



Real People. Real Solutions.

2022 Foley Road, Isle Drive and Forthun Road Improvements Project

City of Baxter, Minnesota

City Council Workshop

September 21, 2021



Overview

- Project History
- Existing Conditions
- Proposed Improvements
- Estimated Project Costs
- City Assessment Policy
- Project Schedule



Project History

- **TH 210**

- TH 210 is currently designated an inter-regional corridor carrying eastbound and westbound traffic through the center of the City of Baxter.
- Two signalized intersections currently exist west of the major intersection with TH 371.
 - The Knollwood Drive intersection is located approximately 1.4 miles west of TH 371 and the CSAH 48 intersection is located approximately 0.7 miles west of the Knollwood Drive intersection.
 - The spacing of these signalized intersections does not meet MnDOT recommended distances and are not equally spaced to promote uniform traffic flow.
- Concern with the existing signal locations related to the commercially developed area in the southwest quadrant of TH 210 and TH 371.
 - Exiting traffic attempting to head west on TH 210 has to either backtrack southerly to the Glory Road / TH 371 intersection, or head west on Foley Road (south frontage road) for 1.2 miles to the Knollwood Drive intersection and access to TH 210.

In conjunction with relocating the existing signalized intersection and railroad crossing at Knollwood Drive and TH 210 to the intersection of Inglewood Drive and TH 210 and extending Inglewood Drive southerly across TH 210 and the BNSF railway to Foley Road local improvements are being considered.

The purpose of this report is to review the feasibility of roadway, trail, storm sewer, watermain, and sanitary sewer improvements to Foley Road both east and west of the extension, the existing Knollwood Drive roadway connection between TH 210 and Foley Road and railway crossing being removed, and realignment of the Forthun Road and Isle Drive intersection.



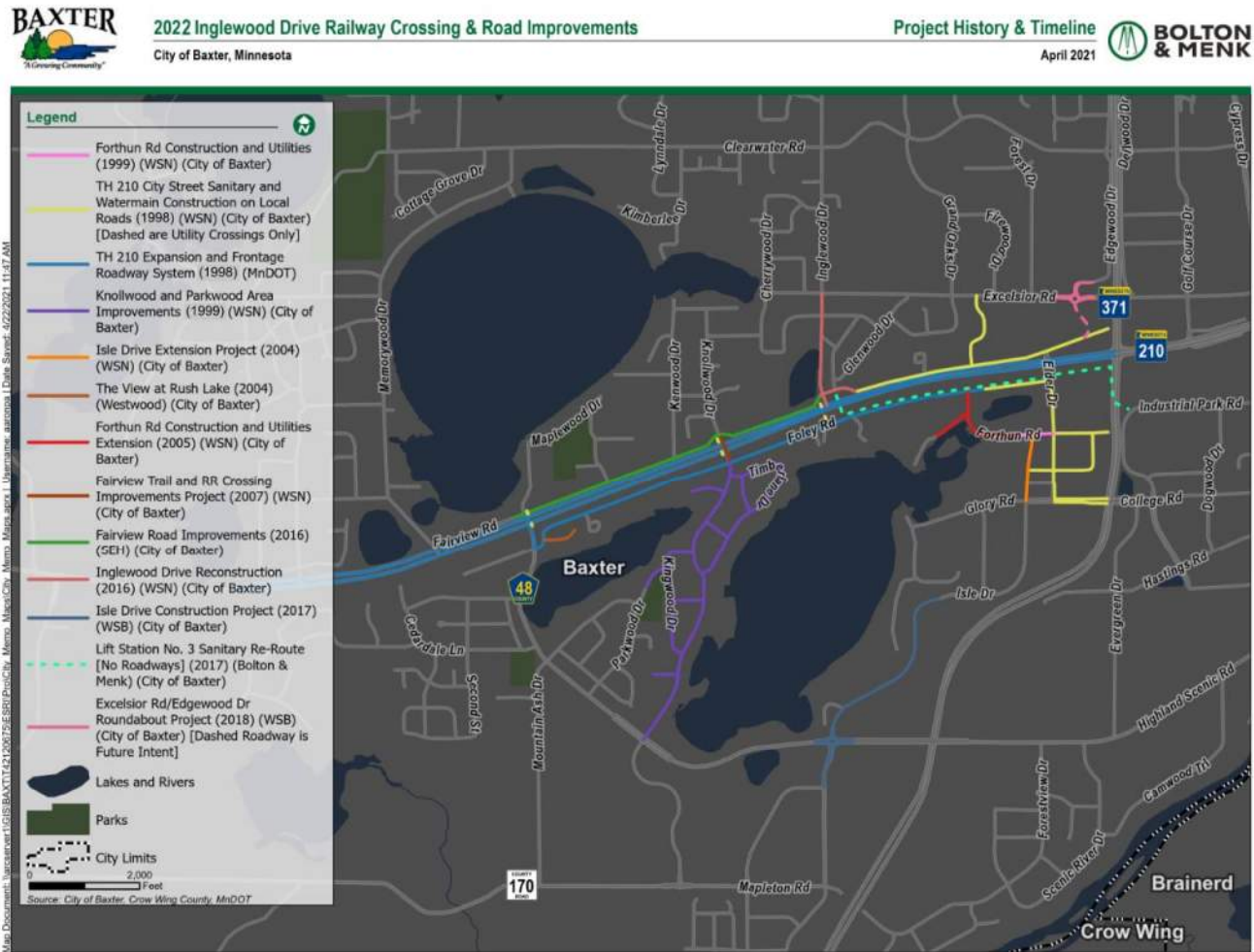
Project History

- Previous transportation studies have been completed and incorporated into the City of Baxter's long range planning efforts. TH 210 is currently designated an inter-regional corridor carrying eastbound and westbound traffic through the center of the City of Baxter.
 - Benshoof & Associates, Inc. – (2002)
 - MnDOT HAC & RAC – TH 210 Corridor Management Plan (2002) (MnDOT)
 - Traffic Study for Excelsior Rd, Knollwood Drive, and Inglewood Drive (2010) (Wenck) (City of Baxter)
 - Isle Drive/Elder Drive Transportation Study (2013) (WSB) (City of Baxter)
 - City Railroad Crossing Assessment Analysis (2015) (SEH) (City of Baxter)
 - Excelsior Road Area Transportation Study (2015) (WSB) (City of Baxter)
 - Inglewood Drive Railway Crossing & Associated Roadway Improvements Feasibility Report (2018) (WSN) (City of Baxter)
 - Highway 371 Bike/Pedestrian Crossing Study (2019) (SRF/Toole Design Group) (City of Baxter)
 - (In Progress) - MnDOT District 3 TH 210 Corridor Study (2021) (Bolton and Menk) (MnDOT/City of Baxter/Crow Wing County)
- **Identifying Inglewood Drive as a west parallel corridor to TH 371**
 - In 2002, Benshoof & Associates, Inc. completed a traffic study for the TH 210 highway and railroad corridor. This study included the recommendation that the traffic signal at Knollwood Drive and TH 210 should be relocated to Inglewood Drive and TH 210.
 - In 2010 Wenck Associates, Inc. completed a traffic study for Excelsior Road, Knollwood Drive, and Inglewood Drive. This study also included the recommendation that the traffic signal at Knollwood Drive and TH 210 should be relocated to Inglewood Drive and TH 210.



Project History

- The following is a timeline of past projects that happened within the project area

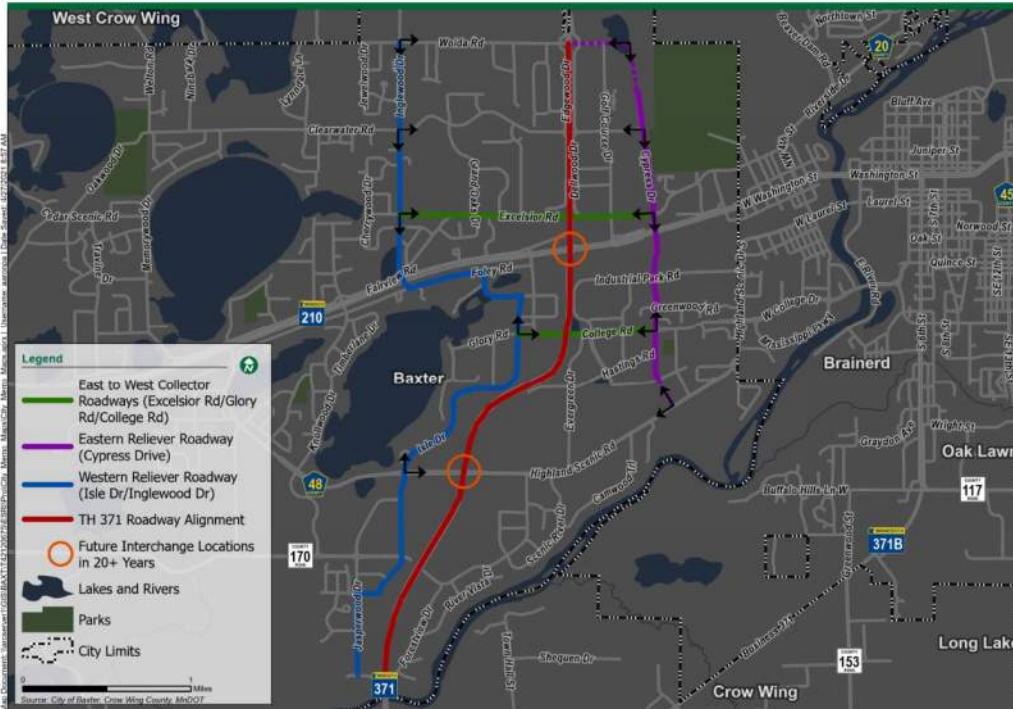


Project History



2021 Inglewood Drive Railway Crossing & Road Improvements
City of Baxter, Minnesota

Reliever Roadway Plan of TH 371
April 2021



BAXTER Elder Drive / Isle Drive Alternative Study
City of Baxter, Minnesota

Alignment Concept 1
Figure 9
March 14, 2013



Public Improvement Process

- **Feasibility Report**
 - City Council to consider acceptance on September 21, 2021
 - City Council to consider Ordering the Improvement Hearing on September 21, 2021
- **Improvement Hearing – October 7, 2021**
 - Project generalities discussed, Estimated costs presented, Input from property owners obtained
- **City Council – October 19, 2021**
 - Considers Ordering Project
 - Considers Ordering the preparation of plans and specifications.
- **If project is authorized**
 - Plans and Specifications Prepared
 - Project will be bid (January 2022)
 - Final Assessment Hearing (February 2022)
 - Award Construction Contract (April 2022)
 - Project constructed (May to October 2022)

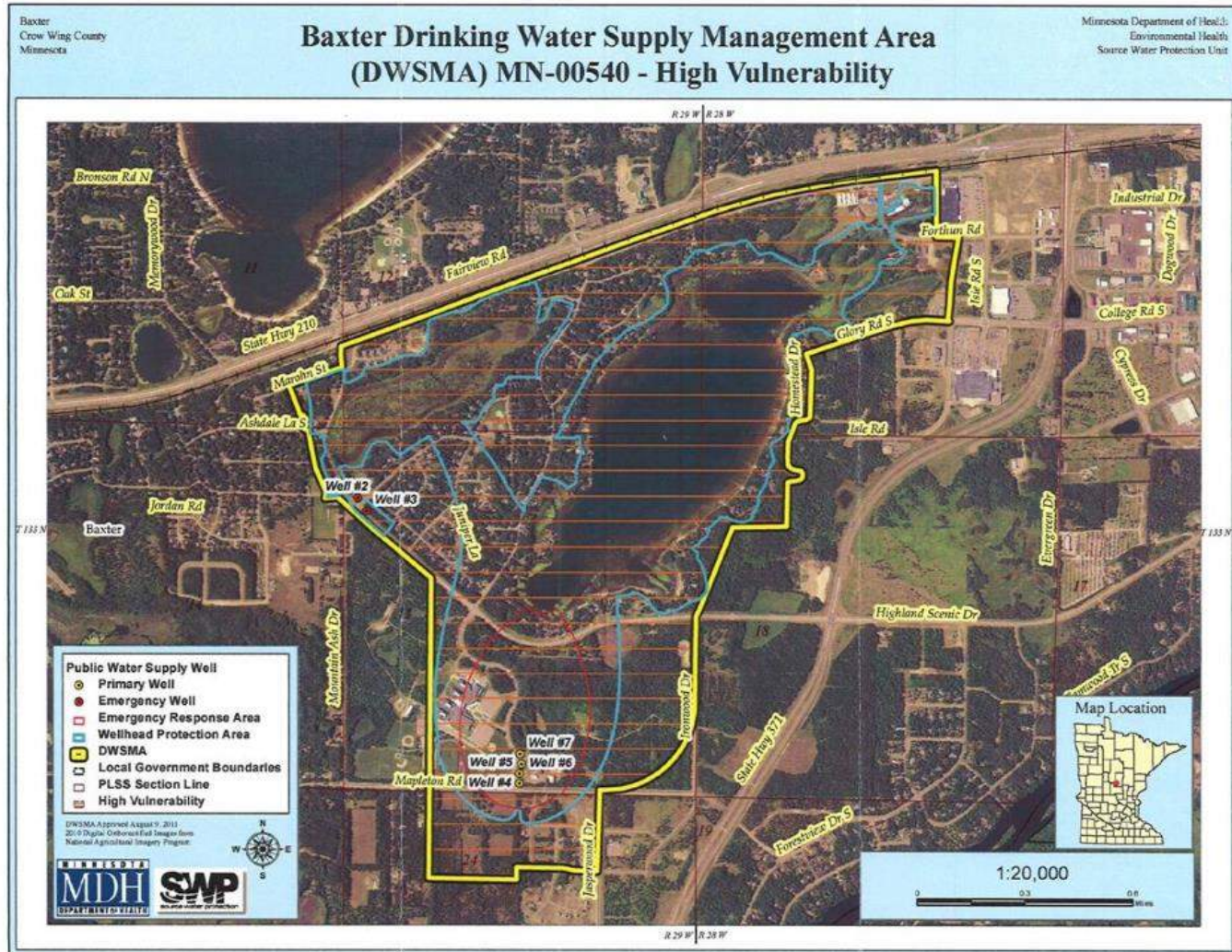


Existing Conditions - Foley Road

- Foley Road throughout the project area is a 30' wide, partially urban, bituminous surfaced roadway.
- The pavement section is made up of 4" aggregate base and 3 ½" of bituminous.
- 2019 PASER Rating of 3.
- The north edge is a rural section with no curb/gutter and the south edge is currently curb/gutter. The roadway alignment parallels the existing highway and railway corridor with alignment adjustments near the Inglewood Drive area and at the Knollwood Drive intersection.
- Drainage structures are periodically located on the south side, with storm sewer piping conveying surface drainage northerly across the roadway into the joint roadway / railway ditch section along the north side.
- The roadway was constructed in 1998 by MnDOT in conjunction with the TH 210 improvements.
- A 10' wide bituminous surfaced non-motorized trail is located along the south edge of the roadway section, directly abutting the roadway curb/gutter. The proximity of the trail to the traveled roadway surface and lack of clear zone creates safety concern and ADA compliance issues.



