the roadways indicated the PASER ratings had changed since the last City-wide PASER survey in 2022. The updated PASER ratings for the roadway segments were completed in April of 2025. The PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous. There is a table for each roadway illustrating the comparison of PASER ratings from 2022 to 2025

Joneswood Circle

Joneswood Circle is located west of Jasperwood Drive and north of Joneswood Drive. The roadway is approximately 307 feet in length and was part of the 2003 Mississippi Meadows Improvements project.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Joneswood Circle	6	4

The table illustrates the PASER ratings have continued to fall significantly since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate. This roadway does not have a trail, curb and gutter, or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates. The ditching along the roadway does appear to be adequate.

This area is served by an 8" PVC sanitary sewer that was constructed as part of the 2003 Mississippi Meadows Improvements. Televising has been completed as part of this project and no issues with the pipe have been found. The manhole lids need repair and require new rings and castings.

This area is also served by a 6" PVC watermain that was constructed as part of the 2003 Mississippi Meadows Improvements. This area of watermain was not shown on the 2025 Hydrant & Plastic Tee Review Report that needs corrective work or exploratory excavations.



Joneswood Drive

Joneswood Drive is located west of Jasperwood Drive and north of Marble Road. The roadway is approximately 1,320 feet in length and was part of the 2003 Mississippi Meadows Improvements project.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Joneswood Drive	6	5-6

The table illustrates the PASER ratings have continued to fall since the last survey completed in 2022. This roadway does not have a trail, curb and gutter, or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates. A majority of the ditching is consistently 18” in depth. There are some areas that are not 18” deep but it does not appear to be causing any issues. During the public informational meeting, the drainage will be reviewed with the residents to see if they have been having any concerns.

This area is served by a 10” PVC sanitary sewer that was constructed as part of the 2003 Mississippi Meadows improvements. Televising has been completed as part of this project and evidence of mid-pipe staining indicates past water backups. The manhole lids also need repair and require new rings and castings.

This area is also served by an 8” PVC watermain that was constructed as part of the 2003 Mississippi Meadows Improvements. This area of watermain was not shown on the 2025 Hydrant & Plastic Tee Review Report that needs corrective work or exploratory excavations.



Joshua Tree Circle

Joshua Tree Circle is located north of Joshua Tree Drive and north of Joneswood Drive. The roadway is approximately 315' in length and was part of the 2003 Mississippi Meadows Improvements project.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Joshua Tree Circle	6	5

The table illustrates the PASER ratings have continued to fall since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate. This roadway does not have curb and gutter, or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates. There may need to be some deepening of the ditches in some areas but overall, the ditches seem to be handling the runoff.

There is a section of trail that extents from the cul-de-sac to the south side of Mapleton Road. This section of trail was built in 2019 and had a PASER rating of 10 in 2020. There is some cracking on the trail, but all cracks have been sealed.

This area is served by a 10" PVC sanitary sewer that was constructed as part of the 2003 Mississippi Meadows improvements. Televising has been completed as part of this project and no issues with the pipe have been determined. The manhole lids need repair and require new rings and castings.

This area is also served by a 10" PVC watermain that was constructed as part of the 2003 Mississippi Meadows Improvements. This area of watermain was not shown on the 2025 Hydrant & Plastic Tee Review Report that needs corrective work or exploratory excavations.



Joshua Tree Drive

Joshua Tree Drive is located north of Marble Road and south of Joshua Tree Circle. The roadway is approximately 636' in length and was part of the 2003 Mississippi Meadows Improvements project.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Joshua Tree Drive	6	5

The table illustrates the PASER ratings have continued to fall since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate. This roadway does not have a trail, curb and gutter, or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates. The ditching along this road is consistent and does not have any signs of flooding issues.

This area is served by an 8" PVC sanitary sewer that was constructed as part of the 2003 Mississippi Meadows Improvements. Televising has been completed as part of this project and no issues with the pipe have been determined. The manhole lids need repair and require new rings and castings.

This area is also served by a 10" PVC water main that was constructed as part of the 2003 Mississippi Meadows Improvements. This area of watermain was not shown on the 2025 Hydrant & Plastic Tee Review Report that needs corrective work or exploratory excavations.



Knotty Pine Drive

Knotty Pine Drive extends from Joneswood Drive to Oakdale Road. The section proposed to be improved as part of this project the section north of Marble Road. The roadway is approximately 570 feet in length and was part of the 2003 Mississippi Meadows Improvements project.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Knotty Pine Drive	6	6

The table illustrates the PASER rating has stayed the same. This roadway does not have a trail, curb and gutter, or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates. The ditching is consistent along the length of the roadway, and it does not appear to have noticeable flooding issues.

This area is served by an 8" PVC sanitary sewer that was constructed as part of the 2003 Mississippi Meadows Improvements. Televising has been completed as part of this project and no issues with the pipe have been determined. The manhole lids need repair and require new rings and castings.

This area is also served by an 8" PVC water main that was constructed as part of the 2003 Mississippi Meadows Improvements. This area of watermain was not shown on the 2025 Hydrant & Plastic Tee Review Report that needs corrective work or exploratory excavations.



Marble Road (West of Jasperwood Drive)

This section of Marble Road is located west of Jasperwood Drive and south of Mapleton Road. The roadway is approximately 1,189' in length and was part of the 2003 Mississippi Meadows Improvements project.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Marble Road	6	5-6

The table illustrates the PASER ratings have continued to fall in areas since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate. This roadway does not have a trail, curb and gutter, or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates. The ditching appears to be adequate and there are not obvious signs of flooding.

This area is served by a 10" PVC sanitary sewer constructed as part of the 2003 Mississippi Meadows Improvements. Televising has been completed as part of this project and evidence of mid-pipe staining indicates past water backups. The manhole lids also need repair and require new rings and castings.

This area is also served by a 10" PVC water main constructed as part of the 2003 Mississippi Meadows Improvements. This area of watermain was not shown on the 2025 Hydrant & Plastic Tee Review Report that needs corrective work or exploratory excavations.



Cherrywood Drive (South of Excelsior Road)

Cherrywood Drive is located west of Excelsior Road and Inglewood Drive. The roadway is approximately 3,625 feet in length. This Project Area is zoned R1, low-density residential, located within a 66-foot-wide platted right-of-way. The roadway corridor was last improved in 2005 as part of the “Cherrywood Drive Area Improvements,” in 1999 as part of the “Charles Cherrywood Project,” in 1998 as part of the “JMS Addition Improvements,” and in 1989 as part of the “Sewer and Water Improvements.” The projects included the construction of gravity sanitary sewer, watermain, and rural roadway section. This road was evaluated in 2023 by Widseth and determined the road should be reevaluated in 2025.

Cherrywood Drive is 26’ wide with two-13’ driving lanes and a 1’ grassed shoulder. The pavement section consists of 3.5” of bituminous and 4” of Class 5 Base on the section south of Excelsior Road. Along with the cracking, there are areas that consist of stripping of the bituminous. The stripping will move quickly through the entire bituminous section if not removed as signs of stripping start. Cherrywood Drive was chip sealed in 2015 and 2017 and there are possible signs that stripping is starting. Visual observation of Cherrywood Drive indicated the PASER ratings had changed since the last City-wide PASER survey in 2022. The updated PASER ratings for the Cherrywood Drive segment were completed in April of 2025. The PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous. The table below shows the comparison of PASER ratings from 2022 to 2025.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Cherrywood Drive	6	5-6

The table illustrates the PASER ratings have continued to fall in areas since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate.

This roadway does not have a trail, curb and gutter, or a storm sewer system. The runoff from the roadway drains off into yards and some areas do have shallow swales along the side of the road where runoff infiltrates. Based on comments from residents there are some drainage issues on the roadway. These drainage issues tend to be more significant in the spring with the snow melt and when the ground is still frozen. Options for to correct these drainage issues will be reviewed in the proposed conditions.

This area is served by an 8” and 10” PVC sanitary sewer that was constructed as part of the 1998 JMS Addition Improvements, 1989 Sewer and Water Improvements, and the 2005 Cherrywood Drive Area Improvements. Televising has been completed as part of this project and no issues with the pipe have been determined. The manhole lids need repair and require new rings and castings.

This area is also served by a 6” and 8” PVC water main that was constructed as part of the 2005 Cherrywood Drive Area Improvements, 1998 JMS Addition Improvements, 1999 Charles Cherrywood Project and 1989 Sewer and Water Improvements. Based on the 2025 Hydrant & Plastic Tee Review Report, sections of Cherrywood Drive have fittings that are likely PVC. A watermain exploratory excavation needs to be completed to fully determine the type of fittings and replace them if necessary. The 2025 Review Report did not indicate any hydrants that required rehabilitation.

Cherrywood Drive Photos



Timberlane Drive

Timberlane Drive runs along the east side of Knollwood Drive next to Perch Lake. The roadway is 3,576' in length. The Project Area is zoned R1, low-density residential and is located within a 66-foot-wide platted right-of-way. The roadway corridor was last improved in 2001 as part of the "2001 Parkwood Area Improvements." The project included construction of gravity sanitary sewer and urban roadway section. This road was evaluated in 2023 by Widseth and determined the road should be reevaluated in 2025.

Timberlane Drive is 26' wide with two-13' driving lanes and a 1' grassed shoulder. The pavement section consists of 3.5" bituminous and 4" of Class 5 Base. Along with the cracking there are areas that consist of stripping of the bituminous approximately 1" in depth. Timberlane Drive was chip sealed in 2014. The chip sealing has been known to cause the stripping issues. Visual observation of Timberlane Drive indicated the PASER ratings had changed since the last City-wide PASER survey in 2022. The updated PASER ratings for the Timberlane Drive segment were completed in April of 2025. The PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous. The table below shows the comparison of PASER ratings from 2022 to 2025.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Timberlane Drive	7	5-6

The table illustrates the PASER ratings have continued to fall significantly in areas since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate.

This roadway does not have a trail, curb and gutter or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates.

This area is served by an 8" PVC sanitary sewer that was constructed as part of the 2001 Parkwood Area Improvements. Televising has been completed as part of this project and no issues with the pipe have been determined. The manhole lids need repair and require new rings and castings.

This area is also served by a 6" PVC watermain, which was constructed as part of the 1979 Water Improvements Project. This era of construction was known to use plastic watermain fittings. Based on the 2025 Hydrant & Plastic Tee Review Report, Timberlane Drive likely has ductile iron fittings. A water main exploratory excavation needs to be completed to fully determine the type of fittings and replace them if necessary. The fire hydrants on this road are still the original hydrants and are likely in need of restoration based on the 2025 Review Report. The Hydrants also may have push on fittings which will need to be replaced.



Park Street

Park Street runs between the loop of Timberlane Drive and is 705' in length. The Project Area is zoned R1, low-density residential and is located within a 66-foot-wide platted right-of-way. The roadway corridor was last improved in 2001 as part of the "2001 Parkwood Area Improvements." The project included construction of gravity sanitary sewer and urban roadway section. This road was evaluated in 2023 by Widseth and determined the road should be reevaluated in 2025.

Park Street is 26' wide with two-13' driving lanes and a 1' grassed shoulder. The pavement section consists of 3.5" bituminous and 4" of Class 5 Base. Along with the cracking there are areas that consist of stripping of the bituminous approximately 1/2" in depth. Park Street was chip sealed in 2014. The chip sealing has been known to cause the stripping issues. Visual observation of Park Street indicated the PASER ratings had changed since the last City-wide PASER survey in 2022. The updated PASER ratings for the Park Street segment were completed in April of 2025. The PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous. The table below shows the comparison of PASER ratings from 2022 to 2025.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Park Street	7	6

The table illustrates the PASER ratings continue to fall since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate.

This roadway does not have a trail, curb and gutter or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates.

This area is served by an 8" PVC sanitary sewer that was constructed as part of the 2001 Parkwood Area Improvements. Televising has been completed as part of this project and no issues with the pipe have been determined. The manhole lids need repair and require new rings and castings.

This area is also served by a 6" PVC watermain that was constructed as part of the 1979 Water Improvements Project. This era of construction was known to use plastic watermain fittings. Based on the 2025 Hydrant & Plastic Tee Review Report, Park Street likely has ductile iron fittings. A water main exploratory excavation needs to be completed to fully determine the type of fittings and replace them if necessary. The fire hydrants on the intersections with Timberlane Drive are still the original hydrants and are likely in need of restoration based on the 2025 Review Report. The Hydrants also may have push on fittings which will need to be replaced.



Woodland Drive

Woodland Drive runs in between Knollwood Drive and Timberlane Drive near Perch Lake. The roadway is 487 feet in length. The Project Area is zoned R1, low-density residential and is located within a 66-foot-wide platted right-of-way. The roadway corridor was last improved in 2001 as part of the “2001 Parkwood Area Improvements.” The project included construction of an overlay of the roadway section. This road was evaluated in 2023 by Widseth and determined the road should be reevaluated in 2025.

Woodland Drive is 24’ wide with two-12’ foot driving lanes and a 1-foot grassed shoulder. The pavement section consists of 3.5” bituminous and 4” of Class 5 base. Along with the cracking there are areas consistent with stripping of the bituminous approximately 1/2” in depth. Woodland Drive was chip sealed in 2014. The chip sealing has been known to cause the stripping issues. Visual observation of Woodland Drive indicated the PASER ratings had changed since the last City-wide PASER survey in 2022. The updated PASER ratings for the Woodland Drive segment were completed in April of 2025. The PASER evaluates the pavement condition regarding the longitudinal and lateral cracking of the bituminous. The table below illustrates the comparison of PASER ratings from 2022 to 2025.

Roadway Segment	2022 PASER Rating	2025 PASER Rating
Woodland Drive	7	4

The table illustrates the PASER ratings have continued to fall significantly since the last survey completed in 2022. This indicates the pavements are approaching the end of their useful life when deterioration begins to accelerate.

This roadway does not have a trail, curb and gutter, sanitary sewer system or a storm sewer system. The runoff from the roadway drains off in the shallow swales along the side of the road where runoff infiltrates.

The municipal sanitary sewer does not extent down Woodland Drive. Sanitary sewer services are assumed to go to their Knollwood Drive or Timberlane Drive sanitary sewer mains.

This area is served by a 6” PVC watermain that was constructed as part of the 1979 Water Improvements Project. This era of construction was known to use plastic watermain fittings. Based on the 2025 Hydrant & Plastic Tee Review Report, Woodland Drive likely has ductile iron fittings. A water main exploratory excavation needs to be completed to fully determine the type of fittings and replace them if necessary.



PROPOSED IMPROVEMENTS

Residential Mill & Overlay

Joneswood Circle

In 2025, Joneswood Circle was rated a 4 on the PACER scale. This means that the road is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. According to the City Pavement Management Plan (PMP) a full depth reclamation would be recommend, since this is such a short section of roadway and to keep the project more consistent, the Mill and Overlay process is recommended. The top 1.5" of the road surface will be milled and the underlying bituminous will be reviewed. If the base material needs improvement, base material will be added and 3.5" of bituminous paved.

Sanitary sewer improvements along Joneswood Circle include removal and replacement of the sanitary sewer manhole lid, castings, and rings.

Other improvements to Joneswood Circle include installing new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Joneswood Circle are shown on the typical section pages.

Joneswood Drive

In 2025, Joneswood Drive was rated a 5-6 on the PACER scale. The roadway is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. According to the PMP, Mill and Overlay is recommended once the roadway reaches a 5. This process helps remove the surface distresses, so it does not continue through the remaining bituminous.

The benefits of the Mill and Overlay process include the reduction of aging, and stripping at the surface. This allows for an extension of pavement life, typically 10-15 years with proper maintenance. The Mill and Overlay process consists of milling the pavement to a uniform depth, depending on the extent of the surface distresses. This creates an even surface that new pavement is overlaid on to assure a consistent thickness.

Joneswood Drive will be improved utilizing the Mill and Overlay process. The top 1.5" of bituminous will be milled in order to remove the cracking and stripping appearing on this road and 2" of new bituminous will be overlaid on top of the even surface.

Sanitary sewer improvements along Joneswood Drive include removal and replacement of the sanitary sewer manhole lid, castings, and rings. The mid-pipe staining issue does not seem to be a persistent issue and no corrective measures are recommended at this time.

Other improvements to Joneswood Drive include installing watermain valve boxes, new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Joneswood Drive are shown on the typical section pages in appendix B.

Joshua Tree Circle

In 2025, Joshua Tree Circle was rated a 5 on the PACER scale. The roadway is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. Per the PMP, Mill and Overlay is recommended to remove the surface distresses, so it does not continue through the remaining bituminous.

The benefits of the Mill and Overlay process include the reduction of aging and stripping at the surface. This allows for an extension of pavement life, typically 10-15 years with proper maintenance. The Mill and Overlay process consists of milling the pavement to a uniform depth, depending on the extent of the surface distresses. This creates an even surface that new pavement is overlaid on to assure a consistent thickness.

Joshua Tree Circle will be improved utilizing the Mill and Overlay process. The top 1.5" of bituminous will be milled to remove the cracking and stripping appearing on this road and 2" of new bituminous will be overlaid on top of the even surface.

Sanitary sewer improvements along Joshua Tree Circle include removal and replacement of the sanitary sewer manhole lid, castings, and rings.

Other improvements to Joshua Tree Circle include installing watermain valve boxes, new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Joshua Tree Circle are shown on the typical section pages in appendix B.

Joshua Tree Drive

In 2025, Joshua Tree Drive was rated a 5 on the PACER scale. The roadway is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. Per the PMP, Mill and Overlay is recommended to remove the surface distresses, so it does not continue through the remaining bituminous

The benefits of the Mill and Overlay process include the reduction of aging and stripping at the surface. This allows for an extension of pavement life, typically 10-15 years with proper maintenance. The Mill and Overlay process consists of milling the pavement to a uniform depth, depending on the extent of the surface distresses. This creates an even surface that new pavement is overlaid on to assure a consistent thickness.

Joshua Tree Drive will be improved utilizing the Mill and Overlay process. The top 1.5" of bituminous will be milled to remove the cracking and stripping appearing on this road and 2" of new bituminous will be overlaid on top of the even surface.

Sanitary sewer improvements along Joshua Tree Drive include removal and replacement of the sanitary sewer manhole lid, castings, and rings.

Other improvements to Joshua Tree Drive include installing watermain valve boxes, new pavements markings and removal and replacement of mailbox supports.

Proposed improvements to Joshua Tree Drive are shown on the typical section pages in appendix B.

Knotty Pine Drive

In 2025, Knotty Pine Drive was rated a 6 on the PACER scale. The roadway is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. Per the PMP, Mill and Overlay is recommended to remove the surface distresses, so it does not continue through the remaining bituminous.

The benefits of the Mill and Overlay process include the reduction of aging, and stripping at the surface. This allows for an extension of pavement life, typically 10-15 years with proper maintenance. The Mill and Overlay process consists of milling the pavement to a uniform depth, depending on the extent of the surface distresses. This creates an even surface that new pavement is overlaid on to assure a consistent thickness.

Knotty Pine Drive will be improved utilizing the Mill and Overlay process. The initial procedure will be to mill the top 1.5" of bituminous to remove the cracking and stripping appearing on this road. With the PACER rating being so low in sections, there will likely be areas where the underlying bituminous shows signs of distress. These areas will have the entire bituminous section removed and patched back in. Once the patching is complete, 2" of new bituminous will be overlaid on top of the even surface.

Sanitary sewer improvements along Knotty Pine Drive include removal and replacement of the sanitary sewer manhole lid, castings, and rings.

Other improvements to Knotty Pine Drive include installing watermain valve boxes, new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Knotty Pine Drive are shown on the typical section pages in appendix B.

Marble Road (West of Jasperwood Drive)

In 2025, Marble Road was rated a 5 - 6 on the PACER scale. The roadway is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. Per the PMP, Mill and Overlay is recommended to remove the surface distresses, so it does not continue through the remaining bituminous.

The benefits of the Mill and Overlay process include the reduction of aging and stripping at the surface. This allows for an extension of pavement life, typically 10-15 years with proper maintenance. The Mill and Overlay process consists of milling the pavement to a uniform depth, depending on the extent of the surface distresses. This creates an even surface that new pavement is overlaid on to assure a consistent thickness.

Marble Road will be improved utilizing the Mill and Overlay process. The top 1.5" of bituminous will be milled to remove the cracking and stripping appearing on this road and 2" of new bituminous will be overlaid on top of the even surface.

Sanitary sewer improvements along Marble Road include removal and replacement of the sanitary sewer manhole lid, castings, and rings. The mid-pipe staining issue does not seem to be a persistent issue and no corrective measures are currently recommended.

Other improvements to Marble Road include installing watermain valve boxes, new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Marble Road are shown on the typical section pages in appendix B.

