

Presentation for

2026 Clearwater Road, North Lynndale Area, & Brentwood Circle Street & Utility Improvements

Baxter, Minnesota

Assessment Hearing

May 4th, 2026



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Presentation Overview

- Project History
- Proposed Improvements (Existing Conditions)
- Project Financials and Assessment Information
- Schedule
- Questions

Project Location



Project Location



Project Location



Project Street Segments

Street Improvements:

- **Clearwater Road**
 - Oakwood Drive, from Welton Road to 400' southwest of Welton Road
 - Clearwater Road, from Welton Road to Memorywood Drive
 - Welton Road, from Clearwater Road to 200' north of Clearwater Road
 - Northwoods Drive, from Clearwater Road to 200' south of Clearwater Road
- **North Lynndale Area**
 - Lynndale Drive, north of Clearwater Road
 - Lynndale Lane
 - Lynndale Court
- **Brentwood Circle**
 - Brentwood Circle

Project History

- **Previous Reports/Studies**
 - MPCA Study and Report
 - Reports related to septic system inventory and site assessments to review groundwater contamination near existing septic sites.
- **Comprehensive Plan**
 - These areas are 3 of 5 remaining neighborhoods identified to have city utilities added.

Project History

- **Statement from City's Previous Capital Improvement Plans:**

The Capital Improvement Plan has been developed by a collaborative effort between the Baxter City Council, Baxter Utilities Commission, and City Staff. The project areas were prioritized based on criteria that were felt to be the most important to the development of a healthy community. Recommendations were made based on, but not limited to, the following criteria:

- Protect and improve the environment (Lakes, Rivers, Groundwater, etc.)
- Servicing older developments with potential for failing septic systems
- Maintaining current roadway systems
- Developing long-range transportation routes
- Implementing the Comprehensive Plan
- Securing long-range funding sources
- Minimize non-serviced development in R-1 zoning districts

Purpose & Need

- Provide Municipal Sewer and Water service to a neighborhood currently using wells and septic systems
- Improve deteriorated street surfaces

Public Improvement Process

- Neighborhood Informational Meeting – June 24, 2025
- Improvement Hearing (1st Public Hearing) – July 17, 2025
- Council Orders Project – August 19, 2025
- Project Bid – February / March 2026
- Bid Opening – March 10, 2026
- **Assessment Hearing (2nd Public Hearing) – May 4, 2026**
- Council Consider Adopting Assessment: May 5, 2026
- Council Bid Award Consideration: May 5, 2026
- Neighborhood Meeting (pending award): May 14, 2026
- Construction: May to November 2026

