

**BALDWIN TOWNSHIP SPECIAL MEETING
PUBLIC HEARING, ESTABLISHMENT OF A SUBORDINATE SERVICE DISTRICT,
A PORTION OF LAKE DIANN ACRES**

February 27, 2014

Present – Supervisors Jay Swanson, Kimberly Good, Larry Handshoe, Tom Rush and Randy Atwood.

Call to Order – The February 27, 2014 special meeting of Baldwin Township was called to order by Chairman Jay Swanson at 7:00 p.m.

Pledge of Allegiance – All present recited the Pledge of Allegiance.

Public Hearing on the Consideration of Establishment of a Subordinate Service District, A Portion of Lake Diann Acres, Which Includes All or a Part of 133rd Street, and 133 ½ Street, Section 32 – Swanson opened the meeting by stressing that the purpose of this public hearing meeting was to generate discussion for or against establishing a subordinate service district.

Leo Modderman asked how many properties were involved, and how exactly does the process work. Swanson replied that a part of that depends on how the meeting proceeds tonight. The petition also states *to make improvements to the roads by construction of a blacktop surface, address any drainage issues and to assess the benefited property for all of the cost of the improvement.* The town board does not know how much this would cost, and a subordinate service district is board approved. Swanson said he would like to ask the residents to change the subordinate service district petition to a feasibility study in order to research engineering costs and obtain preliminary designs. This would give the township engineer time to come up with an estimate of cost as well as give the township time to decide if they should access by lot, access by owner, or access by footage. Everything that transpires with Lake Diann Acres would be resident driven, and be brought up to township standards. Swanson said, though, that he doesn't see this happening anytime soon. The township already has an idea for the 2014 Road and Bridge budget and what has been proposed for 2015. A satisfactory budget for this work may not be possible until 2015 or 2016.

Mr. Modderman asked about the golf course on the north side as there is an easement. Atwood responded that this process was driven by a resident. A resident asked why residents would pay 100% of the cost when they also pay taxes. Swanson explained that certain residents want the gravel road paved sooner than what the township expected. Modderman then asked if the road would eventually be paved without the subordinate service district. He also commented that he would like another meeting after all the costs were known.

Atwood said that after a feasibility study there would definitely be more information on whether to go forward with a subordinate service district, and that it would be yea or nay at that point.

Elaine Philippi said she thought that by the constitution all people are treated equal; that there is equity under the law.

Once the plan is in place, approved by the town board, the board will then oversee the construction. The town will either go out and bond or a certificate of indebtedness. Joe Holland questioned if they do decide and do it and pay who would maintenance it. Swanson stated it would be the township.

Mr. Modderman questioned if culverts would be required under every driveway with Swanson stating the township standards say yes but each would be individually determined. Mr. Modderman stated that there are major drainage problems on that road. Atwood stated that the township believes in getting it done right the first time. Lyndi Holland questioned if residents would have to update their septic systems. Swanson replied he would say no unless something blatant happens. With a feasibility study it will be determined. If the petition can be written to say feasibility study then the board will have the township engineer look at these things. Then bring in a number and have another meeting. There were questions on who would pay for the park area with Swanson replying that it would be the township, however, timing is critical. We are allowed to do a certificate of indebtedness or bond for the project. When it comes to the township it would be needed to be worked into a budget. There is about 1,000 feet of road the township would need to do which would be tied to the residents. Another scenario would be if the township does not do their portion of the project and only does the resident portion. A resident questioned who would move the utilities. Swanson responded that it would be a part of the project and utilities do not charge for that if they need to be moved. Another resident asked if there were any plans for the parks. Rush responded that the township is trying to get Young Park completed. There is a budget of \$25,000. The township also has Goose Lake Park. He was unaware that these parks existed. Good stated that, as having been Chair of the Park Committee at one time, they did not want to create a bunch of tot lots we could not maintain. Swanson stated that there is nothing in the works to build those as a park. Rush stated that a \$60,000 park system has been donated and for Young Park, received \$25,000 grant from Bremer Bank for the boardwalks with installation extra. The township sold the white building and a pavilion is planned. Looking at a canoe landing at Goose Lake Park. Atwood stated that right now it is procuring the parks for future use.

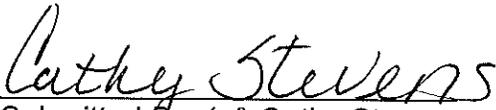
Swanson stated that part of the feasibility study will look at where the easement is to the golf course but will not be part of the project. A resident questioned what a feasibility study would tell the residents. Swanson replied that, without the township engineer present, he believes it would boil down to an estimate of what it is going to be. If the township and residents combine the project he believes the numbers will be better. It will be engineering and construction costs. At this point we are all in. If there is a feasibility study and the residents say absolutely then we go forward. Good stated that once the engineer goes out and makes an estimate that would be the number of what it really is going to cost. Rush stated that the engineer would be here at the next meeting. Swanson stated if the numbers are too big than there would be the choice of not going forward.

Atwood questioned if it would be possible to do a feasibility study and get an estimate and a second subordinate service district to go out to bid. Swanson replied that it would be possible to do that but it would have more costs incurred by the people. The feasibility study would be very preliminary. If you guys agree to change the scope of the petition from paving

road to feasibility study and then we can even approve that tonight. Or we could recess this hearing and date and time certain we could talk to the township engineer and find out what a feasibility study would cost. It gets us all back with numbers and one step closer. The residents would pay for that. It would be a contract between the township engineer and the residents. If the preliminary engineering is complete and the residents don't like it then they can petition again to pave.

A resident questioned if they did not go through with this what would be the schedule to redo the roads even with gravel. One neighbor is using a Bobcat to take dirt out of the garage and putting it back on the street. There is a whole lot of maintenance work that needs to be done. If it does not go through it needs Class 5 as that has not been done since the early 1990's. Swanson replied that it could be look at also and it could even happen in 2014. The residents in attendance were willing to change from paving road to feasibility study.

Recess – Good/Handshoe unanimous to recess at 7:53 p.m. until March 25, 2014 at 7:00 p.m.



Submitted By: (s/) Cathy Stevens
Clerk/Treasurer
Baldwin Township



Approved By: (s/) Jay Swanson
Chairman, Board of Supervisors
Baldwin Township

3-18-2014
Date

Attendees: Leo Modderman, Douglas Loye, Teresa Gatewood, Michael Schramre, Joe Holland, Lyndi Holland, Elaine Philippi, Rosie Storie, Craig Storie, Robert Freese, Chuck Nagle