

Valley Oaks 1st Addition Road Improvement Hearing
November 10, 2014, 7:00 PM
Prior Lake Fire Department #1 Conference Room

Call to Order:

Chairman Lawrence called the meeting to order at 7 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 Ruppe.

Chairman Lawrence opened the Valley Oaks 1st Addition Road Improvement Hearing. He explained that the purpose of the meeting is to gather resident feedback regarding a road reconstruction that is being considered by the Town Board in accordance with the 2015 Credit River Township (CIP) Capital Improvement Plan for Valley Oaks 1st Addition. He explained that although minimal maintenance has been done in the last couple years, the roads were in very poor shape when they were rated, and that is why they are being considered for a reconstruct at this time.

Engineer Nelson presented a brief project summary. He stated that the project is slated for 2015 in the Township CIP. The purpose of the meeting is to provide an opportunity for the residents to express whether or not they would be in support of the Township and Valley Oaks 1st Addition benefitting property owners financing the Valley Oaks 1st Addition Road reconstruct in accordance with the results and methods of the feasibility report which was conducted.

Engineer Nelson summarized the condition of the Roads, planned method of reconstruction, and stated that the total estimated cost of this project is \$601,250.00. This would result in a full assessment amount of \$9,750.00 per parcel. Engineer Nelson also presented a proposed project timeline.

Resident Comments:

- 1) Dave Dornacker, Pheasant Ridge Road (via US Mail).
Resident stated that he was in favor of the project due to "simply having no choice."
- 2) Tom Comstock, Deer Run Court.

Resident asked if the estimate offered by the Engineer was accurate, since it seemed less than the previous estimate offered at the informational meeting. Engineer Nelson answered that they are based upon actual current construction costs, but many factors go into actual bids, including cost of oil, number of bidders, and weather. Supervisor Schommer answered

that most estimates offered by the Engineer recently have been quite accurate, but due to possible variability, they were only estimates. When bids are received they will have a much firmer number to offer the affected residents.

Resident asked what the interest rate would be. Attorney Ruppe answered that the law required the Township to add a couple percentage points over the actual bond rate.

Treasurer LeVoir responded that the Township has a very high credit rating and that will result in favorable bids for the interest rate on the project.

Resident closed by saying that he is in support of the project.

2. D. Norman, Lone Oak Court.

Resident asked, "Why has nothing been done on the road in 22 years?"

Vice Chair Kraft explained that the Road was beyond repair when the Capital Improvement Plan was constructed. Chairman Lawrence stated that the Road has lasted 40 years at this point.

Resident states that the roads in Valley Oaks 1st Addition do need repair. He asked if different projects were considered, treating each section of Valley Oaks 1st Addition as a different project.

Engineer Nelson stated that method would result in increased costs.

There being no other business before the Town Board, at 7:39 PM Vice Chair Kraft made a motion to close the Valley Oaks 1st Addition Road Improvement Hearing. Supervisor Kostik seconded the motion. Motion passed 4-0. The Valley Oaks 1st Addition Road Improvement Hearing was closed.

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

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