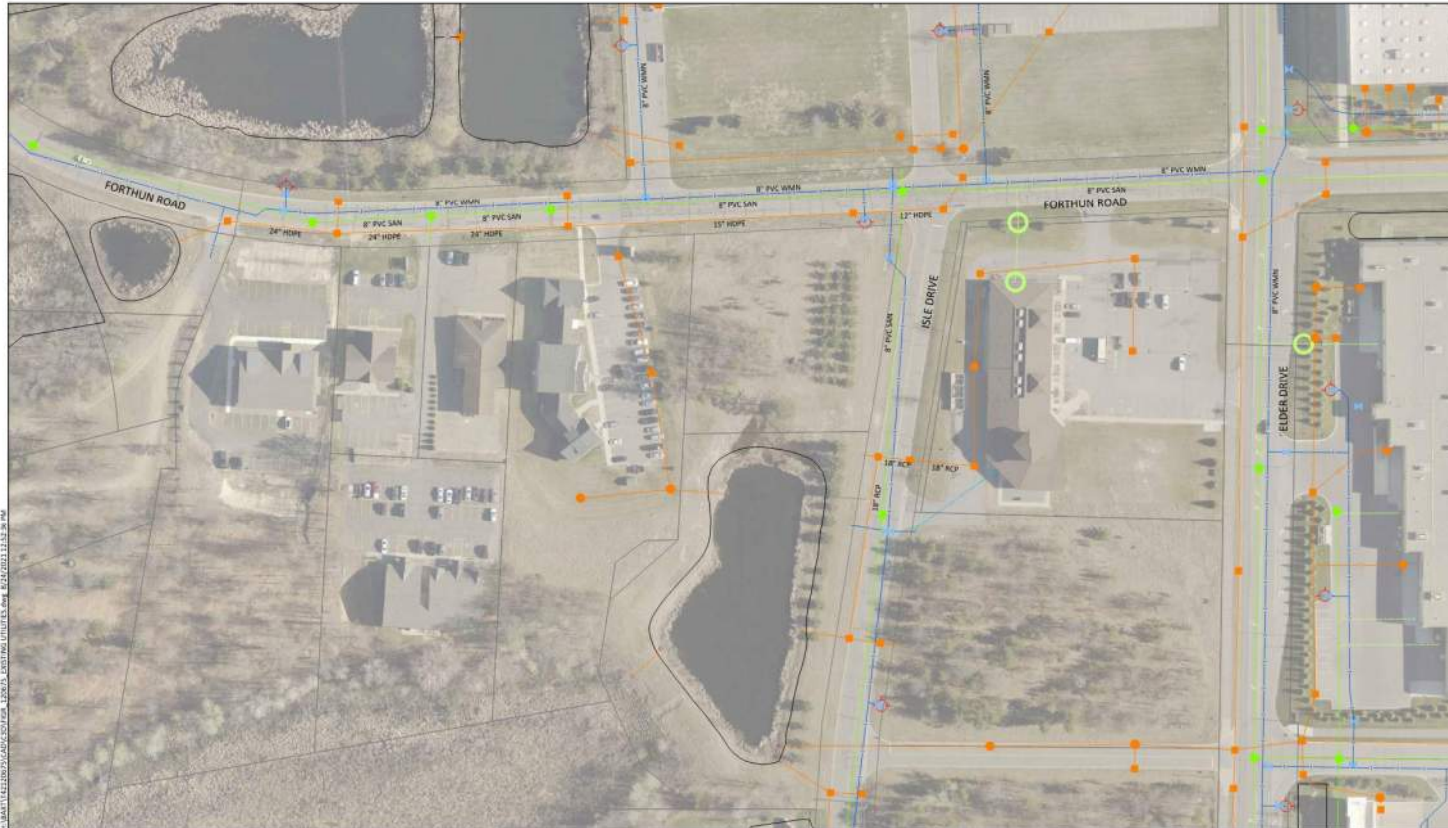
Existing Conditions - Foley Road



Existing Conditions – Isle Drive & Forthun Road

FOLEY ROAD & ISLE DRIVE/FORTHUN ROAD IMPROVEMENTS
CITY OF BAXTER

Figure #8 Existing Conditions
August 2021



- Forthun Road 2019 PASER Rating of 5 and Isle Drive 7.

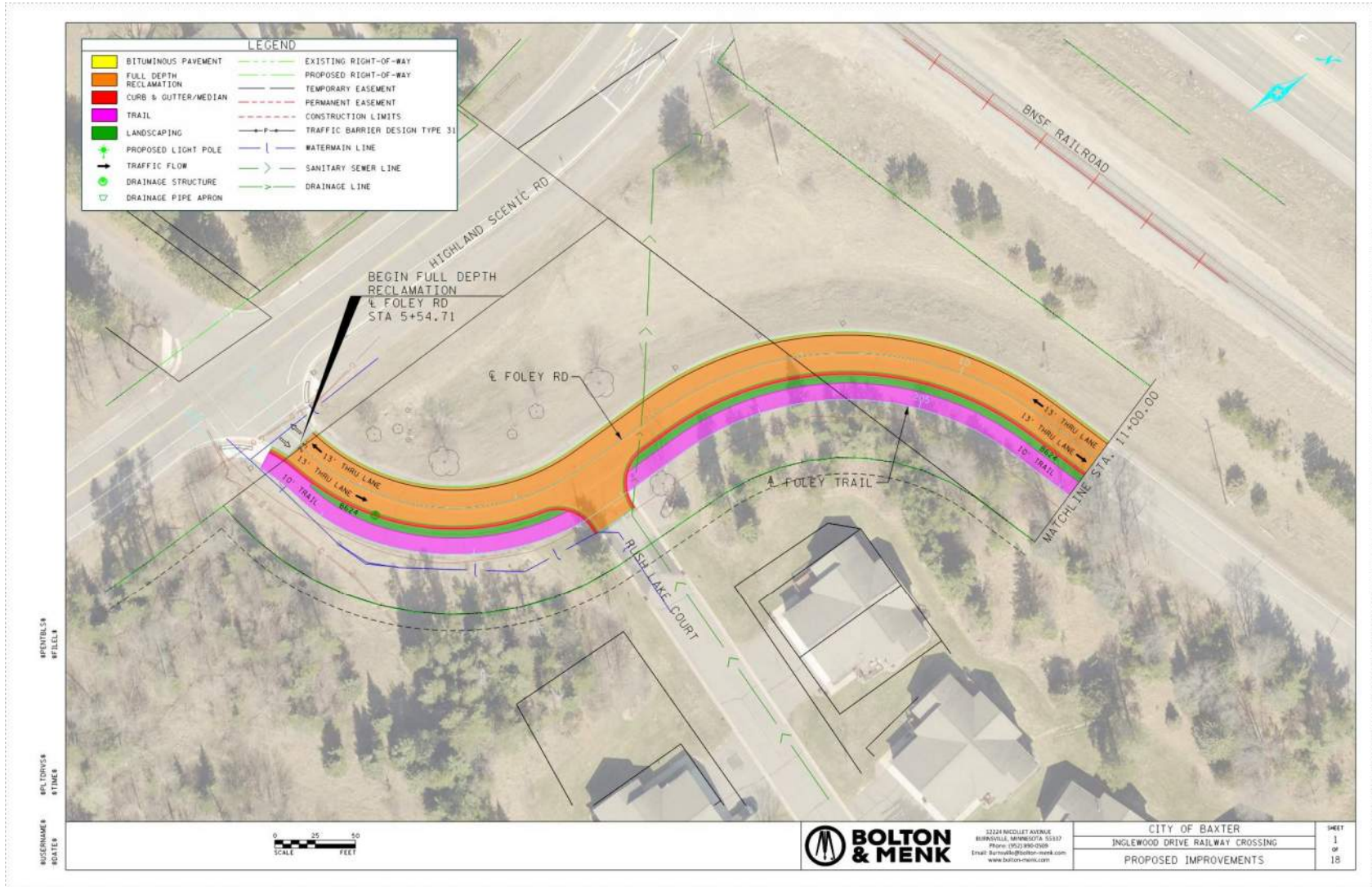


Proposed Improvements

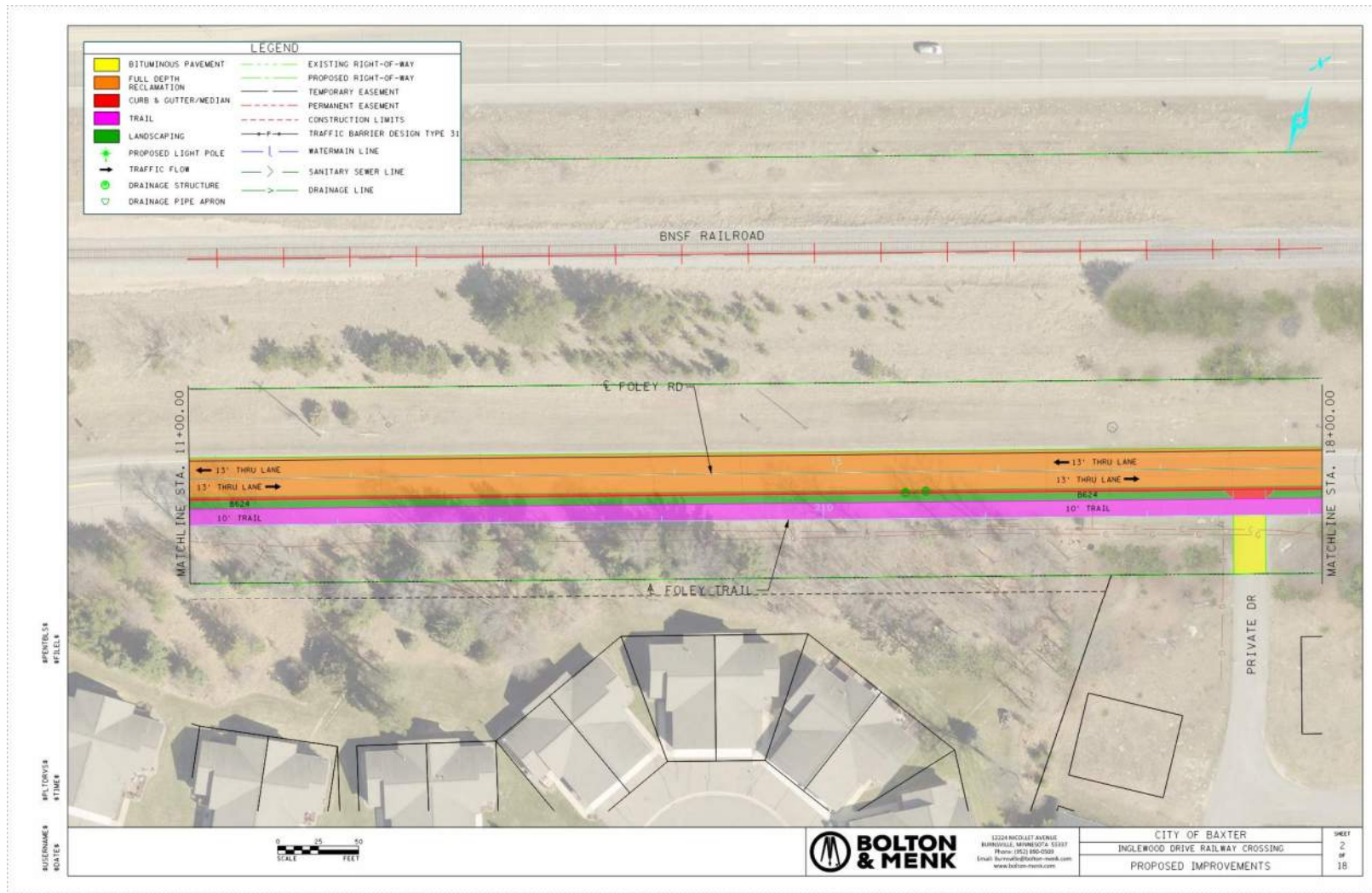
- Foley Road
 - 26' wide partial urban section
 - 5' grass boulevard
 - 10' wide bituminous trail
 - 22' wide urban section frontage road adjacent to Inglewood Drive intersection
 - Watermain 1,000' west of Knollwood Drive to Forthun Road
 - Sanitary Sewer – Perch Lake lots at Inglewood Drive intersection
- Isle Drive & Forthun Road
 - Mini Roundabout replacing T-intersection



