

Presentation for

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## 2024 South Forestview Area Improvements

### Baxter, Minnesota

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Improvement Hearing

August 10, 2023

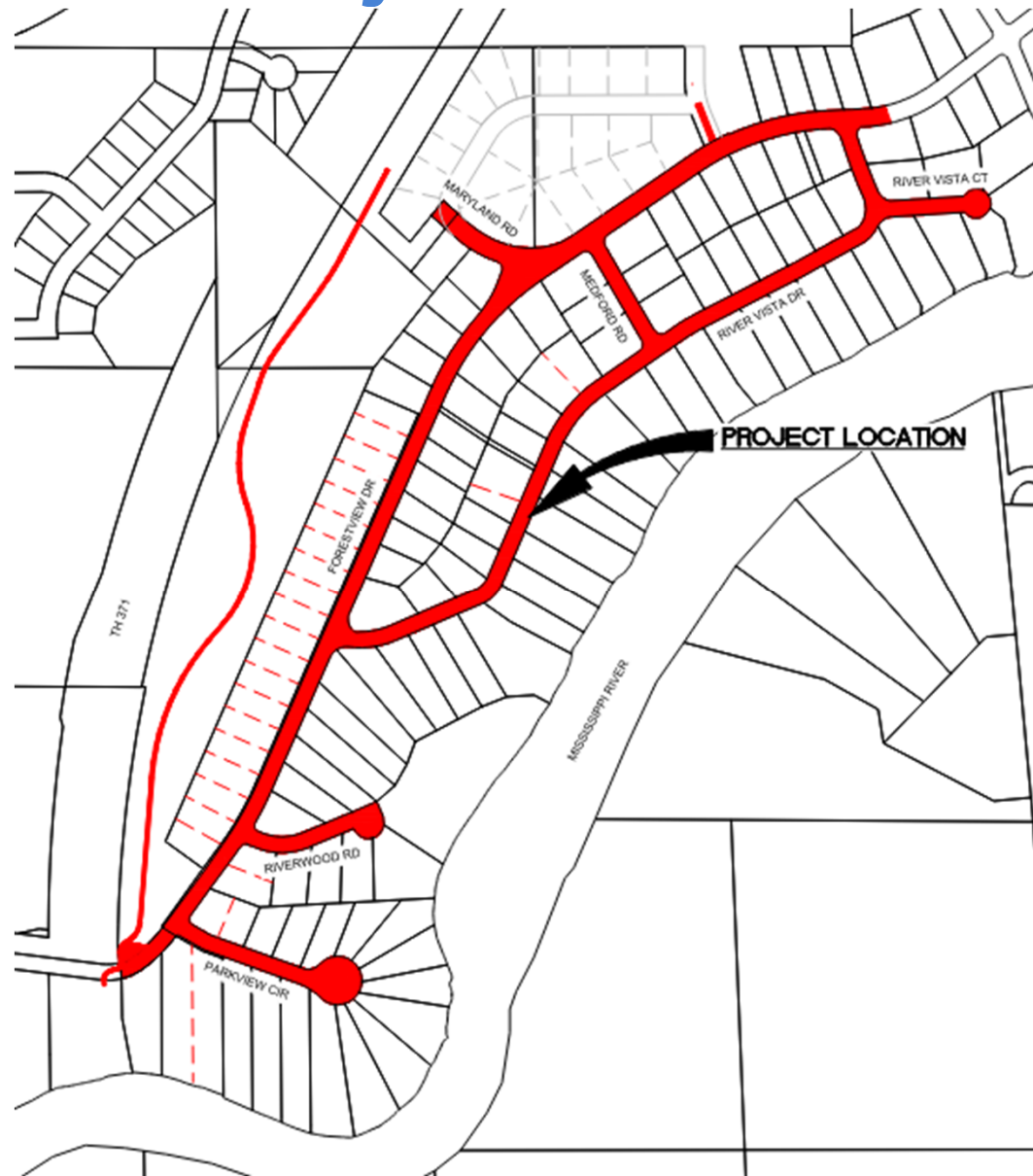


**SEH**

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# Project Location



# Project Street Segments

- Street Improvements:
  - Forestview Drive– South of River Vista Drive
  - Maryland Road
  - River Vista Drive
  - River Vista Court
  - Medford Road
  - Riverwood Road
  - Parkview Circle
- Total length: approximately 2 miles

