

# 2026 MILL & OVERLAY IMPROVEMENTS PROJECT

## IMPROVEMENT HEARING

6:00 P.M.  
MARCH 5, 2026



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### ■ PRESENTATION PREVIEW

- Project Background
- Public Improvement Process
- Project Areas
- Assessment Procedure
- Project Costs and Assessment Calculations
- Schedule
- Property Owner Information
- Questions
- Assessment Exhibits

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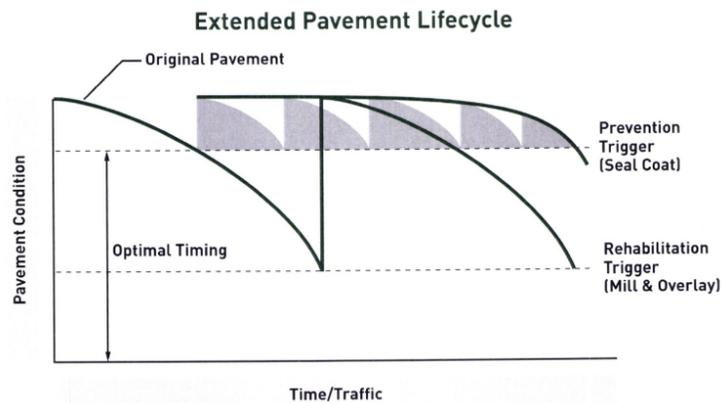
## PROJECT BACKGROUND

- City of Baxter commissioned a Pavement Management Plan (PMP) in 2013 to address ongoing maintenance and funding of the City's approximately 86 miles of streets.
- Study initiated due to aging streets and associated need to increase maintenance.
- Purpose of the study:
  - Develop a PMP to preserve and/or improve quality of the City's streets in a fiscally responsible manner.
  - Develop and implement a Plan considering immediate and long-term needs.
  - Prepare systematic plan for routine evaluation with sustainable funding.
  - Provide information for better communication and decision making.

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## BACKGROUND – PAVEMENT MANAGEMENT PLAN



- The goal of the Pavement Management Plan is to extend the life of the existing pavements and lower the future maintenance costs.

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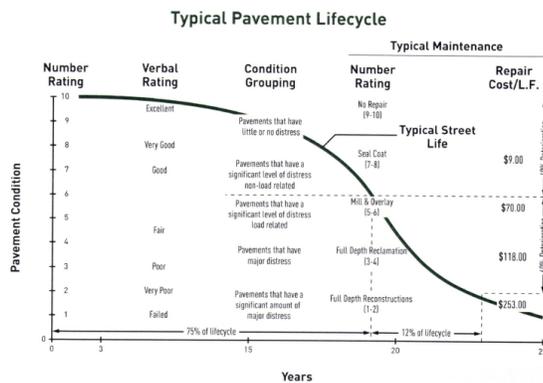
# ■ BACKGROUND – PAVEMENT MANAGEMENT PLAN

- PASER Rating
  - Pavement Surface Evaluation and Rating
    - A visual, 1–10 rating system used to assess road surface conditions
      - 9-10 - Excellent
      - 7-8 - Good
      - 5-6 - Fair
      - 3-4 - Poor
      - 1-2 - Failed

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# ■ BACKGROUND – PAVEMENT MANAGEMENT PLAN



Preventative maintenance during the early stages of a pavement’s lifecycle can be the most cost effective method for extending the life of a pavement, as shown in Figure 2 on the following page. By protecting the street subgrade from the negative effects of water intrusion with crack sealing or pavement replacement, additional cost savings can be realized in future lower costs reconstruction methods.

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Source: Comprehensive Pavement Management System, June 18, 2013, Bolton & Menk, Inc.