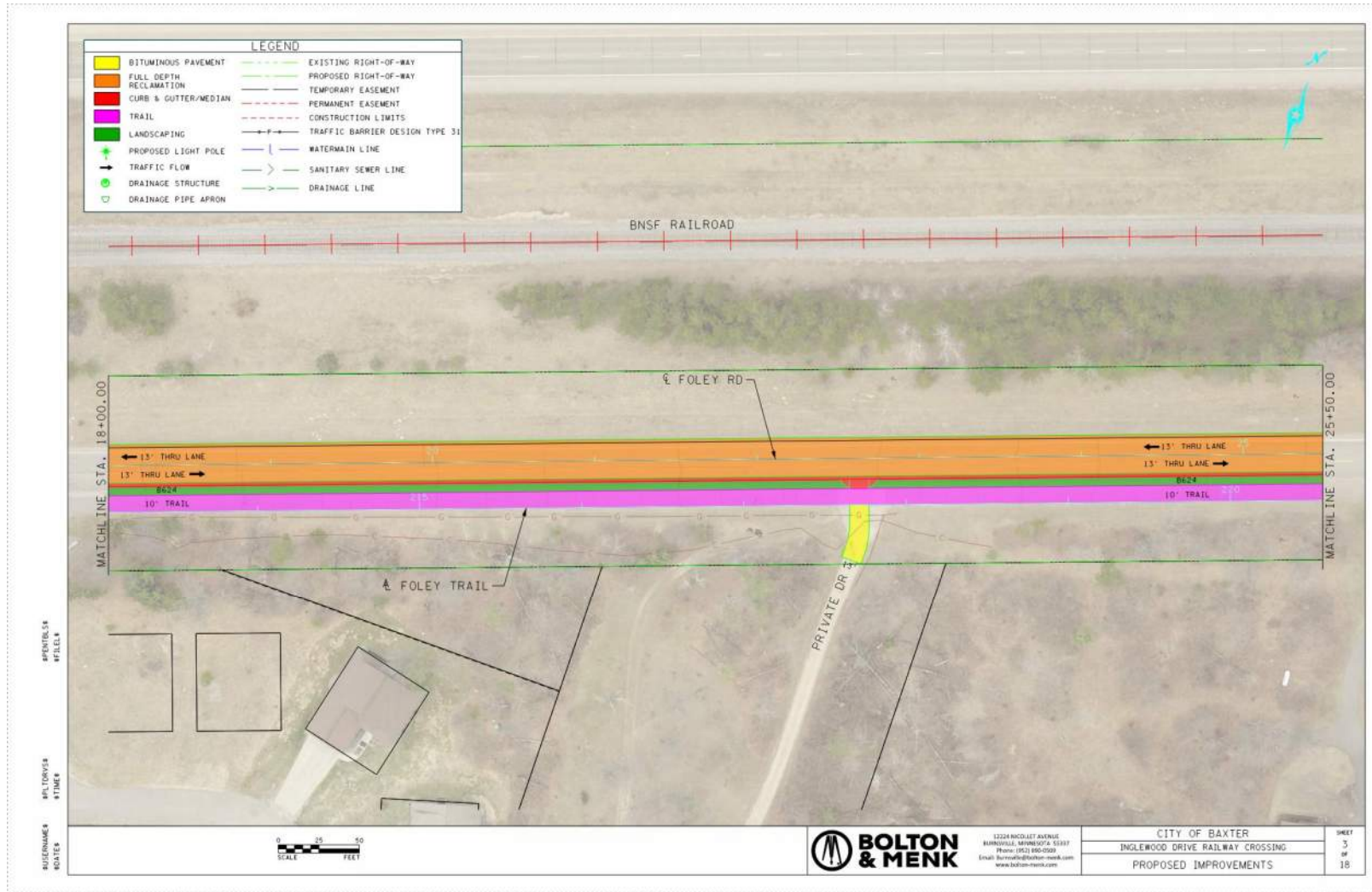
Proposed Conditions – Foley Road



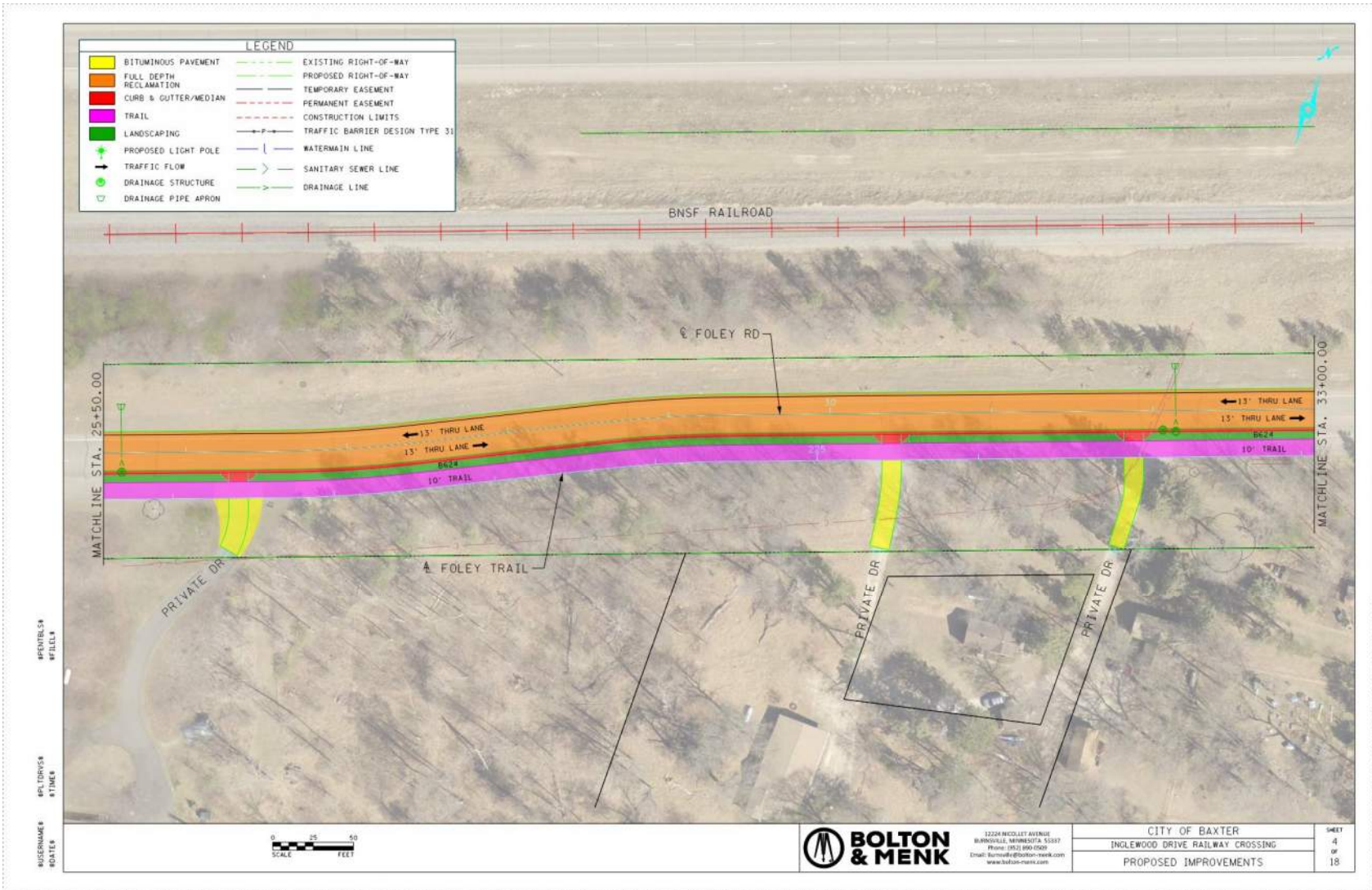
Proposed Conditions – Foley Road



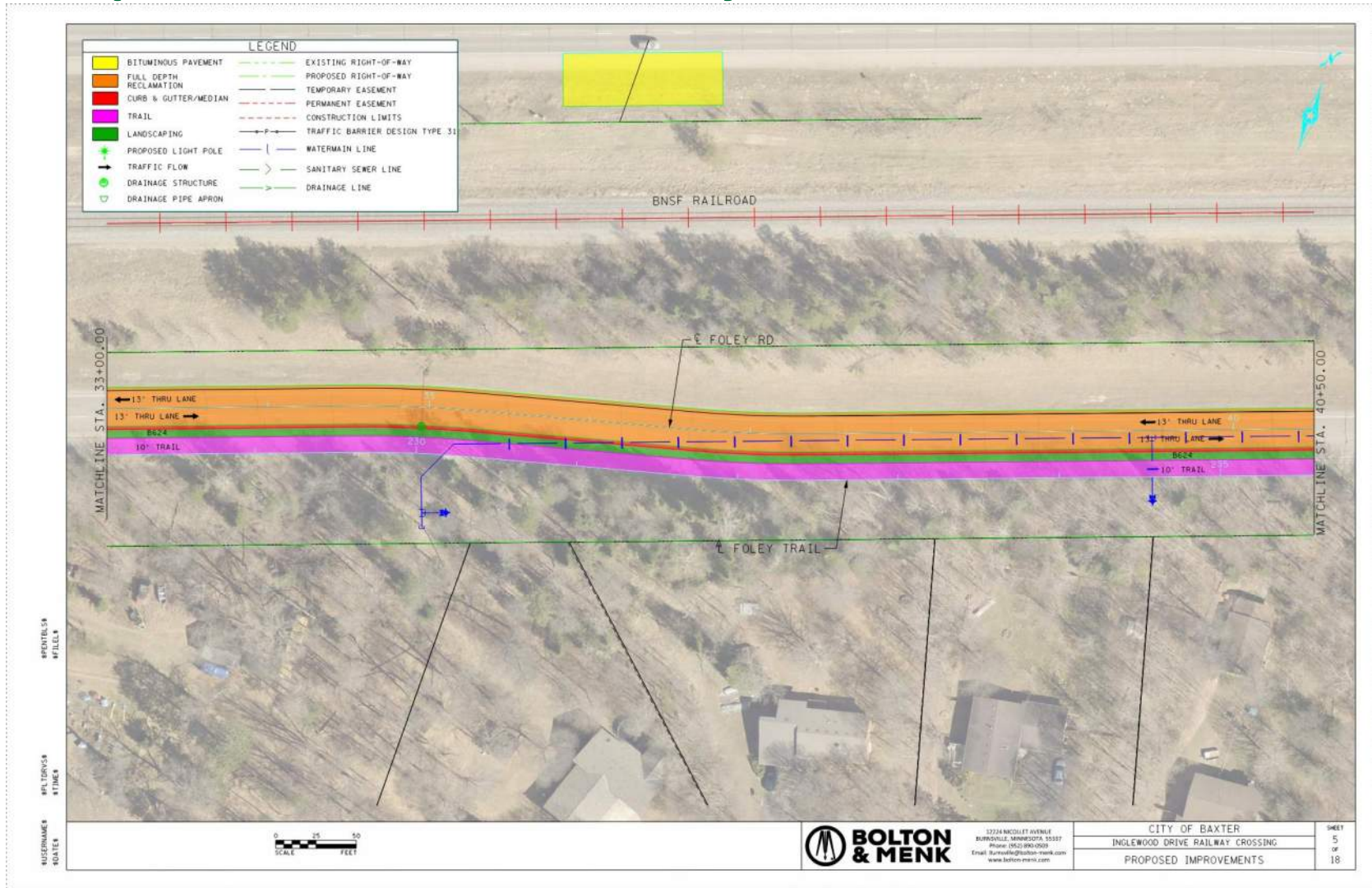
Proposed Conditions – Foley Road



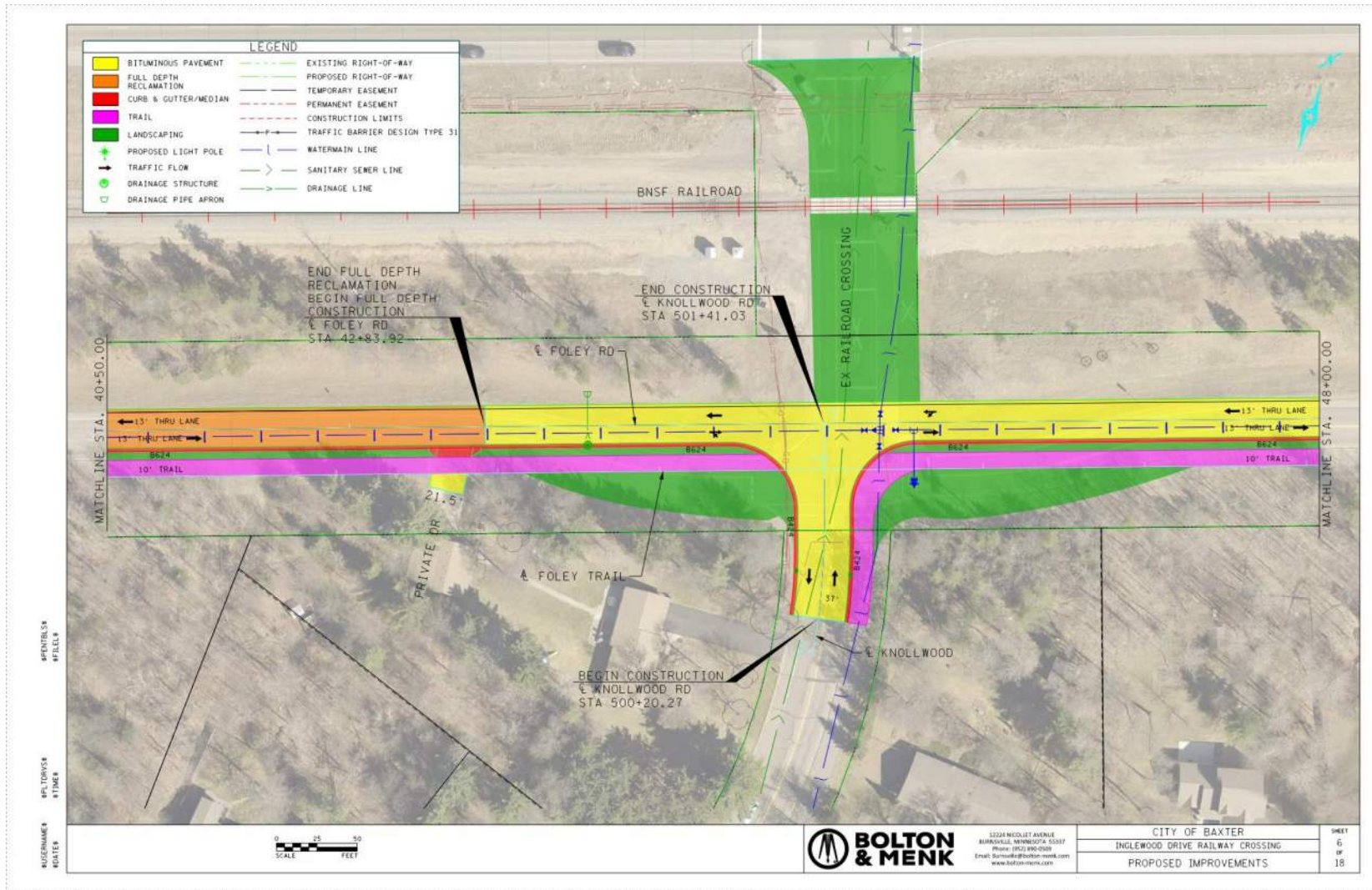
Proposed Conditions – Foley Road



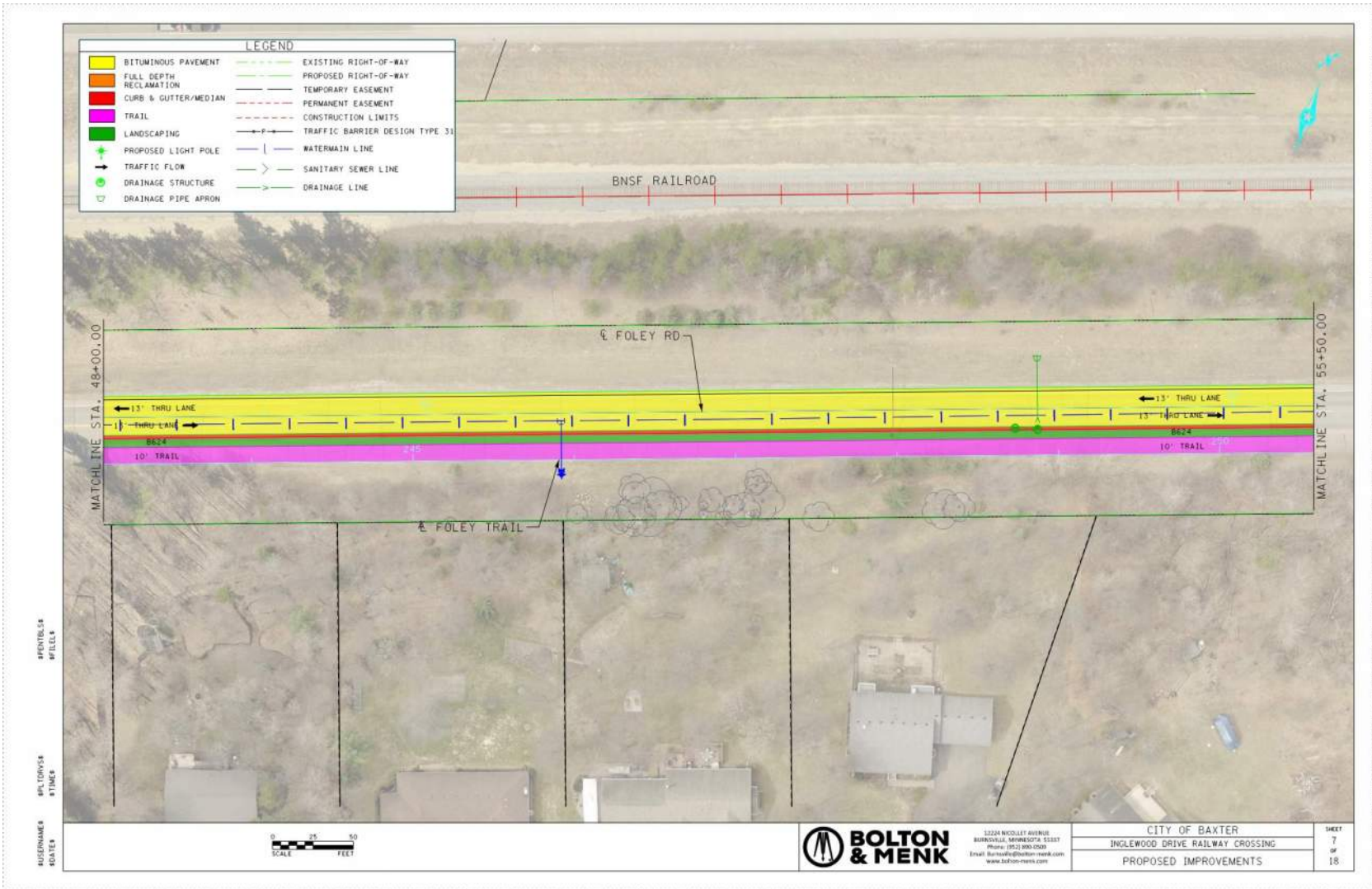
Proposed Conditions – Foley Road



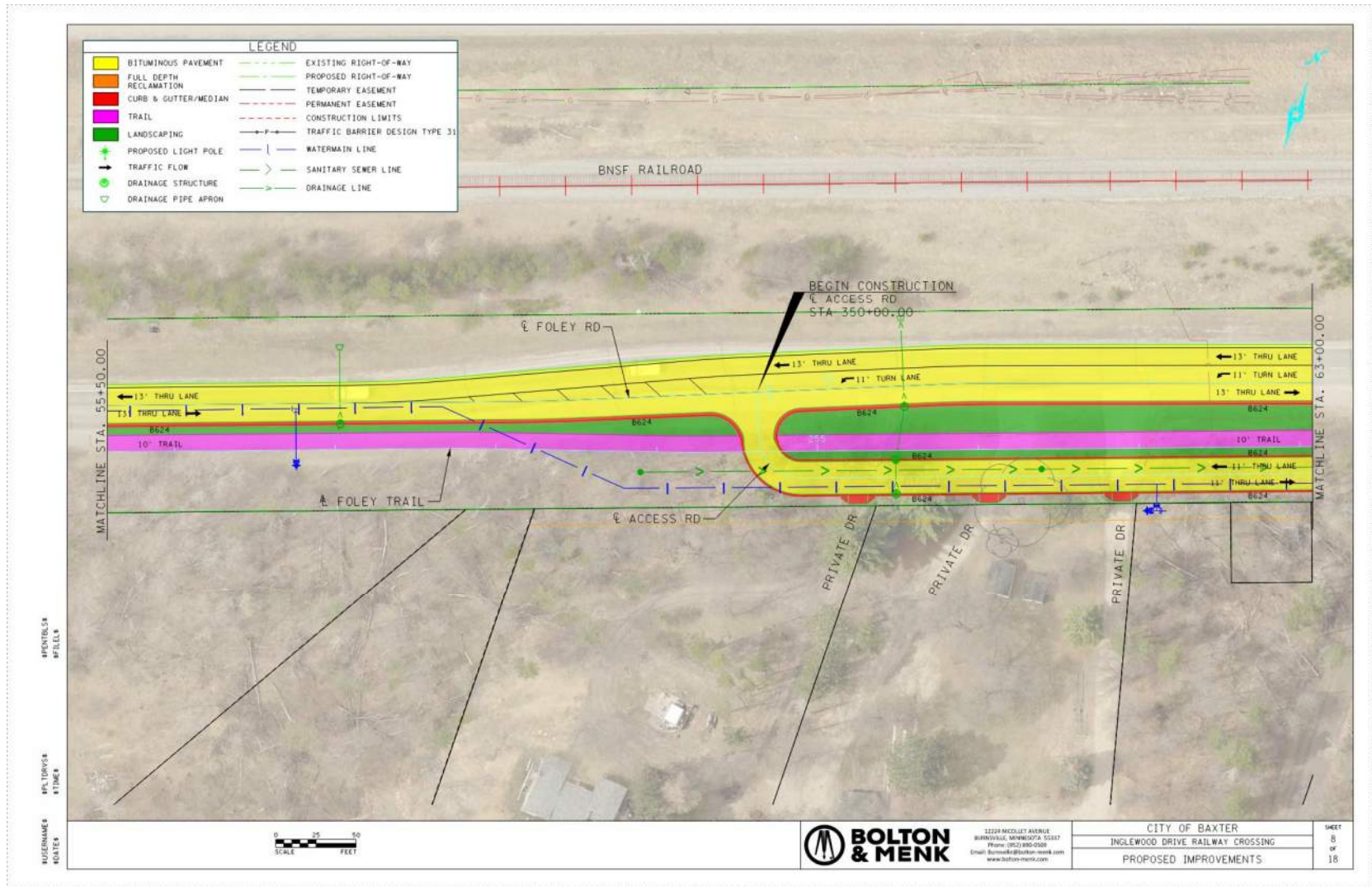
Proposed Conditions – Foley Road



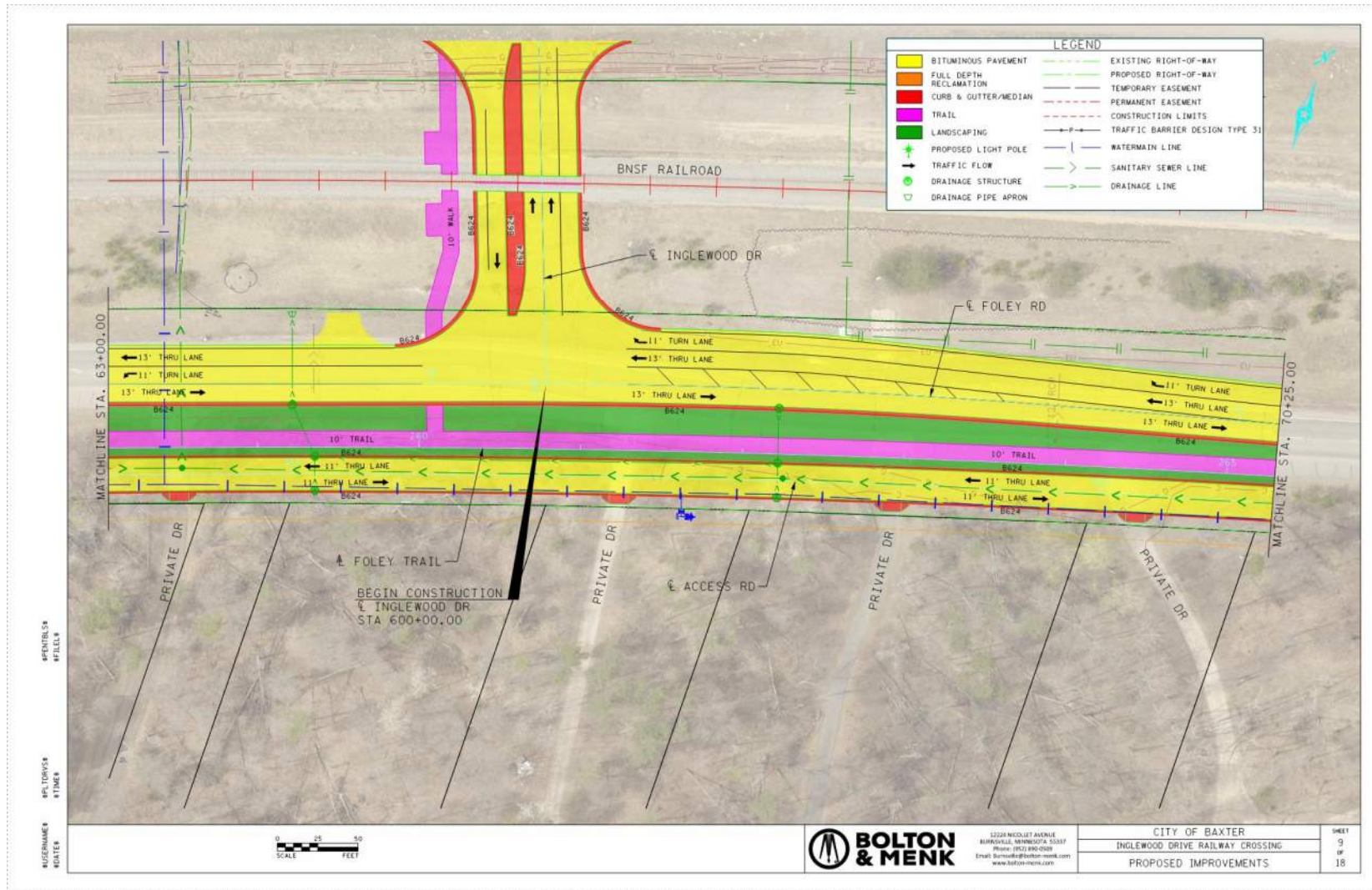
Proposed Conditions – Foley Road



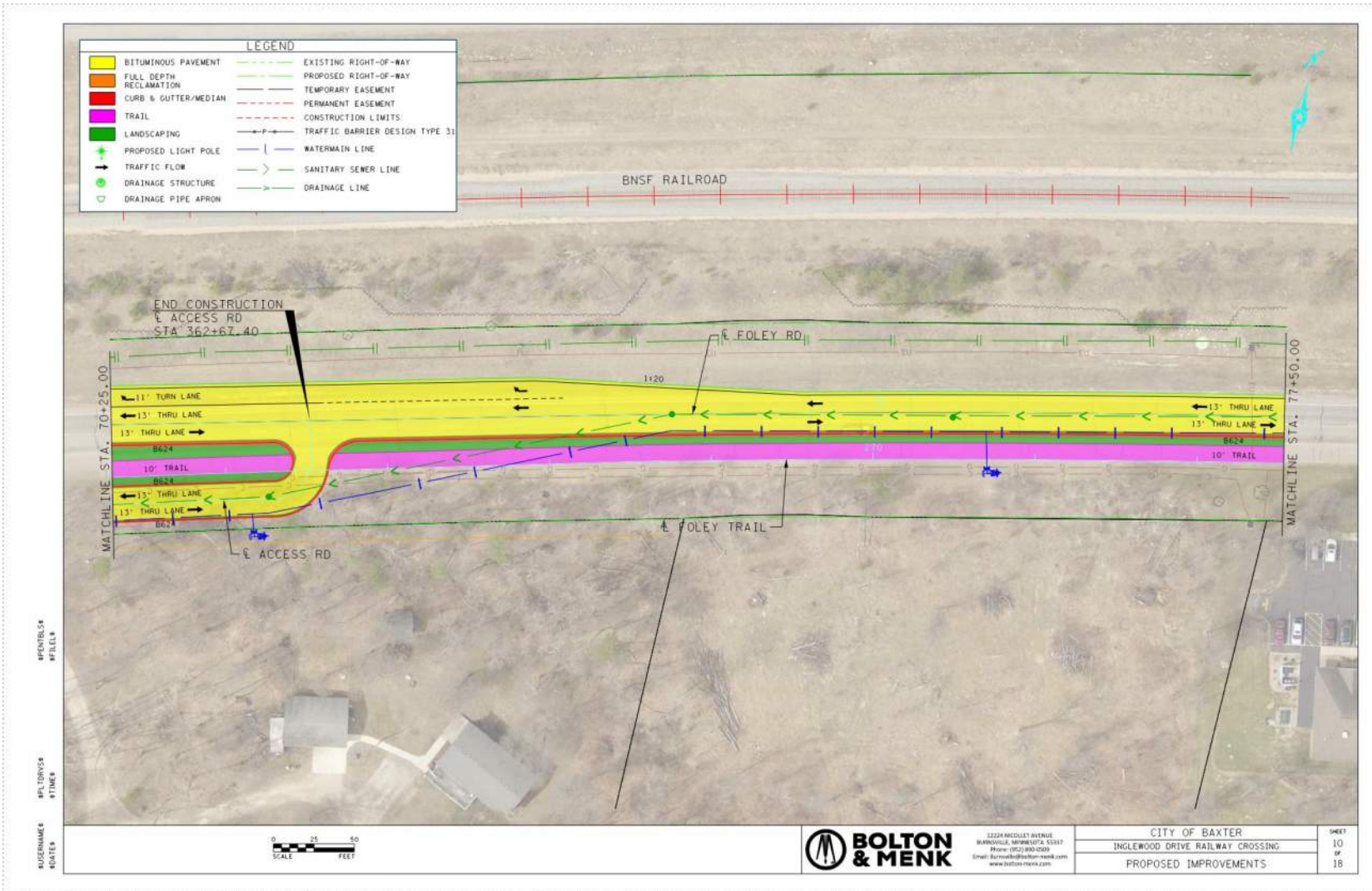
Proposed Conditions – Foley Road



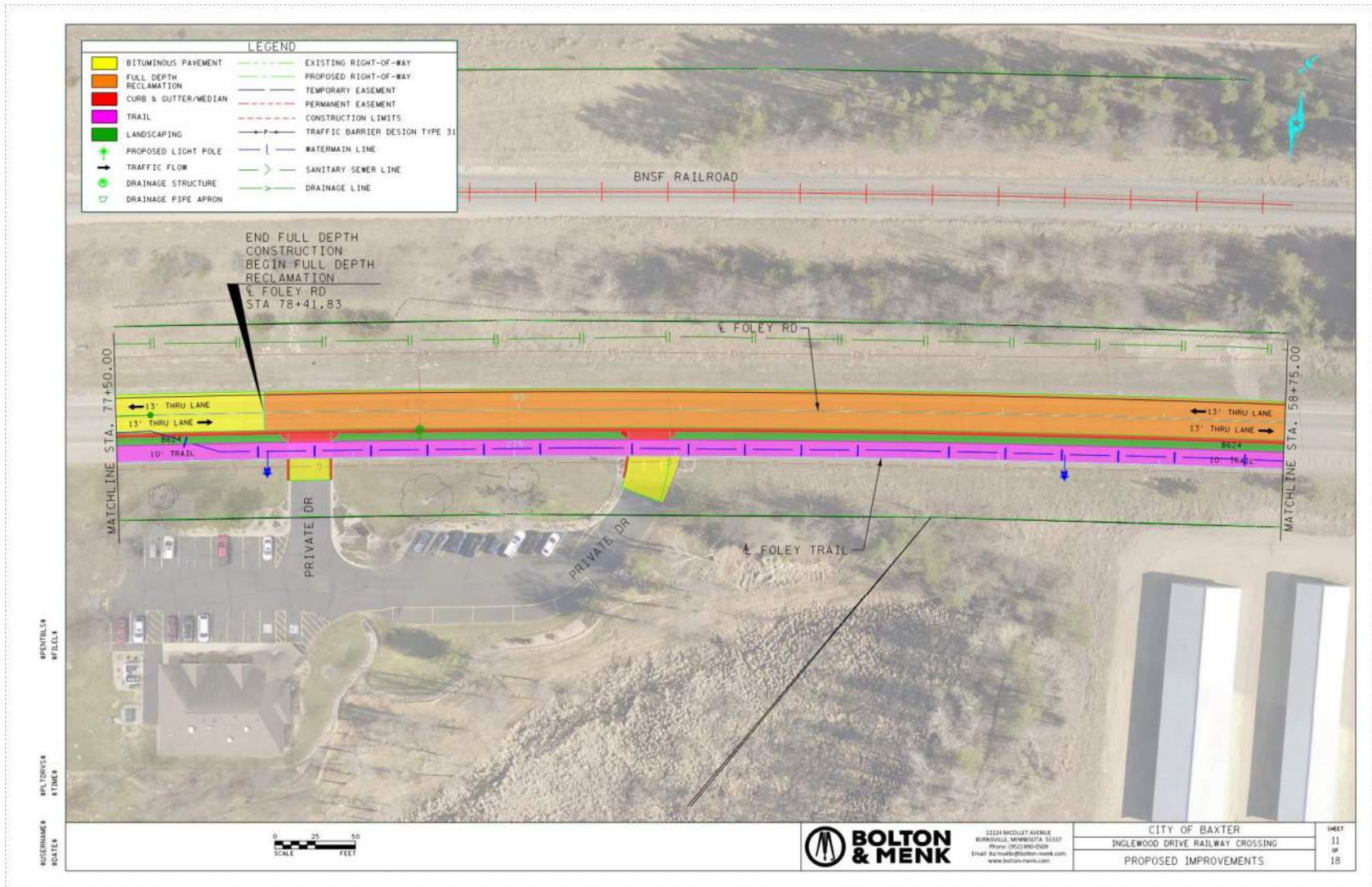
Proposed Conditions – Foley Road



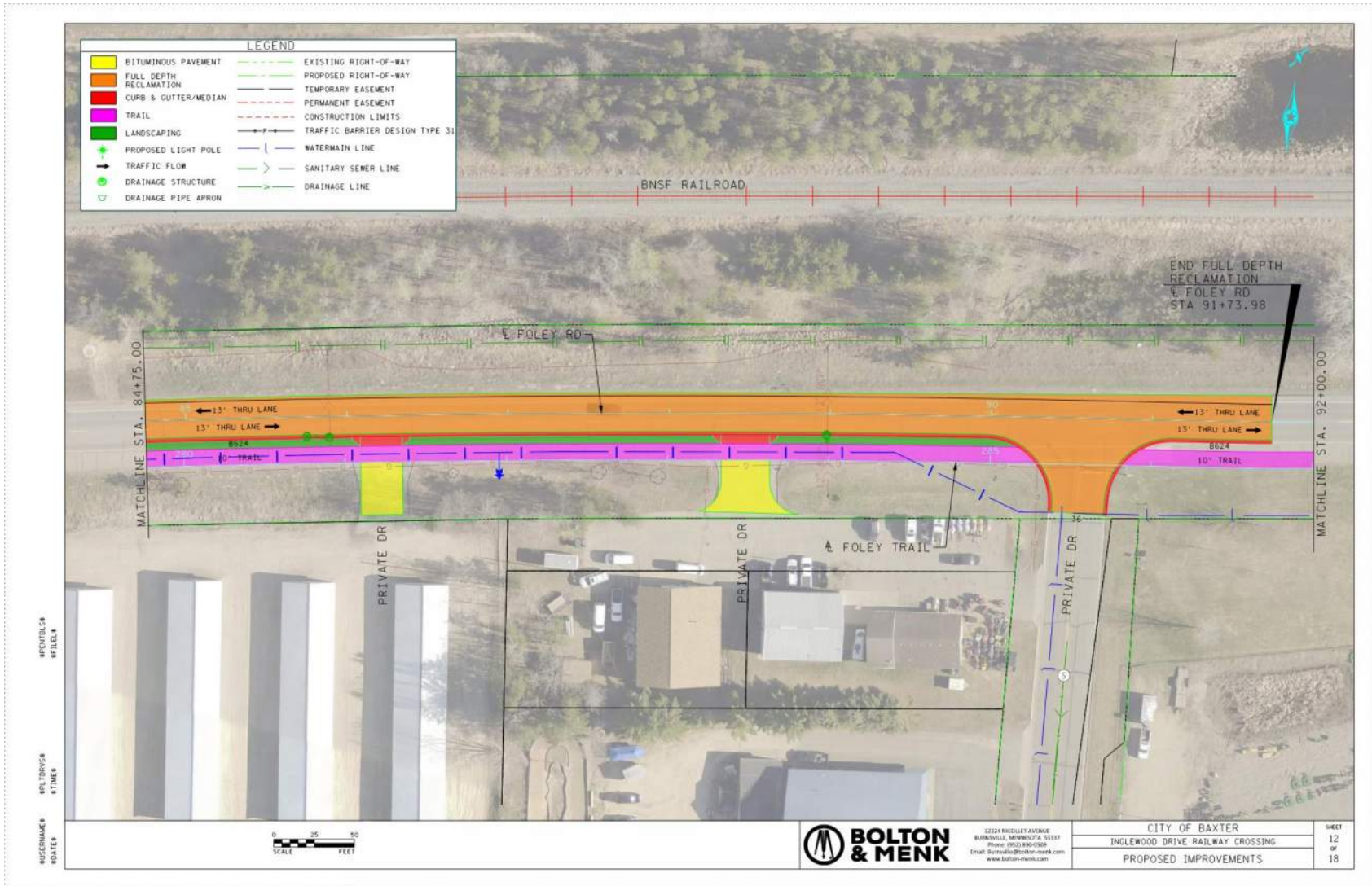
Proposed Conditions – Foley Road



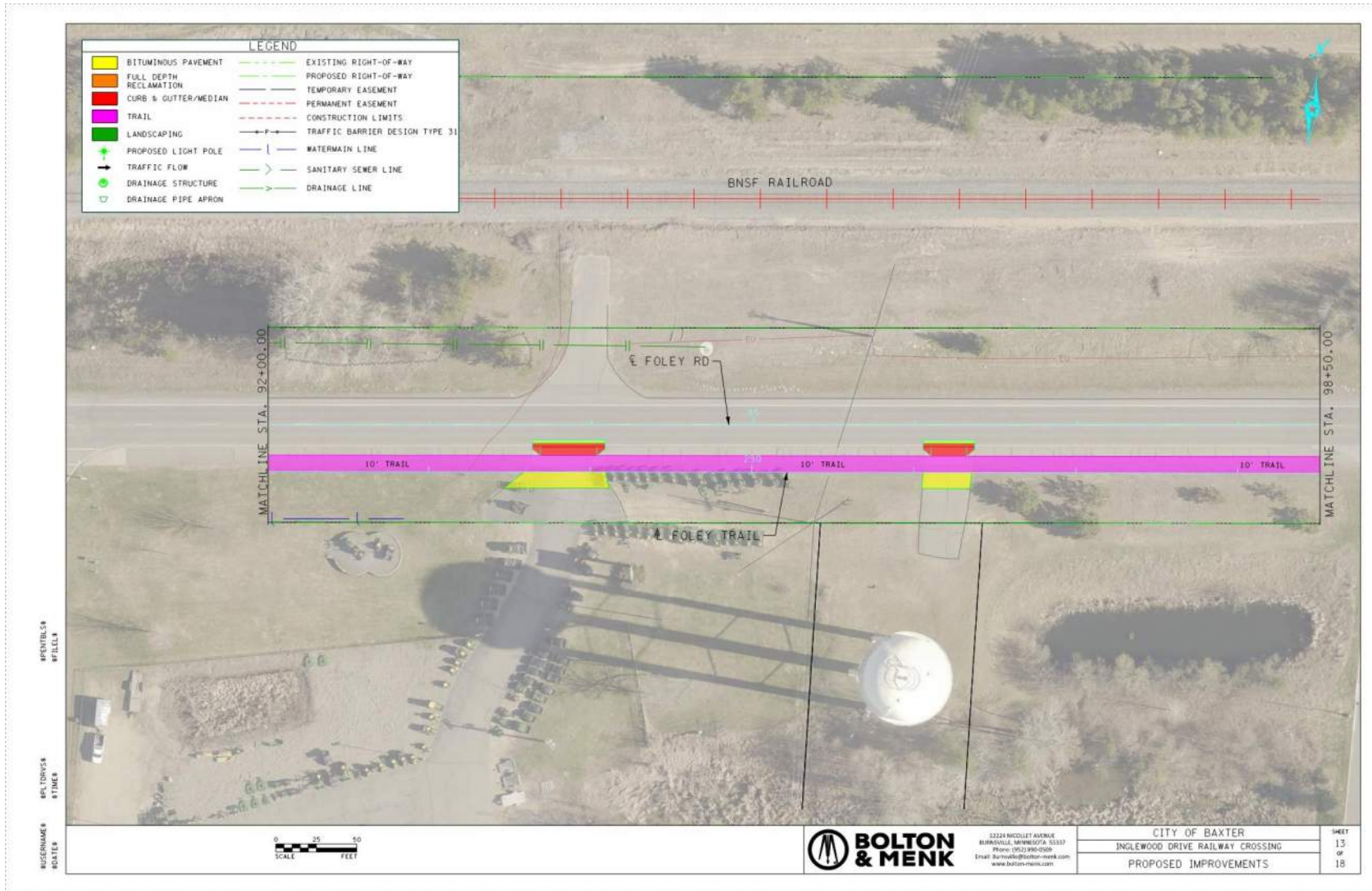
Proposed Conditions – Foley Road



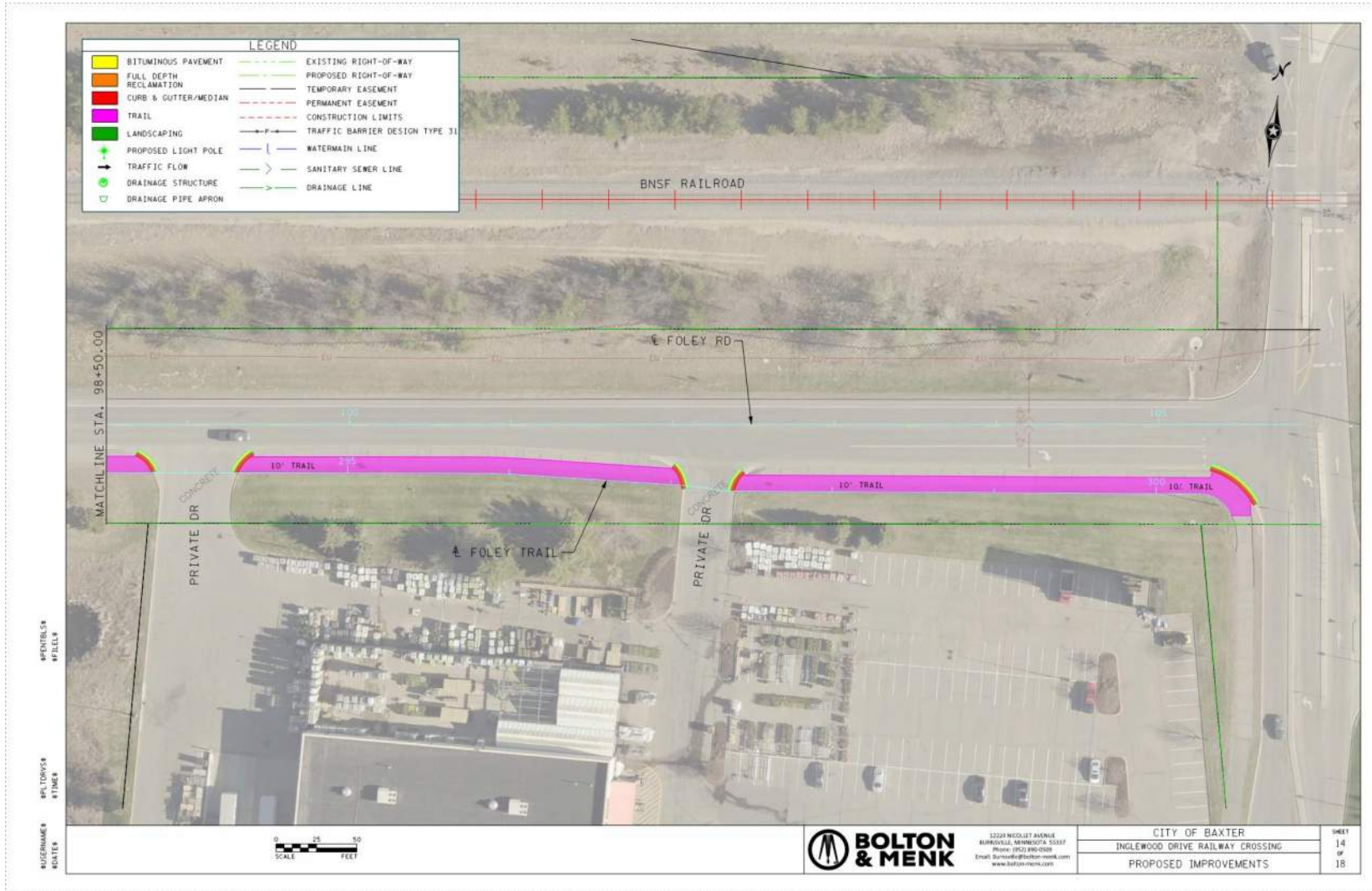
Proposed Conditions – Foley Road



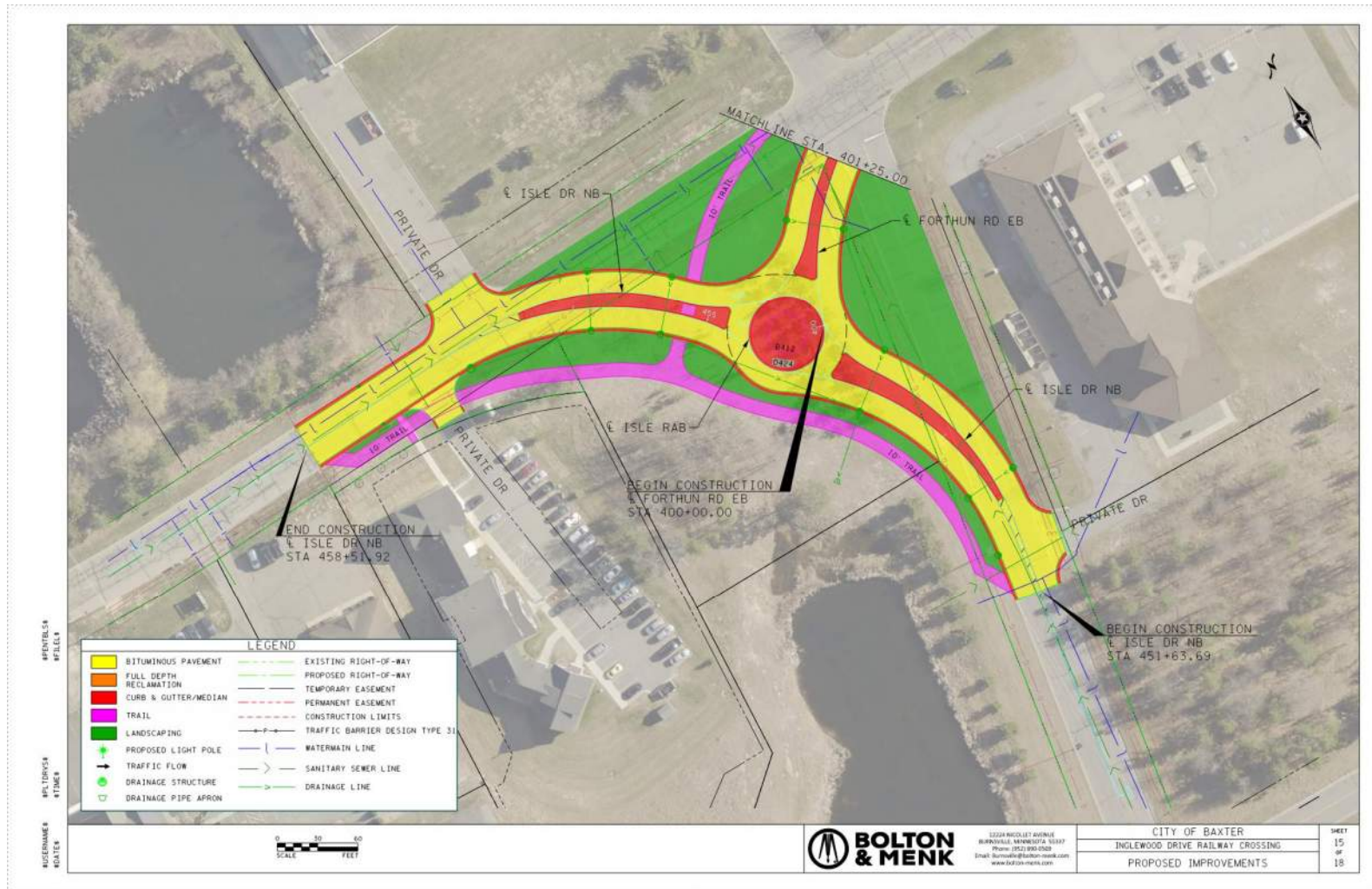
Proposed Conditions – Foley Road



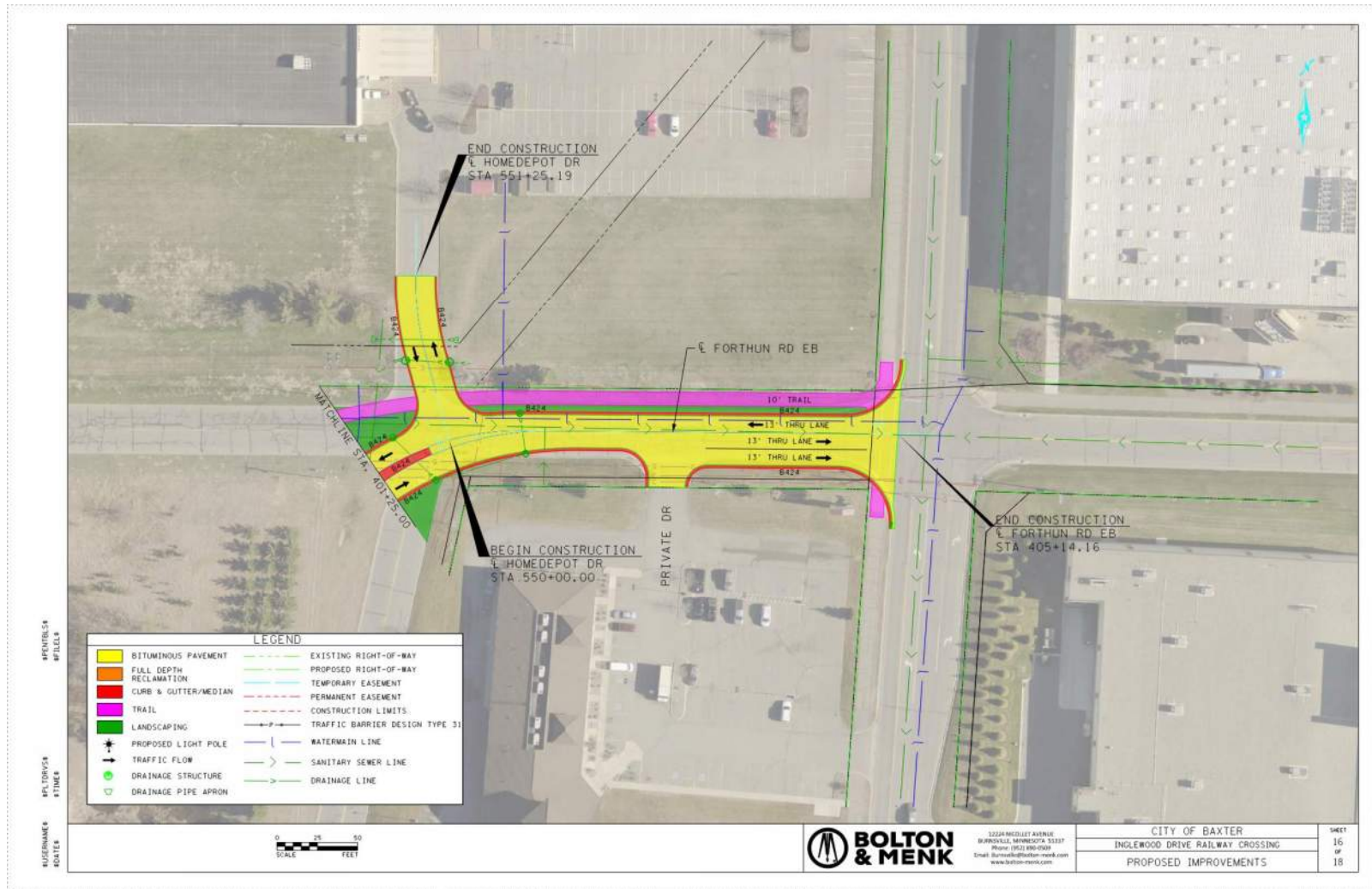
Proposed Conditions – Foley Road



Proposed Conditions – Isle Drive & Forthun Road