Note: Schedule subject to change

Existing Conditions - Street

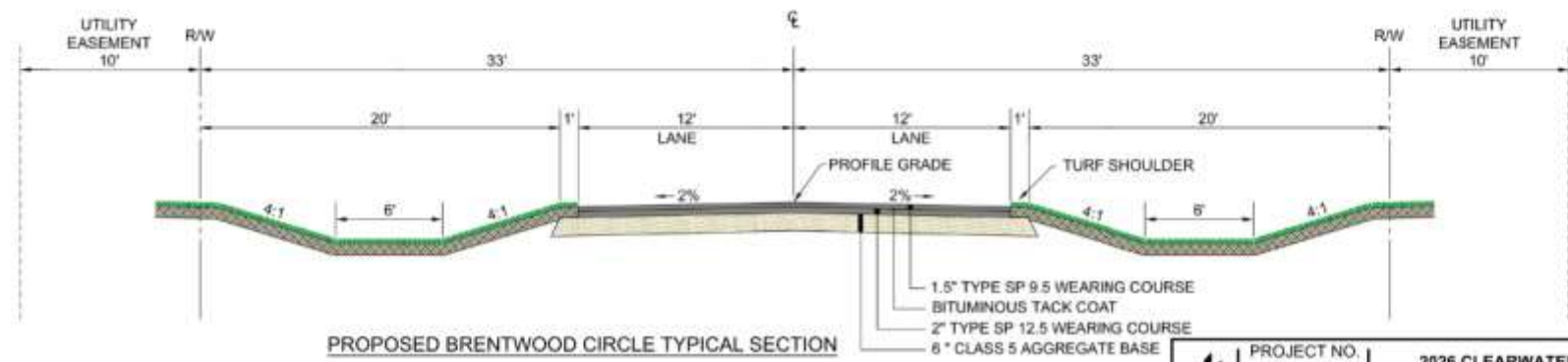
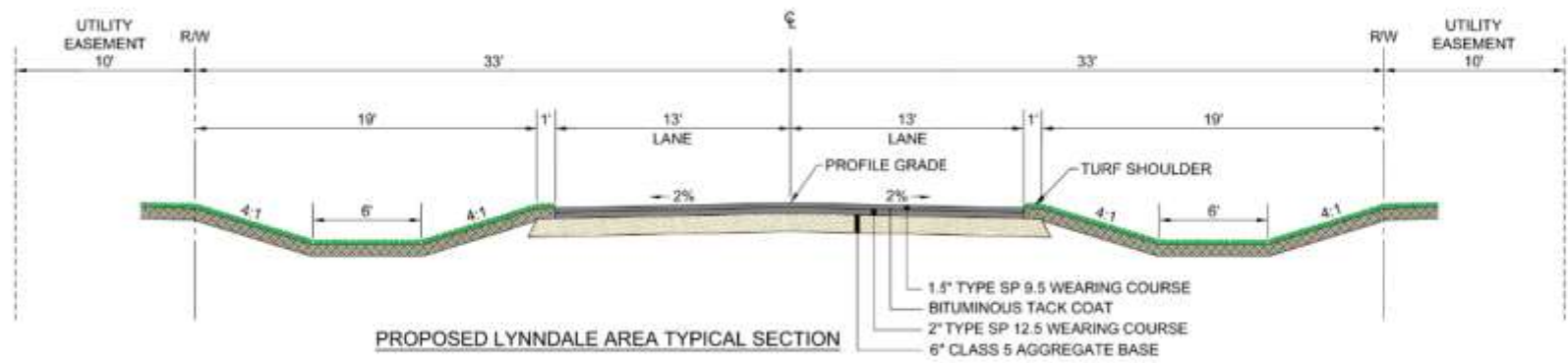
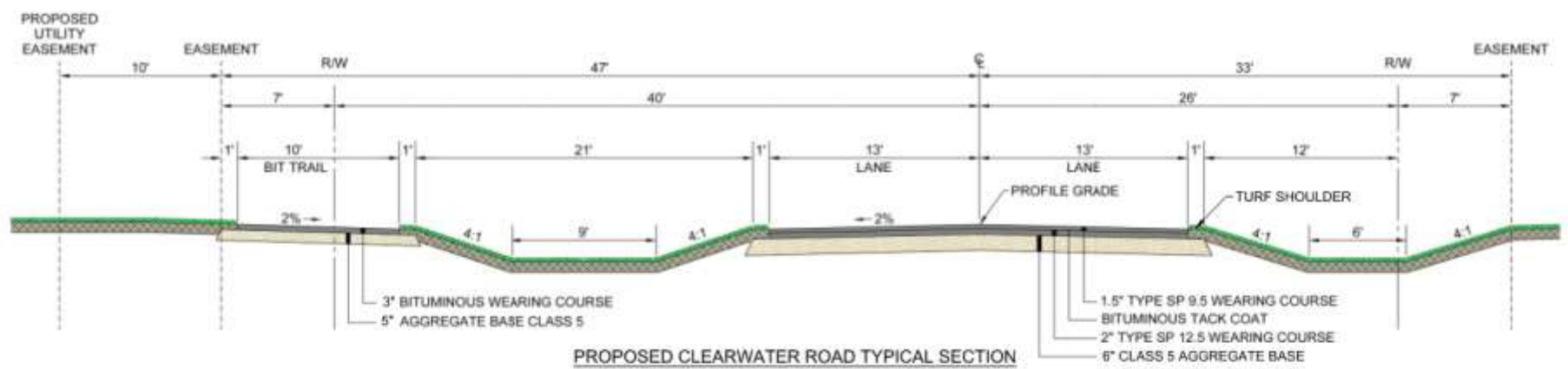
Existing Conditions


- Streets are 24-foot wide rural sections.
- Stormwater collected and infiltrated in ditches along the roadways.
- Pavements deteriorated, poor condition.

Proposed Improvements - Street

Proposed Improvements

- Street to be built to City Standard width.
- Preliminary street typical section 3.5" bituminous, 6" Aggregate Base Class 5.
- Maintain existing drainage characteristics.



	PROJECT NO.	2026 CLEARWATER ROAD, NORTH	FIGURE NO. 2
	BAXTE 184519	LYNNDALE AREA & BRENTWOOD CIRCLE	
	DATE:	STREET & UTILITY IMPROVEMENTS PROJECT	
	05/21/2025		

