

Presentation for

---

**2026 Clearwater Road, North Lynndale Area, & Brentwood  
Circle Street & Utility Improvements**

**Baxter, Minnesota**

---

Neighborhood Meeting  
May 14<sup>th</sup>, 2026



Building a Better World for All of Us<sup>®</sup>



1

## Presentation Overview

- Project Team
- Proposed Improvements
- Assessment Information
- Schedule
- Questions



---

Building a Better World for All of Us<sup>®</sup>

2

## Project Team

- Short Elliott Hendrickson (SEH)  
Neil Heinonen, Shane Murphy
- City Staff  
Trevor Walter, Trevor Thompson, Luke Evans
- Contractor – RL Larson Excavating, Inc.  
Matt John



Building a Better World for All of Us

3

## Project Communications

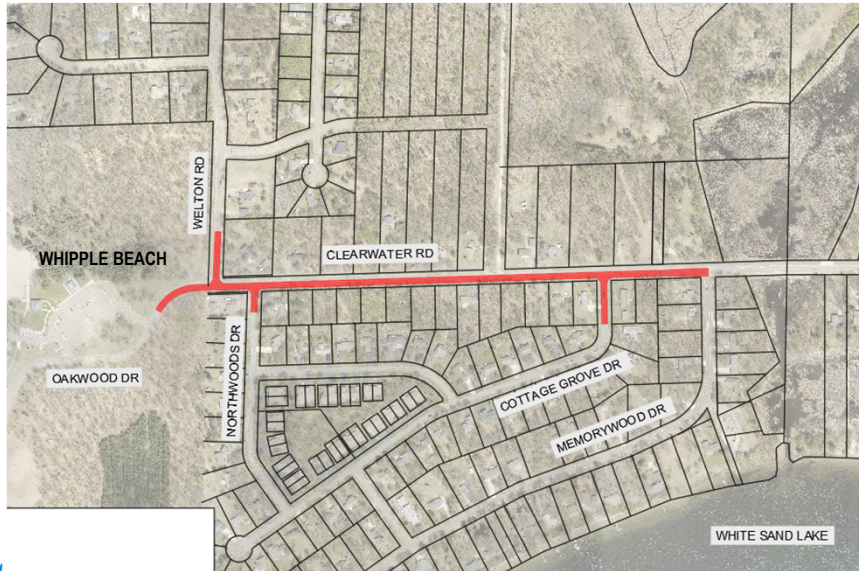
- Project Website:  
Link: <https://www.sehinc.com/baxter2026streetproject>  
Can access from City website
- Email List for Notifications  
Provide your email address for Construction Updates
- Project updates will be sent by email only  
To be added to the project update email list after this meeting, please fill out a contact form or contact Neil Heinonen via email at [nheinonen@sehinc.com](mailto:nheinonen@sehinc.com) or call or text at 320.250.2090.