# Trail Extensions

- Gravel Base for a future trail through the woods from the southern end of Forestview Drive to Maryland Road
- Trail Route envisioned to serve as a temporary traffic route during construction
- Total length: approximately 0.70 miles

# Project History

- Original Feasibility Study completed in 2005
- Improvements included in:
  - Comprehensive Plan
    - South Forestview is 1 of 5 remaining neighborhoods identified to have city utilities added
  - Bike and Pedestrian Policy Study

# Public Improvement Process

- Neighborhood Informational Meeting – June 29, 2023
- Improvement Hearing (1<sup>st</sup> public hearing) – August 10, 2023:
  - Project overview discussed
  - Review estimated project costs and preliminary assessments
  - Seek additional input from residents
- Council Considers Ordering Project - August
- Project is Bid – Winter 2024
- Assessment Hearing (2<sup>nd</sup> public hearing) – Winter/Spring 2024
- Council Considers Awarding Construction Contract – Spring 2024
- Construction - 2024

# Purpose & Need

- Provide Municipal Sewer and Water service to a neighborhood currently using wells and septic systems
- Improve deteriorated street surfaces
- Improve non-motorized connectivity/ complete streets within the City

# Existing Conditions - Street

- Existing Conditions
  - Streets are 24-26 foot wide rural sections
  - Streets are 26 to 37 years old (originally paved in 1986 to 1997)
  - Streets were rated in 2022 between 2 and 4 out of 10 (require reconstruction)

STREET	WIDTH	YEAR CONSTRUCTED	PASER RATING
FORESTVIEW DRIVE	24	1990,1995	3-4
MARYLAND ROAD	26	1995	3
RIVER VISTA DRIVE	24	1986,1988	2-3
RIVER VISTA COURT	24	1990	2
MEDFORD ROAD	26	1995	4
RIVERWOOD ROAD	26	1997	4
PARKVIEW CIRCLE	24	1995	4



# Existing Conditions - Street

- Existing Conditions
  - Stormwater collected and infiltrated in ditches along the road
  - Pavements deteriorated, poor condition.