Proposed Conditions – Isle Drive & Forthun Road



Estimated Project Costs

- Foley Road FDR (Highland Scenic Road to Knollwood Drive) = \$1,109,000
- Foley Road Reconstruction (Knollwood Drive to east end of Inglewood Drive intersection) = \$1,744,300
- Foley Road (East end of Inglewood Drive intersection to Forthun Road) = \$631,000
- Foley Road Watermain = \$765,825
- Foley Road Sanitary Sewer = \$324,395
- Isle Drive and Forthun Road Re-alignment = \$1,022,200.

Total Project Cost = \$5,597,120



Foley Road FDR (Highland Scenic Road to Knollwood Drive)

- The full depth reclamation improvements are funded via city contribution and assessment to benefitting properties. Residential zoned properties are assessed 100% of a typical residential roadway with a maximum width of 26' utilizing the front foot method. Parcels located within a planned unit development such as The View at Rush Lake and Rush Lake Preserve are assessed on a proportional basis of the development's portion of public improvements on the abutting public street.
- The city is assumed to fund roadway width in excess of 26', storm sewer, trail improvements, front footage on the north side of Foley Road as it is a frontage road, and front footage of parcels utilizing access to Knollwood Court with back lot frontage on Foley Road that are unable to be subdivided. These parcels represent 921' of Foley Road frontage west of Knollwood Drive.
 - Estimated Street Cost = \$834,500
 - City Cost = \$493,632
 - Assessable Cost = \$340,868
 - Total Front Footage = 7,298 Lineal Feet
 - Cost Per Front Footage: \$114.35





City Assessment Policy for Developed Neighborhood (Well & ISTS)

- The assessment policy for developed neighborhoods to be capped at \$15,000 per equivalent residential unit (ERU) beginning in 2020, with the cost per ERU increased by inflation (3%) in subsequent years.
- 2022 assessment for water, sewer, and street = \$15,913 per ERU.
- The ERU assessment further broken down is 1 water assessment ERU = \$4,774.05, 1 sewer assessment ERU = \$4,774.05 and 1 street assessment ERU = \$6,365.40.
- The Water availability charge (WAC) of \$600 and sewer availability charge (SAC) of \$600 for existing houses may be financed through special assessments.