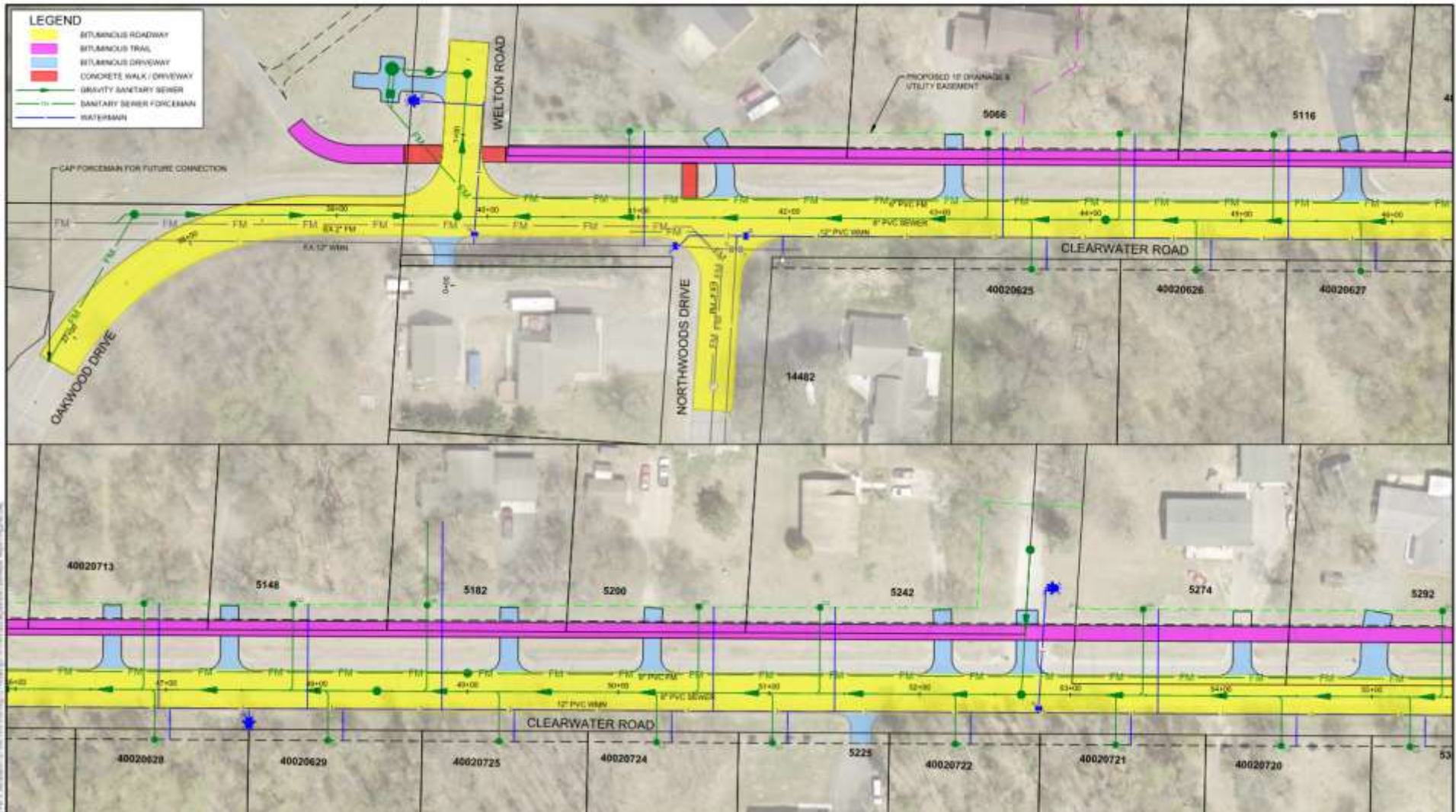


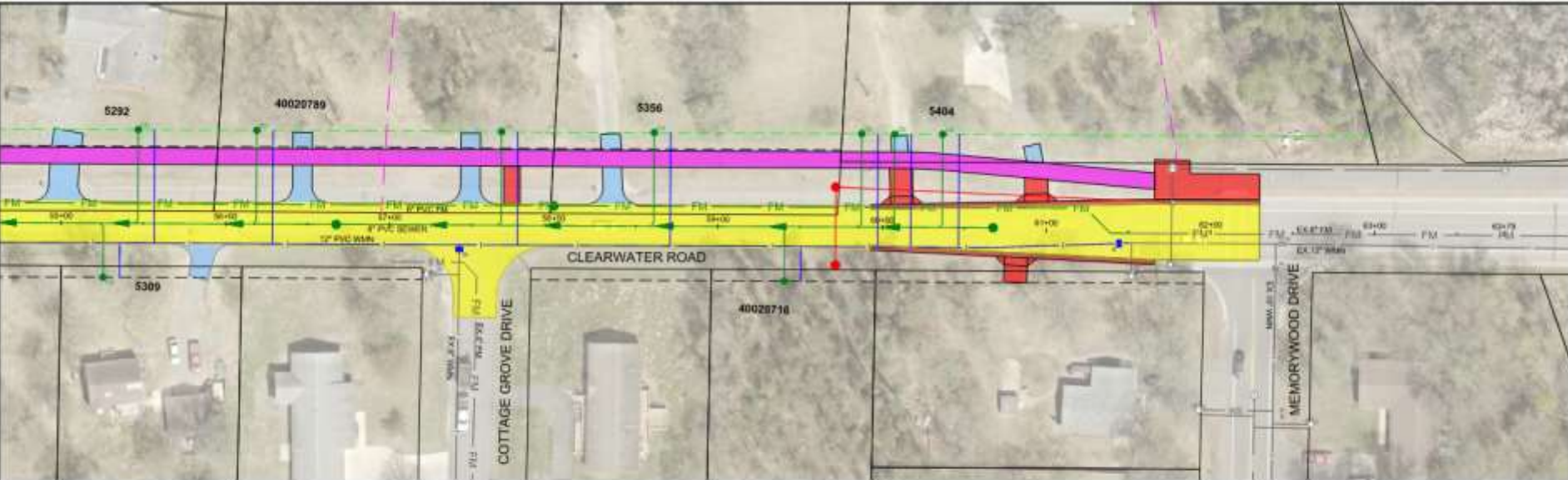
Proposed Improvements - Trails

- Trail reconstruction along Clearwater Road.