Cherrywood Drive (South of Excelsior Road)

In 2025, Cherrywood Drive was rated a 5-6 on the PACER scale. The roadway is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. Per the PMP, Mill and Overlay is recommended to remove the surface distresses, to avoid continuing through the remaining bituminous.

The benefits of the Mill and Overlay process include the reduction of aging and stripping at the surface. This allows for an extension of pavement life, typically 10-15 years with proper maintenance. The Mill and Overlay process consists of milling the pavement to a uniform depth, depending on the extent of the surface distresses. This creates an even surface that new pavement is overlaid on to assure a consistent thickness.

Cherrywood Drive will be improved utilizing the Mill and Overlay process. The top 1.5" of bituminous will be milled to remove the cracking and stripping appearing on this road and 2" of new bituminous will be overlaid on top of the even surface.

Sanitary sewer improvements along Cherrywood Drive include removal and replacement of the sanitary sewer manhole lid, castings, and rings.

Watermain improvements are based on the 2025 Watermain Fitting Review Report. The Report was completed and acknowledged that the water main fittings on Cherrywood Drive need to be reviewed. A water main exploratory excavation needs to be completed on this road to determine the type of fittings in three locations and if they need to be replaced. The watermain valve boxes will also be replaced if they are located within the road surface.

Due to public concern and comment it is recommended to look at apparent drainage issues for a property on the eastern part of the roadway. This area has a drainage area of approximately 7.4 acres with an approximate ground elevation of 1202 and the approximate water table elevation of 1194 based on nearby wetlands. Mottled soil is assumed to be higher than the estimated water table elevation, a test pit is required for final verification. There have been a few possible solutions talked about to correct these issues. The ditches along the road could be deepened to reduce the chances of runoff flowing over the road or standing on the road and driveways. This would result in modifications to driveways to either keep water in the ditches or pass water through to other areas with pipes under the driveways and still wouldn't guarantee the water wouldn't overtop the roadway in the Spring. Another option would be to construct an infiltration basin or infiltration French Drain type facilities. Based on the large size of the drainage area and following MPCA Stormwater Manual, these facilities would have to be very large in order to hand the runoff. Significant property acquisition would likely be required to construct these facilities. The final option would be to construct a 12" storm pipe which would extend from the north side of the roadway at address 13838 and outlet near the stormwater basin located west of Inglewood Drive, south of the Christ Lutheran Church. This option would require property acquisition and easements to maintain the pipe. In review of the feasibility to correct this drainage issue, a combination of deepening the ditching to create a larger infiltration area and constructing the outlet pipe are the most feasible. Costs have been included in the current estimate to construct a mix of both the ditching and 12" storm pipe to reduce the chance of flooding in the future.

Other improvements to Cherrywood Drive include installing new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Cherrywood Drive are shown on the typical section pages in appendix B.

Timberlane Drive

In 2025, Timberlane Drive was rated a 5-6 on the PACER scale. The roadway is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. Per the PMP, Mill and Overlay is recommended to remove the surface distresses, to avoid continuing through the remaining bituminous.

The benefits of the Mill and Overlay process include the reduction of aging and stripping at the surface. This allows for an extension of pavement life, typically 10-15 years with proper maintenance. The Mill and Overlay process consists of milling the pavement to a uniform depth, depending on the extent of the surface distresses. This creates an even surface that new pavement is overlaid on to assure a consistent thickness.

Timberlane Drive will be improved utilizing the Mill and Overlay process. The top 1.5" of bituminous will be milled to remove the cracking and stripping appearing on this road and 2" of new bituminous will be overlaid on top of the even surface.

Sanitary sewer improvements along Timberlane Drive include removal and replacement of the sanitary sewer manhole lid, castings, and rings.

Watermain improvements include restoration of the four fire hydrants as they are the original hydrants for the road. In 2025 the Watermain Fitting Review Report was completed and acknowledged that the watermain fittings on Timberlane Drive need to be reviewed. A water main exploratory excavation should be completed on the road to determine the type of fittings in one location and if they need to be replaced. The watermain valve boxes will also be replaced if they are located within the road surface.

Other improvements to Timberlane Drive include installing new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Timberlane Drive are shown on the typical section pages in appendix B.

Park Street

In 2025, Park Street was rated a 6 on the PACER scale. The roadway is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. Per the PMP, Mill and Overlay is recommended to remove the surface distresses, so it does not continue through the remaining bituminous.

The benefits of the Mill and Overlay process include the reduction of aging and stripping at the surface. This allows for an extension of pavement life, typically 10-15 years with proper maintenance. The Mill and Overlay process consists of milling the pavement to a uniform depth, depending on the extent of the surface distresses. This creates an even surface that new pavement is overlaid upon to assure a consistent thickness.

Park Street will be improved utilizing the Mill and Overlay process. The top 1.5" of bituminous will be milled to remove the cracking and stripping appearing on this road and 2" of new bituminous will be overlaid on top of the even surface.

Sanitary sewer improvements along Park Street include removal and replacement of the sanitary sewer manhole lid, castings, and rings.

Watermain improvements include restoration of the fire hydrant on the south end of the road as it is the original hydrant for the road. In 2025 the Watermain Fitting Review Report was

completed and acknowledged that the watermain fittings on Park Street need to be reviewed. A water main exploratory excavation should be completed on the road to determine the type of fittings in two locations and if they need to be replaced. The watermain valve boxes will also be replaced if they are located within the road surface.

Other improvements to Park Street include installing new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Park Street shown on the typical section pages in appendix B.

Woodland Drive

In 2025, Woodland Drive was rated a 4 on the PACER scale. This means that the road is showing signs of aging, traffic wear, various cracking and the upper surface layer (1"-2") of the pavement is starting to deteriorate and needs maintenance. Per the City Pavement Management Plan (PMP) a full depth reclamation would be recommended, since this is such a short section of roadway and to keep the project more consistent, the Mill and Overlay process is recommended. Instead of only milling 1.5", it is recommended to mill the full depth of the pavement to remove the pavement section. Once the pavement is removed, a review of the underlying base material is required. If the base material needs improvement, base material will be added and 3.5" of bituminous paved.

Sanitary sewer improvements along Woodland Drive include removal and replacement of the sanitary sewer manhole lid, castings, and rings.

Watermain improvements are based on the 2025 Watermain Fitting Review Report. The Report was completed and acknowledged that the water main fittings on Woodland Drive need to be reviewed. A water main exploratory excavation needs to be completed on the road to determine the type of fittings in one location and if they need to be replaced.

Other improvements to Woodland Drive include installing new pavement markings and removal and replacement of mailbox supports.

Proposed improvements to Woodland Drive shown on the typical section pages in appendix B.

Do Nothing Option

The do-nothing option was considered as an option to all proposed improvements. Doing nothing does not promote preserving the existing roadway network via pavement management and does not prepare for future long-term transportation plans being considered by the City. These sections of roadways are at a critical time in their lifespan, as they age, they start to deteriorate at an increased rate as shown in the comparison from the 2022 PASER ratings to the 2025 PASER ratings. The do-nothing option has shown to typically increase the improvement costs due to incremental increase in construction costs and method of rehabilitation changing.

ESTIMATED PROJECT COSTS

Estimated project costs for the proposed improvements are summarized below:

Mill & Overlay (Residential)

Assessable Roadway:	\$1,083,863
City Roadway:	\$71,271
City Storm Sewer:	\$186,647
City Watermain:	<u>\$169,434</u>

ESTIMATED TOTAL PROJECT COST: \$1,511,215

The costs estimated herein are intended to convey a general and approximate picture of the costs that would probably 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. Detailed breakdowns of the estimates are provided in the Appendix. Costs estimated above include estimated construction costs, 15% contingencies, and soft costs including engineering, administration, financing, and legal fees.

The costs are calculated in 2025 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 in Appendix C.

PROJECT IMPLEMENTATION

Funding for improvements would be obtained from assessments to benefitted property owners and contributions from the City of Baxter. The estimated assessments included in this Report were calculated in accordance with City policy utilizing the Unit Assessment Method and Front Footage Assessment Method. A detailed description of the assessment methods utilized by the City of Baxter can be found in the most recent version of the “City of Baxter – Assessment Policy for Public Initiated Improvements.”

Based on the improvement type, project costs have been split into various project areas for the purposes of assessment and city cost calculation. Utilizing the previously mentioned methodologies, the following project allocations were determined.

Mill & Overlay (Residential)

In accordance with City policy, 100% of mill & overlay improvement costs, up to 26' in width in “residential” areas, are assessed to the adjacent benefitting properties. Zoning districts included in this “residential” assessment category include RR, RS, R-1, R-1A, R-2, and R3. In accordance with past practice, the Unit Assessment Method was selected. The unit assessment was calculated by dividing the total project cost by the number of Equivalent Residential Unit (ERU) units in the project area.

Costs for the Sanitary Sewer and Watermain are assumed to be paid by the City and not assessed.

Based on the above methodology and assumptions, the following were determined:

<u>Total Estimated Project Costs:</u>	<u>\$1,511,215</u>
City Roadway:	\$71,271
City Storm Sewer:	\$186,647
City Watermain (exploratory excavation and hydrant restoration):	<u>\$169,434</u>
Total Remaining Assessable Costs:	\$1,083,863
Total Equivalent Residential Units:	143
Estimated Cost per Unit:	\$7,565

In accordance with City policy, assessments for mill & overlay projects are collected over a 7-year term. The interest rate would be set at 1.5% above the True Interest Cost rate on the bond issue. Interest would also be added based on the number of days between when the assessment is adopted by the Council and the end of the calendar year in which the assessment is levied.

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

CONCLUSIONS AND RECOMMENDATIONS

This Report has studied the feasibility of roadway improvements and other related work for the following roadway segments:

Roadways and projects reviewed in this Report include:

Residential Mill & Overlay:

- Joneswood Circle in its entirety.
- Joneswood Drive in its entirety.
- Joshua Tree Circle in its entirety.
- Joshua Tree Drive in its entirety.
- Knotty Pine Drive in its entirety.
- Marble Road (West of Jasperwood Drive).
- Cherrywood Drive (South of Excelsior Road).
- Excelsior Road (West of Inglewood Drive).
- Timberlane Drive in its entirety.
- Park Street in its entirety.
- Woodland Drive in its entirety.

The total cost of all improvements is estimated at \$1,511,215.

Residential Area – Mill & Overlay

The mill & overlay residential area includes the fore-mentioned roads. In accordance with the 2021 Pavement Management Plan, Mill & Overlay is the recommended pavement maintenance technique. Other improvements include manhole and casting replacements, mailbox replacement, watermain exploratory excavation, and hydrant restoration.

Assessments were calculated using the Unit Assessment Method and are estimated to be \$7,565 per ERU.

Total Project Area Cost Summary

Estimated Total Project Cost:	\$1,511,215
Estimated Assessable Project Costs	
Benefitting Property Assessments:	\$1,083,863 72%
 <u>City Cost Summary</u>	
City Roadway:	\$71,271
Storm Sewer:	\$186,647
Watermain:	\$169,434
Total Estimated City Cost:	\$427,352 28%

In conclusion, we believe 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 anticipate the construction would last approximately 3 months depending on the contractor, weather, and other factors.

We recommend the City proceed as follows:

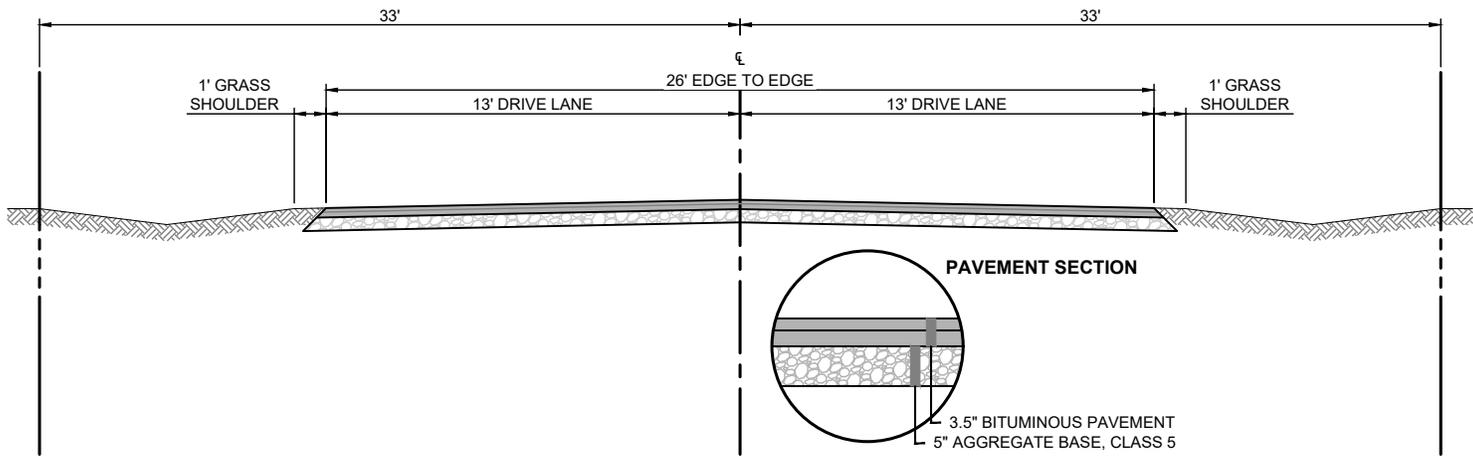
1. Utilities Commission review of Feasibility Report, Plans, and Specifications.
2. City Council review and approval of Feasibility Report and Plans and Specifications.
3. Advertise the project for public bidding.
4. Hold Improvement Hearing.
5. Review bids and update project costs and assessments.
6. Prepare final costs and assessments and schedule the Assessment Hearing.
7. Conduct Assessment Hearing and adopt assessment roles.
8. Award the construction contract.
9. Construction of the project.

APPENDICES

- Appendix A
 - Existing Typical Section Sheets
- Appendix B
 - Proposed Typical Section Sheets
- Appendix C
 - Engineers Estimate and Assessment Calculations
- Appendix D
 - Parcel Split Practicality Exhibits
- Appendix E
 - Project Schedule
- Appendix F
 - Jetting and Televising Summary

Appendix A

Existing Typical Section Sheets

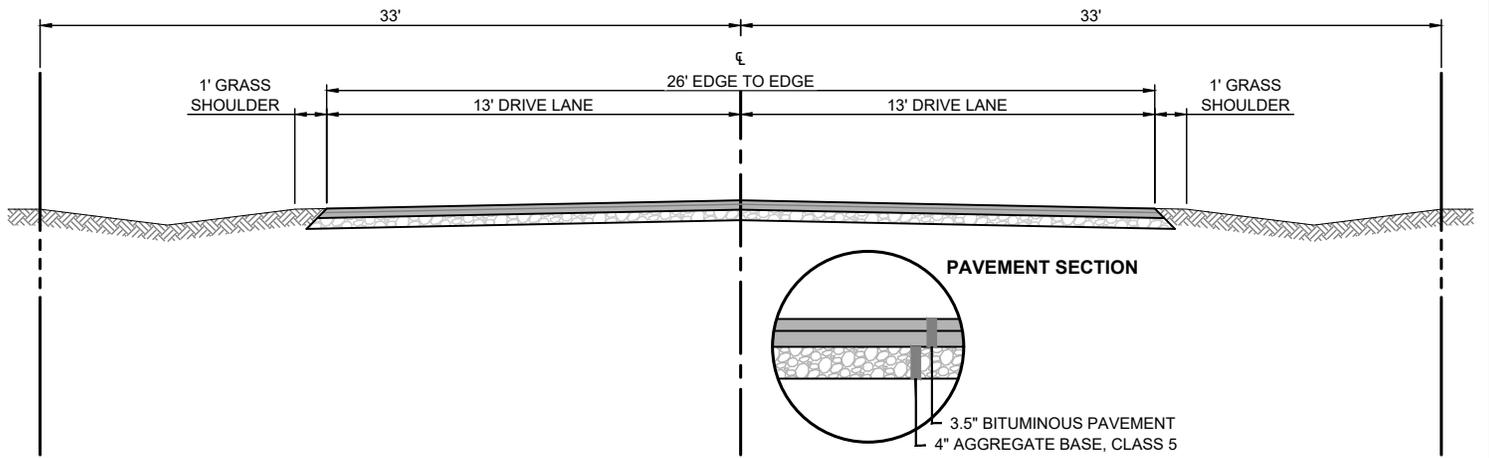


EXISTING TYPICAL SECTION

JONESWOOD CIRCLE, JONESWOOD DRIVE, JOSHUA TREE CIRCLE, JOSHUA TREE DRIVE, KNOTTY PINE DRIVE, MARBLE ROAD

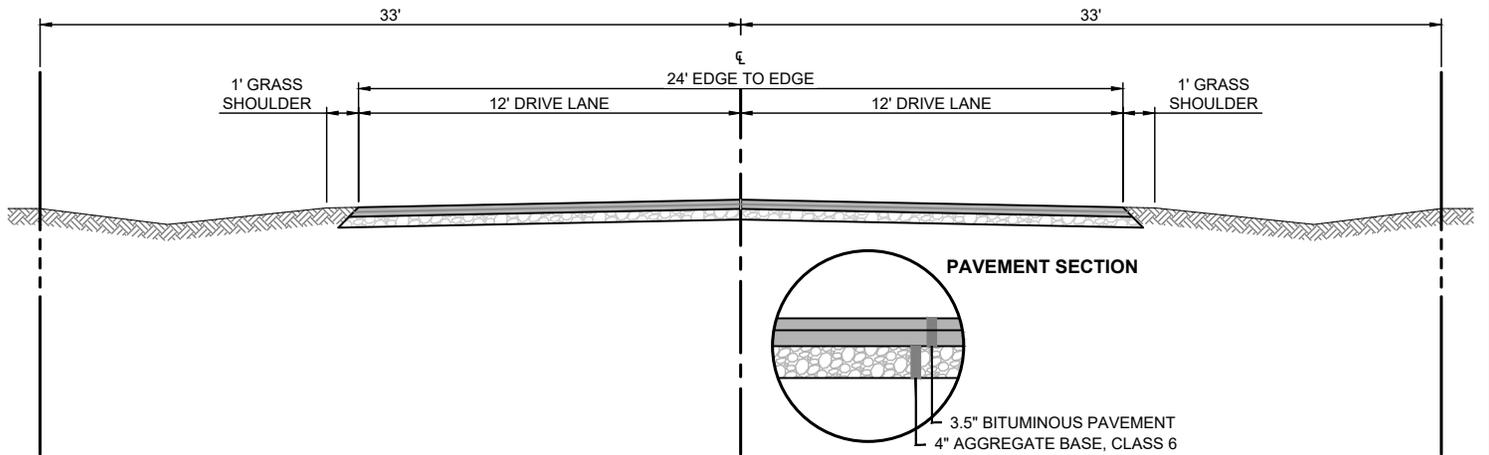
©Cloud WorkFlow/Project/City of Baxter-2024/2024-10234-02/24/CADD/OutTypical Sections.dwg. Plotted by Alex Bitter 4/30/2025 9:50:27 AM. © 2025 WIDSETH SMITH MORTGAG & ASSOCIATES, INC.

DATE	REV#	REVISIONS DESCRIPTION	BY



EXISTING TYPICAL SECTION

CHERRYWOOD DRIVE (SOUTH OF EXCELSIOR ROAD), TIMBERLANE DRIVE, PARK STREET



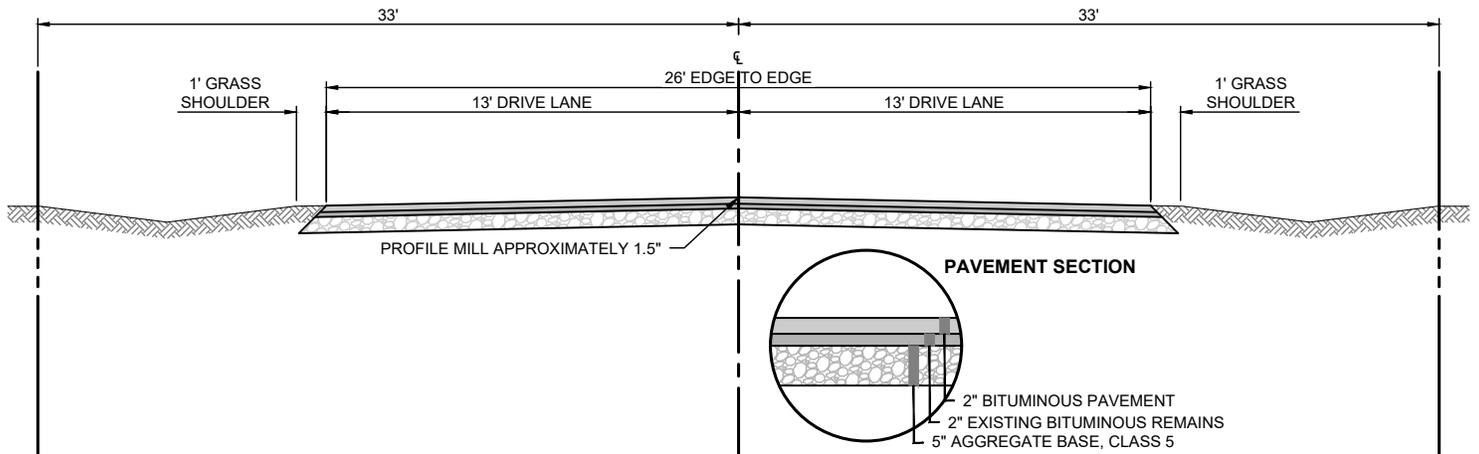
EXISTING TYPICAL SECTION

WOODLAND DRIVE

DATE	REV#	REVISIONS DESCRIPTION	BY

Appendix B

Proposed Typical Section Sheets



PROPOSED TYPICAL SECTION

JONESWOOD CIRCLE, JONESWOOD DRIVE, JOSHUA TREE CIRCLE, JOSHUA TREE DRIVE, KNOTTY PINE DRIVE, MARBLE ROAD

©Cloud WorkIt/Project/City of Baxter-2024-10234-10234/CADD/OutTypical Sections.dwg. Plotted by Alex Bitter 4/30/2025 9:35:50 AM © 2025 WIDSETH SMITH MORTGAG & ASSOCIATES, INC.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR 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.