Building a Better World for All of Us

4

### Project Location



Building a Better World for All of Us

5

### Project Location



Building a Better World for All of Us

6



7

## Proposed Improvements - Street

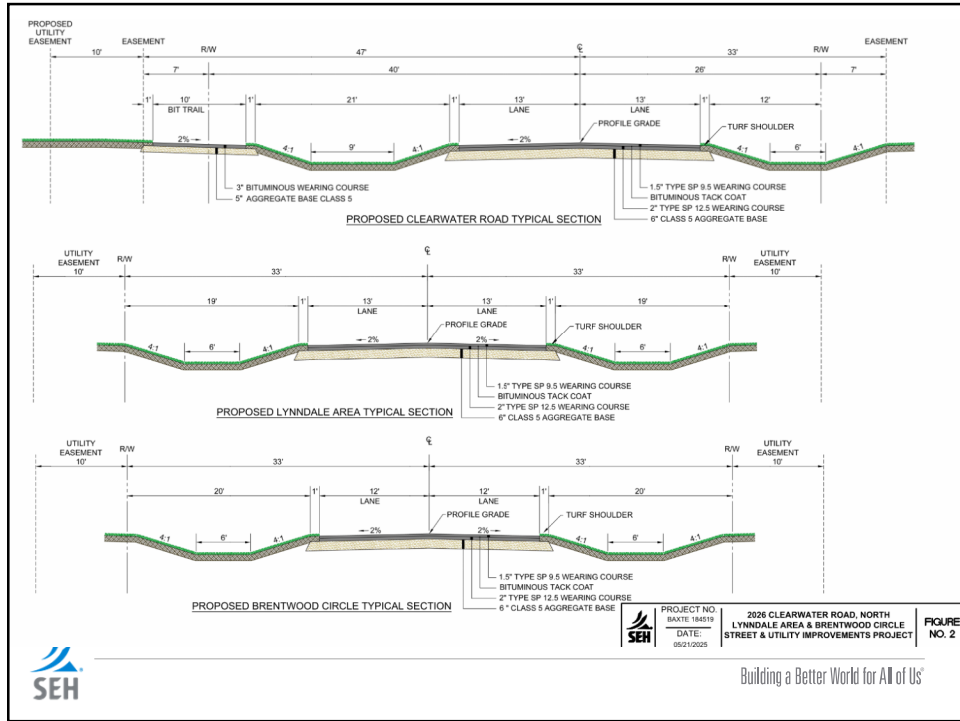
### Proposed Improvements

- Street to be built to City Standard width.
- Preliminary street typical section 3.5" bituminous, 6" Aggregate Base Class 5.
- Maintain existing drainage characteristics.



