

**BAXTER CITY COUNCIL MINUTES**  
**2017 Excelsior Road Commercial Area Improvement Hearing**  
**March 9, 2017**

Mayor Darrel Olson called the Special City Council Meeting to order at 6:00 p.m.

COUNCIL MEMBERS PRESENT: Mayor Darrel Olson and Council Members Quinn Nystrom, Steve Barrows, and Todd Holman.

COUNCIL MEMBERS ABSENT: Council Member Mark Cross.

STAFF PRESENT: Public Works Director Trevor Walter, Finance Director Jeremy Vacinek, and Interim City Administrator Kelly Steele.

WSN Consulting Engineer Aric Welch presented the 2017 Excelsior Road Commercial Area Improvement Hearing. Mr. Welch explained some form of this project has been part of the Long Range Transportation Plan for many years and is shown in the Functional Classification Street Map in the City's Comprehensive Plan.

Mr. Welch gave a brief summary on the completed studies and reports which include the feasibility report council approved on February 16, 2017. After tonight's improvement hearing, the council can consider ordering the project.

The preliminary estimated project cost is \$4,575,300.00. The estimated assessment figure is \$1,724,670.00 (38%) and the estimated city cost is \$2,850,630.00 (62%). **Total estimated costs per unit/lot are \$6,798.00 with an estimated yearly payment of \$780.00.**

Assessment balances will be certified to Crow Wing County with payments to begin on the following year's property tax statement. Assessment balances will be amortized over the twelve-year assessment year with an interest rate estimated to be 4.75%. The actual rate will be determined when the project is ordered and the bonds for a similar project are sold. 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 Crow Wing County Auditor to avoid paying the following year's interest. Individuals meeting age, disability, or military active duty requirements may be eligible to request a deferment of their special assessment.

The project would be bid in May, an assessment hearing held in July and the construction period would be August 2017 – June 2018.

The project is feasible from an engineering standpoint. Delays, detours, and inconveniences can be expected during construction. Portions of the project area will be closed to through traffic. Property owner and patron access will be maintained.

Mayor Olson opened the public hearing at 6:34 p.m.

Barrows ICE Report...

Frandsen Bank Representative Tony Loosbrock, 7429 Excelsior Road – inquired on the left turn on 371 green arrow timing to change and north on 371 going west on Excelsior Road. Mr. Welch will discuss with MnDOT.

Mayor Olson closed the public hearing at 6:40 p.m.

**MOTION** by Council Member Barrows, seconded by Council Member Nystrom to adjourn at 6:45 p.m. Motion carries unanimously.

Approved by:

Respectfully submitted,

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Darrel Olson  
Mayor

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Mary Haugen  
Administrative Assistant