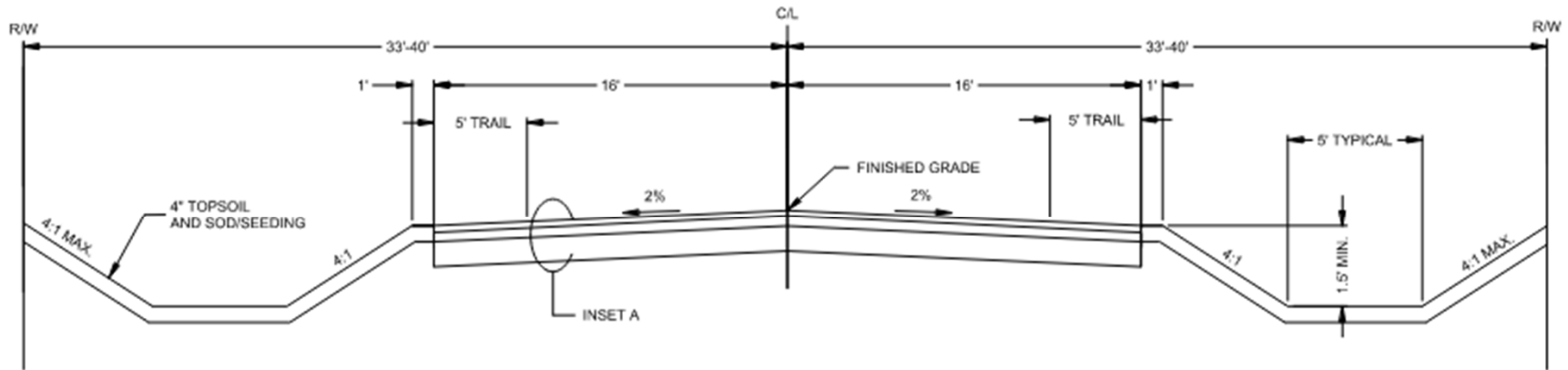
# Proposed Improvements - Street

- Proposed Improvements
  - Forestview Drive and Maryland Road built 32 feet wide to accommodate 5' on-street bike paths on both sides
  - Remaining streets built 26 feet wide
  - Preliminary Street Section 3.5" Bituminous, 6" Aggregate Base
  - Maintain existing drainage characteristics

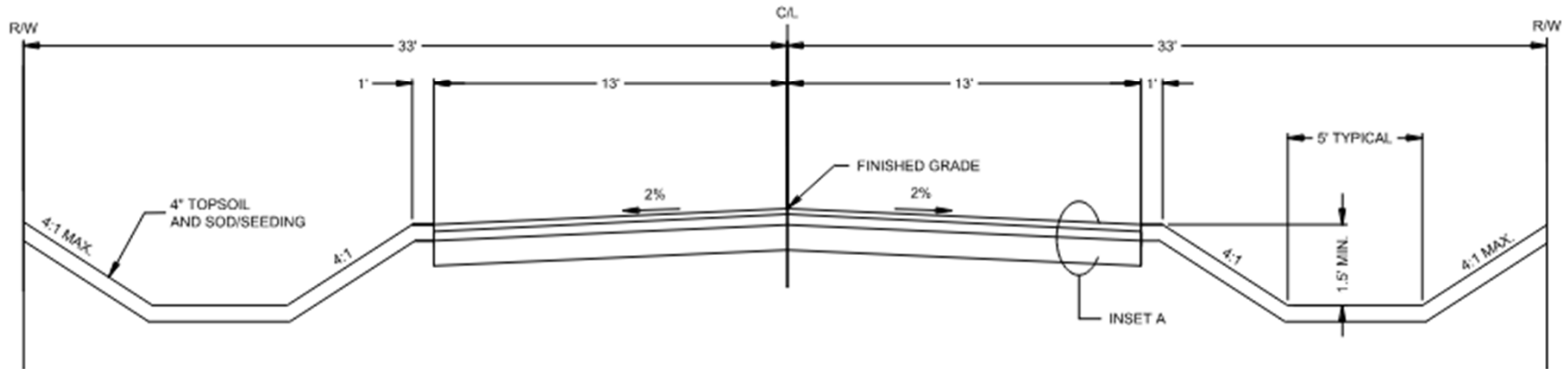
# Proposed Improvements - Trails

- Bituminous paved Trailhead / Parking Area Proposed on the South end of Forestview Drive
- Gravel trail alignment is planned through wooded city parcel from trailhead north to Maryland Road
  - Used as a temporary access road for local traffic during construction
  - Future project would pave a 12' wide the trail.
- Trail will connect with previously constructed gravel trail at Maryland Road