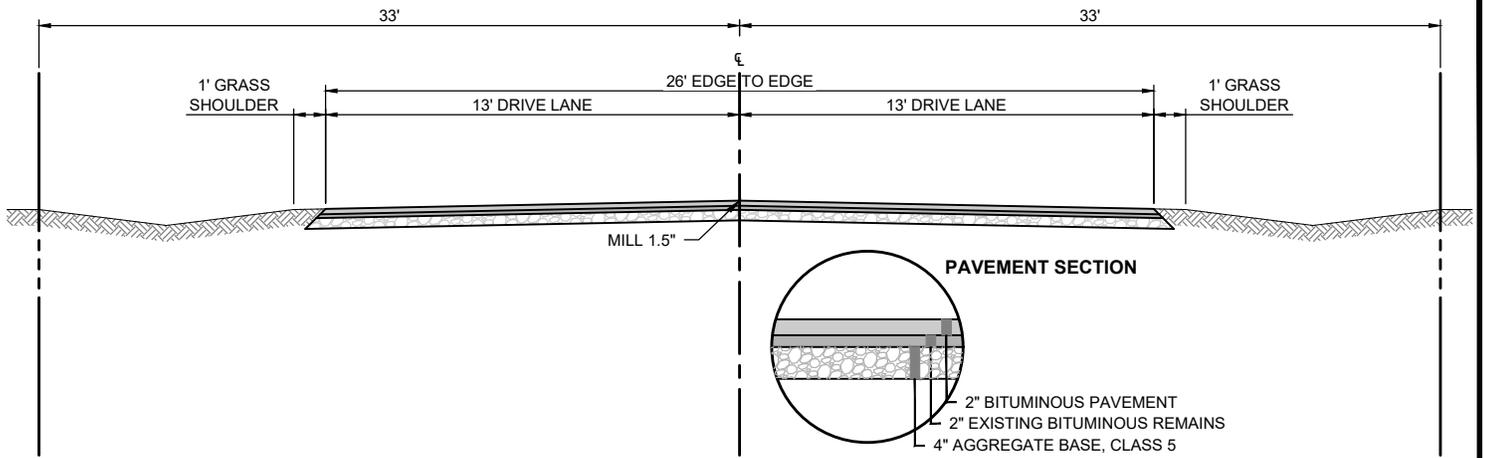
ALEX D. BITTER DATE: LIC. NO. 57741

DATE	REV#	REVISIONS DESCRIPTION	BY

DATE: MARCH 2024
SCALE: AS SHOWN
DRAWN BY: AMM
CHECKED BY: ADB
JOB NUMBER: 2024-10234

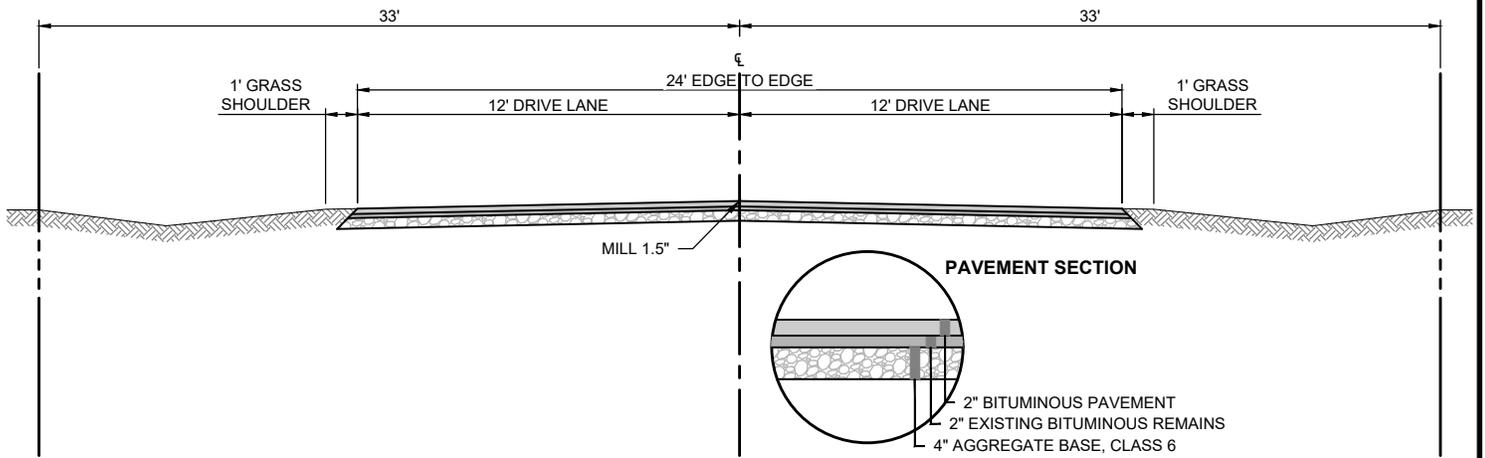
2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION
CITY OF BAXTER
BAXTER, MN
TYPICAL SECTIONS

SHEET NO.
1



PROPOSED TYPICAL SECTION

CHERRYWOOD DRIVE (SOUTH OF EXCELSIOR ROAD), TIMBERLANE DRIVE, PARK STREET



PROPOSED TYPICAL SECTION

WOODLAND DRIVE

DATE	REV#	REVISIONS DESCRIPTION	BY

DATE:	MARCH 2024
SCALE:	AS SHOWN
DRAWN BY:	AMM
CHECKED BY:	ADB
JOB NUMBER:	2024-10234

2026 MILL & OVERLAY AND FULL DEPTH RECLAIMATION CITY OF BAXTER BAXTER, MN	TYPICAL SECTIONS
---	------------------

Appendix C

Engineer's Estimate & Assessment Calculations

2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
 Monday, December 22, 2025

JONESWOOD CIRCLE

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		CITY ROADWAY		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00	0.013	\$2,470.00	0.002	\$380.00	0.015	\$2,850.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	2	\$190.00			2	\$190.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00						
4	2104.502	SALVAGE SIGN	EACH	\$100.00	1	\$100.00			1	\$100.00
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00						
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00	1	\$150.00			1	\$150.00
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00						
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00						
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00						
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00						
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00						
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00						
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00						
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00						
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00						
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	20	\$240.00			20	\$240.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00						
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00						
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00						
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00						
21	2123.510	COMMON LABORERS	hour	\$100.00	0.5	\$50.00			0.5	\$50.00
22	2123.610	SKID LOADER	hour	\$145.00	0.5	\$72.50			0.5	\$72.50
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	hour	\$200.00	0.5	\$100.00			0.5	\$100.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	CU YD	\$35.00	1	\$35.00			1	\$35.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45						
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45						
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50						
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45						
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45						
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65						
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65	1850	\$4,902.50			1850	\$4,902.50
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75	185	\$508.75			185	\$508.75
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00						
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00						
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$85.00	224	\$19,040.00			224	\$19,040.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$80.00						
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	\$70.00						
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00						
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60						
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80	242	\$435.60			242	\$435.60
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00						
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00						
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00						
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00						
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00						
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00						
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00						
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00						
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00						
51	2504.602	HYDRANT	EACH	\$7,000.00						
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00						
53	2504.602	ADJUST CURB STOP	EACH	\$250.00	8	\$2,000.00			8	\$2,000.00
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00						
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00						
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00						
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	hour	\$700.00						
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00						
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00						
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00	2	\$2,400.00			2	\$2,400.00
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00						
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00						
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00						
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50						
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00						
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00						
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00						
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00						
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50						
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	1	\$150.00			1	\$150.00
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00			1	\$5,000.00	1	\$5,000.00
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.013	\$325.00	0.002	\$50.00	0.015	\$375.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00						
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00						
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00						
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00						
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	8	\$320.00			8	\$320.00
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	9	\$15.75			9	\$15.75
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	0.03	\$285.00			0.03	\$285.00
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	3	\$16.50			3	\$16.50
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	12	\$84.00			12	\$84.00
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	117	\$409.50			117	\$409.50
83	2575.523	WATER	MGAL	\$45.00	1	\$45.00			1	\$45.00
84	2575.605	SEEDING	ACRE	\$500.00	0.03	\$15.00			0.03	\$15.00
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45						
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45						
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80						
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00	150	\$1,200.00			150	\$1,200.00
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.015	\$750.00			0.015	\$750.00

ESTIMATED MILL & OVERLAY COST		\$1,019,091.45	86.65%	\$35,230.10	13.35%	\$5,430.00	100.00%	\$40,660.10
CONTINGENCIES (15%)		\$152,863.72		\$5,284.52		\$814.50		\$6,099.02
SUBTOTAL:	36.94%	\$1,171,955.17		\$40,514.62		\$6,244.50	3.99%	\$46,759.12
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISIONING)		\$21,271.38		\$735.35		\$113.34		\$848.69
PROPERTY EASEMENT		\$25,000.00						
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		\$292,988.79		\$10,128.65		\$1,561.13		\$11,689.78
ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:		\$1,511,215.34		\$51,378.62		\$7,919.96		\$59,297.59

ERU (Residents)
 ERU (City of Baxter)

2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
 Monday, December 22, 2025

JONESWOOD DRIVE

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		CITY ROADWAY		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00						
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	0.029	\$5,510.00	0.004	\$760.00	0.033	\$6,270.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00	5	\$475.00			5	\$475.00
4	2104.502	SALVAGE SIGN	EACH	\$100.00	4	\$400.00			4	\$400.00
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00	4	\$400.00			4	\$400.00
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00	8	\$1,200.00			8	\$1,200.00
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00						
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00						
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00						
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00						
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00						
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00						
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00						
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00						
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00						
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	20	\$240.00			20	\$240.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00						
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00						
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00						
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00						
21	2123.510	COMMON LABORERS	HOUR	\$100.00	0.5	\$50.00			0.5	\$50.00
22	2123.610	SKID LOADER	HOUR	\$145.00	0.5	\$72.50			0.5	\$72.50
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	\$200.00	0.5	\$100.00			0.5	\$100.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	CU YD	\$35.00	1	\$35.00			1	\$35.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45						
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45						
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50						
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45						
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45						
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65	4220	\$6,963.00			4220	\$6,963.00
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65						
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75	422	\$1,160.50			422	\$1,160.50
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00						
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00						
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$85.00	510	\$43,350.00			510	\$43,350.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$80.00						
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	\$70.00						
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00						
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60						
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80	1250	\$2,250.00			1250	\$2,250.00
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00						
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00						
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00						
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00						
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00						
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00						
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00						
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00						
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00						
51	2504.602	HYDRANT	EACH	\$7,000.00						
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00						
53	2504.602	ADJUST CURB STOP	EACH	\$250.00	17	\$4,250.00			17	\$4,250.00
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00	4	\$1,600.00			4	\$1,600.00
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00						
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00	2	\$900.00			2	\$900.00
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOUR	\$700.00						
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00						
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00						
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00	5	\$6,000.00			5	\$6,000.00
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00						
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00						
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00						
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50						
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00						
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00						
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00						
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00						
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50						
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	8	\$1,200.00			8	\$1,200.00
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00				\$10,000.00	2	\$10,000.00
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.029	\$725.00	0.004	\$100.00	0.033	\$825.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00						
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00						
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00						
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00						
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	11	\$440.00			11	\$440.00
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	12	\$21.00			12	\$21.00
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	0.04	\$380.00			0.04	\$380.00
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	4	\$22.00			4	\$22.00
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	16	\$112.00			16	\$112.00
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	157	\$549.50			157	\$549.50
83	2575.523	WATER	MGAL	\$45.00	1	\$45.00			1	\$45.00
84	2575.605	SEEDING	ACRE	\$600.00	0.04	\$20.00			0.04	\$20.00
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45						
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45	620	\$279.00			620	\$279.00
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80	700	\$560.00			700	\$560.00
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00						
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.033	\$1,650.00			0.033	\$1,650.00

ESTIMATED MILL & OVERLAY COST		\$1,019,091.45	88.17%	\$80,959.50	11.83%	\$10,860.00	100.00%	\$91,819.50
CONTINGENCIES (15%)		\$152,863.72		\$12,143.93		\$1,629.00		\$13,772.93
SUBTOTAL:	36.94%	\$1,171,955.17		\$93,103.43		\$12,489.00	9.01%	\$105,592.43
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISIONING)		\$21,271.38		\$1,689.86		\$226.68		\$1,916.54
PROPERTY EASEMENT		\$25,000.00						
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		\$292,988.79		\$23,275.86		\$3,122.25		\$26,398.11
ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:		\$1,511,215.34		\$118,069.14		\$15,837.93		\$133,907.07

ERU (Residents)
 ERU (City of Baxter)

2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Monday, December 22, 2025

JOSHUA TREE CIRCLE

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00	0.013	\$2,470.00	0.013	\$2,470.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	2	\$190.00	2	\$190.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00				
4	2104.502	SALVAGE SIGN	EACH	\$100.00				
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00				
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00				
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00				
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00				
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00				
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00				
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00				
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00				
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00				
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00				
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00	100	\$1,200.00	100	\$1,200.00
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	20	\$240.00	20	\$240.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00				
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00				
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00				
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00				
21	2123.510	COMMON LABORERS	HOUR	\$100.00	0.5	\$50.00	0.5	\$50.00
22	2123.610	SKID LOADER	HOUR	\$145.00	0.5	\$72.50	0.5	\$72.50
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	\$200.00	0.5	\$100.00	0.5	\$100.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	CU YD	\$35.00	1	\$35.00	1	\$35.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45				
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45				
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50				
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45				
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45				
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65	1985	\$3,275.25	1985	\$3,275.25
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65				
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75	199	\$547.25	199	\$547.25
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00				
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00				
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$85.00	240	\$20,400.00	240	\$20,400.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$80.00				
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	\$70.00				
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00				
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60				
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80	513	\$923.40	513	\$923.40
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00				
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00				
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00				
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00				
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00				
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00				
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00				
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00				
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00				
51	2504.602	HYDRANT	EACH	\$7,000.00				
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00				
53	2504.602	ADJUST CURB STOP	EACH	\$250.00	9	\$2,250.00	9	\$2,250.00
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00				
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00				
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00				
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOUR	\$700.00				
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00				
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00				
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00	2	\$2,400.00	2	\$2,400.00
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00				
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00				
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00				
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50				
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00				
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00				
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00				
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00				
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50				
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00				
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00				
72	2563.601	TRAFFIC SYSTROL	LUMP SUM	\$25,000.00	0.013	\$325.00	0.013	\$325.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00				
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00				
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00				
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00				
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	4	\$160.00	4	\$160.00
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	5	\$8.75	5	\$8.75
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	0.02	\$190.00	0.02	\$190.00
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	2	\$11.00	2	\$11.00
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	6	\$42.00	6	\$42.00
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	60	\$210.00	60	\$210.00
83	2575.523	WATER	MGAL	\$45.00	1	\$45.00	1	\$45.00
84	2575.605	SEEDING	ACRE	\$600.00	0.02	\$10.00	0.02	\$10.00
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45				
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45	168	\$75.60	168	\$75.60
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80				
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00				
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.016	\$800.00	0.016	\$800.00

ESTIMATED MILL & OVERLAY COST		\$1,019,091.45	100.00%	\$36,030.75	100.00%	\$36,030.75
CONTINGENCIES (15%)		\$152,863.72		\$5,404.61		\$5,404.61
SUBTOTAL:	36.94%	\$1,171,955.17		\$41,435.36	3.54%	\$41,435.36
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISIONING)		\$21,271.38		\$752.07		\$752.07
PROPERTY EASEMENT		\$25,000.00				
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		\$292,988.79		\$10,358.84		\$10,358.84
ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:		\$1,511,215.34		\$52,546.27		\$52,546.27

ERU (Residents)
ERU (City of Baxter)

2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Monday, December 22, 2025

					JOSHUA TREE DRIVE					
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		CITY ROADWAY		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00	0.015	\$2,850.00	0.002	\$380.00	0.017	\$3,230.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	2	\$190.00			2	\$190.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00						
4	2104.502	SALVAGE SIGN	EACH	\$100.00	1	\$100.00			1	\$100.00
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00	2	\$200.00			2	\$200.00
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00	1	\$150.00			1	\$150.00
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00						
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00						
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00						
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00						
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00						
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00						
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00						
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00						
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00	100	\$1,200.00			100	\$1,200.00
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	20	\$240.00			20	\$240.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00						
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00						
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00						
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00						
21	2123.510	COMMON LABORERS	hour	\$100.00	0.5	\$50.00			0.5	\$50.00
22	2123.610	SKID LOADER	hour	\$145.00	0.5	\$72.50			0.5	\$72.50
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	hour	\$200.00	0.5	\$100.00			0.5	\$100.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	CU YD	\$35.00	1	\$35.00			1	\$35.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45						
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45						
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50						
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45						
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45						
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65	2135	\$3,522.75			2135	\$3,522.75
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65						
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75	214	\$588.50			214	\$588.50
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00						
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00						
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$85.00	258	\$21,930.00			258	\$21,930.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$80.00						
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	\$70.00						
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00						
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60						
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80	434	\$781.20			434	\$781.20
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00						
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00						
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00						
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00						
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00						
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00						
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00						
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00						
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00						
51	2504.602	HYDRANT	EACH	\$7,000.00						
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00						
53	2504.602	ADJUST CURB STOP	EACH	\$250.00	10	\$2,500.00			10	\$2,500.00
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00	2	\$800.00			2	\$800.00
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00						
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00	1	\$450.00			1	\$450.00
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	hour	\$700.00						
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00						
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00						
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00	2	\$2,400.00			2	\$2,400.00
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00						
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00						
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00						
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50						
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00						
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00						
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00						
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00						
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50						
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	1	\$150.00			1	\$150.00
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00			1	\$5,000.00	1	\$5,000.00
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.015	\$375.00	0.002	\$50.00	0.017	\$425.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00						
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00						
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00						
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00						
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	10	\$400.00			10	\$400.00
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	12	\$21.00			12	\$21.00
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	0.04	\$380.00			0.04	\$380.00
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	4	\$22.00			4	\$22.00
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	16	\$112.00			16	\$112.00
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	152	\$532.00			152	\$532.00
83	2575.523	WATER	MGAL	\$45.00	1	\$45.00			1	\$45.00
84	2575.605	SEEDING	ACRE	\$600.00	0.04	\$20.00			0.04	\$20.00
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45						
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45	286	\$128.70			286	\$128.70
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80	350	\$280.00			350	\$280.00
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00						
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.017	\$850.00			0.017	\$850.00

ESTIMATED MILL & OVERLAY COST		\$1,019,091.45	88.42%	\$41,475.65	11.58%	\$5,430.00	100.00%	\$46,905.65
CONTINGENCIES (15%)		\$152,863.72		\$6,221.35		\$814.50		\$7,035.85
SUBTOTAL:	36.94%	\$1,171,955.17		\$47,697.00		\$6,244.50	4.60%	\$53,941.50
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISIONING)		\$21,271.38		\$865.72		\$113.34		\$979.06
PROPERTY EASEMENT		\$25,000.00						
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		\$292,988.79		\$11,924.25		\$1,561.13		\$13,485.37
ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:		\$1,511,215.34		\$60,486.96		\$7,918.96		\$68,405.93

ERU (Residents)
ERU (City of Baxter)

2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
 Monday, December 22, 2025