LEGEND

- BITUMINOUS ROADWAY
- BITUMINOUS TRAIL
- BITUMINOUS DRIVEWAY
- CONCRETE WALK / DRIVEWAY
- GRAVITY SANITARY SEWER
- SANITARY SEWER FORCEMAIN
- WATERMAIN





LEGEND

	BITUMINOUS ROADWAY
	BITUMINOUS TRAIL
	BITUMINOUS DRIVEWAY
	CONCRETE WALK / DRIVEWAY
	GRAVITY SANITARY SEWER
	SANITARY SEWER FORCE MAIN
	WATER MAIN

Existing Conditions– Sanitary Sewer and Water Main

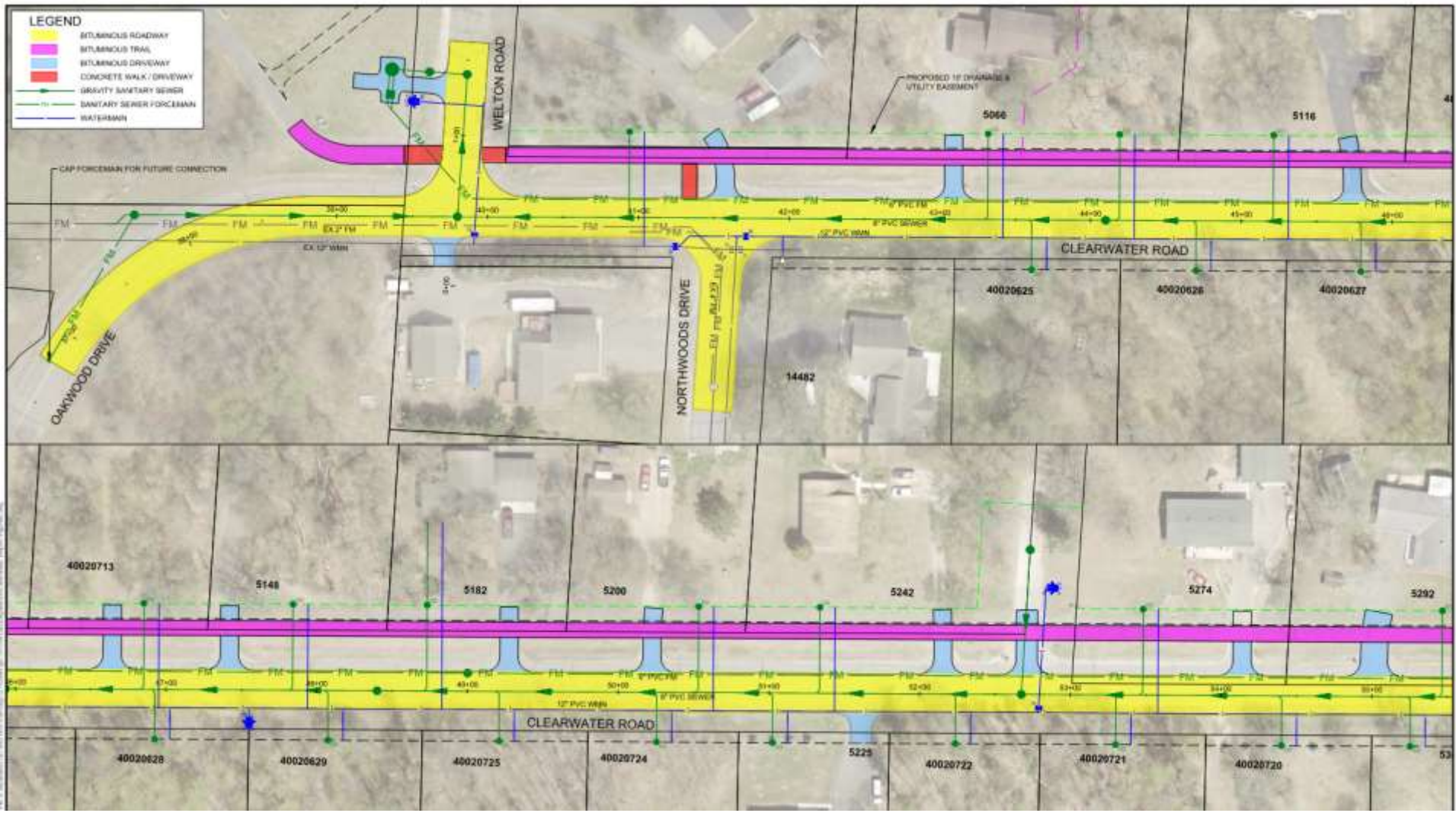
- No sanitary sewer collection system or water distribution system currently exists in the neighborhood (exception- watermain is in-place on Brentwood Circle).
- Residences are served by private wells and septic systems (no wells on Brentwood Circle).
- Condition of existing wells and septic systems are unknown.
- Municipal sewer and water systems are in-place at the intersection of Memorywood Drive/Clearwater Road and at the intersection of Clearwater Road/Lynndale Lane.
- Municipal watermain exists on Brentwood Circle.

