

Town of Hammond Planning Meeting, August 6th, 2018

Meeting called to order at 7:30 pm by Paul Hueg.

Member Leon Hawkins absent, see attached list of other attendees.

Approval of agenda, Miller/ Wiedling

Minutes from July 2nd, 2018 meeting approved. Wiedling/Miller

CSM presented to Planning Commission by Brian Hoverson for Bernie Wikkerrink Estate property at 916 200th street to split off 7.255 acres and buildings of rental property to allow selling to present tenants. Planning Commission recommended approval and sent to full Board on August 13th, 2018 meeting.

Last presentation of road maintenance proposal and funding options presented to residents in attendance. Post cards were mailed to all addresses in township, approx. 900 mailed, 20 returned and netted 53 attending meeting. Paul Hueg stated he would like this decided at the September Regular Board Meeting if everything is in line and no later than the October meeting due to budgets needing to be completed for 2019.

Presentation was started by Paul Hueg giving an overview of what the Planning Commission has been working on for past 8 months and the presentation at the Annual Meeting in April. Presentations and questions answered at the May, June and July Planning Commission Meetings. Paul Hueg distributed a 2018 Town of Hammond Road Maintenance Proposal (see attached) and Levy Increase Formula/Estimated Cost per Taxpayer work sheet (see attached note August 6th, 2018 date at bottom). Paul Hueg explained that the Township has 59 miles of road to maintain, this includes reconstruction of present roads, maintenance of roads to increase life expectancy, bridge maintenance along mowing and snowplowing. Paul Hueg explained that reasoning behind the 22 foot width and increase in the blacktop thickness to 3" thick and our policy of chip sealing to extend road life and how the condition of the road determines the mixture used at time of chip sealing (4-3 or 6-3 mixture of oil content). Paul Hueg explained the LRIP Program and Township Impact Fee for new construction. Paul Hueg reviewed the handouts and explained what everything meant and how the figures were determined and the options to be considered by the residents. Paul Hueg explained the Transportation Aid was increased Eleven Thousand Dollars (\$11,000.00) for 2018 and our budget of \$355,289.00 includes the \$141,000.00 of State Aid.

Paul Hueg concluded his presentation with explaining our present roads requiring re-construction and the 2014 100th Ave. project due to premature failure. Jim Krizan inquired if an E1 or an E3 hot mix is being used. Paul Hueg was not sure but will check. Vicki Dresany-Talapa inquired what is being done to increase life and preventing this from happening again. Paul Hueg added that we use a base stabilizer as an adhesive to increase longevity which was not generally used in the past.

At this time Paul Hueg turned to floor over to the residents for their questions.

Jack Young inquired advantage of blacktop vs. gravel construction. Paul Hueg explained the cost of maintaining a gravel road can cost up to \$25,000 per mile per year. Paul Hueg explained our roads in comparisons to other townships

Paul Hueg and Jim Krizan brought up State & County Aid used on structures vs. bridges.

Tom Peterson inquired about use of 20ft surface compared to a 22ft surface. Paul Hueg explained we want consistency in our roads and prevent having an hour glass effect. Also LRIP is not available for roads under 22ft surface. Paul Hueg went on to explain that our bridges are 26-27ft surface.

Tonya Kusmirele inquired about using private engineering and construction crew vs. our county resources for road construction. Paul Hueg explained after investigation there would not be significant savings. Town would be responsible for engineering and inspection cost. Would in the end cost more for private.

Brad Rasmussen inquired if there is a schedule in place for future maintenance of town roads in coming 5 – 10 – 20 years? Paul Hueg explained he and Joe Miller along with sometimes a person from the county inspect the condition of every road in the township and rate them on a scale of 1-10 to determine which road needs repair and a time frame, is information is retained on a worksheet for reference. Presently we have seal coated 6 miles this year with another 4 miles scheduled. 150th is our oldest road in the township. Paul Hueg expects is levy requirement would be a onetime request.

Larry Talalpa inquired how this request is presented with levy passed 3 miles would be completed? Paul Hueg it would be 2 additional miles in addition to the budget of one mile built in at this time. If levy is denied we would go back to our one mile a year. Paul Hueg stated the levy money is from here and will stay here as it does not go to Madison. We will work the current plan unless there is an issue.

Bill Rohrbach inquired further about the width of the road surface (do to the location of his residence to the road right away). Paul explained the 33 foot road right away; Bill is concerned the traffic is not busy to justify the extra cost of the width.

Jim Krizan inquired about the width of 170th between 100th & 110th. Joe Miller checked the road log and it is at 22ft surface. Paul Hueg stated there is some required tree removal.

Tom Peterson inquired about our road inspection. Paul Hueg stated roads are inspected at time of construction for potential issues that need to be corrected. Paul Hueg stated we are trying to stay at state of art for our construction practices. Example of (2) 1 ½ mats of blacktop lift compacted for a better program.