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	KNOTTY PINE DRIVE						
					ASSESSABLE ROADWAY		CITY ROADWAY		TOTAL PROJECT		
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00							
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	0.012	\$2,280.00	0.004	\$760.00	0.016	\$3,040.00	
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00	1	\$95.00			1	\$95.00	
4	2104.502	SALVAGE SIGN	EACH	\$100.00	6	\$600.00			6	\$600.00	
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00							
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00	6	\$900.00			6	\$900.00	
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00							
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00							
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00							
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00							
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00							
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00							
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00							
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00							
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00	100	\$1,200.00			100	\$1,200.00	
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	20	\$240.00			20	\$240.00	
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00							
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00							
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00							
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00							
21	2123.510	COMMON LABORERS	HOUR	\$100.00	0.5	\$50.00			0.5	\$50.00	
22	2123.610	SKID LOADER	HOUR	\$145.00	0.5	\$72.50			0.5	\$72.50	
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	\$200.00	0.5	\$100.00			0.5	\$100.00	
24	2211.607	AGGREGATE BASE (LV), CLASS 5	CU YD	\$35.00	1	\$35.00			1	\$35.00	
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45							
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45							
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50							
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45							
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45							
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65	1647	\$2,717.55			1647	\$2,717.55	
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65							
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75	165	\$453.75			165	\$453.75	
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00							
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00							
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$85.00	199	\$16,915.00			199	\$16,915.00	
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$80.00							
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	\$70.00							
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00							
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60							
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80	421	\$757.80			421	\$757.80	
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00							
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00							
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00							
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00							
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00							
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00							
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00							
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00							
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00							
51	2504.602	HYDRANT	EACH	\$7,000.00							
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00							
53	2504.602	ADJUST CURB STOP	EACH	\$250.00	6	\$1,500.00			6	\$1,500.00	
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00							
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00							
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00							
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOUR	\$700.00							
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00							
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00							
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00	1	\$1,200.00			1	\$1,200.00	
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00							
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00							
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00							
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50							
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00							
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00							
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00							
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00							
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50							
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	6	\$900.00			6	\$900.00	
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00				\$10,000.00	2	\$10,000.00	
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.012	\$300.00	0.004	\$100.00	0.016	\$400.00	
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00							
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00							
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00							
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00							
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	7	\$280.00			7	\$280.00	
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	9	\$15.75			9	\$15.75	
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	0.03	\$285.00			0.03	\$285.00	
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	3	\$16.50			3	\$16.50	
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	12	\$84.00			12	\$84.00	
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	117	\$409.50			117	\$409.50	
83	2575.523	WATER	MGAL	\$45.00	1	\$45.00			1	\$45.00	
84	2575.605	SEEDING	ACRE	\$500.00	0.03	\$15.00			0.03	\$15.00	
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45							
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45							
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80							
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00	570	\$456.00			570	\$456.00	
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.016	\$800.00			0.016	\$800.00	

ESTIMATED MILL & OVERLAY COST		\$1,019,091.45	75.08%	\$32,723.35	24.92%	\$10,860.00	100.00%	\$43,583.35
CONTINGENCIES (15%)		\$152,863.72		\$4,908.50		\$1,629.00		\$6,537.50
SUBTOTAL:	36.94%	\$1,171,955.17		\$37,631.85		\$12,489.00	4.28%	\$50,120.85
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISIONING)		\$21,271.38		\$683.03		\$226.68		\$909.71
PROPERTY EASEMENT		\$25,000.00						
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		\$292,988.79		\$9,407.96		\$3,122.25		\$12,530.21
ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:		\$1,511,215.34		\$47,722.85		\$15,837.93		\$63,560.78

ERU (Residents)
 ERU (City of Baxter)

2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
 Monday, December 22, 2025

MARBLE ROAD (WEST OF JASPERWOOD DRIVE)

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		CITY ROADWAY		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00						
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	0.026	\$4,940.00	0.002	\$380.00	0.028	\$5,320.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00	5	\$475.00			5	\$475.00
4	2104.502	SALVAGE SIGN	EACH	\$100.00	2	\$200.00			2	\$200.00
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00	7	\$700.00			7	\$700.00
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00	3	\$450.00			3	\$450.00
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00						
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00						
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00						
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00						
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00						
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00						
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00						
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00						
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00	100	\$1,200.00			100	\$1,200.00
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	20	\$240.00			20	\$240.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00						
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00						
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00						
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00						
21	2123.510	COMMON LABORERS	HOUR	\$100.00	0.5	\$50.00			0.5	\$50.00
22	2123.610	SKID LOADER	HOUR	\$145.00	0.5	\$72.50			0.5	\$72.50
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	\$200.00	0.5	\$100.00			0.5	\$100.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	CU YD	\$35.00	1	\$35.00			1	\$35.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45						
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45						
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50						
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45						
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45						
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65	3398	\$5,606.70			3398	\$5,606.70
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65						
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75	340	\$935.00			340	\$935.00
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00						
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00						
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$85.00	410	\$34,850.00			410	\$34,850.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$80.00						
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	\$70.00						
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00						
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60						
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80	1067	\$1,920.60			1067	\$1,920.60
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00						
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00						
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00						
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00						
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00						
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00						
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00						
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00						
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00						
51	2504.602	HYDRANT	EACH	\$7,000.00						
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00						
53	2504.602	ADJUST CURB STOP	EACH	\$250.00	17	\$4,250.00			17	\$4,250.00
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00	7	\$2,800.00			7	\$2,800.00
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00						
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00	4	\$1,800.00			4	\$1,800.00
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOUR	\$700.00						
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00						
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00						
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00	5	\$6,000.00			5	\$6,000.00
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00						
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00						
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00						
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50						
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00						
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00						
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00						
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00						
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50						
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	3	\$450.00			3	\$450.00
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00			1	\$5,000.00	1	\$5,000.00
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.026	\$650.00	0.002	\$50.00	0.028	\$700.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00						
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00						
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00						
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00						
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	16	\$640.00			16	\$640.00
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	18	\$31.50			18	\$31.50
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	0.06	\$570.00			0.06	\$570.00
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	6	\$33.00			6	\$33.00
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	24	\$168.00			24	\$168.00
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	234	\$819.00			234	\$819.00
83	2575.523	WATER	MGAL	\$45.00	1	\$45.00			1	\$45.00
84	2575.605	SEEDING	ACRE	\$500.00	0.06	\$30.00			0.06	\$30.00
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45						
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45	839	\$377.55			839	\$377.55
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80	350	\$280.00			350	\$280.00
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00						
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.028	\$1,400.00			0.028	\$1,400.00

ESTIMATED MILL & OVERLAY COST		\$1,019,091.45	93.00%	\$72,118.85	7.00%	\$5,430.00	100.00%	\$77,548.85
CONTINGENCIES (15%)		\$152,863.72		\$10,817.83		\$814.50		\$11,632.33
SUBTOTAL:	36.94%	\$1,171,955.17		\$82,936.68		\$6,244.50	7.61%	\$89,181.18
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISIONING)		\$21,271.38		\$1,505.33		\$113.34		\$1,618.67
PROPERTY EASEMENT		\$25,000.00						
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		\$292,988.79		\$20,734.17		\$1,561.13		\$22,295.29
ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:		\$1,511,215.34		\$105,176.18		\$7,919.96		\$113,095.14

ERU (Residents)
 ERU (City of Baxter)

2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
Monday, December 22, 2025

					TIMBERLANE DRIVE					
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		WATER		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00						
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	9	\$855.00			9	\$855.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00						
4	2104.502	SALVAGE SIGN	EACH	\$100.00	20	\$2,000.00			20	\$2,000.00
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00	1	\$100.00			1	\$100.00
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00	41	\$6,150.00			41	\$6,150.00
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00						
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00						
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00						
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00						
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00						
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00						
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00						
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00						
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00	200	\$2,400.00			200	\$2,400.00
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	20	\$240.00			20	\$240.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00						
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00						
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00						
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00						
21	2123.510	COMMON LABORERS	HOUR	\$100.00	0.5	\$50.00			0.5	\$50.00
22	2123.610	SKID LOADER	HOUR	\$145.00	0.5	\$72.50			0.5	\$72.50
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	\$200.00	0.5	\$100.00			0.5	\$100.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	CU YD	\$35.00	1	\$35.00			1	\$35.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45						
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45						
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50						
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45						
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45						
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65	10653	\$17,577.45			10653	\$17,577.45
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65						
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75	1065	\$2,928.75			1065	\$2,928.75
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00						
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00						
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$85.00	1286	\$109,310.00			1286	\$109,310.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$80.00						
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	\$70.00						
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00						
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60						
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80	2523	\$4,541.40			2523	\$4,541.40
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00						
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00						
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00						
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00						
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00						
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00						
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00						
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00						
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00						
51	2504.602	HYDRANT	EACH	\$7,000.00						
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00						
53	2504.602	ADJUST CURB STOP	EACH	\$250.00	4	\$1,000.00			4	\$1,000.00
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00	1	\$400.00			1	\$400.00
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00						
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00	1	\$450.00			1	\$450.00
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOUR	\$700.00						
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00						
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00						
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00	9	\$10,800.00			9	\$10,800.00
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00						
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00						
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00						
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50						
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00						
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00						
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00						
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00						
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50						
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	41	\$6,150.00			41	\$6,150.00
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00						
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.072	\$1,800.00			0.09	\$2,250.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00						
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00						
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00						
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00						
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	47	\$1,880.00			47	\$1,880.00
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	52	\$91.00			52	\$91.00
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	0.17	\$1,615.00			0.17	\$1,615.00
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	17	\$93.50			17	\$93.50
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	70	\$490.00			70	\$490.00
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	679	\$2,376.50			679	\$2,376.50
83	2575.523	WATER	MGAL	\$45.00	1	\$45.00			1	\$45.00
84	2575.605	SEEDING	ACRE	\$85.00	0.17	\$14.45			0.17	\$14.45
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45						
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45	3576	\$1,609.20			3576	\$1,609.20
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80						
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00						
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.09	\$4,500.00			0.09	\$4,500.00

ESTIMATED MILL & OVERLAY COST		\$1,019,091.45	80.25%	\$202,675.30	19.75%	\$49,870.00	100.00%	\$252,545.30
CONTINGENCIES (15%)		\$152,863.72		\$30,401.30		\$7,480.50		\$37,881.80
SUBTOTAL:	36.94%	\$1,171,955.17		\$233,076.60		\$57,350.50	24.78%	\$290,427.10
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISIONING)		\$21,271.38		\$4,230.42		\$1,040.93		\$5,271.35
PROPERTY EASEMENT		\$25,000.00						
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		\$292,988.79		\$58,269.15		\$14,337.63		\$72,606.77
ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:		\$1,511,215.34		\$295,576.16		\$72,729.06		\$368,305.22

ERU (Residents)
ERU (City of Baxter)

143

37

**2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN**

Monday, December 22, 2025

					PARK STREET							
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		CITY ROADWAY		WATER		TOTAL PROJECT	
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00	0.014	\$2,860.00	0.002	\$380.00	0.011	\$2,090.00	0.027	\$5,130.00
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	1	\$95.00					1	\$95.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00								
4	2104.502	SALVAGE SIGN	EACH	\$100.00	8	\$800.00					8	\$800.00
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00								
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00	8	\$1,200.00					8	\$1,200.00
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00								
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00								
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00								
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00								
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00								
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00								
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00								
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00								
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00	50	\$600.00					50	\$600.00
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	20	\$240.00					20	\$240.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00								
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00								
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00								
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00								
21	2123.510	COMMON LABORERS	HOUR	\$100.00	0.5	\$50.00					0.5	\$50.00
22	2123.610	SKID LOADER	HOUR	\$145.00	0.5	\$72.50					0.5	\$72.50
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	\$200.00	0.5	\$100.00					0.5	\$100.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	CU YD	\$35.00	1	\$35.00					1	\$35.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45								
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45								
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50								
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45								
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45								
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.85	2118	\$3,494.70					2118	\$3,494.70
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65								
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75	212	\$583.00					212	\$583.00
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00								
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00								
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$85.00	256	\$21,760.00					256	\$21,760.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$80.00								
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	\$70.00								
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00								
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60								
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80	708	\$1,274.40					708	\$1,274.40
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00								
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00								
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00								
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00								
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00					1	\$7,000.00	1	\$7,000.00
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00					1	\$7,000.00	1	\$7,000.00
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00								
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00								
49	2504.601	WATERMAIN REPLACEMENT NO. 9	LUMP SUM	\$7,000.00								
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00								
51	2504.602	HYDRANT	EACH	\$7,000.00					1	\$7,000.00	1	\$7,000.00
52	2504.602	8" GATE VALVE REPLACEMENT	EACH	\$1,500.00					1	\$1,500.00	1	\$1,500.00
53	2504.602	ADJUST CURB STOP	EACH	\$250.00	6	\$1,500.00					6	\$1,500.00
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00								
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00								
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00								
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOUR	\$700.00					8	\$5,600.00	8	\$5,600.00
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00								
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00								
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00	1	\$1,200.00					1	\$1,200.00
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00								
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00								
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00								
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50								
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00								
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00								
67	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00								
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00								
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50								
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	8	\$1,200.00					8	\$1,200.00
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00			1	\$5,000.00			1	\$5,000.00
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.014	\$350.00	0.002	\$50.00	0.011	\$275.00	0.027	\$675.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00								
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00								
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00								
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00								
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	11	\$440.00					11	\$440.00
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	12	\$21.00					12	\$21.00
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	0.04	\$380.00					0.04	\$380.00
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	4	\$22.00					4	\$22.00
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	17	\$119.00					17	\$119.00
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	162	\$567.00					162	\$567.00
83	2575.523	WATER	M GAL	\$45.00	1	\$45.00					1	\$45.00
84	2575.605	SEEDING	ACRE	\$500.00	0.04	\$20.00					0.04	\$20.00
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45								
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45	705	\$317.25					705	\$317.25
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80								
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00								
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.027	\$1,350.00					0.027	\$1,350.00

ESTIMATED MILL & OVERLAY COST		\$1,019,091.45	53.01%	\$40,495.85	7.11%	\$5,430.00	39.88%	\$30,465.00	100.00%	\$76,390.85
CONTINGENCIES (15%)		\$152,863.72		\$6,074.38		\$814.50		\$4,569.75		\$11,458.63
SUBTOTAL:	36.94%	\$1,171,955.17		\$46,570.23		\$6,244.50		\$35,034.75	7.50%	\$87,849.48
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISION)		\$21,271.38		\$845.27		\$113.34		\$635.89		\$1,594.50
PROPERTY EASEMENT		\$25,000.00								
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)		\$292,988.79		\$11,642.56		\$1,561.13		\$8,758.69		\$21,962.37
ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:		\$1,511,215.34		\$59,058.05		\$7,918.96		\$44,429.33		\$111,406.34

ERU (Residents)
ERU (City of Baxter)

2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
 Monday, December 22, 2025

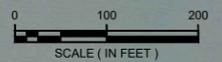
					WOODLAND DRIVE							
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		WATER		TOTAL PROJECT			
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST		
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00								
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00								
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00								
4	2104.502	SALVAGE SIGN	EACH	\$100.00								
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00								
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00								
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00								
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00								
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00								
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00								
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00								
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00								
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00								
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00								
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00								
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00								
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00								
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00								
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00								
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00								
21	2123.510	COMMON LABORERS	HOUR	\$100.00								
22	2123.610	SKID LOADER	HOUR	\$145.00								
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	\$200.00								
24	2211.607	AGGREGATE BASE (LV), CLASS 5	CU YD	\$35.00								
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45								
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45								
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50								
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45								
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45								
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65								
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65								
32	2302.518	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75								
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00								
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00								
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$85.00								
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$80.00								
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	\$70.00								
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00								
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60								
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80								
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00								
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00								
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00								
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00								
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00								
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00								
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00								
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00								
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00								
51	2504.602	HYDRANT	EACH	\$7,000.00								
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00								
53	2504.602	ADJUST CURB STOP	EACH	\$250.00								
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00								
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00								
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00								
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOUR	\$700.00								
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00								
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00								
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00								
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00								
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00								
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00								
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50								
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00								
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00								
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00								
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00								
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50								
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00								
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00								
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00								
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00								
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00								
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00								
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00								
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00								
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75								
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00								
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50								
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00								
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50								
83	2575.523	WATER	MGAL	\$45.00								
84	2575.605	SEEDING	ACRE	\$500.00								
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45								
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45								
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80								
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00								
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00								
					0.008	\$200.00	0.005	\$125.00	0.013	\$325.00		
					8	\$320.00			8	\$320.00		
					9	\$15.75			9	\$15.75		
					0.03	\$285.00			0.03	\$285.00		
					1	\$5.50			1	\$5.50		
					12	\$84.00			12	\$84.00		
					116	\$406.00			116	\$406.00		
					1	\$45.00			1	\$45.00		
					0.03	\$15.00			0.03	\$15.00		
					487	\$219.15			487	\$219.15		
					0.013	\$650.00			0.013	\$650.00		
ESTIMATED MILL & OVERLAY COST						\$1,019,091.45	63.66%	\$22,989.20	36.34%	\$13,125.00	100.00%	\$36,114.20
CONTINGENCIES (15%)						\$152,863.72				\$1,968.75		\$5,417.13
SUBTOTAL:					36.94%	\$1,171,955.17		\$26,437.58		\$15,093.75	3.54%	\$41,531.33
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISIONING)						\$21,271.38		\$479.85		\$273.96		\$753.81
PROPERTY EASEMENT						\$25,000.00						
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)						\$292,988.79		\$6,609.40		\$3,773.44		\$10,382.83
ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:						\$1,511,215.34		\$33,526.83		\$19,141.14		\$52,667.97

ERU (Residents)
 ERU (City of Baxter)



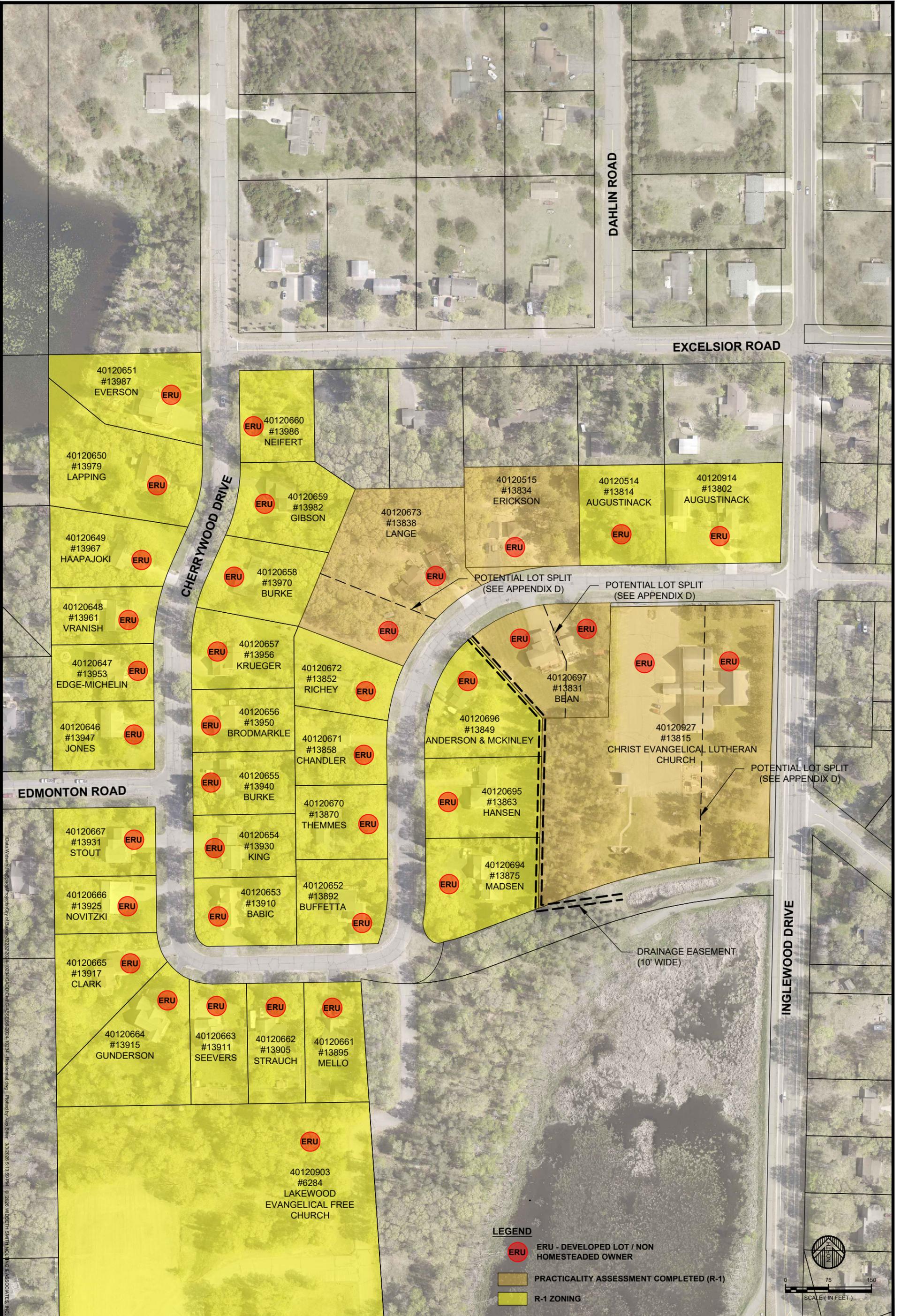
LEGEND

- ERU - DEVELOPED LOT / NON HOMESTEADED OWNER
- PRACTICALITY ASSESSMENT COMPLETED (R-1)
- R-1 ZONING



2026 MILL & OVERLAY AND FULL DEPTH RECLAMATION IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
 Monday, December 22, 2025