Foley Road FDR (Knollwood Drive to east end of Inglewood Drive intersection)

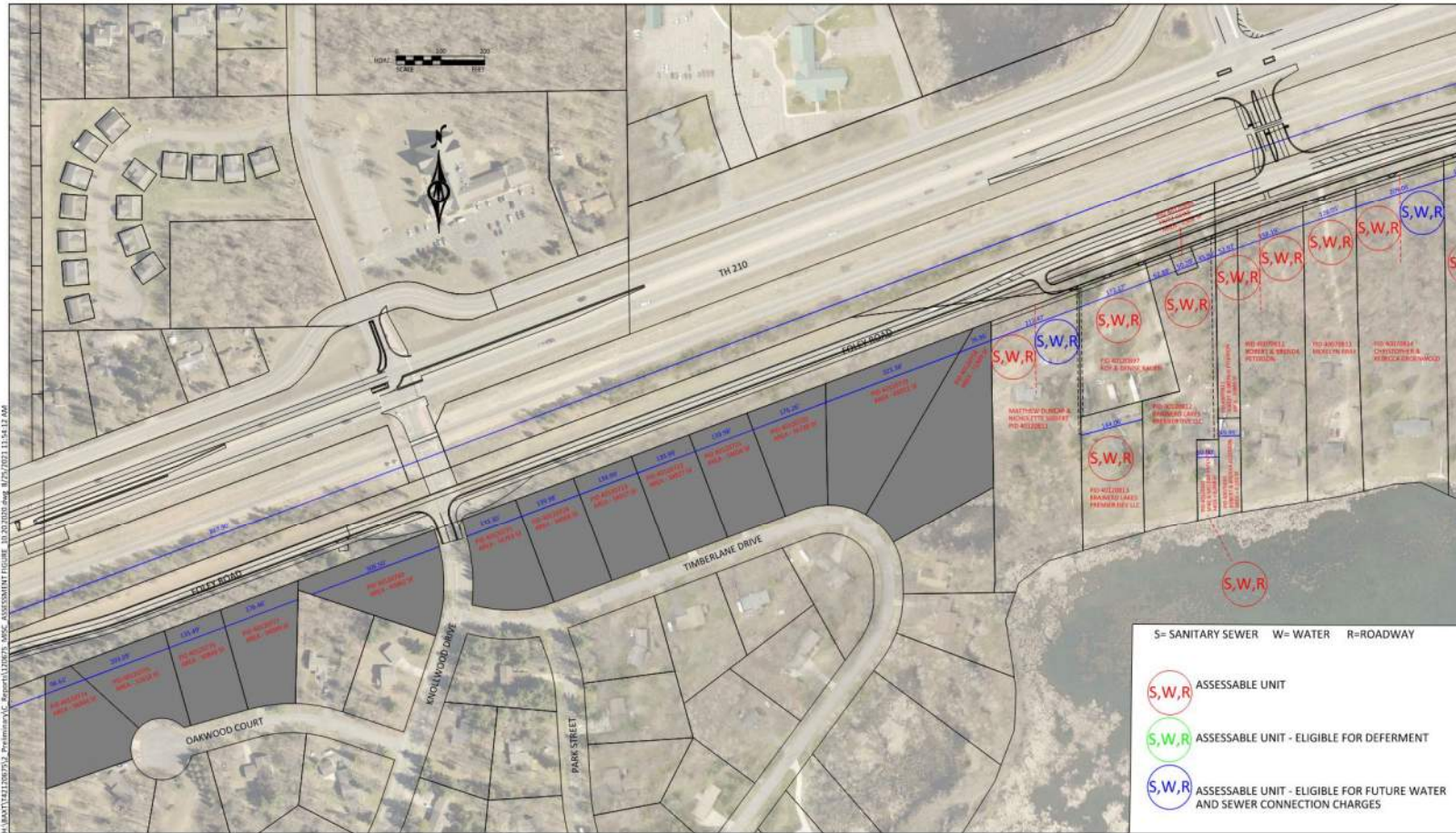
- The city is assumed to fund 100% of storm sewer, trail improvements, and street and watermain improvements adjacent to parcels utilizing access to Timberlane Drive with back lot frontage on Foley Road that are unable to be subdivided. These parcels represent 1,269' of Foley Road frontage east of Knollwood Drive.
- Residential zoned properties approximately 730' west of the new Inglewood Drive intersection and properties approximately 1,170' east of the new Inglewood Drive that currently are not served by city sanitary sewer and watermain utilities will be assessed based on the Unit Assessment method. All platted and unplatted property will be assigned a number of Equivalent Residential Units (ERU) based on the property area, frontage to public street, and underlying zoning.
- The project includes 19 residential ERU which corresponds to assessment amounts of:
 - Sanitary Sewer = \$90,706.95
 - Watermain = \$90,706.95
 - Street = \$120,942.60

