

**Flag Trail Road Improvement Hearing
November 10, 2014, 7:45 PM
Prior Lake Fire Department #1 Conference Room**

Call to Order:

Chairman Brent Lawrence called the meeting to order at 7:45 pm.

Members Present:

Chairman Brent Lawrence, Vice Chairman Tom Kraft, Supervisor Leroy Schommer, Supervisor Chris Kostik.

Members Absent:

Supervisor Al Novak

Others Present:

Township Clerk Lisa Quinn, Township Treasurer Sarah LeVoir, Township Engineer Shane Nelson, Township Attorney Bob Ruppe

Chairman Brent Lawrence opened the Flag Trail Road Reconstruct Improvement Hearing. He explained that the purpose of the meeting is to gather resident feedback regarding a Flag Trail road reconstruction that is being considered by the Town Board in accordance with the Credit River Township (CIP) Capital Improvement Plan.

Township Attorney Bob Ruppe explained that this meeting was the first of two required hearings on this project. This is the opportunity for residents to offer feedback on the project costs and details. The Town Board will then decide whether the project will proceed to the Construction bid phase. This project will involve a resident assessment, in conjunction with a Township funded portion. The State Statute that gives the Township the right to this assessment policy is the "429 Statute."

Engineer Nelson presented a brief project summary. He stated that the Flag Trail project has been slated for 2015 in the Township CIP. He presented pictures of the road condition and summarized the method of reconstructing the road. There will be two different construction methods proposed for this road, partially due to the original construction of the road being done at two different times. There will also be an extra half inch of bituminous added to the road, due to the road being classified as a collector road. The Township absorbs the cost of the additional bituminous.

Engineer Nelson stated that the road has been given a price estimate of \$387,500.00 total, and that cost will be partially assessed to the benefitting property owners. The estimated assessment will be \$10,460 for a full unit (or direct benefitting property) assessment, and \$2,615.00 for a quarter unit (or indirect benefitting property) assessment. The large commercial use property on Flag Trail would be subject to an assessment of \$31,380.00.

Resident Comments:

1. Paul Howe, Boone Ave.

Resident asked Engineer Nelson what would be done where Flag Trail meets 27, as it is steep. Engineer Nelson said that an improvement is possible, but it may not be significant.

Resident asked why residents on Raven Point were not being assessed for an “indirect benefitting portion” of the project costs. Vice Chair Kraft answered that the properties in Raven Point were in Spring Lake Township, and addition on a gravel road. Because they do not see much benefit from the project, doubled with the fact that they are in Spring Lake Township and Credit River cannot legally assess them directly, the decision was made to exclude those properties from project costs.

2. Tim Sernett, Flag Trail Resident

Resident stated that the assessment policy on this road is unfair. His points to support his position follow:

- 1) Flag Trail is a Collector Road, not unlike Texas Avenue. The County does not assess to repair or reconstruct County Roads.

Vice Chair Kraft replied that although it is true that Scott County does not assess to repair or reconstruct County Roads, the Townships do not have adequate tax revenue to support the full funding of Township Road reconstructs and repairs. He also pointed out that people in the Township who live on County roads, are contributing to the Township portion of funding for Town Road repair/reconstructs.

Resident replied that he would be in favor of raising the levy to the point to support the full funding of road repair/ reconstructs in the Township. Attorney Ruppe said that could only be done by vote of the residents at the Annual Meeting, and that very few people are usually in favor of such a levy method.

- 2) The Commercial property on Flag Trail has 2/3 of the frontage, large tonnage trucks, and multiple vehicle trips.

Vice Chair Kraft replied that the commercial property is being assigned a three times the full benefitting portion of the assessment, and has not objected, as of yet. That was designed and calculated to take into account the use/benefit of that property. Additionally, Vice Chair Kraft did not think that property took up a full 2/3rds of the frontage.

- 3) Road has been neglected in the past.

Supervisor Schommer explained that the road was a County turnback that perhaps wasn't constructed properly to begin with. Vice Chair Kraft said that everyone that is subject to road reconstruct/repair assessments says the same thing, but that is exactly what this Board wants to remedy by getting a nice road constructed and maintained under professional, modern standards.

3. Shawn Lake, Prairie Hills Lane.

Resident states that he objects to the assessment on the basis that the lot he owns on Flag Trail would not benefit to the amount that he would be charged for an assessment.

Resident was only making a comment, and no response was given.

There being no other business before the Town Board, Supervisor Schommer made a motion to adjourn the Flag Trail Improvement Hearing at 8:25 PM. Supervisor Kostik seconded the motion. The Flag Trail Road Improvement Meeting was closed.

Recorded By: (s/) Lisa Quinn
Township Clerk
Credit River Township

Approved By: (s/) Brent Lawrence
Chairman Board of Supervisors
Credit River Township