					CHERRYWOOD DRIVE (SOUTH OF EXCELSIOR ROAD)											
ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	ASSESSABLE ROADWAY		CITY ROADWAY		CITY STORM SEWER		WATER		TOTAL PROJECT			
					ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST	ESTIMATED QUANTITY	TOTAL COST		
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00									0.113	\$21,470.00		
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	11	\$1,045.00							11	\$1,045.00		
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00												
4	2104.502	SALVAGE SIGN	EACH	\$100.00	15	\$1,500.00							15	\$1,500.00		
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$300.00	8	\$800.00							8	\$800.00		
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00	32	\$4,800.00							32	\$4,800.00		
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00												
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00												
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00												
10	2104.503	REMOVE CONCRETE MEDIAN	SQ YD	\$10.00												
11	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	\$10.00												
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SQ YD	\$6.00												
13	2104.518	REMOVE BITUMINOUS WALK	SQ FT	\$2.00												
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00												
15	2105.604	DITCH EXCAVATION	SQ YD	\$12.00	100	\$1,200.00			400	\$4,800.00			500	\$6,000.00		
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	50	\$600.00							50	\$600.00		
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00												
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00												
19	2106.609	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00												
20	2112.619	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00												
21	2123.510	COMMON LABORERS	HOUR	\$100.00	0.5	\$50.00							0.5	\$50.00		
22	2123.610	SKID LOADER	HOUR	\$145.00	0.5	\$72.50							0.5	\$72.50		
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOUR	\$200.00	0.5	\$100.00							0.5	\$100.00		
24	2211.607	AGGREGATE BASE (LV), CLASS 5	CU YD	\$35.00	1	\$35.00							1	\$35.00		
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SQ YD	\$1.45												
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SQ YD	\$1.45												
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SQ YD	\$1.50												
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SQ YD	\$1.45												
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SQ YD	\$1.45												
30	2232.504	MILL BITUMINOUS SURFACE	SQ YD	\$1.65	7918	\$13,064.70							7918	\$13,064.70		
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SQ YD	\$2.65												
32	2302.516	SPOT FULL DEPTH REPAIR	SQ FT	\$2.75	792	\$2,178.00							792	\$2,178.00		
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SQ YD	\$35.00												
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SQ YD	\$45.00												
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$85.00	956	\$81,260.00							956	\$81,260.00		
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$80.00												
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	\$70.00												
38	2503.503	12" RC PIPE ANSWER DESIGN 3008 CLASS V	LIN FT	\$80.00					800	\$64,000.00			800	\$64,000.00		
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60												
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80	2799	\$5,038.20							2799	\$5,038.20		
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00							1	\$7,000.00	1	\$7,000.00		
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00							1	\$7,000.00	1	\$7,000.00		
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00							1	\$7,000.00	1	\$7,000.00		
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00							1	\$7,000.00	1	\$7,000.00		
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00												
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00												
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00												
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00												
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00												
51	2504.602	HYDRANT	EACH	\$7,000.00												
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00												
53	2504.602	ADJUST CURB STOP	EACH	\$250.00	37	\$9,250.00							37	\$9,250.00		
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00	8	\$3,200.00							8	\$3,200.00		
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00												
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00	4	\$1,800.00							4	\$1,800.00		
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOUR	\$700.00	12	\$8,400.00							12	\$8,400.00		
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00					1	\$2,900.00			1	\$2,900.00		
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00					12	\$13,440.00			12	\$13,440.00		
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00	11	\$13,200.00							11	\$13,200.00		
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00												
62	2506.602	RECONSTRUCT DRAINAGE STRUCTURE	EACH	\$2,000.00												
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00												
64	2521.518	3" BITUMINOUS WALK	SQ FT	\$3.50												
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00												
66	2531.504	CONCRETE MEDIAN	SQ YD	\$50.00												
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$75.00												
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SQ YD	\$90.00												
69	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	\$97.50												
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	32	\$4,800.00							32	\$4,800.00		
71	2545.501	LIGHTING SYSTEM	EACH	\$5,000.00												
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.063	\$1,575.00	0.002	\$50.00	0.04	\$1,000.00	0.008	\$200.00	0.113	\$2,825.00		
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00												
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00												
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00												
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00												
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	35	\$1,400.00			121	\$4,840.00			156	\$6,240.00		
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	39	\$68.25			136	\$238.00			175	\$306.25		
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	0.13	\$1,235.00			0.43	\$4,085.00			0.56	\$5,320.00		
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	13	\$71.50			45	\$247.50			58	\$319.00		
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	52	\$364.00			181	\$1,267.00			233	\$1,631.00		
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	511	\$1,788.50			1761	\$6,163.50			2272	\$7,952.00		
83	2575.523	WATER	M GAL	\$45.00	1	\$45.00			1	\$45.00			2	\$90.00		
84	2575.605	SEEDING	ACRE	\$500.00	0.13	\$65.00			0.43	\$215.00			0.56	\$280.00		
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45												
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45	2925	\$1,316.25							2925	\$1,316.25		
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80	700	\$560.00							700	\$560.00		
88	2582.518	PAVEMENT MESSAGE	SQ FT	\$9.00												
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.113	\$5,650.00							0.113	\$5,650.00		
ESTIMATED MILL & OVERLAY COST					\$1,019,091.45	56.22%	\$178,501.90	1.71%	\$5,430.00	34.91%	\$110,841.00	7.16%	\$22,720.00	100.00%	\$317,492.90	
CONTINGENCIES (15%)					\$152,863.72		\$26,775.29		\$814.50		\$16,626.15		\$3,408.00		\$47,623.94	
SUBTOTAL:					36.94%	\$1,171,955.17		\$205,277.19		\$6,244.50		\$127,467.15		\$26,128.00	31.15%	\$365,116.84
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISION)							\$21,271.38		\$113.34		\$2,313.57		\$474.23		\$6,626.99	
PROPERTY EASEMENT							\$25,000.00				\$25,000.00				\$25,000.00	
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)							\$292,988.79		\$51,319.30		\$1,866.79		\$6,532.00		\$91,279.21	
ESTIMATED TOTAL																



40120651
#13987
EVERSON ERU

40120650
#13979
LAPPING ERU

40120649
#13967
HAAPAJOKI ERU

40120648
#13961
VRANISH ERU

40120647
#13953
EDGE-MICHELIN ERU

40120646
#13947
JONES ERU

40120667
#13931
STOUT ERU

40120666
#13925
NOVITZKI ERU

40120665
#13917
CLARK ERU

40120664
#13915
GUNDERSON ERU

40120903
#6284
LAKEWOOD
EVANGELICAL FREE
CHURCH ERU

40120660
#13986
NEIFERT ERU

40120659
#13982
GIBSON ERU

40120658
#13970
BURKE ERU

40120657
#13956
KRUEGER ERU

40120656
#13950
BRODMARKLE ERU

40120655
#13940
BURKE ERU

40120654
#13930
KING ERU

40120653
#13910
BABIC ERU

40120663
#13911
SEEVERS ERU

40120662
#13905
STRAUCH ERU

40120661
#13895
MELLO ERU

40120673
#13838
LANGE ERU

40120672
#13852
RICHEY ERU

40120671
#13858
CHANDLER ERU

40120670
#13870
THEMMES ERU

40120669
#13849
ANDERSON & MCKINLEY ERU

40120695
#13863
HANSEN ERU

40120694
#13875
MADSEN ERU

40120697
#13831
BEAN ERU

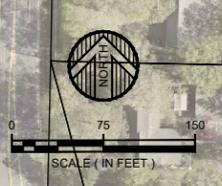
40120515
#13834
ERICKSON ERU

40120514
#13814
AUGUSTINACK ERU

40120914
#13802
AUGUSTINACK ERU

40120927
#13815
CHRIST EVANGELICAL LUTHERAN CHURCH

- LEGEND**
- ERU - DEVELOPED LOT / NON HOMESTEADED OWNER
 - PRACTICALITY ASSESSMENT COMPLETED (R-1)
 - R-1 ZONING



3
SHEET NO

2026 MILL & OVERLAY
CITY OF BAXTER
BAXTER, MN

CHERRYWOOD DRIVE AND EXCELSIOR ROAD ASSESSMENTS

DATE:	FEB 2026	DATE:	REV#	REVISIONS DESCRIPTION	BY
SCALE:	AS SHOWN				
DRAWN BY:	AMM				
CHECKED BY:	ADB				
JOB NUMBER:	2024-10234				

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR 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.

ALEX D. BITTER DATE: ### LIC. NO. 5744



2026 MILL & OVERLAY IMPROVEMENTS PROJECT
ENGINEER'S ESTIMATE AND ASSESSMENT CALCULATIONS
BAXTER, MN
 Friday, February 6, 2026

ITEM NO.	SPEC NO.	ITEM DESCRIPTION	UNIT	UNIT PRICE	MILL & OVERLAY TOTAL	
					ESTIMATED QUANTITY	TOTAL COST
1	2021.501	MOBILIZATION	LUMP SUM	\$190,000.00		
2	2104.502	REMOVE CASTING (SANITARY)	EACH	\$95.00	38	\$3,610.00
3	2104.502	REMOVE CASTING (STORM)	EACH	\$95.00		
4	2104.502	SALVAGE SIGN	EACH	\$100.00	59	\$5,900.00
5	2104.502	REMOVE GATE VALVE BOX TOP	EACH	\$100.00	22	\$2,200.00
6	2104.502	REMOVE MAIL BOX SUPPORT	EACH	\$150.00	102	\$15,300.00
7	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$6.00		
8	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LIN FT	\$4.00		
9	2104.503	REMOVE CURB & GUTTER	LIN FT	\$4.00		
10	2104.503	REMOVE CONCRETE MEDIAN	SO YD	\$10.00		
11	2104.504	REMOVE CONCRETE PAVEMENT	SO YD	\$10.00		
12	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT 6"	SO YD	\$6.00		
13	2104.518	REMOVE BITUMINOUS WALK	SO FT	\$2.00		
14	2104.601	SALVAGE AGGREGATE (LV)	CU YD	\$7.00		
15	2105.604	DITCH EXCAVATION	SO YD	\$12.00	1200	\$14,400.00
16	2105.607	COMMON EXCAVATION	CU YD	\$12.00	230	\$2,760.00
17	2105.607	COMMON EMBANKMENT	CU YD	\$10.00		
18	2106.607	EXCAVATION SPECIAL	CU YD	\$16.00		
19	2108.608	INSTALL SALVAGED AGGREGATE (CV)	CU YD	\$14.00		
20	2112.618	RECLAIMED AGGREGATE BASE PREPARATION	ROAD STA	\$300.00		
21	2123.510	COMMON LABORERS	HOURL	\$100.00	5	\$500.00
22	2123.610	SKID LOADER	HOURL	\$145.00	5	\$725.00
23	2123.610	STREET SWEEPER (WITH PICKUP BROOM AND WATER)	HOURL	\$200.00	5	\$1,000.00
24	2211.607	AGGREGATE BASE (LV), CLASS 5	CU YD	\$35.00	10	\$350.00
25	2215.504	FULL DEPTH RECLAMATION 5.0"	SO YD	\$1.45		
26	2215.504	FULL DEPTH RECLAMATION 6.0"	SO YD	\$1.45		
27	2215.504	FULL DEPTH RECLAMATION 7.5"	SO YD	\$1.50		
28	2215.504	FULL DEPTH RECLAMATION 8.5"	SO YD	\$1.45		
29	2215.504	FULL DEPTH RECLAMATION 9.5"	SO YD	\$1.45		
30	2232.504	MILL BITUMINOUS SURFACE	SO YD	\$1.65	34074	\$56,222.10
31	2232.604	MILL BITUMINOUS SURFACE (SPECIAL)	SO YD	\$2.65	3192	\$8,458.80
32	2302.518	SPOT FULL DEPTH REPAIR	SO FT	\$2.75	3694	\$9,883.50
33	2302.604	BITUMINOUS DRIVEWAY PAVEMENT 4" (RESIDENTIAL)	SO YD	\$35.00		
34	2302.604	BITUMINOUS COMMERCIAL DRIVEWAY REPLACEMENT 6"	SO YD	\$45.00		
35	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$85.00	4501	\$382,585.00
36	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	\$90.00		
37	2360.509	TYPE SP 12.5 NON-WEARING COURSE MIX (3,B)	TON	\$70.00		
38	2503.503	12" RC PIPE SEWER DESIGN 3006 CLASS V	LIN FT	\$80.00	800	\$64,000.00
39	2503.603	CLEAN AND VIDEO TAPE STORM SEWER PIPE	LIN FT	\$3.60		
40	2503.603	CLEAN AND VIDEO TAPE SEWER	LIN FT	\$1.80	9957	\$17,922.60
41	2504.601	WATERMAIN REPLACEMENT NO. 1	LUMP SUM	\$7,000.00	1	\$7,000.00
42	2504.601	WATERMAIN REPLACEMENT NO. 2	LUMP SUM	\$7,000.00	1	\$7,000.00
43	2504.601	WATERMAIN REPLACEMENT NO. 3	LUMP SUM	\$7,000.00	1	\$7,000.00
44	2504.601	WATERMAIN REPLACEMENT NO. 4	LUMP SUM	\$7,000.00	1	\$7,000.00
45	2504.601	WATERMAIN REPLACEMENT NO. 5	LUMP SUM	\$7,000.00	1	\$7,000.00
46	2504.601	WATERMAIN REPLACEMENT NO. 6	LUMP SUM	\$7,000.00	1	\$7,000.00
47	2504.601	WATERMAIN REPLACEMENT NO. 7	LUMP SUM	\$7,000.00	1	\$7,000.00
48	2504.601	WATERMAIN REPLACEMENT NO. 8	LUMP SUM	\$7,000.00		
50	2504.601	WATERMAIN REPLACEMENT NO. 10	LUMP SUM	\$7,000.00		
51	2504.602	HYDRANT	EACH	\$7,000.00	3	\$21,000.00
52	2504.602	6" GATE VALVE REPLACEMENT	EACH	\$1,500.00	6	\$9,000.00
53	2504.602	ADJUST CURB STOP	EACH	\$250.00	154	\$38,500.00
54	2504.602	INSTALL GATE VALVE BOX TOP	EACH	\$400.00	22	\$8,800.00
55	2504.602	HYDRANT RESTORATION	EACH	\$2,700.00	6	\$16,200.00
56	2504.602	VALVE BOX MID SECTION	EACH	\$450.00	12	\$5,400.00
57	2504.602	WATERMAIN EXPLORATORY EXCAVATION	HOURL	\$700.00	28	\$19,600.00
58	2504.601	CONST DRAINAGE STRUCTURE DESIGN H	EACH	\$2,900.00	1	\$2,900.00
59	2506.502	CONST DRAINAGE STRUCTURE DES 48-4020	LIN FT	\$1,120.00	12	\$13,440.00
60	2506.502	CASTING ASSEMBLY (SANITARY 700-7)	EACH	\$1,200.00	38	\$45,600.00
61	2506.502	CASTING ASSEMBLY (STORM NEENAH R-3250-DVSP)	EACH	\$1,550.00		
62	2506.602	RECONNECT DRAINAGE STRUCTURE	EACH	\$2,000.00		
63	2506.602	GROUT CATCH BASIN OR MANHOLE	CU YD	\$600.00		
64	2521.518	3" BITUMINOUS WALK	SO FT	\$3.50		
65	2531.503	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$24.00		
66	2531.504	CONCRETE MEDIAN	SO YD	\$50.00		
67	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SO YD	\$75.00		
68	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	SO YD	\$90.00		
69	2531.604	8" CONCRETE VALLEY GUTTER	SO YD	\$97.50		
70	2540.602	MAIL BOX SUPPORT	EACH	\$150.00	102	\$15,300.00
71	2545.601	LIGHTING SYSTEM	EACH	\$5,000.00	9	\$45,000.00
72	2563.601	TRAFFIC CONTROL	LUMP SUM	\$25,000.00	0.365	\$9,125.00
73	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$165.00		
74	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$5.00		
75	2573.503	SILT FENCE, TYPE MS	LIN FT	\$4.00		
76	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	\$1,200.00		
77	2574.507	SCREENED TOPSOIL BORROW	CU YD	\$40.00	278	\$11,120.00
78	2574.508	FERTILIZER TYPE 3 (10-10-20) (SEEDING)	POUND	\$1.75	313	\$547.75
79	2575.505	HYDRAULIC ORGANIC MATRIX	ACRE	\$9,500.00	1.02	\$9,690.00
80	2575.508	SEED MIXTURE 22-111 (TEMPORARY SEEDING)	POUND	\$5.50	102	\$561.00
81	2575.508	SEED MIXTURE 25-151	POUND	\$7.00	418	\$2,926.00
82	2575.508	HYDRAULIC REINFORCED FIBER MATRIX	POUND	\$3.50	4066	\$14,231.00
83	2575.523	WATER	MGAL	\$45.00	11	\$495.00
84	2575.605	SEEDING	ACRE	\$500.00	1.02	\$510.00
85	2582.503	4" SOLID LINE PAINT	LIN FT	\$0.45		
86	2582.503	4" BROKEN LINE PAINT	LIN FT	\$0.45	9606	\$4,322.70
87	2582.503	4" DOUBLE SOLID LINE PAINT	LIN FT	\$0.80	2820	\$2,256.00
88	2582.518	PAVEMENT MESSAGE	SO FT	\$9.00		
89	2104.601	SPRINKLER REPAIR - ALLOWANCE	LUMP SUM	\$50,000.00	0.368	\$18,400.00

ESTIMATED MILL & OVERLAY COST	\$1,019,091.45	\$1,019,091.45
CONTINGENCIES (15%)	\$152,863.72	\$152,863.72
SUBTOTAL:	\$1,171,955.17	100.00% \$1,171,955.17
ENGINEERING (FEASIBILITY STUDY, JETTING & TELEVISION)	\$21,271.38	\$21,271.38
PROPERTY EASEMENT	\$25,000.00	\$25,000.00
ENGINEERING, LEGAL, FINANCE, ADMIN AND OTHER COSTS (25%)	\$292,686.79	\$292,686.79
ESTIMATED TOTAL MILL & OVERLAY PROJECT COST:	\$1,511,215.34	\$1,511,215.34

ERU (Residents) 143
 ERU (City of Baxter)

RESIDENTIAL M&O ASSESSMENT CALCULATIONS
ESTIMATED TOTAL PROJECT COST: \$1,511,215.34

ESTIMATED ASSESSABLE PROJECT COST: 71.72% **\$1,083,863.39**
 ESTIMATED ERU'S: 143
 ESTIMATED ERU ASSESSMENT: \$7,579.46

CITY COSTS:
 ROADWAY: \$71,270.68
 STORM SEWER: \$186,847.51
 WATERMAIN: \$169,433.76
TOTAL CITY COST 28.28% \$427,551.95

ASSESSMENT SUMMARY
ASSESSMENTS TO BENEFITTING PROPERTIES: \$1,083,863.39
ESTIMATED TOTAL PROJECT COST: 100.00% \$1,511,215.34

PROJECT: 2026 MILL & OVERLAY IMPROVEMENTS
 MUNICIPAL PROJECT NUMBER: 4426
 PROJECT LOCATION: BAXTER, MN

INTEREST RATE: 8.00% Number of Individual Assessment Sheets: 136
 ASSESSMENTS ADOPTED: 6/2/2026
 END OF YEAR: 12/31/2026
 DAYS BEFORE FIRST YEAR: 212
 FIRST YEAR OF ASSESSMENT: 2027
 ASSESSMENT TERM: 7-years