Building a Better World for All of Us®

8



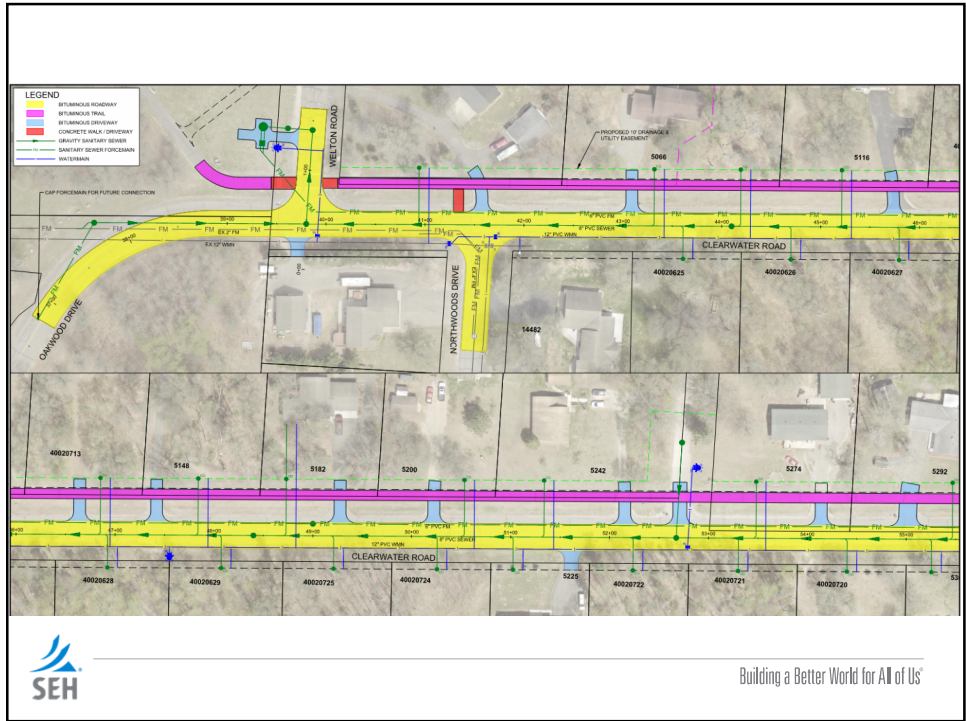
9

# Proposed Improvements - Trails

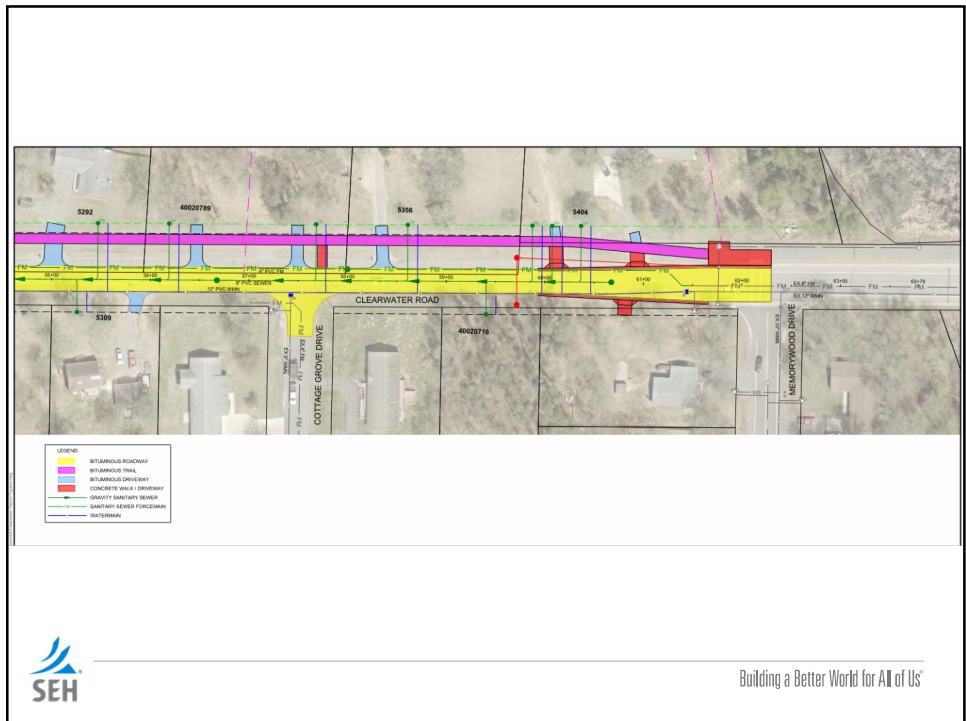
– Trail reconstruction along Clearwater Road.

SEH Building a Better World for All of Us®

10



11



12

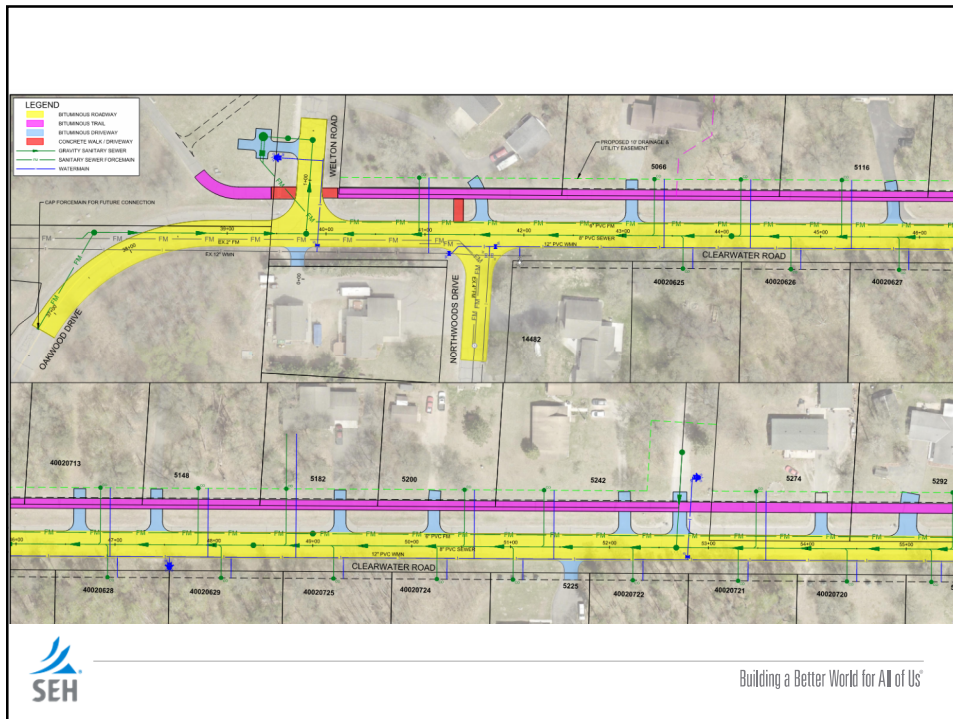
## Proposed Improvements— Sanitary Sewer and Water Main

