

2027 MILL & OVERLAY AND FDR IMPROVEMENTS PROJECT

DRAFT FEASIBILITY REPORT

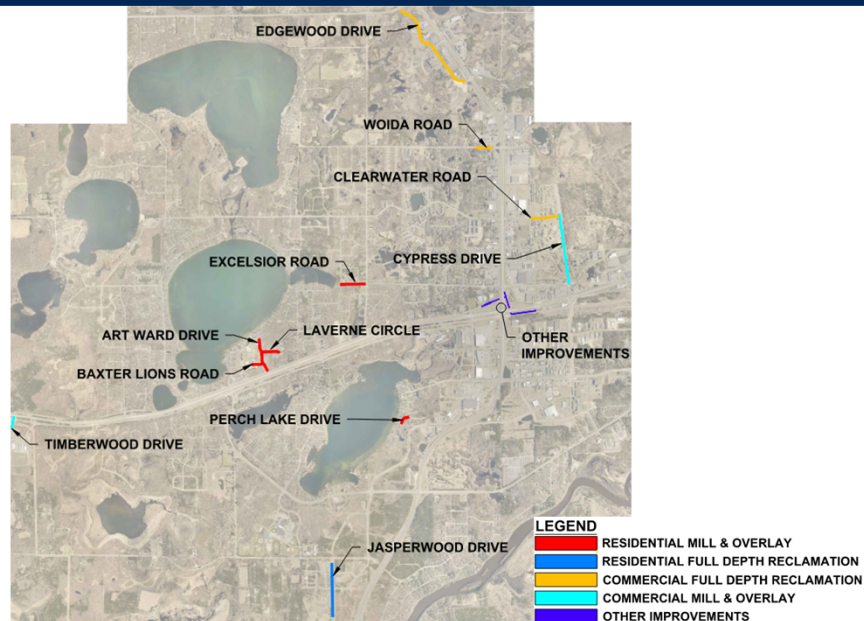
City Council Workshop
October 20, 2026

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■ PROJECT AREA



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■ RESIDENTIAL MILL & OVERLAY

- Baxter Lions Road
 - Last improved in 2004 as part of the “Art Ward Drive and Laverne Circle Improvements” project
 - Existing Conditions: 26’ wide roadway consists of 3.5” of bituminous and 5” of Class 5 base
 - PASER Rating of 6 in 2022 and 5 in 2025
 - Areas of block cracking may require full depth spot repair
 - Concrete PED ramps to park do not meet ADA
- Laverne Circle
 - Last improved in 2004 as part of the “Art Ward Drive and Laverne Circle Improvements” project
 - Existing Conditions: 26’ wide roadway consists of 3.5” of bituminous and 5” of Class 5 base
 - PASER Rating of 6 in 2022 and 6 in 2025
 - Areas of block cracking may require full depth spot repair
 - The material of the watermain tees in this area are unknown and will require exploratory excavation



Baxter Lions Road, April 2026



Laverne Circle, April 2026

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■ RESIDENTIAL MILL & OVERLAY

- Art Ward Drive
 - Last improved in 2004 as part of the “Art Ward Drive and Laverne Circle Improvements” project
 - Existing Conditions: 26’ wide roadway consists of 3.5” of bituminous and 5” of Class 5 base
 - PASER Rating of 5-6 in 2022 and 4-5 in 2025
 - Areas of block cracking may require full depth spot repair
 - 12’ trail consists of 2” of bituminous and 4” of Class 5 base
 - The material of the watermain tee at the intersection with Laverne Circle is unknown and will require exploratory excavation
- Perch Lake Drive
 - Last improved in 2005 as part of the “East Perch Lake Improvements” project
 - Existing Conditions: 26’ wide roadway consists of 3.5” of bituminous and 5” of Class 5 base
 - PASER Rating of 7 in 2022 and 6 in 2025
 - Areas of block cracking may require full depth spot repair



Art Ward Drive, April 2026



Perch Lake Drive, April 2026

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■ RESIDENTIAL MILL & OVERLAY