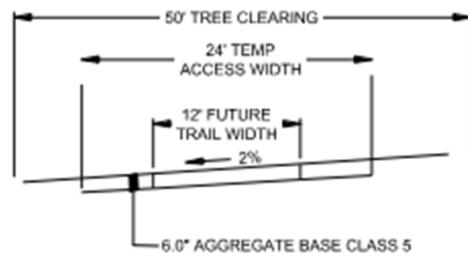
TYPICAL SECTION  
FORESTVIEW DR, MARYLAND RD



TYPICAL SECTION  
PARKVIEW CIR, RIVERWOOD RD, MEDFORD RD, RIVER VISTA DR, RIVER VISTA CT



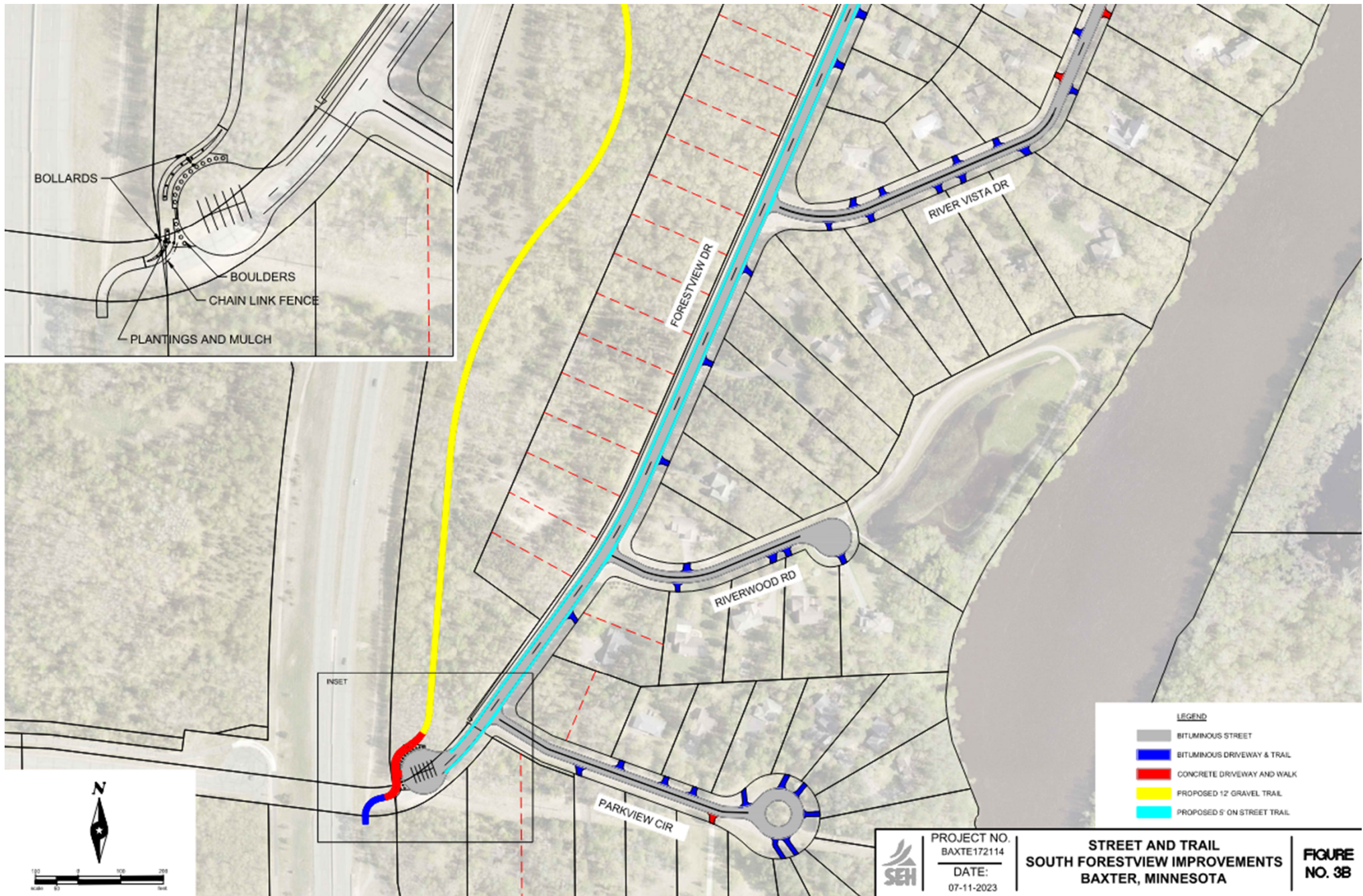
TRAIL / TEMPORARY ACCESS ROAD



INSET A

- 1.5" -TYPE SP 9.5 WEARING COURSE MIX (3,C)
- BITUMINOUS TACK COAT
- 2.0" -TYPE SP 12.5 NON WEARING COURSE MIX (3,B)
- 6.0" -AGGREGATE BASE CLASS 5