Vicki Dresany-Talapa inquired about if there are warranties for the construction of roads? Paul Hueg stated that is why he prefers to use the county as they will be there if there is an issue. Paul Hueg also stated he spends a lot of time traveling and inspecting our roads and meets with the county frequently to discuss the road conditions and practices. Paul Hueg went on to explain we spread the construction of two years to prevent settling and to get compaction to prevent frost breakup. Paul Hueg also stated LRIP has a 10 year requirement.

Ron Pratt inquired about the levy and funding figures. Paul Hueg explained how the formula works and cost per taxpayer and the numbers are bases on 2017 tax values. Paul Hueg stated municipal bonds are not an option.

Tonya Kusmirele, inquired about low interest loan programs from state that have no fees. Paul Hueg went over the loan information from our bank and interest and fee cost increase and discussed the other options. There would be a levy to cover the cost of the loan over the 10 year duration.

Ron Pratt inquired about the Mill Rate. Paul will have to check with Linda Hawkins on this.

Tonya Kusmirele, inquired about concern of the numbers and how it affects a long term plan. Would like to see a five year plan and we can't estimate county and school increases. Paul Hueg explained our work sheet of road ratings, what are roads are currently rated as and the condition of our bridges and structures. Paul Hueg explained there can be some unforeseen issues.

Larry Talapa inquired how is the vote on the options of funding going to work. Paul Hueg we would lay out the four options of Levy full or partial, Low Interest Loan to Fund and No Funding Increase (no Levy or borrowing) by the residents. Paul Hueg stated that the electors need to tell us what they want.

Brad Rasmussen inquired what are the current road ratings as average. Joe Miller and Paul Hueg explained the roads are rated in segments and not full miles always. The 3 roads on this plan is rated as 5's

Andy Berger inquired about increasing road surface size vs. traffic and inquired about number of new housing. Questioned if we delay this for 1-5 years. Paul Hueg stated could be cost increases of both labor and material. Andy Berger also inquired about percentage of the individual taxes that stays local and what goes to state. Paul Hueg said he did not have that figure.

Ron Pratt stated that a one year levy he felt would be a hard sell and that the low cost loan may be a better option. Also brought up County and School asking for increases.

Tara Schleicher inquired when the specific meeting would be? Paul Hueg stated he would like to have it September 10th if everything is in line so there is time to add to upcoming budget. Will be a special meeting before the town meeting.

Tom Olson inquired about the post cards. Paul Hueg stated we sent out 900 with 20 coming back from vacant or bank owned properties. Greg Olson stated this notice was included with tax statements in the spring. Meetings are Plan 1st Monday and Regular 2nd Monday

Nick Bilderback inquired will this plan get us back on track and is there safety concerns? Paul Hueg stated there is a slight cost savings by doing multiple miles. Paul Hueg stated barring natural causes we can continue as we are but we are spending maintenance money yearly to patch. Paul Hueg stated we are being proactive and as a town we are lucky to have a good tax base. Paul Hueg said cost should go down in the future as more roads are at 22ft surface.

Rick _____ asked for a consensus of the room.

Tara Schleicher would like to see further numbers to make an informed decision. Paul Hueg stated we will get further information on loan cost numbers.

Andy Berger stated he drives our roads and understands they need to be maintained, inquired cost of maintenance of neglecting a road. Paul Hueg explained the roads on the plan are in need and would do minimal maintenance.

Jim Krizan inquired about school board levy, Paul Hueg stated as he understands we are in the middle of the current school levy.

Dennis Cress inquired what he can share with residents that cannot attend. Paul Hueg said residents present would make the decision.

Tom Olson inquired if we are leaning towards a 10 year loan option with the state for lower interest and no fees. Paul Hueg believes the consensus is a loan. There will still be the interest cost.

David Kerg inquired how we would handle a meeting over the capacity of the town building? Paul Hueg state we will make it work somehow, Joe Miller said shifts if needed. Paul Hueg stated we have had 3 meetings for public input.

Larry Talapa inquired how it will be presented. Paul Hueg stated as four options of Levy full 600K or partial 300K, Low Interest Loan to Fund and No Funding Increase (no Levy or borrowing) by the residents. Paul Hueg stated that the electors need to tell us what they want. This will be on September 10th, 2018 at 7:30 pm. Planning Commission September 4th, 2018 at 7:30.

Paulette Anderson inquired the reason for widening. Paul Hueg stated there are multiple requirements including ATV, Bike, Youth, Older, Farm and others.

Chairman's report, none.

Joe Miller explained the upcoming Primary Election and that the Ballet is full.

Next meeting will Tuesday September 4th, 2018 due to holiday.

Meeting adjourned at 9:09 pm. Miller/ Hawkins

Submitted by Greg Olson