- Sanitary sewer mains (8" PVC) and water mains (8" or 12" 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.
- Hydrants will be installed throughout the project for fire protection and flushing.
- Due to topography a sanitary sewer lift station will be required to service the Clearwater Road project area.
- Forcemain to pump to east along Clearwater Road.



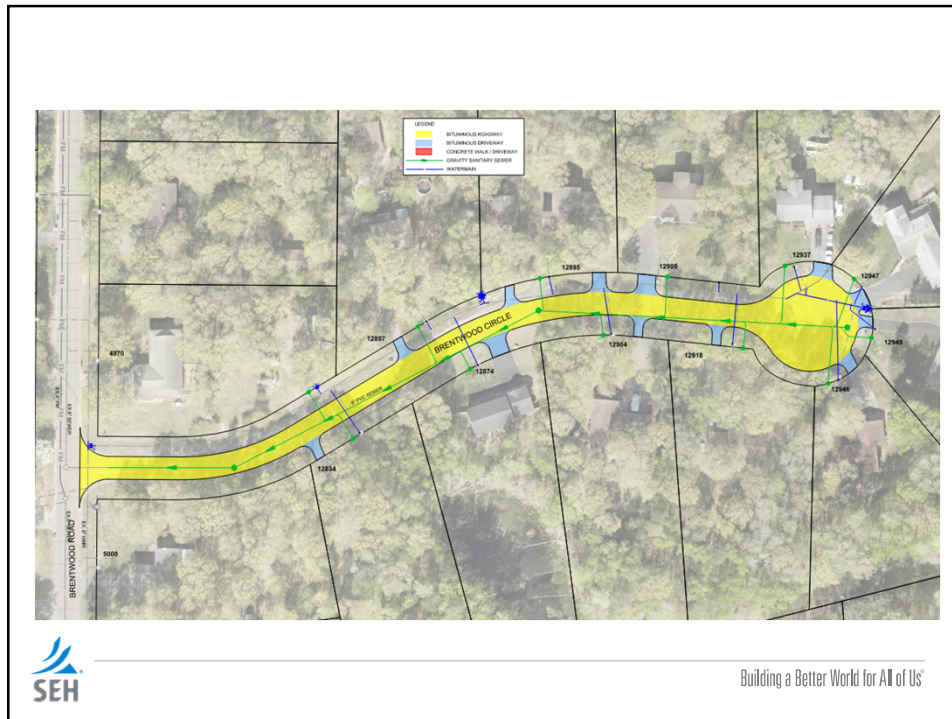
Building a Better World for All of Us®

13



Building a Better World for All of Us®

14



15

## Special Assessments

- Information available as a handout from Assessment Hearing slides (copies available if requested)
- Assessments are calculated as each Equivalent Residential Unit (ERU)
- Immediate and Deferred Assessments per City Policy

16

## Special Assessments

### Assessment Payment Terms

- Payments collected annually with property taxes beginning in 2027.
- 15-year term.
- Interest Rate – to be determined at the time of bond sale, rate identified at 6.75%.
  - The interest rate charged on assessments for all projects financed by debt issuance shall be one and one-half (1.5%) greater than the True Interest Cost (TIC) rate of the bond issue.
  - Interest free prepayments and partial payments may be made up to 30-days following adoption of the assessment rolls, which is occurred on May 5, 2026 (**June 4, 2026**).
  - Assessment balances will be certified to the County with payments to begin on the following year's county tax statements.
  - Assessment balances will be amortized over the assessment term. The assessment interest rate will be determined when the bonds are sold.
  - 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.

