



## REQUEST FOR ACTION CITY COUNCIL

Agenda Date: 6/2/2026  
Agenda Section: Other Business

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**Department Origination:** Public Works

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**Agenda Item:** Adopt Resolution No. 2026-041 Adopting Assessment for the 2026 Mill & Overlay Improvements Project, Municipal Project No. 4426

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**Approval Required:** Simple Majority Vote

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### **BACKGROUND**

The Bids were opened on April 16<sup>th</sup> at Baxter City Hall and in accordance with the requirements of Minnesota Statute 429, an Assessment Hearing was held for the 2026 Mill & Overlay Improvements Project on May 28, 2026. Roadways and projects reviewed in this Report include:

1. Joneswood Circle
2. Joneswood Drive
3. Joshua Tree Circle
4. Joshua Tree Drive
5. Knotty Pine Drive
6. Marble Road (West of Jasperwood Drive)
7. Cherrywood Drive
8. Timberlane Drive
9. Park Street
10. Woodland Drive

There were 13 out of the 127 property owners on the project in attendance at the Hearing. There were overall good discussion and questions from the residents. The consensus was the residents opposed the project; the main concern was the project cost and assessment. The Mississippi Meadows residents were concerned with the ongoing house construction damaging the new road surface. It will be reviewed with the contractor to see if this area could be done last and later in the season.

There was one objection submitted prior to the closing of the assessment hearing. The property owner that submitted the objection has three lots and three proposed assessments. The financial exposure to the city regarding the objection is \$21,788.52. Pursuant to Minnesota Statue 429.081, a property owner has 30 days to file their appeal with the district court, up to July 4th, 2026. With the Assessment Hearing concluded, Council does have the authority to adopt the assessment and proceed with the project. By adopting the assessments, it begins the 30-day period for the property owner to file the objection in district court.

### **FINANCIAL IMPLICATIONS**

The Feasibility Report showed the estimated cost of the improvements to be \$1,511,215.34. The City cost was estimated to be \$427,351.95 and the cost proposed to be assessed to benefitting property owners was \$1,083,863.39.

After Bidding, the total estimated cost of the improvements is \$1,664,146.56. The proposed City costs increased from the feasibility report and is now estimated at \$625,560.44, the breakdown of the increased cost is outlined in the adoption of Resolution 2026-042 Accepting the Bid that is included in the June 2<sup>nd</sup> council packet as well.

The proposed cost to be assessed to benefitting property owners decreased to \$1,038,586.12, the decrease is due to favorable bid prices for the work associated with the road.

**STAFF RECOMMENDATIONS**

Staff recommends adoption of Resolution No. 2026-041 Adopting the Assessment Roll for the 2026 Mill & Overlay Improvements Project Municipal Project No. 4426.

**COUNCIL ACTION REQUESTED**

**MOTION** to adopt Resolution No. 2026-041 Adopting Assessment for the 2026 Mill & Overlay Improvements Project, Municipal Project No. 4426.