Proposed Improvements– Sanitary Sewer and Water Main

- Sanitary sewer mains (8” PVC) and water mains (8” PVC) will be extended throughout the neighborhood.
- Sewer and water services will be provided to every parcel at the right of way line.
 - 1” water services and 4” sewer services.
- Hydrants will be installed throughout the project for fire protection and flushing.
- Due to topography a sanitary sewer lift station will be required to service the Clearwater Road project area.
- Forcemain to pump to east along Clearwater Road.

LEGEND

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Topics from Neighborhood Meeting

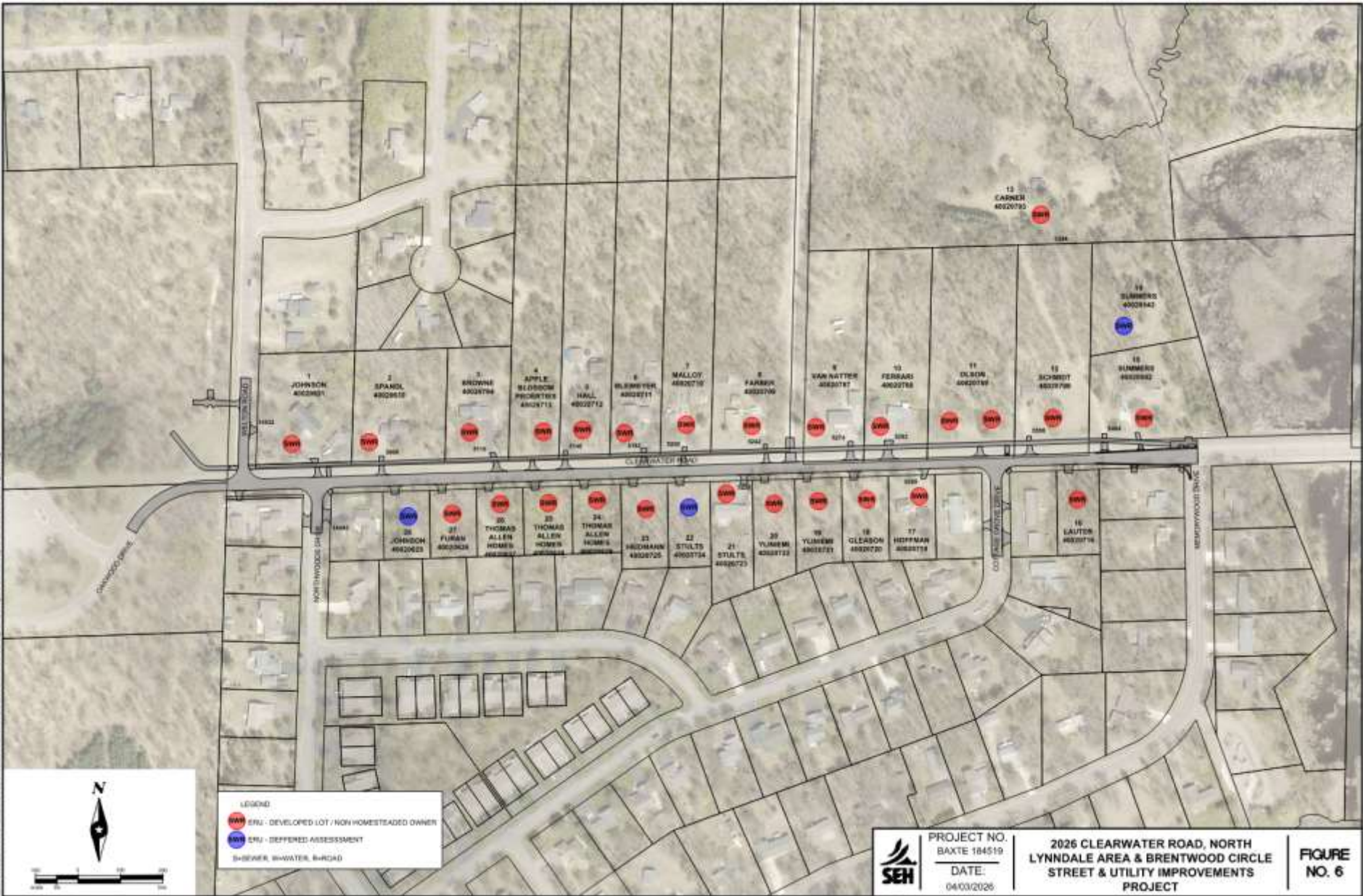
Hookup timeframe: current City Policy is to require the utilities to be connected within 5 years of the project completion.

