

Pursuant to due call and notice there of the Southside Township Board of Supervisors met on Monday June 28, 2021 at 7:00 p.m. at Southside Town hall for a public hearing to discuss the 62nd St improvement project. The following members were present: Chairman Tim Hable, Supervisors Jim Hallstrom and Marty Ferguson and Clerk/Treasurer Carmen Merrill. Also present: Ronna Miller, Brian & Michelle Mulcahy, Andy and Keith Kohn, Chuck Lamere, Jeff & Lori Johnson, Wayne Schmidt, Shawn Pedersen, Ron Bray, Greg & Pam Matheson, Fred Knowles, and Mike Couri.

Chairman Hable led the Pledge of Allegiance.

Chairman Hable introduced the township engineer Ron Bray and township attorney Mike Couri. He turned the meeting over to Ron Bray who presented information on the proposed project. The project would be improvements to approximately 800 ft. of 62nd St NW. The road has a 10% grade. The cost estimate for the project is \$185,000. The road would be built out to 21' including surmountable curb and 17' of blacktop. The black top will be 3.5" with 12" gravel base. Construction would take 3-5 weeks. Construction cost estimated at \$150,000 with 20-30 percent legal, engineering, administration, and finance. 8- 10 homes abut the road and about 22 other parcels use the road as access to their property. The timeline is the Board would order the plans and specs and get a bid. Bids or quotes would be opened at the August 10th meeting and a public hearing would be held at this meeting. The Board would award the bid and construction in Mid-September and wrap up in October. The final assessment hearing would be held in November. Property owners have the right to appeal the assessment. The assessment role would be filed with the county for taxes in December for 2022 taxes payable. To move the project forward the Board would have to vote unanimously to approve. Mike Couri stated the project must make sense to both the Board and the residents. No cost for the assessment has been determined yet.

After the presentation, the Board opened the meeting to questions from the residents.

Mike Schmidt asked about the blacktop – 1 lift or 2? Ron stated it would be done in 2 lifts. Mike is also concerned about appeals. Mike Couri stated the test for the assessment would be did the value of the property improve at least the cost of the assessment. Properties that abut the road will have a full assessment because they have a bigger benefit. Those that do not abut will have a lesser assessment. Everyone who uses the road to access the property will be assessed.

Andy Kohn, Lot 16, does not feel the improvement will benefit their property.

Brian Mulcahy stated he would like to know the cost of the assessments, so they know what to expect to pay.

Shawn Pedersen, Lot 5, asked if the paving will go beyond the township portion of 62nd St. Currently the maintenance people turn around at the first Porter Ave and do no maintenance beyond this point. He does not want to pay for a road that is not maintained. He is also concerned the water will run off the paved road and wash out Porter. Ron stated the water will weep out as it runs down the road and the water will run where it runs now but there will be no gravel.

Lori Johnson asked about the history of the road. How long has this been a problem? Ron could not give a date but stated most likely it has always been an issue.

Greg Matteson, Lot 18, asked how the cost changed from \$15,000? Ron stated the proposed project is a different project than the original plan. That cost was \$309,000 and was the best fix but not feasible due to cost.

Mike asked if there was any DNR money for the project. Ron stated the project does not meet any of the objectives for the money that is available.

Shawn Pedersen asked what would happen if the PCA does not approve of the project since the water runs into the lake. Ron stated if we have overland flow they will approve. His company has done several similar projects.

Shawn Pederson asked the Board if they can tell the people tonight if they would take over the road if the entire portion of 62nd St was paved. The Board all agreed if the project goes through and all 62nd St is paved they will maintain to the end.

Mike Couri gave an estimate for assessment cost using the construction cost of \$185,000. The township would pay for legal, engineering and administration at approximately \$39,000. The balance of \$146,000 would be divided between the properties. 9 properties would pay full assessment of \$8100 and 18 would pay \$4050. This is just an estimate based on the cost of \$185,000. This will vary based on actual construction cost. If a lot is not buildable it would not be assessed.

Mike asked if the Board would be comfortable paying \$39,000 and they stated they would. He asked if the people would be comfortable paying \$8100 or \$4050? No one committed. The Board can order plans and specs tonight and Ron can get two quotes. To meet the 429 rules for assessments there will be another notice sent for the August 10 Board meeting for a public hearing. The quotes will be opened at that time and the cost will be known. Residents asked for the map that will show what properties will be full assessment and what will be half assessment. Mike will send that along with notice of public hearing.

Supervisor Ferguson made a motion to order the engineer to do plans and specs and obtain two quotes by the August meeting. Supervisor Hallstrom seconded the motion. Motion carried.

Supervisor Hallstrom made a motion to continue the public hearing to the August 10th, 2021, meeting at 7:00 p.m. Supervisor Hable seconded the motion. Motion carried.

The hearing was adjourned at 8:30 p.m.