MILL & OVERLAY ERU \$7,579.46

	2	3	5	6	7	19	21	23	24	25	26
	PIN	PROPERTY ADDRESS	FEE OWNER	ADDRESS	CITY, STATE, ZIP	MILL & OVERLAY ERUS	ASSESSMENT TERM	TOTAL ASSESSMENT	PREPAYMENT	2026 INTEREST	CERTIFIED AMOUNT
1	40240551	6197 MARBLE RD	PETERSON, NICHOLAS R	6197 MARBLE RD	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
2	40240552	6167 MARBLE RD	NEMMERS, JORDAN & ANGELA HANDELAND	6167 MARBLE RD	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
3	40240553	6153 MARBLE RD	LINDBERG, JOSEPH A & JACQUELINE M	6153 MARBLE RD	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
4	40240554		EBERHARDT, MICHAEL & GRACE	11758 KNOTTY PINE DR	BAXTER MN 56426	1	7	\$7,579.46		\$352.19	\$7,931.65
5	40240556		DILLEY, MICHAEL	1155 PEASE RD	YUBA CITY GA 56991	1	7	\$7,579.46		\$352.19	\$7,931.65
6	40240557	6065 MARBLE RD	WELLS, EARL D & BEVERLY K	6065 MARBLE RD	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
7	40240558	6047 MARBLE RD	MURPHY, SCOTT	6047 MARBLE RD	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
8	40240559	6031 MARBLE RD	BOOTH, GALEN & NICOLE	208 RIDGE DR	BRAINERD MN 56401	1	7	\$7,579.46		\$352.19	\$7,931.65
9	40240560	Marble Rd	BOOTH, GALEN & NICOLE	208 RIDGE DR	BRAINERD MN 56401	1	7	\$7,579.46		\$352.19	\$7,931.65
10	40240561	6149 MARBLE RD	SWENSON, GREGORY L & CYNTHIA S	6148 MARBLE RD	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
11	40240562	11803 JONESWOOD DR	SWENSON, STEPHANIE M	11803 JONESWOOD DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
12	40240563	11811 JONESWOOD DR	DOBIS, RYAN & FRANCINE	11811 JONESWOOD DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
13	40240564	11825 JONESWOOD DR	ALBAUGH, GARRET & MACI	11825 JONESWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
14	40240565	Joneswood Dr	MISSISSIPPI PROPERTIES, LLC	11134 PINE BEACH PENINSULA RD	EAST GULL LAKE, MN 56401	1	7	\$7,579.46		\$352.19	\$7,931.65
15	40240566	Joneswood Dr	OPATZ, DARREN & STACY	581 SHREWOOD DR	DETROIT LAKES MN 56501	1	7	\$7,579.46		\$352.19	\$7,931.65
16	40240567	11866 KNOTTY PINE DR	MROSLA, ABRAHAM	11866 KNOTTY PINE DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
17	40240568	11846 KNOTTY PINE DR	FOSTER, PATRICIA A REVOCABLE TRUST	11846 KNOTTY PINE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
18	40240569	Knotty Pine Dr	HANSON, DOMINIC	6132 MARBLE RD	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
19	40240570	6132 MARBLE RD	HANSON, DOMINIC	6132 MARBLE RD	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
20	40240571	Marble Rd	STADLETT, JEFF	8283 211TH AVE NW	ELK RIVER MN 55330	1	7	\$7,579.46		\$352.19	\$7,931.65
21	40240572	11827 KNOTTY PINE DR	CONZET, CLIFFORD C & GAIL A REVOC TRUST	11827 KNOTTY PINE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
22	40240573	Knotty Pine Dr	QUICK, JAMEY & CHERYL	7981 HINCKLEY COURT #115	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
23	40240574	Knotty Pine Dr	MARTIN, PAULA S	11889 JONESWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
24	40240575	11889 JONESWOOD DR	MARTIN, PAULA S	11889 JONESWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
25	40240576	Joneswood Dr	MARTIN, PAULA S	11889 JONESWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
26	40240577	Joshua Tree Dr	PEDERSON, DEBORAH S LIVING TRUST	711 LAMPLIGHTER CIR SE	SALEM OR 97302	1	7	\$7,579.46		\$352.19	\$7,931.65
27	40240578	Joshua Tree Dr	PEDERSON, DEBORAH S LIVING TRUST	711 LAMPLIGHTER CIR SE	SALEM OR 97302	1	7	\$7,579.46		\$352.19	\$7,931.65
28	40240579	Joshua Tree Dr	CARLSTAD CONSTRUCTION INC	6890 148TH LN NW	ANKA MN 55303	1	7	\$7,579.46		\$352.19	\$7,931.65
29	40240580	11808 JOSHUA TREE DR	RAU, TRISHA M	11808 JOSHUA TREE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
30	40240581	11807 JOSHUA TREE DR	GEHRKIRE TRUST	24204 S LAKES TAP DR	SUN LAKES AZ 85248	1	7	\$7,579.46		\$352.19	\$7,931.65
31	40240582	11827 JOSHUA TREE DR	ANDERSON, KIM R & BARBARA K	11827 JOSHUA TREE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
32	40240583	11839 JOSHUA TREE DR	SNIDER, JAMES L & LORI A	11839 JOSHUA TREE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
33	40240584	11859 JOSHUA TREE DR	JOHNSON, ROBERTA J	11859 JOSHUA TREE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
34	40240585	11881 JOSHUA TREE DR	ST HILAIRE, DANIEL J & STEPHANIE J	11881 JOSHUA TREE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
35	40240586	Joshua Tree Dr	ST HILAIRE, DANIEL J & STEPHANIE J	11881 JOSHUA TREE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
36	40240587	11923 JOSHUA TREE CIR	SCHROEDER, DONNA & LOREN	11923 JOSHUA TREE CIR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
37	40240588	Joshua Tree Cir	MAGDONALD REVOCABLE TRUST	6075 MAPLETON DR	BAXTER MN 56425	4	7	\$30,317.84		\$1,408.74	\$31,726.58
41	40240593	Joshua Tree Cir	BUERSKEN, MATTHEW	33941 WILDWIND RANCH DR	CROSSLAKE MN 56442	1	7	\$7,579.46		\$352.19	\$7,931.65
42	40240594	11892 JONESWOOD DR	WEBER, MICHAEL & DEBRA	11892 JONESWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
43	40240595	11884 JONESWOOD DR	ANDERSON, BRUCE & JEANNE	11884 JONESWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
44	40240596	11872 JONESWOOD DR	BLAKEMAN REVOCABLE TRUST DATED 6/04/2013	11872 JONESWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
45	40240597	11945 JONESWOOD CIR	SKEESICK, KAREN	11945 JONESWOOD CIR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
46	40240598	Joneswood Cir	BARTHEL, KEVIN RAY & STENEHJEM, RITA & THOMAS	9014 WEST RUTH AVE	PEORIA AZ 85345	1	7	\$7,579.46		\$352.19	\$7,931.65
47	40240599	Joneswood Cir	ZABOROWSKI, VAL J TRUST	11956 JONESWOOD CIR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
48	40240600	11956 Joneswood Cir	BUERSKEN, MATTHEW	33941 WILDWIND RANCH DR	CROSSLAKE MN 56442	1	7	\$7,579.46		\$352.19	\$7,931.65
49	40240601	Joneswood Cir	BUERSKEN, MATTHEW	33941 WILDWIND RANCH DR	CROSSLAKE MN 56442	1	7	\$7,579.46		\$352.19	\$7,931.65
50	40240602	11928 Joneswood Cir	CANFIELD, APRIL	11928 JONESWOOD CIR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
51	40240603	11914 JONESWOOD CIR	NACEY, DANIELLE N	11914 JONESWOOD CIR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
52	40240604	11836 JONESWOOD DR	THOLEN, NATHAN P	11836 JONESWOOD DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
53	40240605	11826 JONESWOOD DR	HOKANSON, AARON J & KATIE A	11826 JONESWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
54	40240606	11818 JONESWOOD DR	EBERHART, ANN & NATALIE	11818 JONESWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
55	40240607	11806 JONESWOOD DR	BRKLICH, CYNTHIA M	11806 JONESWOOD DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
56	40240608	11800 JONESWOOD DR	MEYER, THOMAS J & CAROL J	11800 JONESWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
57	40240609	6198 MARBLE RD	MILBY, CHRISTOPHER M & JULIANNE E	6198 MARBLE RD	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
58	40120573	13172 TIMBERLANE DR	DANIELSON, LAYNE & HELENE	13172 TIMBERLANE DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
59	40120574	13184 TIMBERLANE DR	BJORKLUND, CHRISTOPHER C & MICHELLE	13184 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
60	40120705	13064 TIMBERLANE DR	FOSS, ERIC & KELLI	13064 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
61	40120706	13076 TIMBERLANE DR	ODDHL, ROBERT A & KAREN	13076 TIMBERLANE DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
62	40120707	13096 TIMBERLANE DR	VAUGHN, MATTHEW P & JENNIFER A	13096 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
63	40120708	13116 TIMBERLANE DR	EGGEN REVOCABLE TRUST DATE 12/18/13	13116 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
64	40120709	13128 TIMBERLANE DR	REED, JOSEPH & SHAWNA	13128 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
65	40120710	13200 TIMBERLANE DR	RITCHE, MARK A &	13200 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
66	40120711	13204 TIMBERLANE DR	PARKSON, PHILIP S & MARY S	13204 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
67	40120712	13220 TIMBERLANE DR	ADAMS, BRADLEY L & KIMBERLY K	13220 TIMBERLANE DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
68	40120713	13230 TIMBERLANE DR	YOUNGQUIST, MICHAEL & ELAINE	13230 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
69	40120714	13246 TIMBERLANE DR	HARTING, CHAD M & JOEY L	11771 SHADOW TRAILS DR SW	BRAINERD MN 56401	1	7	\$7,579.46		\$352.19	\$7,931.65
70	40120716	13294 TIMBERLANE DR	STANGE, DOUGLAS W & PAMELA A	13294 TIMBERLANE DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
71	40120717	13298 TIMBERLANE DR	O'CONNOR, KYLE ANDRIUE &	13298 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
72	40120718	13310 TIMBERLANE DR	NOELDNER, HALEY MARIE &	13310 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
73	40120719	13318 TIMBERLANE DR	SCHNEIDER, JENNIFER JEAN	13318 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
74	40120720	13322 TIMBERLANE DR	SCHMID, STEPHEN C & NAOMI D	13322 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
75	40120721	13340 TIMBERLANE DR	STERN, RAYMOND R & PEGGY L	13340 TIMBERLANE DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
76	40120722	13364 TIMBERLANE DR	REDFERN, MICHAEL S	13364 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
77	40120723	13364 TIMBERLANE DR	LIESE, MATTHEW & ALECIA	13364 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
78	40120724	13378 TIMBERLANE DR	LUND FAMILY REVOCABLE LIVING TRUST	13378 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
79	40120725	13404 TIMBERLANE DR	STERLING, MARGARET L	13404 TIMBERLANE DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
80	40120726	13271 TIMBERLANE DR	VITALE, DEBRA E REV TRST (1/2 INT)	PO BOX 666	BRAINERD, MN 56401	1	7	\$7,579.46		\$352.19	\$7,931.65
81	40120727	13251 TIMBERLANE DR	ENGLAND, JEREMY & CASSA	13251 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
82	40120728	13229 TIMBERLANE DR	LONEY, ERIC A & JESSICA A	13229 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
83	40120729	13266 PARK ST	BERG, LAURIE M	13266 PARK ST	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65

84	40120730	13302 PARK ST	SMITH, JENNIFER LEIGH	13302 PARK ST	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
85	40120731	13326 PARK ST	MAGNUSON, GREG A & DONNA	13326 PARK ST	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
86	40120732	13352 PARK ST	CINCO D'S INVESTMENTS LLC	7399 GARRISON RD	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
87	40120733	13361 TIMBERLANE DR	INNIS, JUSTINE & JOSHUA	13361 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
88	40120734	13345 TIMBERLANE DR	ANDERSON, JASON J &	13345 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
89	40120735	13317 TIMBERLANE DR	NELSON, DONALD K & MARCIA	13317 TIMBERLANE DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
90	40120736	13321 PARK ST	NELSON, DONALD & MARCIA (1/2 INT) &	13321 PARK ST	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
91	40120737	13263 PARK ST	OLIVER, ROBERT & KRISTIE	13263 PARK ST	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
92	40120738	13271 PARK ST	WOHLERT, JEFFREY L & DAWN E	13271 PARK ST	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
93	40120739	13173 TIMBERLANE DR	HALVERSON, JULIE ANN	13173 TIMBER LANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
94	40120740	13157 TIMBERLANE DR	MEYER, BECKY L & DAVID E	13157 TIMBERLANE DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
95	40120741	6144 WOODLAND RD	SOLSETH, ANDREW P & CHLOE M	6144 WOODLAND RD	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
96	40120747	13347 PARK ST	LARSON, CHRISTOPHER D & NOVA S	13347 PARK ST	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
97	40120748	13121 TIMBERLANE DR	FINCH, LARRY L	13121 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
98	40120749	13111 TIMBERLANE DR	ELLERBUSCH, CAROL J	13111 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
99	40120750	13099 TIMBERLANE DR	WALKOWIAK, JASON & DARCY	13099 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
100	40120751	13075 TIMBERLANE DR	WALLEN, BRUCE D & RUNZEL, PHYLLIS R	13075 TIMBERLANE DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
101	40120752	13065 TIMBERLANE DR	SHEETS, CHARLES & JAN FAMILY TRUST	4015 N 78TH ST # 117	SCOTTSDALE AZ 85251	1	7	\$7,579.46		\$352.19	\$7,931.65
102	40120756	6119 WOODLAND RD	JOHNSON, JEFFREY N & KIMBERLY J	6119 WOODLAND RD	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
103	40120805	13108 TIMBERLANE DR	NIEMI, GARY A TRUST AGREEMENT &	13108 TIMBERLANE DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
104	40120806	13152 TIMBERLANE DR	HAAS, LUKE & ALEXANDRA	13152 TIMBERLANE DR	BAXTER MN 56425	2	7	\$15,158.92		\$704.37	\$15,863.29
105	40120514	13814 CHERRYWOOD DR	AUGUSTINACK, ANTHONY R & AVERY K	13814 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
106	40120515	13834 CHERRYWOOD DR	ERICKSON, CHANTELL M	13834 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
107	40120646	13947 CHERRYWOOD DR	JONES, CARRI J	13947 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
108	40120647	13953 CHERRYWOOD DR	EDGE-MICHELN, DENISE & MICHELN, ASHLEY &	13953 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
109	40120648	13961 CHERRYWOOD DR	VRAINISH, ROBERT J & JOYCE I	13961 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
110	40120649	13967 CHERRYWOOD DR	HAAPAJOKI, WADE W & JESSICA H	13967 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
111	40120650	13979 CHERRYWOOD DR	LAPPING, JOHN J & BETHANY	13979 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
112	40120651	13987 CHERRYWOOD DR	EVERSON, WILLIAM G & EDNA E	13987 CHERRYWOOD DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
113	40120652	13992 CHERRYWOOD DR	BUFFETTA, NICHOLAS F & GABRIELLE	13992 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
114	40120653	13910 CHERRYWOOD DR	BABIC, PANE	13910 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
115	40120654	13930 CHERRYWOOD DR	KING, ANTHONY M & JEANNE R	13930 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
116	40120655	13940 CHERRYWOOD DR	BURKE, BRIAN & MOLLY	13940 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
117	40120656	13950 CHERRYWOOD DR	BRODMARKLE, JILL L	13950 CHERRYWOOD DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
118	40120657	13956 CHERRYWOOD DR	KRUEGER, MILES P & JOY A	13956 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
119	40120658	13970 CHERRYWOOD DR	BURKE, BRUCE & PAULETTE	13970 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
120	40120659	13982 CHERRYWOOD DR	GIBSON, SHEILA J	13982 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
121	40120660	13986 CHERRYWOOD DR	NEIFERT, PETER E & COURTNEY K	13986 CHERRYWOOD DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
122	40120661	13986 CHERRYWOOD DR	MELLO, JESSICA J REV TRUST	13986 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
123	40120662	13905 CHERRYWOOD DR	STRAUCH, THOMAS M & JUNE	13905 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
124	40120663	13911 CHERRYWOOD DR	SEEVERS, STEPHEN J & COLLEEN	13911 CHERRYWOOD DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
125	40120664	13915 CHERRYWOOD DR	GUNDERSON, JUSTIN & NICOLE	13915 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
126	40120665	13917 CHERRYWOOD DR	CLARK, CATHERINE M	13917 CHERRYWOOD DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
127	40120666	13925 CHERRYWOOD DR	NOVITZKI, ANGELA M	13925 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
128	40120667	13931 CHERRYWOOD DR	STOUT, BARRY A JR & KIMBERLY A	13931 CHERRYWOOD DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
129	40120670	13870 CHERRYWOOD DR	THEMMES, JACOB JOSEPH	13870 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
130	40120671	13858 CHERRYWOOD DR	CHANDLER, SUSAN T	13858 CHERRYWOOD DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
131	40120672	13852 CHERRYWOOD DR	RICHEY, WENDY A	13852 CHERRYWOOD DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
132	40120673	13838 CHERRYWOOD DR	LANGE, DAVID A & JOSEPHINE M REVOC TRUST	13838 CHERRYWOOD DR	BAXTER MN 56425	2	7	\$15,158.92		\$704.37	\$15,863.29
133	40120694	13875 CHERRYWOOD DR	MADSEN, LEO E & PATRICIA K	13875 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
134	40120695	13863 CHERRYWOOD DR	HANSEN, NANCY A	13863 CHERRYWOOD DR	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
135	40120696	13849 CHERRYWOOD DR	ANDERSON, MCKINLEY &	13849 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
136	40120697	13831 CHERRYWOOD DR	BEAN, RICK A & DIANA L	13831 CHERRYWOOD DR	BAXTER, MN 56425	2	7	\$15,158.92		\$704.37	\$15,863.29
137	40120903		LAKEWOOD EVANGELICAL FREE CHURCH OF MN	6284 FAIRVIEW RD	BAXTER, MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
138	40120914	13802 CHERRYWOOD DR	AUGUSTINACK, PAUL T	13802 CHERRYWOOD DR	BAXTER MN 56425	1	7	\$7,579.46		\$352.19	\$7,931.65
139	40120927	13815 CHERRYWOOD DR	CHRIST EVANGELICAL LUTHERAN CHURCH	13815 CHERRYWOOD DR	BAXTER MN 56425-7973	2	7	\$15,158.92		\$704.37	\$15,863.29

143
\$1,083,863.39

\$1,083,862.78

\$0.00

\$50,363.11

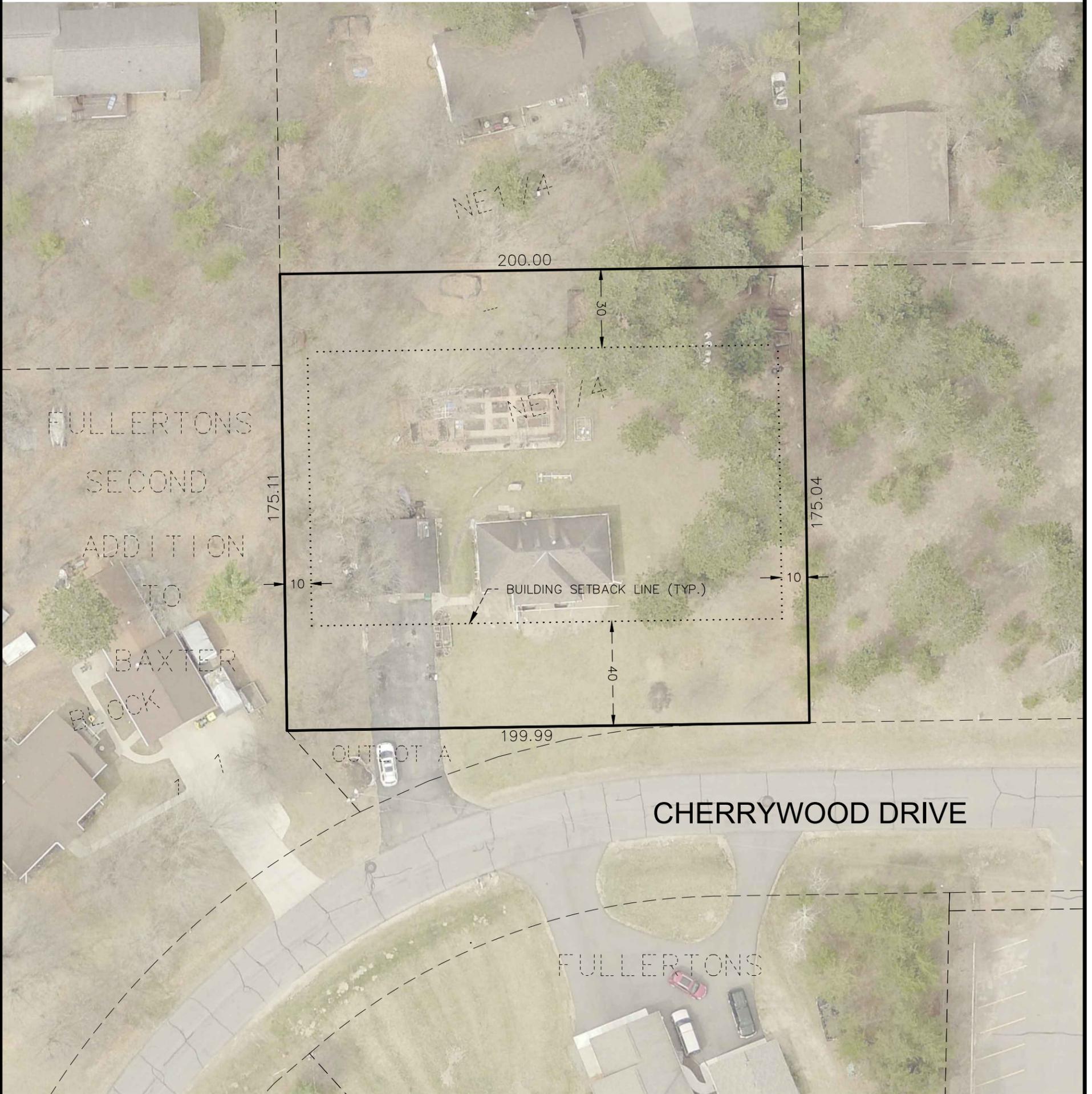
\$1,134,225.99

Appendix D

Parcel Split Practicality Exhibits

PARCEL EXHIBIT

PART OF THE NE1/4-NE1/4,
SECTION 12, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY BAXTER COORDINATE
DATABASE NAD 83

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 35,013 ± SQ.FT.
TOTAL BUILDABLE AREA FOR SUBJECT PROPERTY IS 18,912 ± SQ. FT.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40120515 ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL DOES NOT MEET THE MINIMUM REQUIREMENTS TO BE ASSESSED AS TWO PARCELS DUE TO A LACK OF FRONTAGE.