List of Registered Contractors (provided on project website)

Consumer Confidence Report (provided on project website)

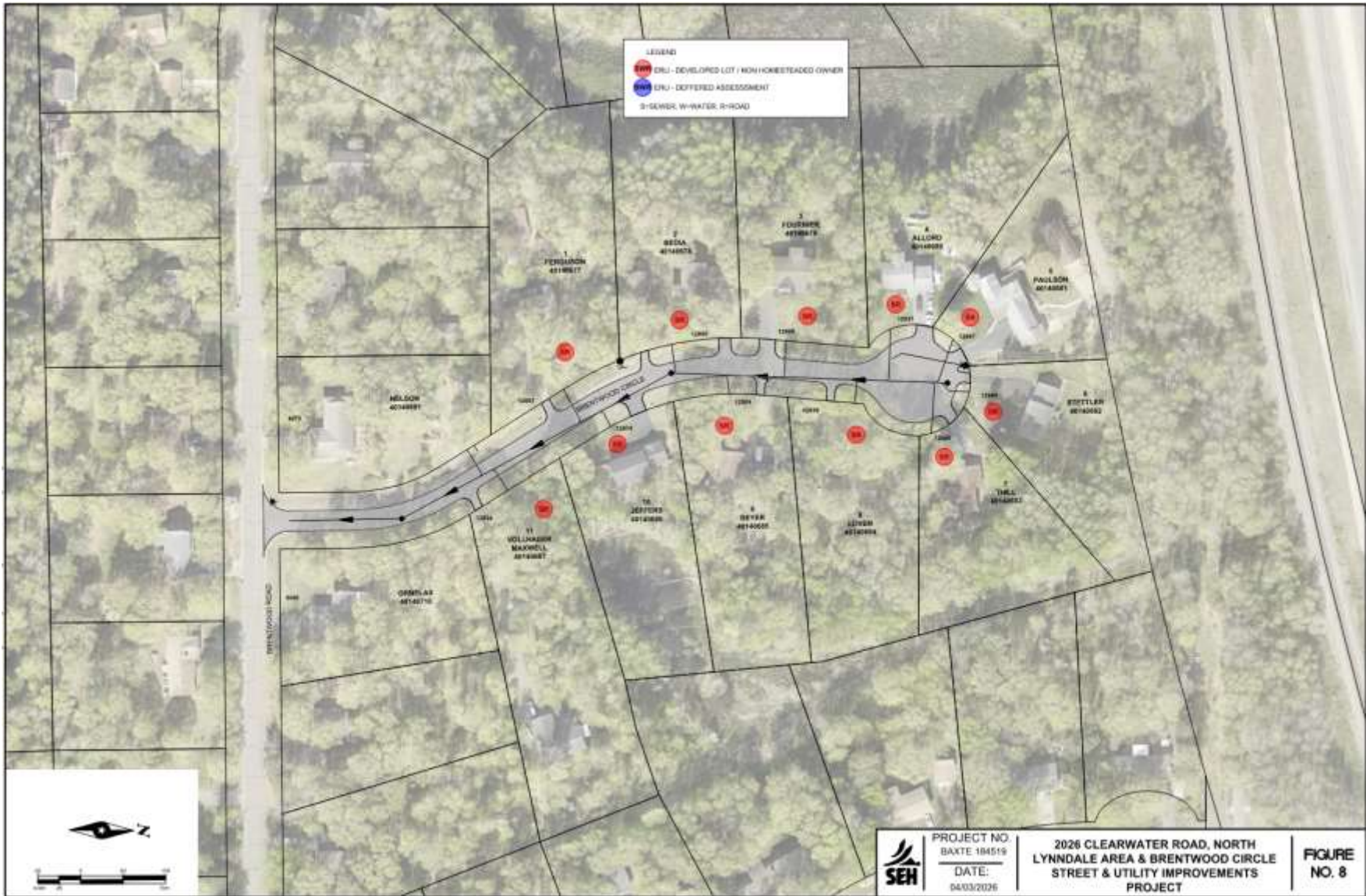
Special Assessments

- All properties will be assessed on a per Equivalent Residential Unit (ERU) basis.
- City policy for assessments in sewer and water extension areas is a fixed rate tied to inflation.
- Each property is also charged a Sewer Access Charge (SAC) and Water Access Charge (WAC).
- City pays for Trails.
- City pays for Lighting.