# Existing Conditions– Sanitary Sewer and Water Main

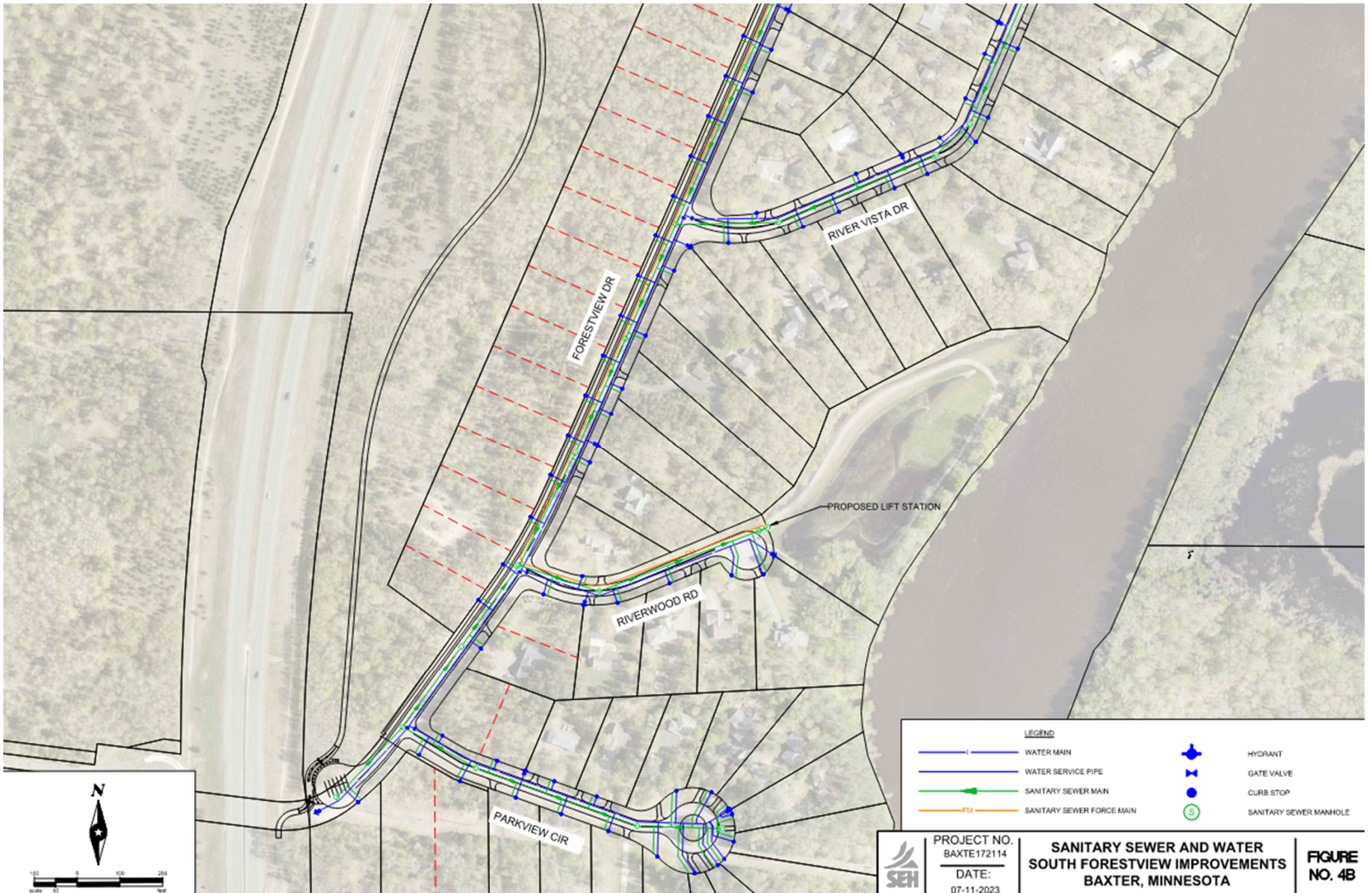
- No sanitary sewer collection system or water distribution system currently exists in the neighborhood
- Residences are served by private wells and septic systems
- Condition of existing wells and septic systems are unknown
- Municipal sewer and water systems are installed at the intersection of Forestview Drive and River Vista Drive for the purpose of extending service to this neighborhood

