

2026 MILL & OVERLAY IMPROVEMENTS PROJECT

ASSESSMENT HEARING

6:00 P.M.
MAY 28, 2026



WIDSETH

1

■ PRESENTATION PREVIEW

- Project History
- Proposed Improvements
- Assessment Procedure and Calculations
- Schedule
- Property Owner Information
- Questions

WIDSETH

2

■ PROJECT HISTORY

- Feasibility Report Ordered March 18, 2025
- Feasibility Report Approved February 17, 2026
- Improvement Hearing March 5, 2026
- Three bids were received April 16, 2026
- Council ordered the assessment hearing May 5, 2026
- **Assessment Hearing** **May 28, 2026**

WIDSETH

3

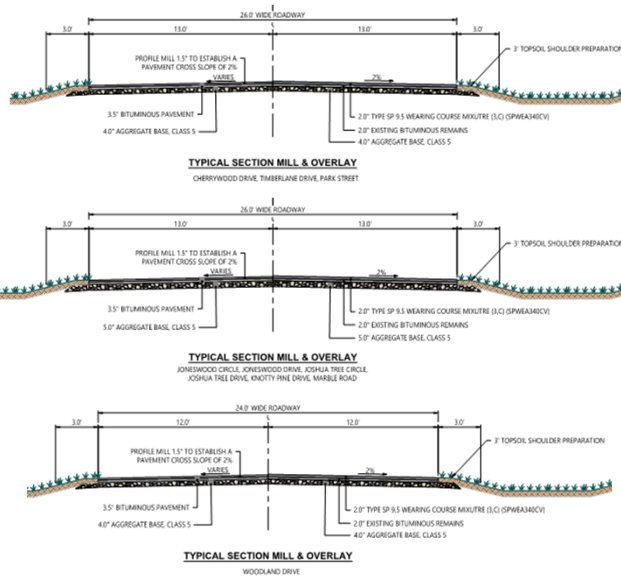
■ PROJECT AREA



WIDSETH

4

PROPOSED IMPROVEMENTS



WIDSETH

5

PROPOSED IMPROVEMENTS



WIDSETH

6

■ 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

WIDSETH

7

■ 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 on Cherrywood Drive
 - Lighting Improvements
 - Watermain Improvements
- Remaining project costs assessed on a Equivalent Residential Unit (ERU)

WIDSETH

8

■ PROJECT COST SUMMARY

	<u>Improvement Hearing</u>	<u>Assessment Hearing</u>
■ Total Estimated Project Costs:	\$1,511,215	\$1,664,147
■ City Roadway:	\$71,271	\$27,840
■ City Storm Sewer:	\$186,647	\$205,485
■ City Watermain:	<u>\$169,434</u>	<u>\$392,236</u>
■ Total Remaining Assessable Cost:	\$1,083,863	\$1,038,586
■ Estimated ERU's:	143	143
■ Estimated Cost per ERU's:	\$7,565	\$7,263

WIDSETH

9

■ PROJECT COST SUMMARY

	<u>Improvement Hearing</u>	<u>Assessment Hearing</u>
Estimated Total Project Cost:	\$1,511,215	\$1,664,147
Benefitting Property Assessments	\$1,083,863 (72%)	\$1,038,586 (62%)
Estimates City Costs		
• Roadway:	\$71,271	\$27,840
• Storm Sewer:	\$186,647	\$205,485
• Water:	\$169,434	\$392,236
• Total City Cost :	\$427,352 (28%)	\$625,561 (38%)

:

WIDSETH

10

■ ASSESSMENT PAYMENT

- Pre-payments and partial payments are allowed up to 90 days following Council Resolution Adopting Assessments (August 31, 2026)
- Assessment balances will be certified to the County in 2026 with payments to begin on the following year's county tax statement
- Assessment balance will be amortized over a 7-year term for M&O
- Interest rate will be determined once the bonds are sold
 - Currently estimated at 6.75%
- 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

WIDSETH

11

■ PROJECT SCHEDULE

- | | |
|--|---------------------|
| ■ Assessment Hearing | May 28, 2026 |
| ■ Council to Consider Adopt Assessment Rolls | June 2, 2026 |
| ■ Council to Consider Award of Project | June 2, 2026 |
| ■ Construction | June – October 2026 |

WIDSETH

12

■ PROPERTY OWNER INFORMATION

- If the project moves forward, property owners should be prepared for the following
 - Delays, dust, detours, and noise should be expected
 - The project will be phased to keep access to properties
 - There may be some disruption to utility services.
 - Notice will be given 48 hours in advance.
 - Driveway milling will create a construction joint in the bituminous pavement that will require yearly sealing by property owner

WIDSETH

13

■ PROPERTY OWNER INFORMATION

- 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

WIDSETH

14

■ PROJECT CONTACT INFORMATION

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

WIDSETH

15

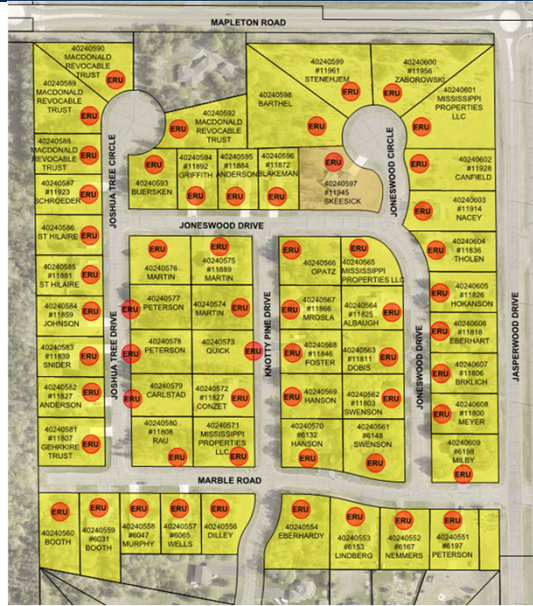
■ THANK YOU FOR ATTENDING

QUESTIONS?

WIDSETH

16

ASSESSMENT EXHIBIT



WIDSETH

17

ASSESSMENT EXHIBIT



WIDSETH

18