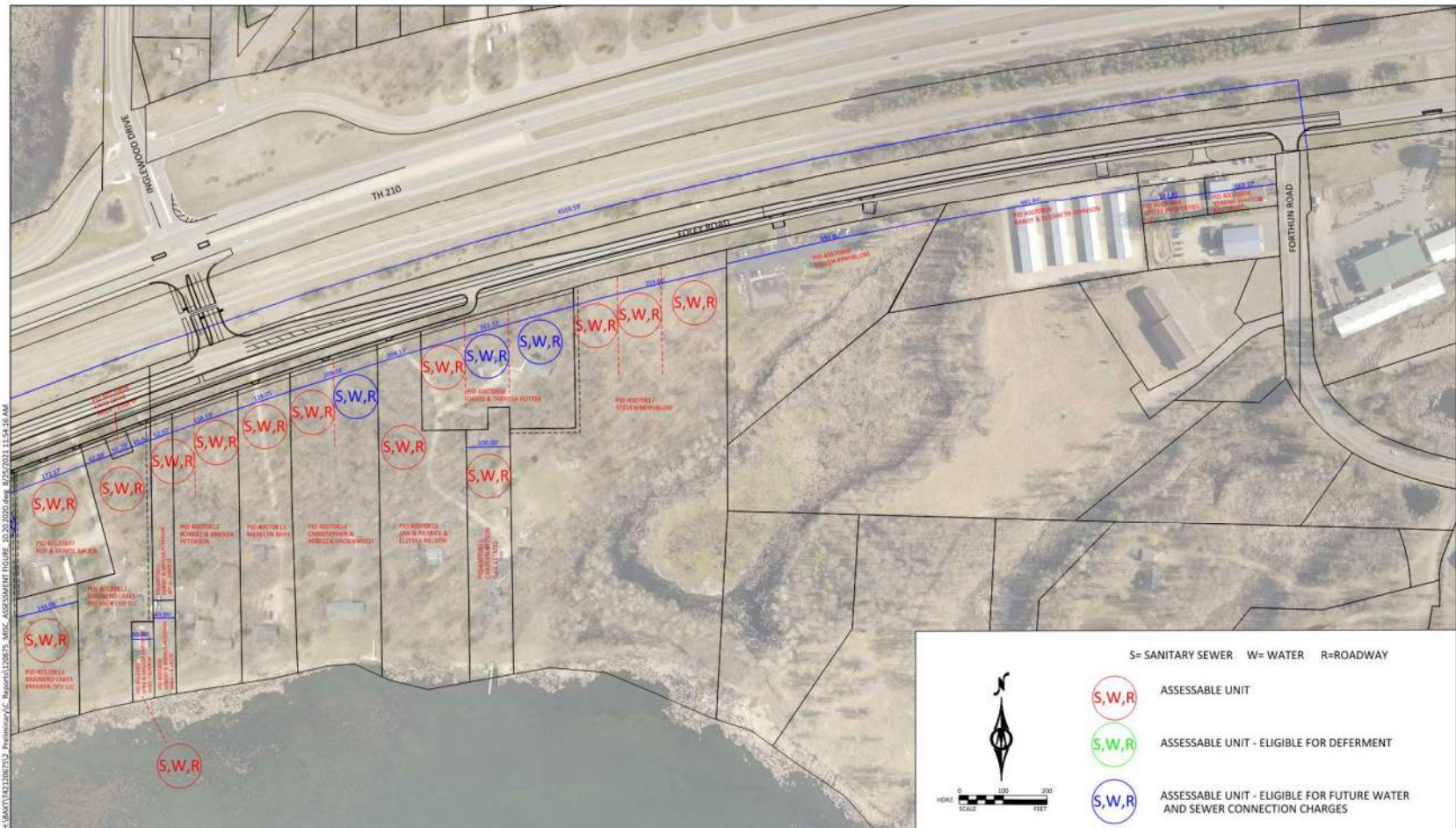


Foley Road FDR (East end of Inglewood Drive intersection to Forthun Road) – C-2 Zoning

- The full depth reclamation improvements are funded via city contribution and assessment to benefitting properties. Commercial zoned properties are assessed 100% for roadway with a maximum width of 44', sanitary sewer improvements, and watermain improvements utilizing the front foot method.
- The city is assumed to fund roadway width in excess of 44', storm sewer, trail improvements, and front footage on the north side of Foley Road as it is a frontage road.
 - Estimated Street Cost = \$451,600
 - City Cost = \$275,546
 - Assessable Cost = \$176,054
 - Total Front Footage = 3,268 Lineal Feet
 - Cost Per Front Footage: \$138.19







Foley Road FDR (East end of Inglewood Drive intersection to Forthun Road) – C-2 Zoning

- The City contributes to coordinated projects by funding 15% of sanitary sewer and watermain costs for commercially zoned projects.
- Sanitary Sewer Assessment
 - Total Sanitary Sewer Cost = \$315,320
 - Total Sanitary Sewer Front Footage = 4,804
 - Cost Per Front Footage = \$65.64
- Commercial Assessment Calculation
 - Cost Per Front Footage = \$55.79 (85%)
 - Total Front Footage = 495 Lineal Feet
 - Assessable Cost = \$27,616



Foley Road FDR (East end of Inglewood Drive intersection to Forthun Road) – C-2 Zoning

- The City contributes to coordinated projects by funding 15% of sanitary sewer and watermain costs for commercially zoned projects.
- Watermain Assessment
 - Total Watermain Cost = \$753,164
 - Total Watermain Front Footage = 10,906
 - Cost Per Front Footage = \$69.06
- Commercial Assessment Calculation
 - Cost Per Front Footage = \$58.70 (85%)
 - Total Front Footage = 1,272 Lineal Feet
 - Assessable Cost = \$74,666



Isle Drive and Forthun Road

- The roadway and utility improvements associated with the Isle Drive and Forthun Road realignment are primarily paid by the City due to the overall transportation system benefits. However, benefit to abutting properties is noted due to the roadway surface improvements. These streets were for pavement rehabilitation improvements and would be assessed for FDR. For purposes of this report, benefitted properties were assessed at the same commercial FDR rate associated with the Foley Road FDR improvements.
 - Estimated Street Cost = \$668,700
 - City Cost = \$458,237
 - Assessable Cost = \$210,463
 - Total Front Footage = 1,523 Lineal Feet
 - Cost Per Front Footage: \$138.19





Estimated Assessment Totals

- Estimated City Cost = \$4,290,594 (77%)
- Estimated Assessable Cost = \$1,306,526 (23%)
- Total Estimated Cost = \$5,597,120

	Street	Trail	Storm Sewer	Sanitary Sewer	Watermain	Total
City Cost	\$2,309,908	\$702,800	\$493,100	\$196,996	\$587,790	\$4,290,594
Assessable Cost	\$1,001,092	\$0	\$0	\$127,399	\$178,035	\$1,306,526
Total Cost:	\$3,311,000	\$702,800	\$493,100	\$324,395	\$765,825	\$5,597,120
Assessable %	30%	0%	0%	39%	23%	23%



Preliminary Assessment Roll

**INDIVIDUAL ASSESSMENT CALCULATIONS
2022 FOLEY ROAD, ISLE DRIVE, AND FORTHUN ROAD IMPROVEMENTS PROJECT
MUNICIPAL PROJECT NO. 4121
BAXTER, MN**

ESTIMATED INTEREST RATE: 5.00%
ESTIMATED DAYS BEFORE FIRST YEAR: 150
FIRST YEAR OF ASSESSMENT: 2022

RESIDENTIAL ASSESSMENTS AND FEES
ESTIMATED COST PER UNIT FOOT - FDR: \$114.35

R.E. CODE	PROPERTY ADDRESS	OWNER	RESIDENTIAL FRONTAGE AND FEES	ASSESSMENT TERM	ESTIMATED ASSESSMENT	2022 INTEREST (SEE NOTE 1)	CERTIFIED AMOUNT
RUSH LAKE COURT							
40120546	5560 RUSH LAKE CT	SOLOM, KENNETH & SANDRA	47	12	\$5,374.28	\$110.43	\$5,484.71
40120545	5564 RUSH LAKE CT	LYSCIO, RICHARD GAYLORD	47	12	\$5,374.28	\$110.43	\$5,484.71
40120541	5569 RUSH LAKE CT	PULAK, WANDA E TRUST	47	12	\$5,374.28	\$110.43	\$5,484.71
40120540	5573 RUSH LAKE CT	CATE, DON & GABRILLE	47	12	\$5,374.28	\$110.43	\$5,484.71
40120544	5582 RUSH LAKE CT	KOHLMAN, KELLY & LORENE	47	12	\$5,374.28	\$110.43	\$5,484.71
40120543	5586 RUSH LAKE CT	EMBREE, CHRISTOPHER M & NANCY J	47	12	\$5,374.28	\$110.43	\$5,484.71
40120539	5589 RUSH LAKE CT	TIGENOAH, ROLAND & LINDA	47	12	\$5,374.28	\$110.43	\$5,484.71
40120538	5593 RUSH LAKE CT	ELISEUSON, BYRON L & JUDITH R	47	12	\$5,374.28	\$110.43	\$5,484.71
40120548	5602 RUSH LAKE CT	MCGREGOR, ELLEN M TRUST	47	12	\$5,374.28	\$110.43	\$5,484.71
40120549	5606 RUSH LAKE CT	PURDUE, GLENN E & SANDRA	47	12	\$5,374.28	\$110.43	\$5,484.71
40120563	5611 RUSH LAKE CT	ESCHENBACHER, CARL L TRUST AGR(1/2)	47	12	\$5,374.28	\$110.43	\$5,484.71
40120562	5615 RUSH LAKE CT	LEBLANC, ALISON R & ALANNA R	47	12	\$5,374.28	\$110.43	\$5,484.71
40120561	5623 RUSH LAKE CT	BOCK, GERALD F & CYNTHIA T	47	12	\$5,374.28	\$110.43	\$5,484.71
40120560	5627 RUSH LAKE CT	HEAPY, JANICE	47	12	\$5,374.28	\$110.43	\$5,484.71
40120550	5634 RUSH LAKE CT	BOLT, DALE E & SHELLY R	47	12	\$5,374.28	\$110.43	\$5,484.71
40120559	5637 RUSH LAKE CT	VANDEPUTTE, KATHLEEN M	47	12	\$5,374.28	\$110.43	\$5,484.71
40120551	5638 RUSH LAKE CT	TRACTS LLC	47	12	\$5,374.28	\$110.43	\$5,484.71
40120558	5641 RUSH LAKE CT	STOLSKI, RON & SHARRON	47	12	\$5,374.28	\$110.43	\$5,484.71
40120552	5642 RUSH LAKE CT	NUNNINK, RANDI J & STEPHEN G	47	12	\$5,374.28	\$110.43	\$5,484.71
40120553	5646 RUSH LAKE CT	FINCH, PAMELA S	47	12	\$5,374.28	\$110.43	\$5,484.71
40120557	5649 RUSH LAKE CT	ZIMMERMAN, ROGER L	47	12	\$5,374.28	\$110.43	\$5,484.71
40120554	5650 RUSH LAKE CT	CARLSON, JANELL E	47	12	\$5,374.28	\$110.43	\$5,484.71
40120556	5651 RUSH LAKE CT	BURKE, RONALD E & ROBERTA A	47	12	\$5,374.28	\$110.43	\$5,484.71
40120555	5652 RUSH LAKE CT	HALL, KEVIN & JANET	47	12	\$5,374.28	\$110.43	\$5,484.71
PERSERVE CIRCLE							
40120536		ADAM PRICE INC	24.77	12	\$2,832.36	\$58.20	\$2,890.56
40120535	13189 PRESERVE CIR	ENSMINGER, MARILYN K	24.77	12	\$2,832.36	\$58.20	\$2,890.56
40120534	13177 PRESERVE CIR	KRON, BRYANA & DUNPHY, TYLER	24.77	12	\$2,832.36	\$58.20	\$2,890.56
40120533		ADAM PRICE INC	24.77	12	\$2,832.36	\$58.20	\$2,890.56
40120532	13161 PRESERVE CIR	MUSOLF, COLLEEN M	24.77	12	\$2,832.36	\$58.20	\$2,890.56
40120531		ADAM PRICE INC	24.77	12	\$2,832.36	\$58.20	\$2,890.56
40120530	13141 PRESERVE CIRCLE	FORDYCE, MICHAEL L & VANESSA F	24.77	12	\$2,832.36	\$58.20	\$2,890.56
40120529	13135 PRESERVE CIR	TOSSEY, LINDA	24.77	12	\$2,832.36	\$58.20	\$2,890.56
40120528	13129 PRESERVE CIR	JOHNSON, BRETT M & MEGAN E	24.77	12	\$2,832.36	\$58.20	\$2,890.56
40120527		ADAM PRICE INC	24.77	12	\$2,832.36	\$58.20	\$2,890.56
40120526		ADAM PRICE INC	24.77	12	\$2,832.36	\$58.20	\$2,890.56
40120525		ADAM PRICE INC	24.77	12	\$2,832.36	\$58.20	\$2,890.56
40120524	13203 PRESERVE CIR	NEWCOMER, WILLIAM F & BARBARA L	24.77	12	\$2,832.36	\$58.20	\$2,890.56
FOLEY ROAD (RESIDENTIAL)							
40120815		CROW WING COUNTY - TAX FORFEITED	112	12	\$12,806.80	\$263.15	\$13,069.95
40120833	5801 FOLEY RD	MITCHELL, ANDREW	212	12	\$24,241.44	\$498.11	\$24,739.55
40120835	5863 FOLEY RD	DAHLSTROM, BRUCE G & LYNNE L	592	12	\$67,693.07	\$1,390.95	\$69,084.02
40120834	5931 FOLEY RD	SHAW, EDWARD R	148	12	\$16,923.27	\$347.74	\$17,271.01
40120836	5933 FOLEY RD	JOHANSEN, DIANE	128	12	\$14,636.34	\$300.75	\$14,937.09
40120837	5957 FOLEY RD	HECKER, CHRISTOPHER GERALD	339	12	\$38,763.43	\$796.51	\$39,559.94
			2981		\$340,867.75	\$7,004.13	\$347,871.88



Preliminary Assessment Roll

INDIVIDUAL ASSESSMENT CALCULATIONS
 2022 FOLEY ROAD, ISLE DRIVE, AND FORTHUN ROAD IMPROVEMENTS PROJECT
 MUNICIPAL PROJECT NO. 4121
 BAXTER, MN

ESTIMATED INTEREST RATE: 5.00%
 ESTIMATED DAYS BEFORE FIRST YEAR: 150
 FIRST YEAR OF ASSESSMENT: 2022

RESIDENTIAL ASSESSMENTS AND FEES
 ESTIMATED COST PER UNIT - STREET: \$6,365.40
 ESTIMATED COST PER UNIT - WATER: \$4,774.05
 ESTIMATED COST PER UNIT - SANITARY SEWER: \$4,774.05
 RESIDENTIAL WAC: \$600.00
 RESIDENTIAL SAC: \$600.00
 RESIDENTIAL LIFT STATION FEE: \$0.00