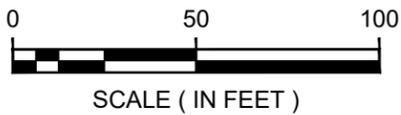
© 2024 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

DATE:	07-01-2024	DATE:		AMENDMENTS:		BY:		PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN							I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	ABS							CHAD M. CONNER	DATE:
CHECKED BY:	CMC								LIC. NO. 41643
FILE NUMBER:	2024-10233								



PARCEL EXHIBIT

LOT 1, BLOCK 1 CHRIST LUTHERAN ADDITION TO BAXTER,
SECTION 6, TOWNSHIP 133, RANGE 28,
CROW WING COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY BAXTER COORDINATE DATABASE NAD 83



PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 166,206± SQ.FT.

TOTAL BUILDABLE AREA FOR SUBJECT PROPERTY IS 107,165± SQ. FT.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40120927 ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL DOES MEET THE MINIMUM REQUIREMENTS TO BE ASSESSED AS TWO PARCELS.

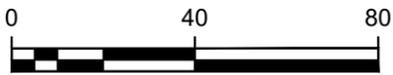
© 2024 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

DATE:	07-01-2024	DATE:		AMENDMENTS:		BY:		PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN							I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	ABS							CHAD M. CONNER	DATE:
CHECKED BY:	CMC								LIC. NO. 41643
FILE NUMBER:	2024-10233								



PARCEL EXHIBIT

LOT 7, BLOCK 1, FULLERTONS ADDITION TO BAXTER,
SECTION 12, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY BAXTER COORDINATE
DATABASE NAD 83

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 36,793± SQ.FT.
TOTAL BUILDABLE AREA FOR SUBJECT PROPERTY IS 20,718± SQ. FT.

TOTAL AREA OF THE PROPOSED TRACT A IS 19,578± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 10,101± SQ. FT.

TOTAL AREA OF THE PROPOSED TRACT B IS 17,216± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 7,942± SQ. FT.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40120697 ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL DOES MEET THE MINIMUM REQUIREMENTS TO BE ASSESSED AS TWO PARCELS.

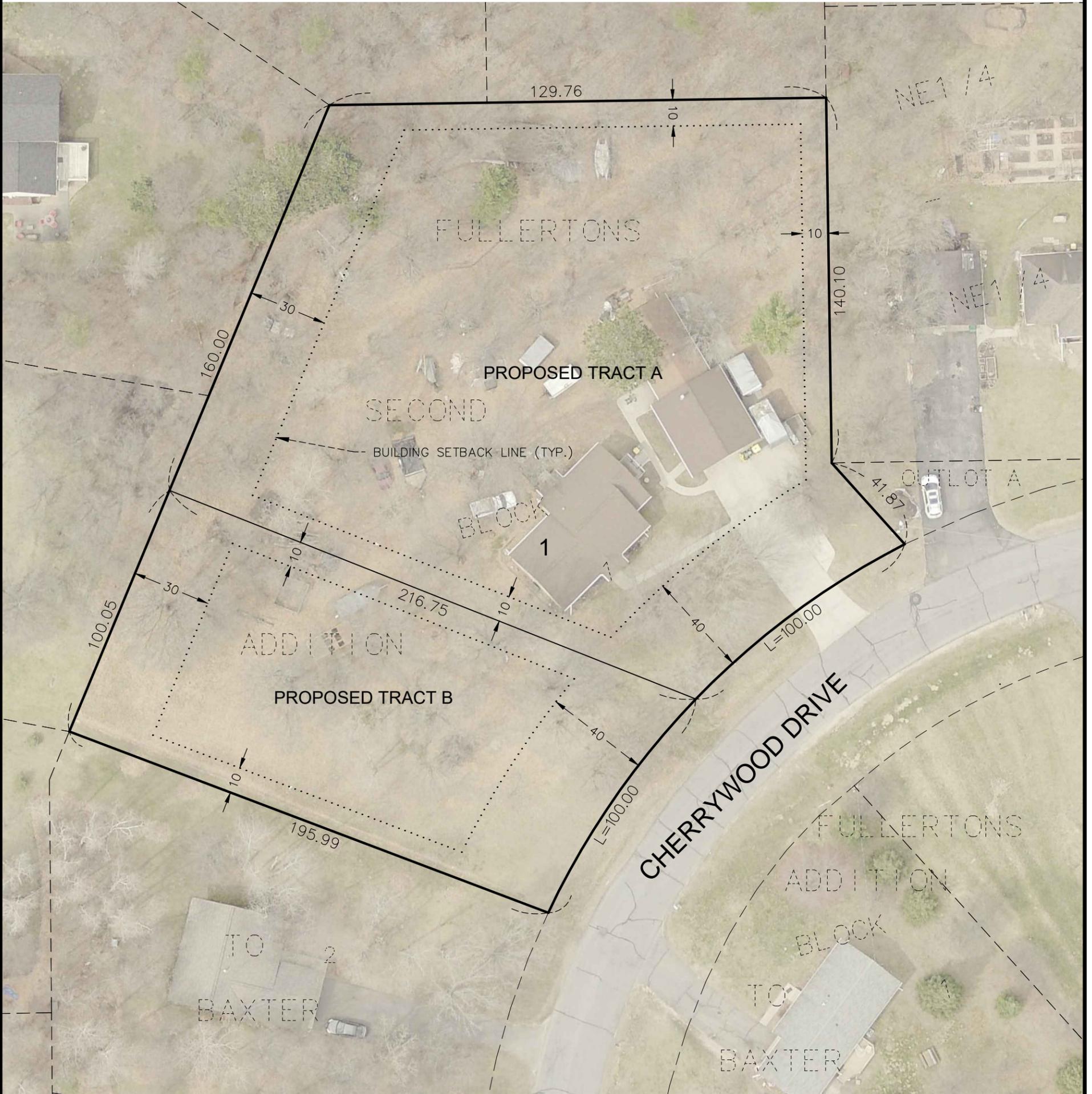
© 2024 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

DATE:	06-24-2024	DATE:		AMENDMENTS:		BY:		PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN							I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	ABS							CHAD M. CONNER	DATE:
CHECKED BY:	CMC								LIC. NO. 41643
FILE NUMBER:	2024-10233								



PARCEL EXHIBIT

LOT 1, BLOCK 1, FULLERTONS SECOND ADDITION TO BAXTER,
SECTION 12, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY BAXTER COORDINATE
DATABASE NAD 83

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 64,769± SQ.FT.
TOTAL BUILDABLE AREA FOR SUBJECT PROPERTY IS 44,216± SQ. FT.

TOTAL AREA OF PROPOSED TRACT A IS 44,726± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 30,970± SQ. FT.

TOTAL AREA OF PROPOSED TRACT B IS 20,043± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 10,367± SQ. FT.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40120673
ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT
PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW
DENSITY RESIDENTIAL ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE
COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER
LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT
ARE NOT SHOWN ON THIS SURVEY.

**THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE
MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT
INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS
ONE.**

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL
DOES MEET THE MINIMUM REQUIREMENTS TO BE ASSESSED AS
TWO PARCELS.

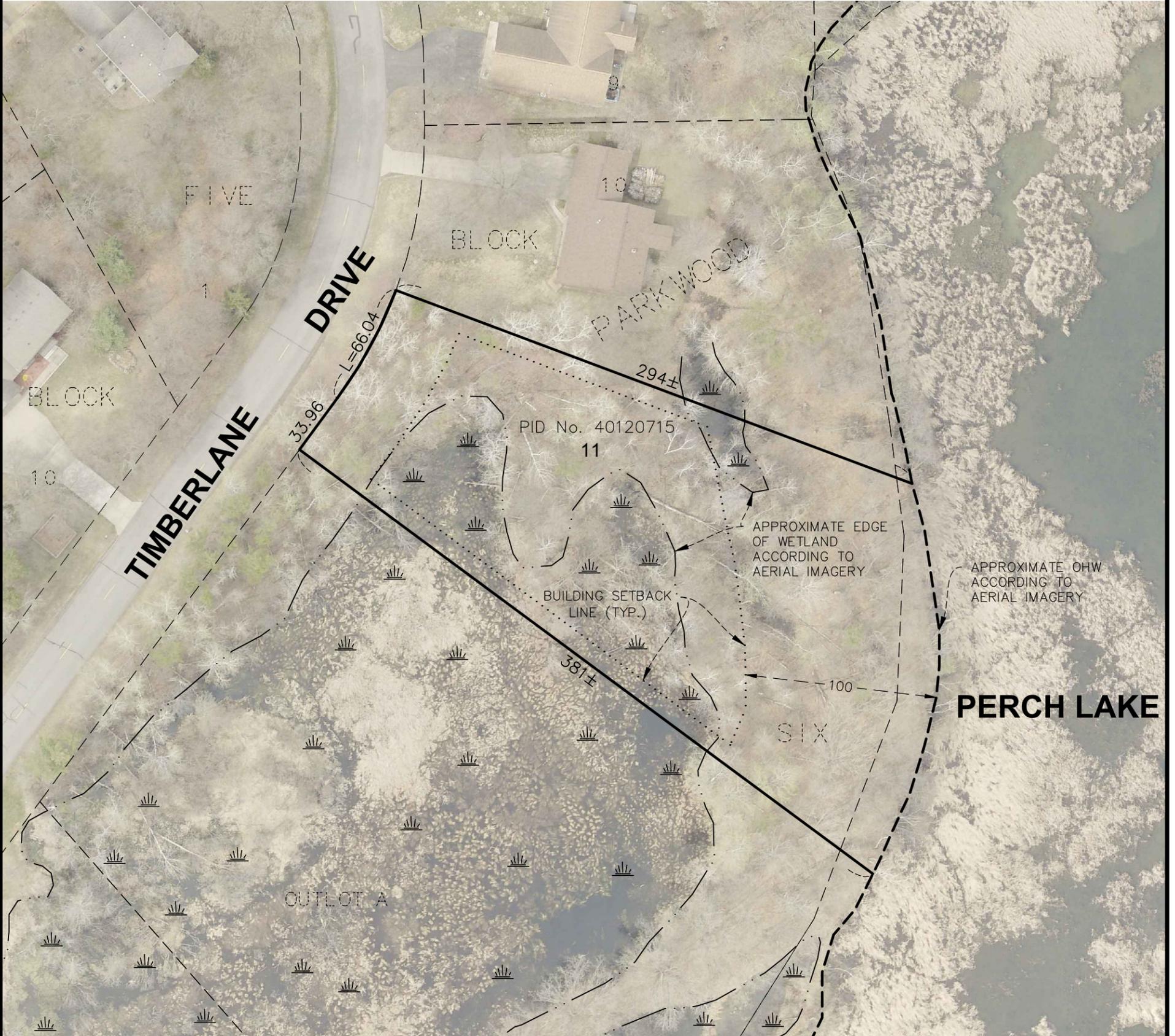
© 2024 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

DATE:	07-01-2024	DATE:		AMENDMENTS:		BY:		PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN							I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	ABS							CHAD M. CONNER	DATE:
CHECKED BY:	CMC								LIC. NO. 41643
FILE NUMBER:	2024-10233								



PARCEL EXHIBIT

LOT 11, BLOCK SIX, PARKWOOD,
SECTION 12, TOWNSHIP 133, RANGE 29
CROW WING COUNTY, MINNESOTA.



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD83.

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 51,634± SQ.FT.
TOTAL BUILDABLE AREA OF THE SUBJECT PROPERTY IS 12,068± SQ.FT.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40120715.

THE OWNERS ADDRESS FOR THE SUBJECT PROPERTY IS 13294
TIMBERLANE DR, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT
PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY
RESIDENTIAL ZONING DISTRICT, AND FALLS WITHIN THE SHORELAND
ZONING DISTRICT ACCORDING TO AERIAL MAPPING.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE
COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER
LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE
NOT SHOWN ON THIS SURVEY.

**THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE
MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT
INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.**

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL DOES
NOT MEET THE MINIMUM REQUIREMENTS TO BE ASSESSED AS TWO
PARCELS DUE TO A LACK OF FRONTAGE.

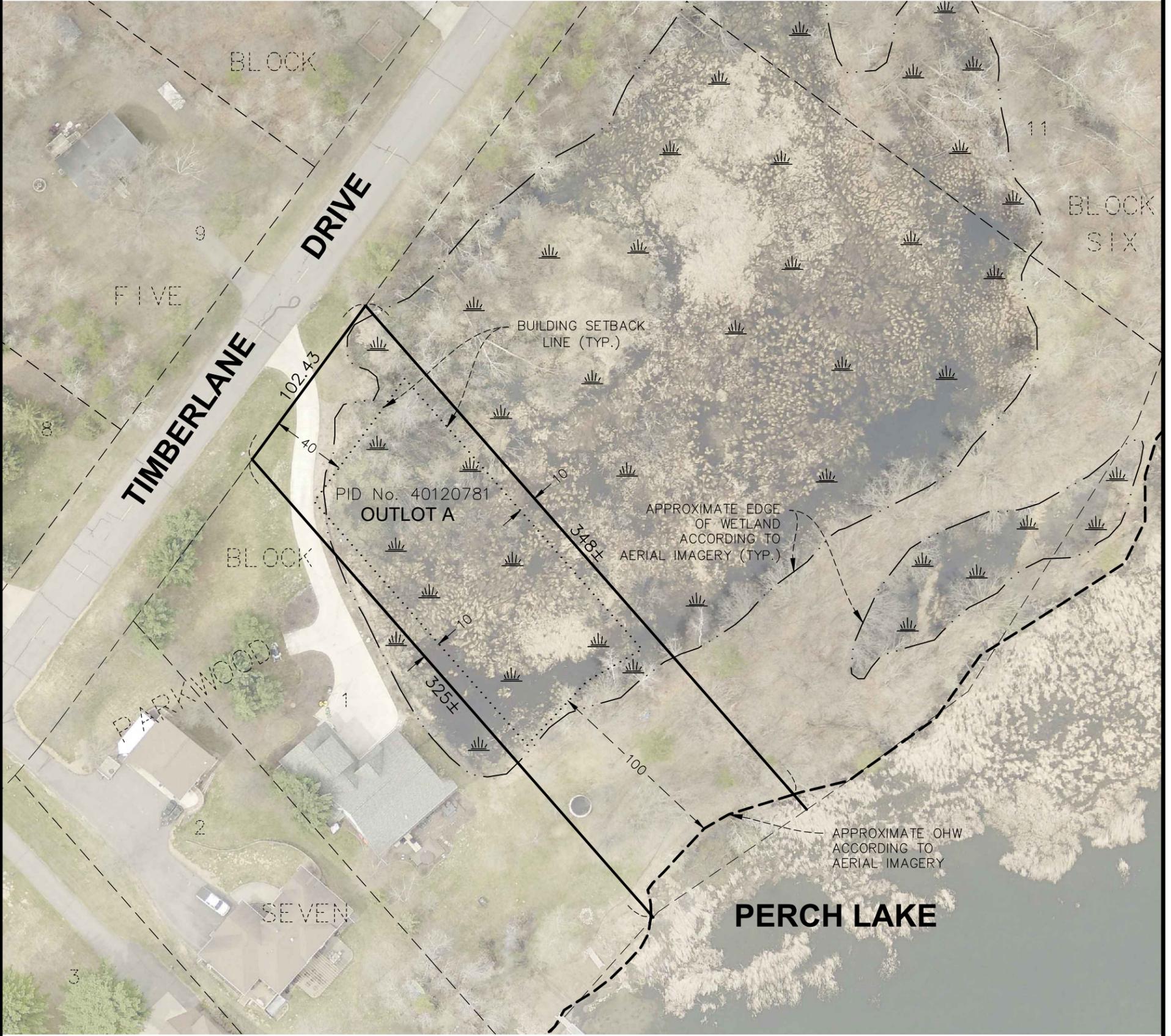
© 2024 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

DATE:	JULY 1, 2024	DATE		AMENDMENTS		BY		PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN							I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	JLV								
CHECKED BY:	CMC								
FILE NUMBER:	2024-10233							CHAD M CONNER	DATE: 07-01-2024 LIC. NO. 41643



PARCEL EXHIBIT

PART OF OUTLOT A, PARKWOOD,
SECTION 12, TOWNSHIP 133, RANGE 29
CROW WING COUNTY, MINNESOTA.



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40120781.

THE OWNERS ADDRESS FOR THE SUBJECT PROPERTY IS 11771 SHADOW TRAILS DR SW, BRAINERD MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT, AND FALLS WITHIN THE SHORELAND ZONING DISTRICT ACCORDING TO AERIAL MAPPING.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL DOES NOT MEET THE MINIMUM REQUIREMENTS TO BE ASSESSED AS TWO PARCELS DUE TO A LACK OF SQUARE FOOTAGE, LACK OF BUILDABLE AREA, AND WETLAND COVERAGE.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD83.

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 32,496± SQ.FT.
TOTAL BUILDABLE AREA OF THE SUBJECT PROPERTY IS 44± SQ.FT.

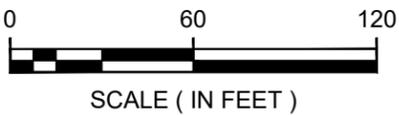
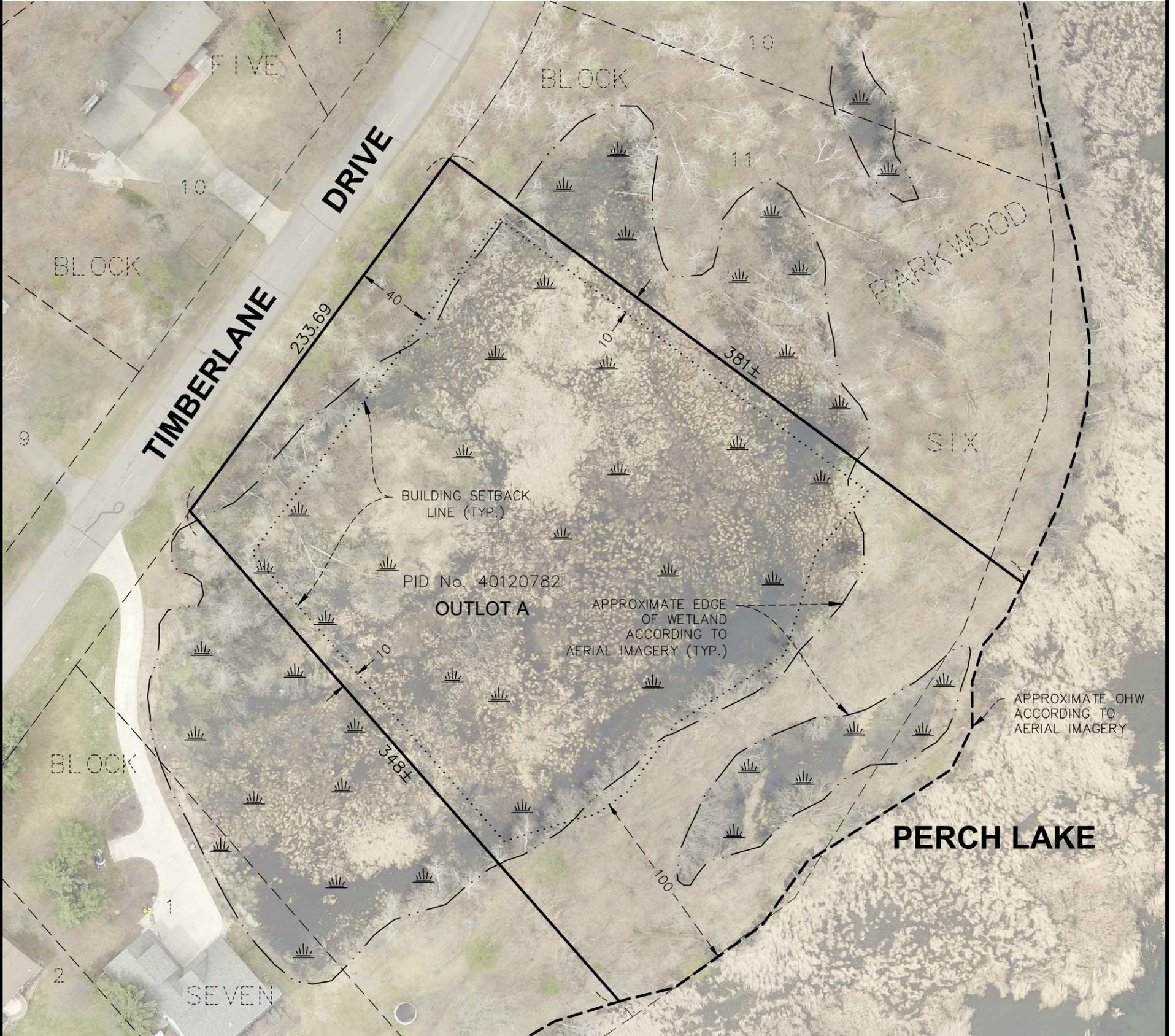
© 2024 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

DATE:	JULY 1, 2024	DATE:		AMENDMENTS:		BY:		PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN							I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	JLV							CHAD M CONNER	DATE: 07-01-2024 LIC. NO. 41643
CHECKED BY:	CMC								
FILE NUMBER:	2024-10233								



PARCEL EXHIBIT

PART OF OUTLOT A, PARKWOOD,
SECTION 12, TOWNSHIP 133, RANGE 29
CROW WING COUNTY, MINNESOTA.