# Proposed Improvements– Sanitary Sewer and Water Main

- Sanitary sewer mains (8” PVC) and water mains (8” PVC) will be extended throughout the neighborhood
- Sewer and water services will be provided to every parcel at the right-of-way line
  - 1” water services and 4” sewer services
- Due to topography a sanitary sewer lift station will be required to service the neighborhood
- Hydrants will be installed throughout the project for fire protection and flushing







LEGEND			
	WATER MAIN		HYDRANT
	WATER SERVICE PIPE		GATE VALVE
	SANITARY SEWER MAIN		CURB STOP
	SANITARY SEWER FORCE MAIN		SANITARY SEWER MANHOLE

	PROJECT NO.	<b>SANITARY SEWER AND WATER</b> <b>SOUTH FORESTVIEW IMPROVEMENTS</b> <b>BAXTER, MINNESOTA</b>	<b>FIGURE</b> <b>NO. 4B</b>
	BAXTE172114		
	DATE:		
	07-11-2023		



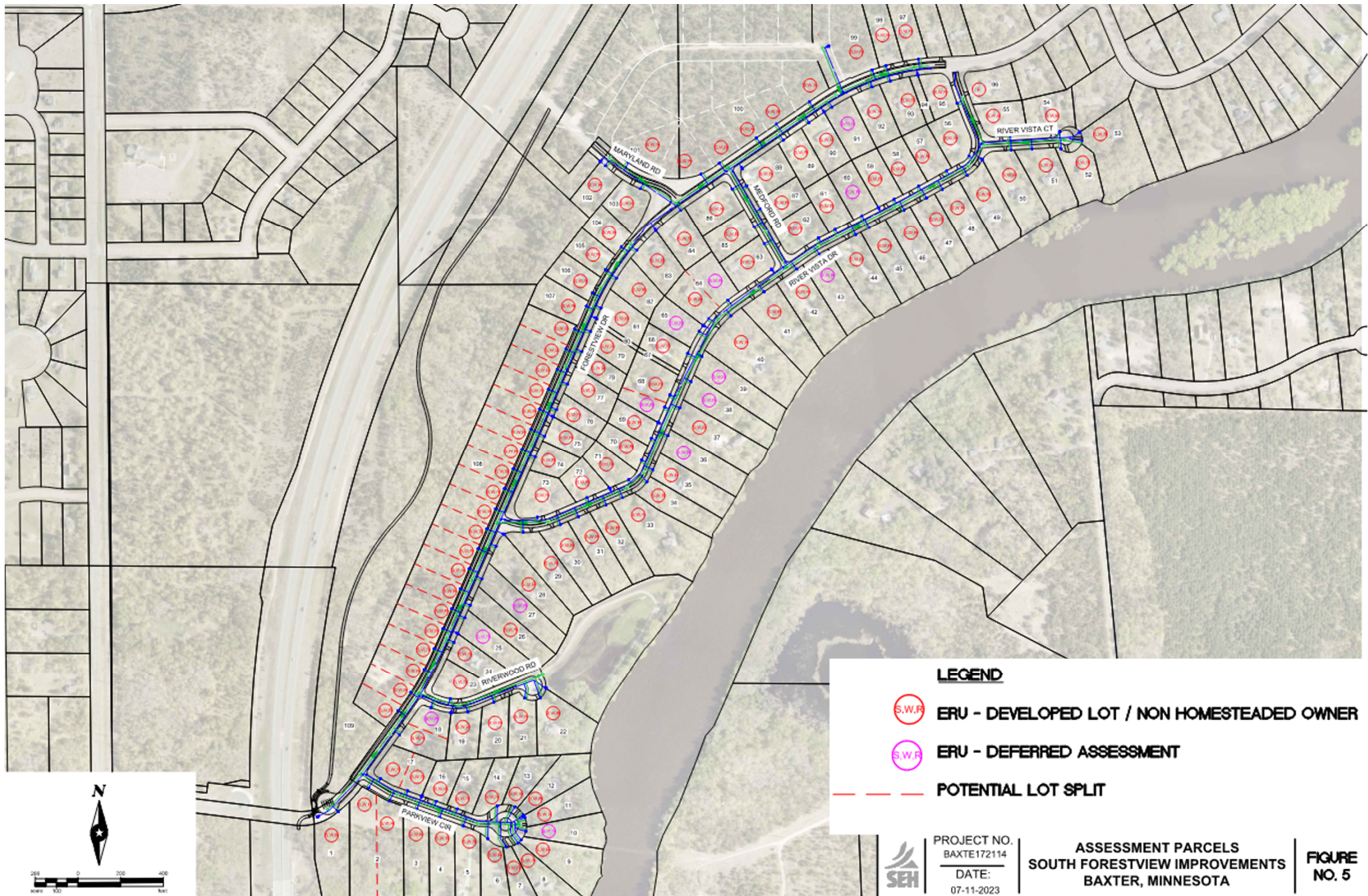
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# Opinion of Probable Cost - 2024 South Forestview Area Improvements