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## ■ PUBLIC IMPROVEMENT PROCESS

- Procedure for assessments in Minnesota, Chapter 429
  - Initiate the process - City has a Pavement Management Plan
  - Prepare Feasibility Report
  - Improvement Hearing
  - Order the Improvements
  - Solicit Bids
  - Prepare the proposed assessment rolls
  - Assessment Hearing
  - Construct the Project
  - Assessments due on the following years taxes

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## ■ PROJECT AREA



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## ■ Residential Mill & Overlay

- Mississippi Meadows Area
  - Last improved in 2003
  - 26' wide, consists of 3.5" of bituminous & 5" of Class 5 base
  - Areas of pavement/subgrade failure
  - Pavement stripping

Roadway	PASER Rating	
	2022	2025
■ Joneswood Circle	6	4
■ Joneswood Drive	6	5&6
■ Joshua Tree Circle	6	5
■ Joshua Tree Drive	6	5
■ Knotty Pine Drive	6	6
■ Marble Road	6	5&6



Joneswood Drive, May 2024



Marble Road, May 2024

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## ■ Residential Mill & Overlay

- Parkwood Area
  - Last improved in 2001
  - Chip sealed in 2014
  - 26' wide, consists of 3.5" of bituminous & 4" of Class 5 base
  - 24' wide, consists of 3.5" of bituminous & 4" of Class 5 base
  - Areas of pavement/subgrade failure
  - Pavement stripping

Roadway	PASER Rating	
	2022	2025
■ Timberlane Drive	7	5&6
■ Park Street	7	6
■ Woodland Drive	7	4



Timberlane Drive, May 2024



Woodland Drive, May 2024

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# Residential Mill & Overlay

- Cherrywood Drive
  - Last improved in 2005, 1999 & 1998
  - Chip sealed in 2015 & 2017
  - 26' wide, consists of 3.5" of bituminous & 4" of Class 5 base
  - Stormwater flooding issues
  - Pavement stripping

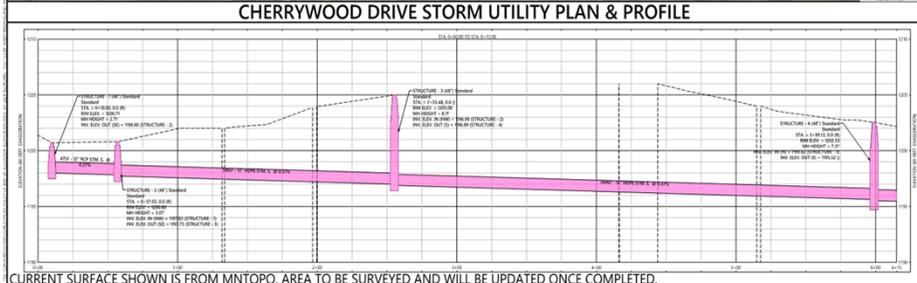
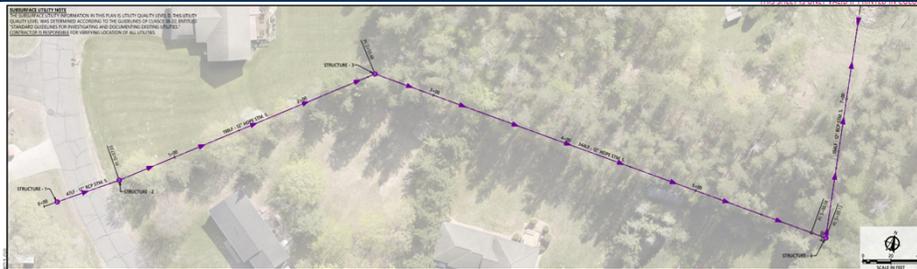


Roadway	PASER Rating	
	2022	2025
Cherrywood Drive	6	5&6



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# Cherrywood Drive Storm Sewer