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Special Assessments

Assessment Payment Terms

- Payments collected annually with property taxes beginning in 2027.
- 15-year term.
- Interest Rate – to be determined at the time of bond sale, rate identified at 6.75%.
 - The interest rate charged on assessments for all projects financed by debt issuance shall be one and one-half (1.5%) greater than the True Interest Cost (TIC) rate of the bond issue.
 - Interest free prepayments and partial payments may be made up to 30-days following adoption of the assessment rolls, which is anticipated on May 5, 2026 (**June 4, 2026**).
 - Assessment balances will be certified to the County with payments to begin on the following year's county tax statements.
 - Assessment balances will be amortized over the assessment term. The assessment interest rate will be determined when the project is ordered.
 - Future payoff requirements after certification:
 - Interest accrues through the end of the calendar year.
 - Future payments in full may be made by November 15 of any year to either the City of Baxter or the Crow Wing County Auditor to avoid paying the following year's interest.

Deferred Assessments

Applies To:

- Underdeveloped single currently improved parcels which are large enough to be further subdivided in the future and are therefore provided multiple service connections.
- Undeveloped parcels immediately adjacent to improved parcels with the same ownership
- Must be zoned R-1 or R-S
- Assessment on the unimproved parcel / portion of the parcel will be deferred with \$1 annual interest for the duration of the original assessment (15 years)
- After 15 years, payments will begin for the same duration and at the same interest rate as the original assessment on the adjacent improved parcel / portion of parcel.

Special Assessments

Assessment Deferments for Residential Homestead Parcels

- Hardship (Senior Citizen, Disability or Military Active Duty):
 - Individuals meeting age, disability and military active duty requirements based upon qualifying income may be eligible to request a deferment of their special assessment.
 - Deferment criteria, application and documentation requirement and procedures are specified in the City of Baxter Assessment Policy for Public Initiated Improvements & Specials Assessments of the City of Baxter Code.
 - The annual deadline to apply is August 31 of each year with the deadline for first payment in 2027 being August 31, 2026.

Special Assessments – Rates

Clearwater Area and North Lynnndale Area

- Street
 - ➔ \$7,860.00 per ERU
- Sanitary Sewer
 - ➔ \$5,895.00 per ERU
 - ➔ \$600 Sewer Access Charge (SAC)
- Water
 - ➔ \$5,895.00 per ERU
 - ➔ \$600 Water Access Charge (WAC)

- Total for Single Parcel : \$20,850.00

Special Assessments – Rates

Clearwater Area and North Lynnndale Area

- **Double Lot**

- Street

- \$7,860.00 per ERU

- Sanitary Sewer

- \$5,895.00 per ERU

- \$600 Sewer Access Charge (SAC)

- Water

- \$5,895.00 per ERU

- \$600 Water Access Charge (WAC)

- **Deferred Assessment** (no SAC/WAC)

- **Amount: \$7,860.00 / \$5,895 / \$5,895 = \$19,650**

- Total for Two Parcels (one home/one empty lot): \$20,850.00 (0-15 years) + \$19,650 (16-30 years) = \$40,500

- * for each additional parcel: \$19,650

Special Assessments – Rates

Brentwood Circle

- Street
 - ➔ \$ 7,860.00 per ERU
- Sanitary Sewer
 - ➔ \$ 5,895.00 per ERU
 - ➔ \$600 Sewer Access Charge (SAC)