ITEM	TOTAL PROJECT COST	STREET	TRAIL	SEWER	WATER	LIGHTING
CONSTRUCTION ONLY	<b>\$6,143,303.80</b>	\$2,176,507.80	\$276,381.00	\$1,989,285.00	\$1,672,930.00	\$28,200.00
CONTINGENCY	<b>\$921,696.20</b>	\$326,492.20	\$41,619.00	\$298,715.00	\$251,070.00	\$3,800.00
CONSTRUCTION SUBTOTAL	<b>\$7,065,000.00</b>	\$2,503,000.00	\$318,000.00	\$2,288,000.00	\$1,924,000.00	\$32,000.00
ENGINEERING	<b>\$1,413,000.00</b>	\$500,600.00	\$63,600.00	\$457,600.00	\$384,800.00	\$6,400.00
RIGHT OF WAY ACQUISTION	<b>\$70,650.00</b>	\$25,030.00	\$3,180.00	\$22,880.00	\$19,240.00	\$320.00
ADMIN, LEGAL, FISCAL, & MISC	<b>\$353,250.00</b>	\$125,150.00	\$15,900.00	\$114,400.00	\$96,200.00	\$1,600.00
<b>ESTIMATED TOTAL</b>	<b>\$8,901,900.00</b>	<b>\$3,153,780.00</b>	<b>\$400,680.00</b>	<b>\$2,882,880.00</b>	<b>\$2,424,240.00</b>	<b>\$40,320.00</b>

# Preliminary Special Assessments

- All properties will be assessed on a per Equivalent Residential Unit (ERU) basis
- City policy for assessments in sewer and water extension areas is a fixed rate tied to inflation
- Each ERU with a house is also charged a Sewer Availability Charge (SAC) and Water Availability Charge (WAC)
- Properties with existing wells and septic will have 5 years to connect to new services
- City pays for Trails
- City pays for Lighting



**LEGEND**

-  ERU - DEVELOPED LOT / NON HOMESTEADED OWNER
-  ERU - DEFERRED ASSESSMENT
-  POTENTIAL LOT SPLIT

PROJECT NO.  
BAXTE172114  
DATE:  
07-11-2023

ASSESSMENT PARCELS  
SOUTH FORESTVIEW IMPROVEMENTS  
BAXTER, MINNESOTA

FIGURE  
NO. 5



# Preliminary Special Assessments

## Assessment Payment Terms

- Payments collected annually with property taxes beginning in 2025.
- 15-year term.
- Interest Rate – to be determined at the time of bond sale.

\* In cases where a parcel's annual assessment installment payment is less than \$200 per year, the assessment term may be less than 15 years

- Interest-free prepayments and partial payments may be made up to 30-days following the assessment hearing (estimated to be held in Feb 2024).
- Assessment balances will be certified to the County with payments to begin on the following year's county tax statements.
- Future payoff requirements after certification:
  - Interest accrues through the end of the calendar year.
  - Future payments in full may be made by November 15 of any year to either the City of Baxter or the Crow Wing County Auditor to avoid paying the following year's interest.