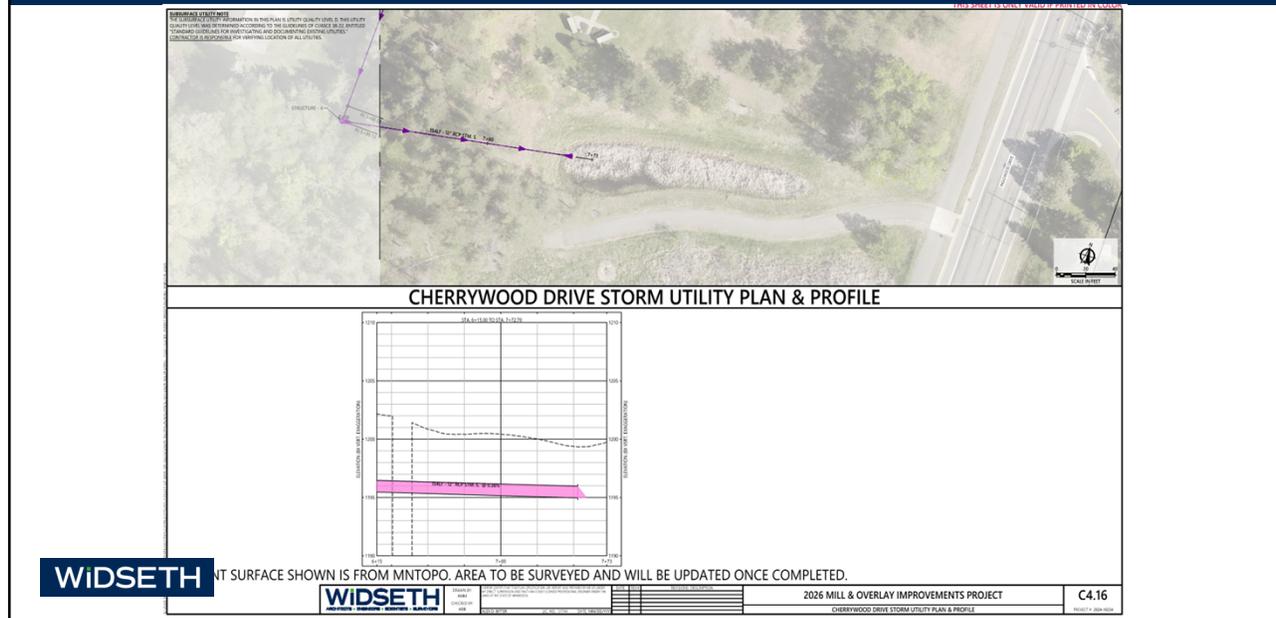
CHERRYWOOD DRIVE STORM UTILITY PLAN & PROFILE  
CURRENT SURFACE SHOWN IS FROM MNTOPG. AREA TO BE SURVEYED AND WILL BE UPDATED ONCE COMPLETED.



2026 MILL & OVERLAY IMPROVEMENTS PROJECT  
CHERRYWOOD DRIVE STORM UTILITY PLAN & PROFILE  
C4.15

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## ■ Cherrywood Drive Storm Sewer



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## ■ M&O Proposed Improvements

- Other Improvements
  - Adjust grades to address drainage issues
  - Shouldering
  - Rehabilitate Hydrants as required
  - Lighting Improvements
  - Explore and replace plastic watermain tees as required
  - Mailbox support replacement
  - Install new pavement markings

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## ■ PROJECT IMPLEMENTATION

- Benefitting residential properties assessed 100% project costs up to 26' in roadway width
  - Assumed City Costs:
    - Roadway width in excess of 26'
    - Storm sewer improvements
    - Water improvements including plastic tee replacements and hydrant repairs
  - Remaining project costs assessed on a ERU or per lot basis

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## ■ ASSESSMENTS

- Pre-payments and partial payments are allowed up to 30 days following City Council adopting the assessments.
- Assessment balances will be certified to the County in 2026 with payments to begin on the following year's county property tax statement.
- Assessment balance will be amortized term of **7-years**.
- Interest rate will be determined once the bonds are sold.
- Future payoff requirements after certification:
  - Interest will accrue through the end of the calendar year.
  - After 2026, payments in full must be made by November 15 to either the City of Baxter or the Crow Wing County Auditor to avoid paying the following year's interest.

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## ■ ESTIMATED PROJECT COSTS

■ Mill & Overlay:		
■ Total Estimated Project Costs:		\$1,511,215
■ City Roadway:		\$71,271
■ City Storm Sewer:		\$186,647
■ City Watermain:		<u>\$169,434</u>
■ Total Remaining Assessable Costs:		1,083,863
■ Estimated ERU's:		143*
■ Estimated Costs Per ERU:		\$7,565*

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## ■ PROJECT COST SUMMARY

■ Project Cost Summary			
■ Estimated Total Project Cost:		\$1,511,215	
■ Benefitting Property Assessments:		\$1,083,863	72%
■ City Cost Summary			
■ Roadway:		\$71,271	
■ Storm Sewer:		\$186,647	
■ Water:		\$169,434	
■ Total Estimated Cost:		\$427,352	28%