COMMERCIAL ASSESSMENTS
 ESTIMATED COST PER UNIT FOOT - FDR: \$138.19 100% Assessed to Benefiting Property, City also pays 50% due to Frontage Road
 ESTIMATED COST PER UNIT FOOT - WATER: \$58.70 85% Assessed to Benefiting Property, City also pays 50% due to Frontage Road
 ESTIMATED COST PER UNIT FOOT - SANITARY SEWER: \$55.79 85% Assessed to Benefiting Property, City also pays 50% due to Frontage Road

R.E. CODE	PROPERTY ADDRESS	OWNER	RESIDENTIAL ERJ					ELIGIBLE FOR FCC	COMMERCIAL FRONTAGE AND FEES					ASSESSMENT TERM	ESTIMATED ASSESSMENT	2022 INTEREST (SEE NOTE 1)	CERTIFIED AMOUNT
			STREET	WATER	SANITARY SEWER	WAC	SAC		FDR	WATER	SANITARY SEWER	WAC	SAC				
FOLEY ROAD (RESIDENTIAL)																	
40120811	6441 FOLEY RD	DUNLAP, MATHEW E & SIBBERT, NICHOLETTE L	2	2	2	1	1	1						15	\$33,027.00	\$678.64	\$33,705.64
40120897	13455 ARROWHEAD DR	RAJEN, ROY N & DENISE R	1	1	1	1	1						15	\$17,113.50	\$351.65	\$17,465.15	
40120813	13421 ARROWWOOD DR	BRAINERD LAKES PREMIER DEV LLC	1	1	1	1	1						15	\$17,113.50	\$351.65	\$17,465.15	
40120812	13423 ARROWWOOD DR	BRAINERD LAKES PREMIER DEV LLC	1	1	1	1	1						15	\$17,113.50	\$351.65	\$17,465.15	
40120898		GEIKE, FRITZ													\$0.00		
40120503	13481 HOSTA DR	PAPENFUS, MIKE & MELISSA	1	1	1	1	1	1					15	\$17,113.50	\$351.65	\$17,465.15	
40070810	13471 HOSTA DR	PETERSON, ROBERT R & BRENDA O													\$0.00	\$0.00	
40070811	13471 HOSTA DR	PETERSON, ROBERT R & BRENDA O	1	1	1	1	1	1					15	\$17,113.50	\$351.65	\$17,465.15	
40070812	13461 HOSTA DR	PETERSON, ROBERT R & BRENDA O	1	1	1	1	1	1					15	\$17,113.50	\$351.65	\$17,465.15	
40070813	6542 FOLEY RD	BRAY, MERELYN	1	1	1	1	1	1					15	\$17,113.50	\$351.65	\$17,465.15	
40070814	6573 FOLEY RD	GROENWOLD, CHRISTOPHER E & REBECCA R	2	2	2	1	1	1					15	\$33,027.00	\$678.64	\$33,705.64	
40070815	13511 CARDINAL DR	NELSON, JAN & PATRICE & ELLYSSA	1	1	1	1	1	1	1				15	\$17,113.50	\$351.65	\$17,465.15	
40070816	13481 CARDINAL DR	NELSON, CAROLYN (LIFE ESTATE)	1	1	1	1	1	1					15	\$17,113.50	\$351.65	\$17,465.15	
40070506	13546 CARDINAL DR	POTTER, DAVID A & THERESA	3	3	3	1	1	1					15	\$48,940.50	\$1,005.63	\$49,946.13	
40070817	13484 CARDINAL DR	REHNBLOM, STEVEN C	3	3	3	1	1	1	2				15	\$47,740.50	\$980.97	\$48,721.47	
FOLEY ROAD (COMMERCIAL)																	
40070806	6763 FOLEY RD	REHNBLOM, STEVEN C							495	495	495	\$2,022.66	\$1,875.00	12	\$128,974.26	\$2,650.16	\$131,624.42
40070809	6897 FOLEY RD	JOHNSON, RANDY S & ELIZABETH M							466	466		\$1,212.59		12	\$92,963.33	\$1,910.21	\$94,873.54
40070802	6933 FOLEY RD	JAYCEE PROPERTIES LLC							150	150		\$1,213.59		12	\$30,747.09	\$631.79	\$31,378.88
40070804	6961 FOLEY DR	WALTON, VERENA L 2005 REV TRUST							163	163		\$1,011.33		12	\$33,104.40	\$680.23	\$33,784.63
ISLE DRIVE/FORTHUN ROAD (COMMERCIAL)																	
40070533	7153 FORTHUN ROAD, SUITE 120	BRAINERD LAKES PREMIERDEV LLC							205					12	\$28,328.95	\$582.10	\$28,911.05
40070585	13495 ELDER DRIVE	INTEGRITY PLUS INVESTMENTS LLC							632					12	\$87,336.08	\$1,794.58	\$89,130.66
40070660	7207 FOLEY RD	HOME DEPOT USA INC							686					12	\$94,798.34	\$1,947.91	\$96,746.25
			19	19	19	12	12	4	2797	1274	495	\$5,490.17	\$1,875.00		\$813,008.95	\$16,705.66	\$829,714.61
			\$120,942.60	\$90,706.95	\$90,706.95	\$7,200.00	\$7,200.00		\$386,517.43	\$74,783.80	\$27,616.05						

NOTES
 1. THE 2022 INTEREST AMOUNT IS CALCULATED BASED ON 150 DAYS BETWEEN THE ASSESSMENT HEARING AND END OF THE YEAR. THIS AMOUNT WILL VARY DEPENDING ON ACTUAL ASSESSMENT HEARING DATE.



Preliminary Assessment Roll

**INDIVIDUAL ASSESSMENT CALCULATIONS
2022 FOLEY ROAD, ISLE DRIVE, AND FORTHUN ROAD IMPROVEMENTS PROJECT
MUNICIPAL PROJECT NO. 4121
BAXTER, MN**

ESTIMATED INTEREST RATE: 5.00%
ESTIMATED DAYS BEFORE FIRST YEAR: 150
FIRST YEAR OF ASSESSMENT: 2022

RESIDENTIAL ASSESSMENTS AND FEES
ESTIMATED COST PER UNIT - STREET: \$6,365.40
ESTIMATED COST PER UNIT - WATER: \$4,774.05
ESTIMATED COST PER UNIT - SANITARY SEWER: \$4,774.05
RESIDENTIAL WAC: \$600.00
RESIDENTIAL SAC: \$600.00
RESIDENTIAL LIFT STATION FEE: \$0.00

COMMERCIAL ASSESSMENTS
ESTIMATED COST PER UNIT FOOT - FDR: \$138.19
ESTIMATED COST PER UNIT FOOT - WATER: \$58.70
ESTIMATED COST PER UNIT FOOT - SANITARY SEWER: \$55.79

R.E. CODE	PROPERTY ADDRESS	OWNER	ASSESSMENT TERM	ESTIMATED ASSESSMENT	2022 INTEREST (SEE NOTE 1)	CERTIFIED AMOUNT
FOLEY ROAD (RESIDENTIAL)						
40120811	6441 FOLEY RD	DUNLAP, MATHEW E & SIBBERT, NICHOLETTE L	15	\$33,027.00	\$678.64	\$33,705.64
40120897	13455 ARROWHEAD DR	RAUEN, ROY N & DENISE R	15	\$17,113.50	\$351.65	\$17,465.15
40120813	13421 ARROWWOOD DR	BRAINERD LAKES PREMIER DEV LLC	15	\$17,113.50	\$351.65	\$17,465.15
40120812	13423 ARROWWOOD DR	BRAINERD LAKES PREMIER DEV LLC	15	\$17,113.50	\$351.65	\$17,465.15
40120898		GEIKE, FRITZ		\$0.00		
40120503	13481 HOSTA DR	PAPENFUS, MIKE & MELISSA	15	\$17,113.50	\$351.65	\$17,465.15
40070810	13471 HOSTA DR	PETERSON, ROBERT R & BRENDA O		\$0.00	\$0.00	\$0.00
40070811	13471 HOSTA DR	PETERSON, ROBERT R & BRENDA O	15	\$17,113.50	\$351.65	\$17,465.15
40070812	13461 HOSTA DR	PETERSON, ROBERT R & BRENDA O	15	\$17,113.50	\$351.65	\$17,465.15
40070813	6542 FOLEY RD	BRAY, MERELYN	15	\$17,113.50	\$351.65	\$17,465.15
40070814	6573 FOLEY RD	GROENWOLD, CHRISTOPHER E & REBECCA R	15	\$33,027.00	\$678.64	\$33,705.64
40070815	13511 CARDINAL DR	NELSON, JAN & PATRICE & ELLYSSA	15	\$17,113.50	\$351.65	\$17,465.15
40070816	13481 CARDINAL DR	NELSON, CAROLYN (LIFE ESTATE)	15	\$17,113.50	\$351.65	\$17,465.15
40070506	13546 CARDINAL DR	POTTER, DAVID A & THERESA	15	\$48,940.50	\$1,005.63	\$49,946.13
40070817	13484 CARDINAL DR	REHNBLOM, STEVEN C	15	\$47,740.50	\$980.97	\$48,721.47
FOLEY ROAD (COMMERCIAL)						
40070806	6763 FOLEY RD	REHNBLOM, STEVEN C	12	\$128,974.26	\$2,650.16	\$131,624.42
40070809	6897 FOLEY RD	JOHNSON, RANDY S & ELIZABETH M	12	\$92,963.33	\$1,910.21	\$94,873.54
40070802	6933 FOLEY RD	JAYCEE PROPERTIES LLC	12	\$30,747.09	\$631.79	\$31,378.88
40070804	6961 FOLEY DR	WALTON, VERENA L 2005 REV TRUST	12	\$33,104.40	\$680.23	\$33,784.63
ISLE DRIVE/FORTHUN ROAD (COMMERCIAL)						
40070533	7153 FORTHUN ROAD, SUITE 120	BRAINERD LAKES PREMIERDEV LLC	12	\$28,328.95	\$582.10	\$28,911.05
40070585	13495 ELDER DRIVE	INTEGRITY PLUS INVESTMENTS LLC	12	\$87,336.08	\$1,794.58	\$89,130.66
40070660	7207 FOLEY RD	HOME DEPOT USA INC	12	\$94,798.34	\$1,947.91	\$96,746.25
				\$813,008.95	\$16,705.66	\$829,714.61



Assessment Payment

- Pre-payments and partial payments are allowed up to 30-days following adoption of the assessment roll with no interest charged on the portion paid.
- Assessment balances will be certified to the County with payments to begin on the next year's county tax statement.
- Assessment balance will be amortized over a 15-year assessment term for Residential Properties and 12-year assessment term for Commercial Properties.
- Interest rate will be determined once the bonds are sold.
- Future payoff requirements after certification:
 - Interest will accrue from assessment adoption through the end of the calendar year
 - After 2022, payments in full must be made by November 15 to either the City of Baxter or Crow Wing County Auditor to avoid paying the following year's interest



Deferments

Future Connection Charges for Multiple Units on Single Lot (Blue)

- Applies to owners of currently developed R-1 Low Density Residential or R-S Special Residential/Cluster zoned parcels with ability to develop into more than one R-1 parcel
- Assessed for one unit of sewer and water each (if applicable) and all potential street assessment units (unable to defer street improvements on developed parcel)
- Remaining water and sewer units are deferred as future connection charges until developed through “triggering event” of platting of property, granting a land use permit or owner makes request to make payment



Deferments

Deferred Assessments for More than One Lot (Green)

- Applies to owners of currently undeveloped R-1 Low Density Residential or R-S Special Residential/Cluster zoned parcels that own more than one lot of record
- Assessed for one unit of street, sewer, and water each (if applicable)
- Remaining assessment for R-1 or R-S zoned undeveloped sperate lots when immediately adjacent to developed R-1 property with same owner are deferred for 15 years without interest and repaid over remaining 15 years with interest
- If an undeveloped parcel is sold separately from developed parcel prior to the 15-year deferment, assessment is no longer deferred and begins year after property sale occurred.



Deferments

Interest on Future Connection Charges:

- Simple interest of 3% or the Consumer Price Index (CPI), whichever is greater, will be added to the outstanding future connection charge balance annually
- The future connection charge is not due or payable until the parcel is developed through a triggering event

Interest on Deferred Assessments:

- During the initial deferment, not to exceed 15 years, no interest will be assessed
- Beginning in year 16, or earlier if the parcel is no longer eligible for deferment, the assessment will be collected with interest applied at the original assessment interest rate for the project



ADDITIONAL CHARGES AND FEES

Current Municipal Charges and Fees:

- Sewer Availability Charge (SAC): \$600 (existing homes)
\$3,000 (new homes)
- Water Availability Charge (WAC): \$600 (existing homes)
\$2,800 (new homes)
- City Inspection Fee: \$40 Current
- City Excavation Permit: \$45 Current
- Water Meter: \$382.96 Current
- Property owners can elect to enter into a separate assessment agreement with the City to add the SAC and WAC to project assessment.
- Period to connect to City Utilities is 5 years from improvement substantial completion.
- Charges and fees are due at time of connection to City Utilities
- Property Owners are responsible for private service connection costs



Private Service Connections

The City of Baxter contacted local private contractors that perform connections to city utilities and install septic systems within the Baxter City Limits. They provided the following costs:

- Sewer and water service connection from right-of-way to existing home = \$70 per lineal foot or \$7,000 for 100 foot connection.
- Minimum Cost = \$4,500 for connection under 65 feet long
- Installation of new gravity septic system = \$6,500 to \$9,500
- Installation of new mound septic system = \$10,500 to \$16,000



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 deferment of their special assessment.
 - Deferment criteria, application and documentation requirements and procedures are specified in the City of Baxter Assessment Policy for Public Initiated Improvements & Special Assessments of the City of Baxter Code.
 - The annual deadline to apply is August 31st of each year with the deadline for the first payment in 2023 being August 31, 2022.



Project Schedule

- Feasibility Study Approved by City Council (September 2021)
- Improvement Hearing (October 2021)
- City Council adopts resolution ordering improvement (October 2021)
- Plans and specifications prepared
- City Council adopts resolution approving plans and specifications and authorizes advertisement for bids (December 2021)
- City Council adopts resolution ordering the assessment hearing (January 2022)
- Bids are received (January 2022)
- Assessment Hearing (February 2022)
- City Council adopts resolution accepting the assessment roll (February 2022)
- City Council awards construction contract (April 2022)
- Public Information Meeting (April 2022)
- Construction (May 2022 – October 2022)



Thank You!

- Bryan Drown, P.E.
Bolton & Menk - Project Engineer
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218-825-0684