# Deferred Assessments

## Applies To:

- Underdeveloped single currently improved parcels which are large enough to be further subdivided in the future and are therefore provided multiple service connections.
- Undeveloped parcels immediately adjacent to improved parcels with the same ownership
- Must be zoned R-1 or R-S
- Assessment on the unimproved parcel / portion of the parcel will be deferred with \$1 annual interest for the duration of the original assessment (15 years)
- After 15 years, payments will begin for the same duration and at the same interest rate as the original assessment on the adjacent improved parcel / portion of parcel.
- If an undeveloped parcel is sold separately from a developed parcel prior to the 15-year deferment, assessment is no longer deferred and must be paid or assessment begins the year after property sale occurred.

# Preliminary Special Assessments

## 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 a deferment of their special assessment.
  - Deferment criteria, application and documentation requirement and procedures are specified in the City of Baxter Assessment Policy for Public Initiated Improvements & Specials Assessments of the City of Baxter Code.
  - The annual deadline to apply is August 31 of each year with the deadline for first payment in 2025 being August 31, 2024.



# Preliminary Special Assessments - Rates

- Street
  - \$7,408 per ERU
- Sanitary Sewer
  - \$5,556 per ERU
  - \$600 Sewer Availability Charge (SAC)
- Water
  - \$5,556 per ERU
  - \$600 Water Availability Charge (WAC)
- The \$600 WAC and \$600 SAC for existing houses may be financed through the special assessments.
- Total for Single Parcel with Home: \$19,720
- Total for Single Parcel without Home: \$18,520
- If the entire project costs were assessed , the assessment would be approximately \$62,000 per developed ERU.

# Financial Summary

	ESTIMATED COSTS	ESTIMATED ASSESSMENTS	ESTIMATED CITY COST
STREET	\$3,153,780.00	\$985,264.00	\$2,168,516.00
TRAIL	\$400,680.00		\$400,680.00
SEWER	\$2,882,880.00	\$780,792.00	\$2,102,088.00
WATER	\$2,424,240.00	\$780,792.00	\$1,643,448.00
LIGHTING	\$40,320.00		\$40,320.00
<b>ESTIMATED TOTAL</b>	<b>\$8,901,900.00</b>	<b>\$2,546,848.00</b>	<b>\$6,355,052.00</b>

	# of ERU's	STREET	SEWER	SAC	WATER	WAC
IMMEDIATE ASSESSMENTS	120	\$896,368.00	\$666,720.00	\$47,400.00	\$666,720.00	\$47,400.00
DEFERRED ASSESSMENTS	12	\$88,896.00	\$66,672.00	\$0.00	\$66,672.00	\$0.00
TOTAL	132	\$985,264.00	\$733,392.00	\$47,400.00	\$733,392.00	\$47,400.00

# Preliminary Schedule

- CC & UC Draft Feasibility Report Presentations June 7 & 20, 2023
- Neighborhood Info. Meeting: June 29, 2023
- City Council Approves Report & Orders Improvement Hearing: July 18, 2023
- Improvement Hearing: August 10, 2023
- City Council Orders Improvements: August 15, 2023
- City Council Plan Approval: December 19, 2023
- Bidding: January/February 2024
- Assessment Hearing: February/March 2024
- Council Bid Award Consideration: March/ April 2024
- Construction: 2024

*Note: Schedule subject to change*

# Additional Project Information

- Project is feasible from an engineering standpoint.
- During construction:
  - Expect delays, dust, detours & inconveniences.
  - Portions of the project will be closed to through traffic.
  - Portions of the project will be constructed under traffic.
  - Property owner/patron access will be maintained.
  - Work will be staged.

# Questions?

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[shedlund@sehinc.com](mailto:shedlund@sehinc.com) or 612.865.3509

***Thank You!***