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## ■ PROJECT SCHEDULE

- Order Preparation of Report – March 18, 2025 (City Council)
- Recommend to Approve Feasibility Report – May 7, 2025 (Utility Commission)
- Review Feasibility Report – September 3, 2025 (Utility Commission)
- Review Feasibility Report – January 7, 2026 (Utility Commission)
- Review Feasibility Report – February 5, 2026 (Utility Commission)
- Received Feasibility Report & Calling for Improvement Hearing– February 17, 2026 (CC)
- Start Plans and Specifications Preparation February - March 2026
- Review Plans and Specifications – March 4, 2026 (Utility Commission)
- **Improvement Hearing – March 5, 2026**
- Ordering the Improvements - March 17, 2026 (City Council)
- Approve Plans and Authorization to Advertise for Bids March 17, 2026 (City Council)
- Assessment Hearing - May 21<sup>st</sup>, 2026
- Adopt Assessment Rolls – June 2, 2026 (City Council)
- Construction Start - July 2026

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## ■ PROPERTY OWNER INFORMATION

- Delays, dust, detours, and noise should be expected.
- There may be some disruption to utility services.
- There is likely to be times when your property may not be accessible by vehicle.
- Mailbox supports will be replaced with swing-away style supports.
- Property owners are responsible for relocating private items (sprinkler systems, signage, landscaping, etc.) located in the right-of-way.
- The City will not be responsible for damage to private items located in the right-of-way.

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## ■ PROJECT CONTACT INFORMATION

### ■ Engineer Contact Information

- Alex Bitter, Project Engineer
  - Office: 218-316-3627
  - Mobile: 218-434-0236
  - Email: alex.bitter@widseth.com
  - All project-related questions should be directed to the Engineer

### ■ City Contact Information

- Trevor Walter, Public Works Director/City Engineer
  - Office: 218-454-5110
  - Mobile: 218-838-5281
  - Email: twalter@baxtermn.gov
  - All financial and assessment related questions should be directed to the City

- Project Web Site

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- <https://widseth.com/2026-residential-mo-improvements-project/>

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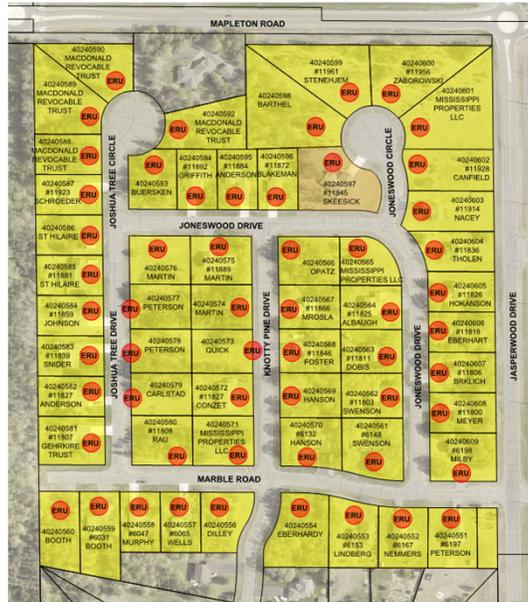
## ■ QUESTIONS?

*THANK YOU FOR ATTENDING*

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# ASSESSMENT EXHIBIT



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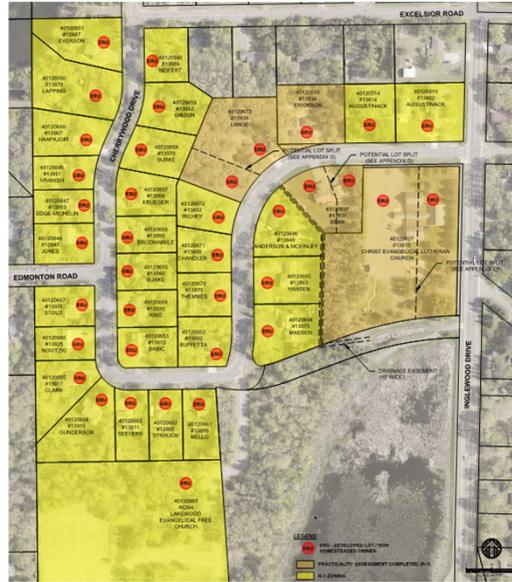
# ASSESSMENT EXHIBIT



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# ASSESSMENT EXHIBIT



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