- Excelsior Road (Inglewood Drive to Cherrywood Drive)
 - Last improved in 2003 as part of the “Knollwood Drive Extension, Bronson Road, Michelle Circle Area and Excelsior Road Improvements” project
 - Existing Conditions: 26’ wide roadway consists of 3.5” of bituminous and 5” of Class 5 base
 - PASER Rating of 6 in 2022 and 4 in 2025
 - Areas of block cracking and subgrade failure may require full depth spot repair
 - The fire hydrant at the intersection of Excelsior Road and Inglewood Drive requires restoration



Excelsior Road, April 2026

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■ RESIDENTIAL MILL & OVERLAY

Proposed Improvements

- Profile mill the top 1.5” of the bituminous to remove cracking and stripping
- Overlay 2” of new bituminous on top of the surface
- Install new sanitary sewer manhole lids, castings and rings, pavement markings and mailbox supports
- 1” mill bituminous trail and overlay 2” of new bituminous on top of the surface
- Replace non-ADA compliant concrete within project area.

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■ RESIDENTIAL FULL DEPTH RECLAMATION

- Jasperwood Drive (Mapleton Road to 2,345' south)
 - Last improved in 1999 as part of the "Highway 371 Bypass" project.
 - Existing Conditions: 32' wide roadway consists of 4" of bituminous and 4" of Class 6 base
 - PASER Rating of 6 in 2022 and 5 in 2025
 - 10' trail consists of 2" of bituminous and 4" of Class 5 base with a 2020 PASER Rating of 6



Jasperwood Drive, April 2026

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■ RESIDENTIAL FULL DEPTH RECLAMATION

Proposed Improvements

- Reclaim to a depth of 7.5."
- Remove excess material and compact a 6" reclaimed base
- 5" of bituminous will be constructed in three separate lifts
- Replace existing driveways to the Right-of-Way line
- Install new sanitary sewer manhole lids, castings and rings, pavement markings and mailbox supports

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■ COMMERCIAL MILL & OVERLAY

- Timberwood Drive
 - Last improved in 2008 as part of the “Potlatch Roadway Extension” project
 - Existing Conditions: two 26’ wide roadways in both directions consists of 3.5” of bituminous and 5” of Class 5 base
 - PASER Rating of 5 in 2022 and 4 in 2025
 - The curb and gutter is in fair condition with less than 25% of the curb in need of replacement
- Cypress Drive (from Excelsior Road to 60’ north of Clearwater Road)
 - Last improved in 2006 as part of the “Baxter Town Center Development” project
 - Existing Conditions: two 26’ wide roadways in both directions consists of 6” of bituminous and 6” of Class 6 base
 - PASER Rating of 6 in 2022 and 5 in 2025
 - The curb and gutter is in fair condition with less than 25% of the curb in need of replacement
 - 12’ trail consists of 2” of bituminous and 4” of Class 6 base



Timberlane Drive, April 2026



Cypress Drive, April 2026

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■ COMMERCIAL MILL & OVERLAY

Proposed Improvements

- Profile Mill the top 2” of the bituminous to remove cracking and stripping
- Overlay 2.5” of new bituminous on top of the surface
- Install new sanitary sewer manhole lids, castings and rings, pavement markings and mailbox supports
- Mill and overlay the Cypress Drive and Excelsior Road Round-a-bout in preparation for the interchange detour
- Replace curb in select areas where broken or drainage issues
- Work with Railroad on crossing improvements
- 1” mill bituminous trail and overlay 2” of new bituminous on top of the surface
- ADA Improvements on the Cypress Drive trail PED ramps
- Grade ditch on Cypress Drive to reduce flooding during large rain events

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■ COMMERCIAL FULL DEPTH RECLAMATION

- Edgewood Drive (from Novotny Road to Pine Beach Road)
 - Last improved in 2003 and 2004 as part of the “Edgewood Drive North Utility and Roadway Extension” project
 - Existing Conditions: 36’ wide roadway consists of 3.5” of bituminous and 5” of Class 5 base
 - PASER Rating of 5 in 2022 and 4-5 in 2025
 - Curb and Gutter is in poor condition more than 50% needing replacement
 - Cracked sections of storm sewer pipe
 - Leaking sanitary service connections



