

2027 MILL & OVERLAY AND FDR IMPROVEMENTS PROJECT

DRAFT FEASIBILITY REPORT

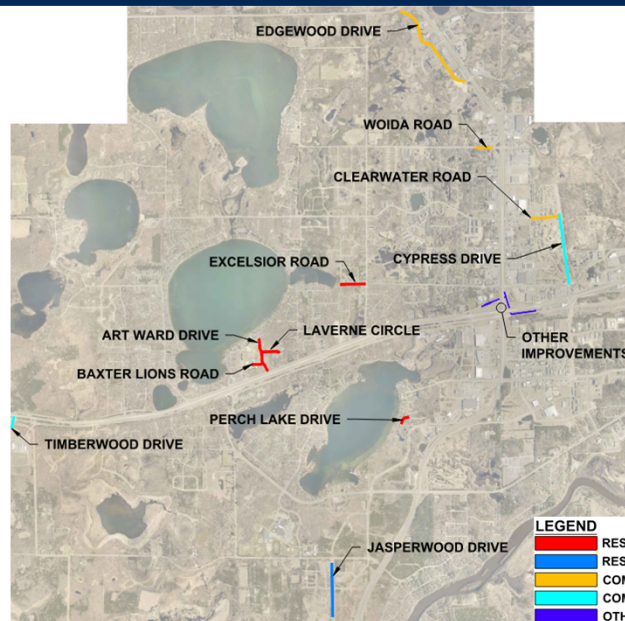
5:30 P.M.
October 7, 2026

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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.
- 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.

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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 5" reclaimed base.
- 3.5" of bituminous will be constructed in two 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 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.

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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.
 - Stormwater improvements include:
 - Curb and gutter replacement, 50% of the curb is in poor condition.
 - Restoration and cleaning of the two stormwater basins at the southern end of the roadway.
 - Lining or replacement of two sections of stormwater pipe that have symmetrical pop out failures throughout the entire length.
 - Updating catch basins to city standard.



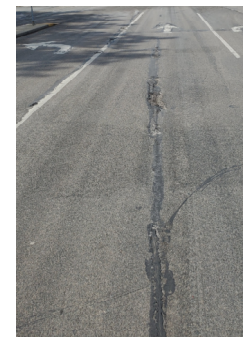
Edgewood Drive, April 2026

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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.
 - Stormwater improvements include:
 - Curb and gutter replacement, 50% of the curb is in poor condition.
 - Replace rings on drainage structures, and one structure needs additional work to obtain correct flow between the inverts.
 - 12’ wide trail consisting of 2” of bituminous and 4” of class 5 base.



Woida Road, April 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

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 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 curb and gutter replacement, drainage structure reconstruction, pipelining and catch basin casting replacement.

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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:	\$659,360
■ Assessable Roadway:	\$426,438
■ City Roadway:	\$39,360
■ City Storm Sewer:	\$42,159
■ City Watermain:	\$108,531
■ City Trail:	<u>\$42,872</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:	\$644,369
■ Assessable Roadway:	\$485,532
■ City Trail:	<u>\$158,837</u>
■ Total Remaining Assessable Cost:	\$485,532
■ Total Assessable Front Footage (lin ft):	3,717
■ Estimated Cost Per Linear Foot:	\$131

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■ COSTS

Commercial Mill & Overlay

■ Total Estimated Project Costs:	\$915,568
■ Assessable Costs:	\$683,695
■ City Roadway:	\$184,757
■ City Storm Sewer:	\$28,175
■ City Watermain:	\$2,911
■ City Trail:	<u>\$16,030</u>
■ Total Remaining Assessable Cost:	\$683,695
■ Total Assessable Front Footage (lin ft):	4,350
■ Estimated Cost Per Linear Foot:	\$157

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■ COSTS

Commercial Full Depth Reclamation

■ Total Estimated Project Costs:	\$2,883,257
■ Assessable Costs:	\$2,755,268
■ City Roadway:	\$66,174
■ City Sanitary Sewer:	\$43,700
■ City Trail:	<u>\$7,116</u>
■ Total Remaining Assessable Cost:	\$426,438
■ Total Assessable Front Footage (lin ft):	11,352
■ Estimated Cost Per Linear Foot:	\$244

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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:	\$5,367,663
■ Estimated Assessable Project Costs	
■ Benefitting Property Assessments:	\$3,062,887 - 57%
■ City Roadway:	\$66,174
■ City Cost Summary	
■ Roadway:	\$290,291
■ Trail:	\$224,855
■ Storm Sewer:	\$70,333
■ Sanitary Sewer:	\$107,033
■ Water:	\$313,217
■ City Assessment:	\$1,299,047
■ Total Estimated City Cost:	\$2,304,776 - 43%

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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 5, 2026
- Design and Preparation of Plans and Specifications – November 2026 – January 2027
- Review Plans and Specifications – Utility Commission Meeting – February 3, 2027
- Review Plans and Specifications – City Council Workshop – February 16, 2027
- Resolution Approving Plans and Specifications and Ordering Advertisement for Bids – February 16, 2027
- Bid Opening – March 18, 2027
- Assessment Hearing – April 29, 2027
- Construction – Summer/Fall 2027

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■ Questions?

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