- Total for Single Parcel : \$14,355.00

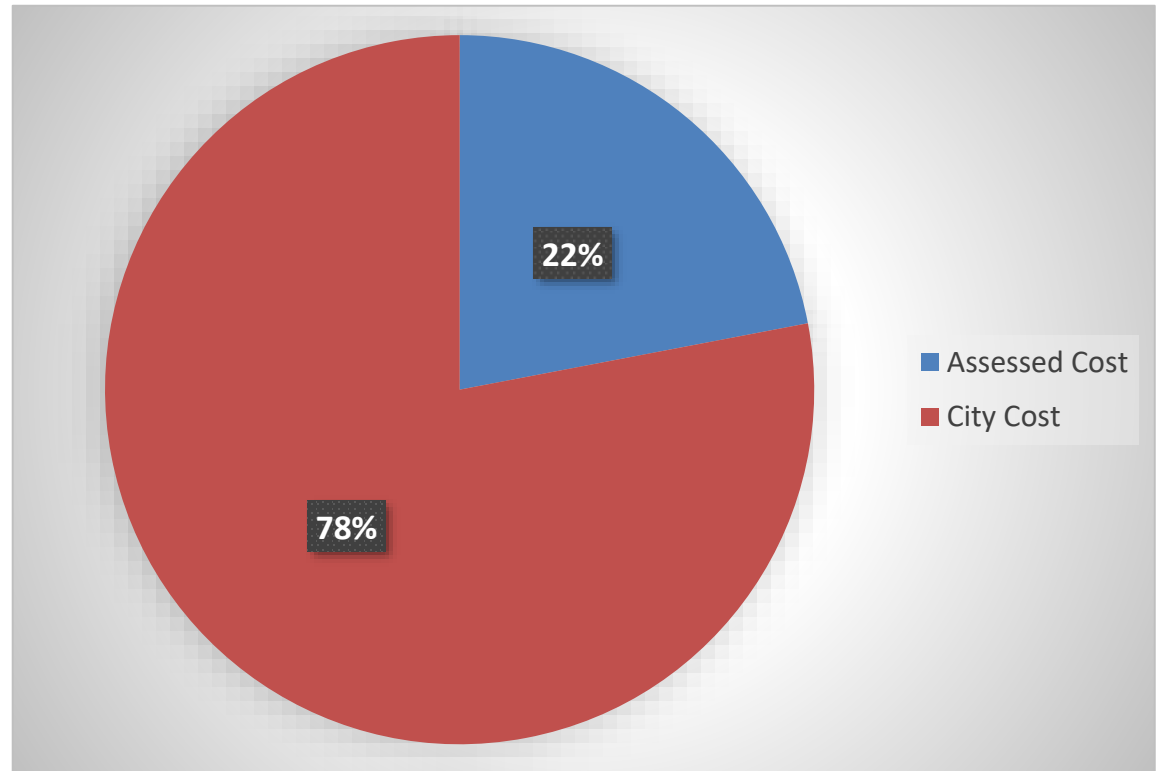
Final Special Assessments

ERU Summary			
	Immediate ERUs	ERUs (Deferred)	Total ERUs
Road	87	6	139
Sanitary Sewer	87	6	135
Water	76	6	135

Financial Summary

City Cost	\$6,705,567.00
Assessment Amount	\$1,840,005.00
Total Cost	\$8,545,573.00

Approximately 22% of total estimated project costs assessed, remaining 78% paid with other sources.

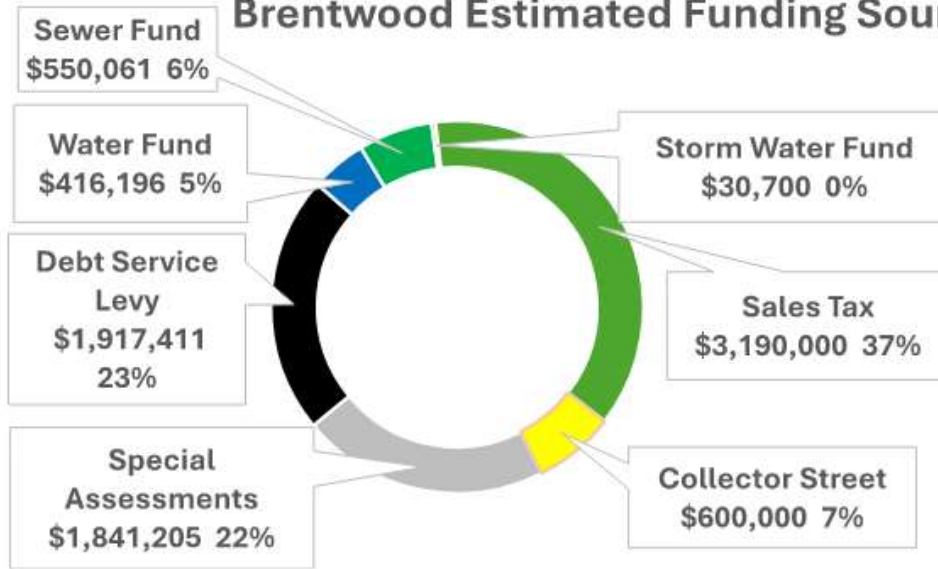


Financial Summary

	As-Bid
Street	\$ 3,241,101.00
Trail	\$ 247,290.00
Water	\$ 1,799,586.00
Sanitary	\$ 3,048,296.00
Storm	\$ 130,700.00
WAC/ SAC	\$ 78,600.00
Total	\$ 8,545,573.00

Financial Summary

2026 Clearwater, N Lynnndale & Brentwood Estimated Funding Sources



2026 Clearwater, N Lynnndale & Brentwood Estimated Funding Uses



Schedule

- Council & Utility Commission Draft Feasibility Report Presentations June 3 & 4, 2025
- Neighborhood Info. Meeting: June 24, 2025
- City Council Approves Report & Orders Improvement Hearing: July 1, 2025
- Improvement Hearing: July 17, 2025
- City Council Orders Improvements: August 19, 2025
- City Council Plan Approval: February 4, 2026
- Bidding: February/March 2026
- **Assessment Hearing: May 4, 2026**
- Council Consideration of Contract Award: May 5, 2026
- Construction: Spring/Summer/Fall 2026

Note: Schedule subject to change

Additional Project Information

- **May 14, 2026** – Construction Open House/Neighborhood Informational Meeting at City Hall (pending Council award of Contract on May 5, 2026)
- During construction:
 - Expect delays, dust, detours & inconveniences.
 - Portions of the project will be closed to through traffic.
 - Portions of the project will be constructed under traffic.
 - Property owner/patron access will be maintained.
 - Work will be staged.
- Details related to work areas, service locations, schedule, and access will be communicated regularly throughout the project.

Questions?

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City of Baxter
twalter@baxtermn.gov or 218-454-5110



Project Website: <https://www.sehinc.com/baxter2026streetproject>