Edgewood Drive, April 2026

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■ COMMERCIAL FULL DEPTH RECLAMATION

- Edgewood Drive (from Novotny Road to Pine Beach Road) Continued



■ 2024



■ 2026

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■ COMMERCIAL FULL DEPTH RECLAMATION

- Woida Road (from Edgewood Drive to 700' west of Edgewood Drive)
 - Last improved in 2006 as part of the "Kirkwood Commercial Area Improvements" project
 - Existing Conditions: 44-55' wide roadway consists of 3.5" of bituminous and 6" of Class 5 base
 - PASER Rating of 6 in 2022 and 5 in 2025
 - Curb and Gutter is in poor condition more than 50% needing replacement
 - 12' wide trail consisting of 2" of bituminous and 4" of class 5 base and is in good condition
 - Concrete PED ramps do not meet ADA standards



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■ COMMERCIAL FULL DEPTH RECLAMATION

- Woida Road (from Edgewood Drive to 700' west of Edgewood Drive) Continued



March 2025



October 2026



March 2025



October 2026

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■ COMMERCIAL FULL DEPTH RECLAMATION

- Clearwater Road (from Cypress Drive to Golf Course Drive)
 - Last improved in 2006 as part of the “Baxter Town Center Development” project and chip sealed in 2017.
 - Existing Conditions: two 20' wide roadways in both directions consists of 3.5" of bituminous and 7" of Class 5 base.
 - PASER Rating of 5 in 2022 and 5 in 2025.
 - Stormwater improvements include:
 - Curb and gutter replacement, 50% of the curb is in poor condition.
 - Replace castings on drainage structures to meet city standard.



Clearwater Road,
April 2026

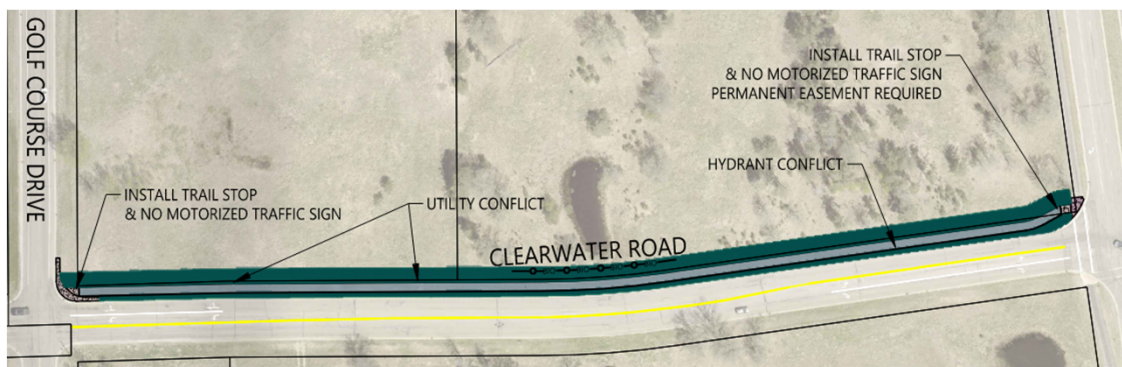


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■ COMMERCIAL FULL DEPTH RECLAMATION

- Clearwater Road Grade Separated Trail



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■ COMMERCIAL FULL DEPTH RECLAMATION

Proposed Improvements

- Reclaim to a depth of 8-10".
- Subcut and remove excess material to compact a 6" reclaimed base.
- 6" of bituminous will be constructed in three separate lifts.
- Replace curb and gutter
- Replace existing driveways to the Right-of-Way line.
- Install new sanitary sewer manhole lids, castings and rings, catch basins, pavement markings and mailbox supports.
- Stormwater improvements such as drainage structure reconstruction, pipelining and catch basin casting replacement.
- Sanitary sewer service corrections.
- Grade separated Trail on Clearwater Road