17

## Schedule

- Council & Utility Commission Draft  
Feasibility Report Presentations June 3 & 4, 2025
- Neighborhood Info. Meeting: June 24, 2025
- City Council Approves Report  
& Orders Improvement Hearing: July 1, 2025
- Improvement Hearing: July 17, 2025
- City Council Orders Improvements: August 19, 2025
- City Council Plan Approval: February 4, 2026
- Bidding: February/March 2026
- Assessment Hearing: May 4, 2026
- Council Consideration of Contract Award: May 5, 2026
- **Neighborhood Meeting** **May 14, 2026**
- Construction: Spring/Summer/Fall 2026



Building a Better World for All of Us

18

## Schedule Details

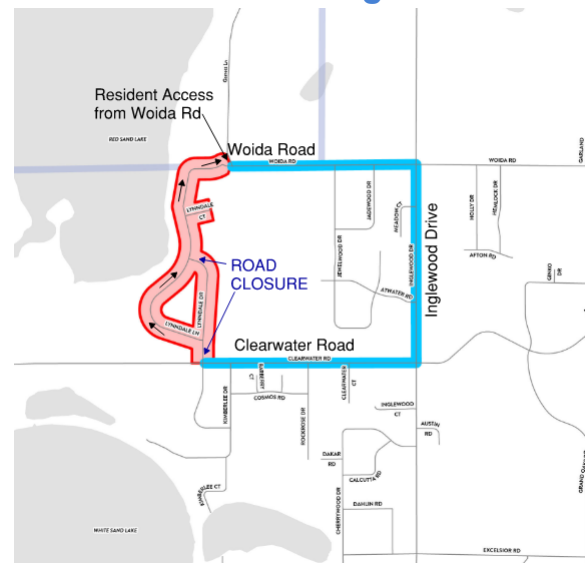
- Normal work hours 7 am to 8 pm (occasionally later)
- Ongoing private utility relocation and upgrade work in conjunction with construction
- Phasing Plan – Lynndale Area / Clearwater Area