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD83.

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 105,263± SQ.FT.
TOTAL BUILDABLE AREA OF THE SUBJECT PROPERTY IS 737± SQ.FT.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40120782.

THE OWNERS ADDRESS FOR THE SUBJECT PROPERTY IS 13294
TIMBERLANE DR, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT
PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY
RESIDENTIAL ZONING DISTRICT, AND FALLS WITHIN THE SHORELAND
ZONING DISTRICT ACCORDING TO AERIAL MAPPING.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE
COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING
FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN
ON THIS SURVEY.

**THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE
MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED
TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.**

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL DOES NOT
MEET THE MINIMUM REQUIREMENTS TO BE ASSESSED AS TWO PARCELS
DUE TO A LACK OF BUILDABLE AREA AND THE POSITION OF THE WETLANDS.

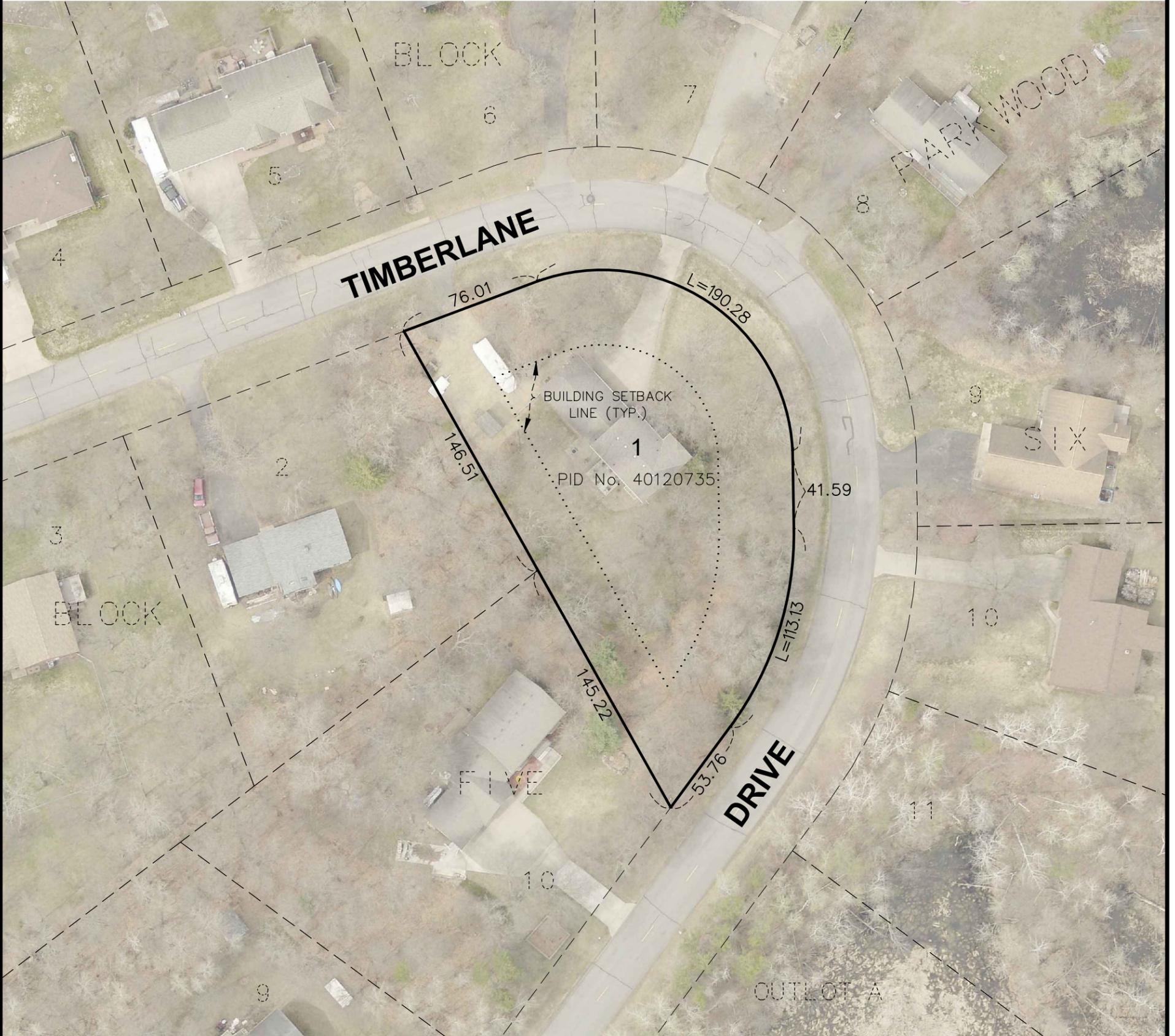
© 2024 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

DATE:	JULY 1, 2024	DATE		AMENDMENTS		BY		PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN							I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	JLV							CHAD M CONNER	DATE: 07-01-2024 LIC. NO. 41643
CHECKED BY:	CMC								
FILE NUMBER:	2024-10233								



PARCEL EXHIBIT

LOT 1, BLOCK 5, PARKWOOD ADDITION
SECTION 12, TOWNSHIP 133, RANGE 29
CROW WING COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD83.

PROPERTY AREAS:

TOTAL AREA OF LOT 1 IS 34,669± SQ.FT.
TOTAL BUILDABLE AREA OF LOT 1 IS 12,277± SQ.FT.

SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40120735.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 13317 TIMBERLANE DR,
BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT
PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY
RESIDENTIAL ZONING DISTRICT, AND FALLS WITHIN THE SHORELAND
ZONING DISTRICT ACCORDING TO AERIAL MAPPING.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE
COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER
LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE
NOT SHOWN ON THIS SURVEY.

**THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE
MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT
INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.**

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL DOES
NOT MEET THE MINIMUM REQUIREMENTS TO BE ASSESSED AS TWO
PARCELS DUE TO A LACK OF SQUARE FOOTAGE.

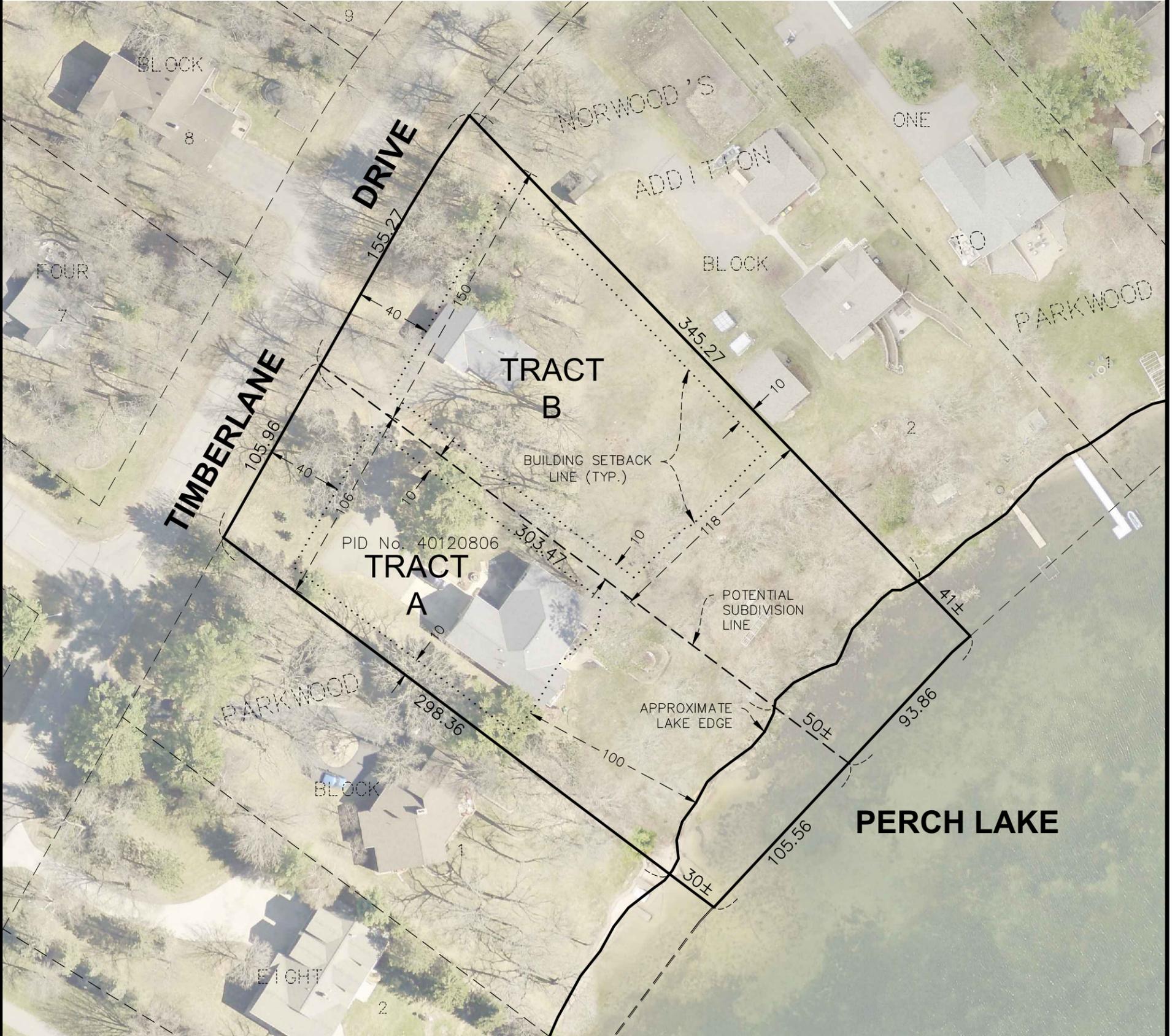
© 2024 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

DATE:	JUL 1, 2024	DATE:		AMENDMENTS:		BY:		PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN							I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	JLV							CHAD M CONNER	
CHECKED BY:	CMC							DATE: 07-01-2024 LIC. NO. 41643	
FILE NUMBER:	2024-10233								



PARCEL EXHIBIT

PART OF LOT 1, BLOCK 8, PARKWOOD ADDITION, AND, PART OF GOVERNMENT LOT 9,
SECTION 12, TOWNSHIP 133, RANGE 29
CROW WING COUNTY, MINNESOTA.



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40120806.
THE ADDRESS FOR THE SUBJECT PROPERTY IS 13152 TIMBERLANE DR, BAXTER, MN.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT, AND FALLS WITHIN THE SHORELAND ZONING DISTRICT ACCORDING TO AERIAL MAPPING.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL DOES MEET THE MINIMUM REQUIREMENTS TO BE ASSESSED AS TWO PARCELS.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CITY OF BAXTER COORDINATE DATABASE NAD83.

PROPERTY AREAS:

TOTAL AREA OF SUBJECT PROPERTY IS 72,154± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT A IS 31,184± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT A IS 12,967± SQ.FT.

TOTAL AREA FOR PROPOSED TRACT B IS 40,969± SQ.FT.
TOTAL BUILDABLE AREA FOR PROPOSED TRACT B IS 20,117± SQ.FT.

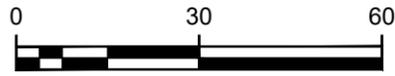
© 2024 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

DATE:	JULY 1, 2024	DATE:		AMENDMENTS:		BY:		PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN							I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	JLV							CHAD M CONNER	DATE: 07-01-2024 LIC. NO. 41643
CHECKED BY:	CMC								
FILE NUMBER:	2024-10233								



PARCEL EXHIBIT

LOT 13, BLOCK 1, MISSISSIPPI MEADOWS,
SECTION 24, TOWNSHIP 133, RANGE 29,
CROW WING COUNTY, MINNESOTA.



SCALE (IN FEET)

ORIENTATION OF THIS BEARING SYSTEM IS
BASED ON THE CITY OF BAXTER
COORDINATE DATABASE NAD83



SURVEYOR'S NOTES:

THE PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 40240597.

THE ADDRESS FOR THE SUBJECT PROPERTY IS 11945 JONESWOOD CIRCLE, BAXTER, MINNESOTA.

ACCORDING TO THE BAXTER CITY CODE THE SUBJECT PROPERTY DOES NOT CONTAIN ENOUGH SQUARE FOOTAGE TO BE SPLIT INTO TWO LOTS.

ACCORDING TO THE CITY OF BAXTER ZONING MAP, THE SUBJECT PROPERTY IS CURRENTLY LOCATED WITHIN THE R-1 LOW DENSITY RESIDENTIAL ZONING DISTRICT, AND WITHIN THE SHORELAND ZONING DISTRICT.

THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT OR OPINION. THERE MAY BE EASEMENTS OR OTHER LIMITING FACTORS WHICH AFFECT THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

THE PURPOSE OF THIS EXHIBIT IS TO PROVIDE APPROXIMATE MEASUREMENTS FOR ILLUSTRATION PURPOSES ONLY. IT IS NOT INTENDED TO BE A BOUNDARY SURVEY NOR SHOULD BE USED AS ONE.

SETBACKS SHOWN ARE ACCORDING TO THE BAXTER CITY CODE.

ACCORDING TO THE BAXTER CITY CODE, THE SUBJECT PARCEL DOES NOT MEET THE MINIMUM REQUIREMENTS TO BE ASSESSED AS TWO PARCELS DUE TO A LACK OF SQUARE FOOTAGE.

PROPERTY AREAS:

TOTAL AREA OF THE SUBJECT PROPERTY IS 27,601± SQ.FT.

TOTAL BUILDABLE AREA FOR THE SUBJECT PROPERTY IS 8,867± SQ. FT.

© 2024 WIDSETH SMITH NOLTING & ASSOCIATES, INC.

DATE:	JULY 1, 2024	DATE		AMENDMENTS		BY		PREPARED FOR:	CITY OF BAXTER
SCALE:	AS SHOWN							I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.	
DRAWN BY:	JLV								
CHECKED BY:	CMC								
FILE NUMBER:	2024-10233							CHAD M CONNER	DATE: 07-01-2024 LIC. NO. 41643



Appendix E

Project Schedule

PROPOSED PROJECT SCHEDULE
2026 Mill & Overlay Improvements Project, CPF 4426
BAXTER, MN
Friday, February 6, 2026

MAJOR TASKS AND MILESTONES	DATES	REMARKS	NOTES
Authorize Ordering Preparation of Feasibility Report	Tuesday, January 16, 2024	City Council Meeting	
Staff Review (Preliminary)	Thursday, March 21, 2024		
Authorize Obtaining Jetting & Televising Quotes	Wednesday, July 3, 2024	Utilities Commission Meeting	
Authorize Obtaining Jetting & Televising Quotes	Tuesday, July 16, 2024	City Council Meeting	
Resolution Ordering Preparation of Feasibility Report	Wednesday, March 5, 2025	Utilities Commission Meeting	
Resolution Ordering Preparation of Feasibility Report	Tuesday, March 18, 2025	City Council Meeting	
Approve Survey to be Completed	Wednesday, May 7, 2025	Utilities Commission Meeting	
Approve Survey to be Completed	Friday, June 6, 2025	City Council Meeting	
Recommendation to Approve Feasibility Report	Wednesday, May 7, 2025	Utilities Commission Meeting	
Review Feasibility Report	Wednesday, January 7, 2026	Utilities Commission Meeting	
Ordering Preparation of Plans	Thursday, February 5, 2026	Utilities Commission Meeting	
Review Feasibility Report	Tuesday, February 17, 2026	City Council Workshop	
Resolution Ordering Preparation of Feasibility Report	Tuesday, February 17, 2026	City Council Meeting	
Resolution Receiving Feasibility Report and Calling Improvement Hearing			
Approve Preparation of Plans			
Send Publication to Paper	Tuesday, February 17, 2026		4
Mailed Notice for Improvement Hearing	Thursday, February 19, 2026	One notice at least 10 days prior to hearing	
First Published Notice for Improvement Hearing	Saturday, February 21, 2026	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, February 28, 2026		
Improvement Hearing	Thursday, March 5, 2026		
Design and Preparation of Plans and Specifications	Feb, 2026		
Review Plans and Specifications	Wednesday, March 4, 2026	Utilities Commission Meeting	
Review Plans and Specifications	Tuesday, March 17, 2026	City Council Workshop	
Resolution Ordering Improvments and Preparation of Plans and Specification	Tuesday, March 17, 2026	City Council Meeting	
Resolution Approving Plans and Specifications and Ordering Advertisement for Bids			
Send Publication to Paper	Tuesday, March 17, 2026		4
Bidding Publication	Saturday, March 21, 2026	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.	3,4
Bid Opening	Thursday, April 16, 2026	By default bid remains subject to acceptance for 60 days after the Bid opening. @10am	
Resolution Accepting Bids	Tuesday, May 5, 2026	City Council Meeting	
Notice of Award		City Council Meeting. Contractor has 15 days to deliver signed agreement, bonds, and insurance certificates.	
Resolution Ordering Assessment Hearing	Tuesday, May 5, 2026	City Council Meeting	
Send Publication to Paper	Tuesday, May 5, 2026		4
Mailed Notice for Assessment Hearing	Friday, May 8, 2026	One notice at least two weeks prior to hearing	
Published Notice for Assessment Hearing	Saturday, May 9, 2026	Once in local newspaper at least two weeks prior to hearing.	3,4
Assessment Hearing	Thursday, May 21, 2026		
Resolution Adopting Assessment Rolls	Tuesday, June 2, 2026	City Council Meeting	
Pre-Construction Meeting	June, 2026		
Public Information Meeting - Construction	June, 2026		
Begin Construction	June, 2026	1 Month of Full Time Construction	
End of Assessment Appeal Period	Thursday, July 2, 2026	Appeals to district court must be made within 30 days after adoption of the assessment roll.	
Construction Complete	July, 2026		

NOTES

1. City Council Meetings held on 1st and 3rd Tuesdays of each month @ 7:00 p.m.
2. Utilities Commission Meetings held on 1st Wednesday after the 1st Council Meeting of the month @ 5:30 p.m.
3. Brainerd Dispatch is currently only running legal notices on Wednesdays and Saturdays. The deadline for the Wednesday edition, the proof should be submitted no later than Friday of the week prior to publication by 11:00am and for the Saturday edition, the proof needs to be submitted by Tuesday at 10:00am.
4. The Published Notices will need to be sent to the publisher prior to Council Approval in order to stay on schedule.
5. **All dates are subject to change, this is a living document. Dates may change based on coordination with other 2024 projects.**

Appendix F

Jetting & Televising Summary

Jetting And Televising Summary

Preliminary televising has brought our attention to issues with sanitary and storm sewers that may require revisions.

Joneswood Drive

Sanitary: Evidence of mid-pipe staining indicating past water backups.

Marble Road (West of Jasperwood)

Sanitary: Evidence of mid-pipe staining indicating past water backups.