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■ OTHER IMPROVEMENTS

- Utility Improvements Related to the TH 371 / TH 210 Interchange Project
 - Fairview Road
 - Watermain Removal
 - Sanitary Sewer Removal
 - Temporary reconstruct of Fairview Road
 - TH 371 & TH 210 Corridor
 - Remove watermain and gate valves in unpaved portion of the Corridor
 - BNSF Right-of-Way
 - Watermain and gate valve removal in Corridor
 - Can't disturb the tracks

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■ COSTS

Residential Mill & Overlay

■ Total Estimated Project Costs:	\$658,554
■ City Roadway:	\$52,293
■ City Storm Sewer:	\$42,158
■ City Watermain:	\$108,531
■ City Trail:	<u>\$29,133</u>
■ Total Remaining Assessable Cost:	\$426,438
■ Total Equivalent Residential Units:	82
■ Estimated Cost Per Unit:	\$5,200

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■ COSTS

Residential Full Depth Reclamation

■ Total Estimated Project Costs:	\$492,468
■ Total Assessable Cost:	\$492,468
■ Total Assessable Front Footage (lin ft):	3,717
■ Estimated Cost Per Linear Foot:	\$133

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■ COSTS

Commercial Mill & Overlay

■ Total Estimated Project Costs*:	\$695,441
■ City Roadway:	\$211,300
■ City Storm Sewer:	\$28,175
■ City Watermain:	\$2,911
■ City Trail:	<u>\$64,086</u>
■ Total Remaining Assessable Cost:	\$388,969
■ Total Assessable Front Footage (lin ft):	4,350
■ Estimated Cost Per Linear Foot:	\$89

*MnDOT Cost Participation

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■ COSTS

Commercial Full Depth Reclamation

■ Total Estimated Project Costs:	\$2,883,257
■ City Roadway:	\$66,174
■ City Sanitary Sewer:	\$43,700
■ City Trail:	<u>\$7,116</u>
■ Total Remaining Assessable Cost:	\$2,664,386
■ Total Remaining Assessable Cost (Edgewood & Woida):	\$2,235,914
■ Total Assessable Front Footage (lin ft):	9,228
■ Estimated Cost Per Linear Foot:	\$242
■ Total Remaining Assessable Cost* (Clearwater):	\$428,472
■ Total Assessable Front Footage (lin ft):	2,124
■ Estimated Cost Per Linear Foot:	\$202

*MnDOT Cost Participation

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■ COSTS

Other Improvements

■ Total Estimated Project Costs:	\$265,108
■ City Sanitary Sewer:	\$63,333
■ City Water:	\$201,775

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■ COSTS

Total Project Area Cost Summary

■ Total Estimated Project Costs:	\$5,043,348
■ Estimated Assessable Project Costs	
■ Benefitting Property Assessments:	\$2,821,820 - 56%
■ City Cost Summary	
■ Roadway:	\$296,267
■ Trail:	\$284,236
■ Storm Sewer:	\$70,333
■ Sanitary Sewer:	\$107,033
■ Water:	\$313,217
■ City Assessment:	\$1,150,441
■ Total Estimated City Cost:	\$2,221,528 - 44%

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■ PROJECT SCHEDULE

- Public Information Notice Mailed – August 28, 2026
- **Review and Recommendation to Approve Feasibility Report – Utility Commission Meeting – October 7, 2026**
- Review Feasibility Report – City Council Workshop – October 20, 2026
- Resolution Receiving Feasibility Report and Calling for Improvement Hearing – City Council Meeting – October 20, 2026
- Improvement Hearing – November 19, 2026
- Design and Preparation of Plans and Specifications – December 2026 – February 2027
- Review Plans and Specifications – Utility Commission Meeting – March 2, 2027
- Review Plans and Specifications – City Council Workshop – March 16, 2027
- Resolution Approving Plans & Specifications & Ordering Ad. for Bids – March 16, 2027
- Bid Opening – April 15, 2027
- Assessment Hearing – May 27, 2027
- Construction – Summer/Fall 2027

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■ Questions?

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