Building a Better World for All of Us®

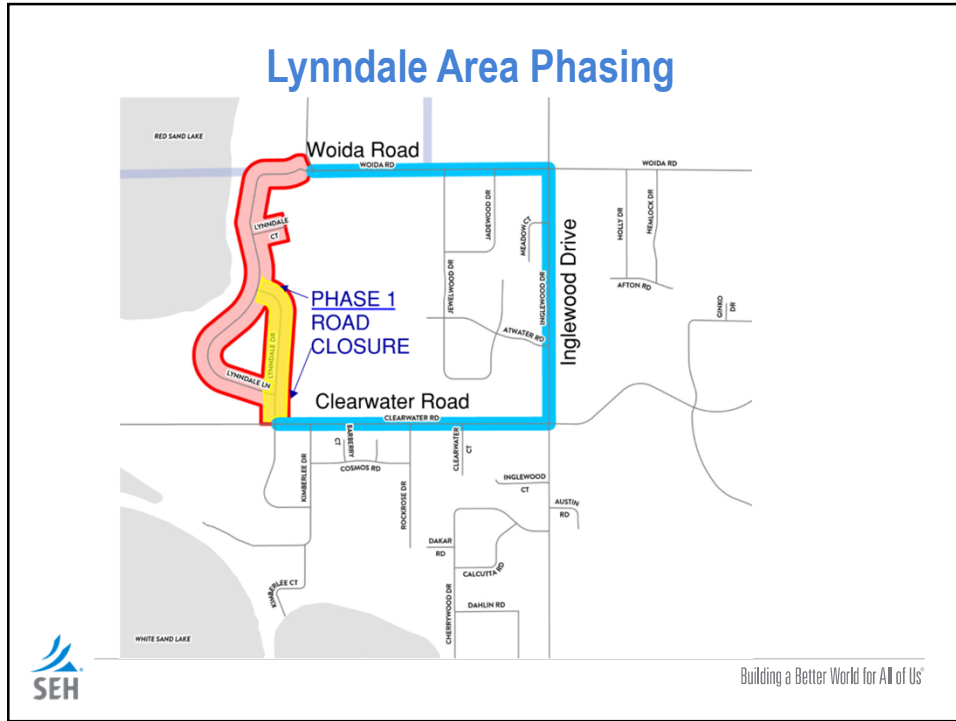
19

## Lynndale Access During Construction

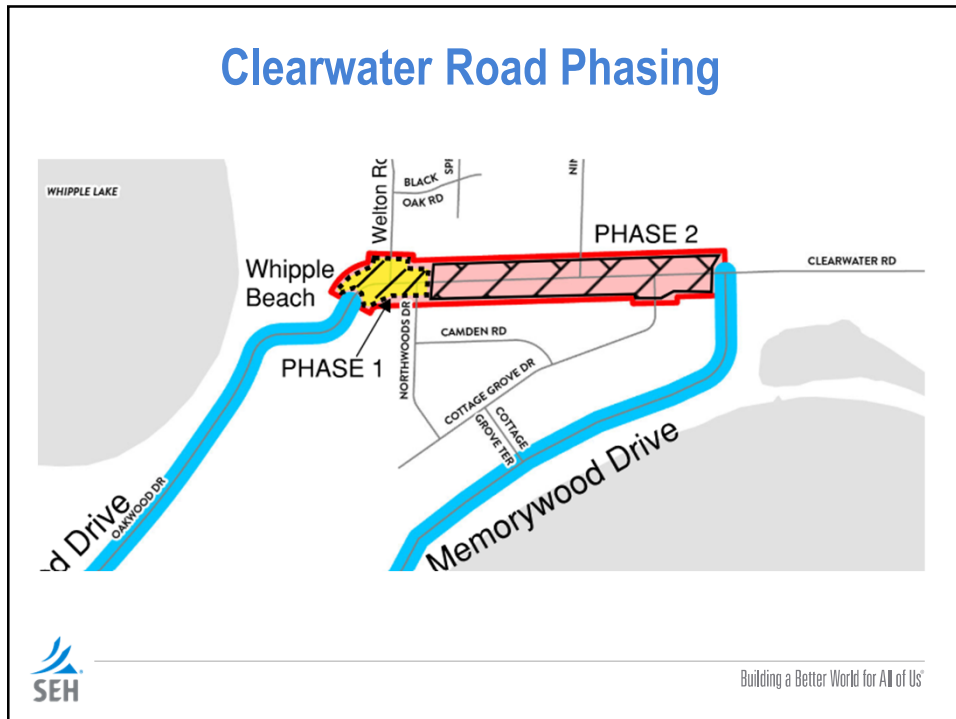


Building a Better World for All of Us®

20



21



22

## Clearwater Road Detour



Building a Better World for All of Us®

23

## Proposed Sanitary Sewer and Water Services

- Residents are encouraged to reach out to a local contractor to evaluate the route for water and sewer services to their homes.
- List of Licensed and Registered Contractors available (see project website)
- Service Locations to be determined by property owner
- 5-year window for hookups (estimated October 2031)



Building a Better World for All of Us®

24

## Frequently Asked Questions

- Garbage Pickup (mark **House #/Address** on can tape/marker)
- Deliveries for mail/packages/etc.
- School Buses/Other pickups
- Access to homes
- Access Concerns- mobility concerns, medical access
- Sprinkler Systems and Repair
- Dog Fences
  
- Joint between new pavement and old pavement for driveway is typically sealed after a year and is the homeowners responsibility
- Can I keep my existing well?
- Do I need to abandon my existing septic tanks?
- Other



Building a Better World for All of Us

25

## Mail Pickup



Building a Better World for All of Us

26

## Additional Project Information

- 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.
- Details related to work areas, service locations, schedule, and access will be communicated regularly throughout the project.



Building a Better World for All of Us

27

## Questions?

Neil Heinonen, PE (MN) – SEH Project Engineer (primary contact)  
[nheinonen@sehinc.com](mailto:nheinonen@sehinc.com) or 320.250.2090

Trevor Walter, PE Public Works Director/City Engineer  
 City of Baxter  
[twalter@baxtermn.gov](mailto:twalter@baxtermn.gov) or 218-454-5110



Project Website: <https://www.sehinc.com/baxter2026streetproject>

Building a Better World for All of Us

28