

**BALDWIN TOWNSHIP  
CONTINUATION OF FEBRUARY 27, 2014 PUBLIC HEARING**

**March 25, 2014**

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

**Reconvene** – The February 27, 2014 special meeting and public hearing considering the establishment of a Subordinate Service District for a portion of Lake Diann Acres was reconvened by Chairman Jay Swanson at 7:02 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 133<sup>rd</sup> Street and 133 ½ Street, Section 32**

Swanson stated that at the last meeting it was discussed about renaming the petition from far our road to a feasibility study. Mr. Bogart, township engineer, is present to discuss what a feasibility study may cost and real numbers for what the project would cost.

Bogart reported that the road is approximately 3800 feet according to GIS. The cost for a mile of road is approximately \$450,000 which would make this project cost anywhere from \$350,000 to \$425,000 for reconstruction, drainage and the “whole ball of wax”. It would be a 2 year project. First come in and fix the drainage and the first layer of blacktop and the second year would be the second lift of blacktop. It could come in cheaper but does not want any false hopes. A feasibility study would depend on what folks want him to look at. Just the road would cost \$8,000 for surveying and another \$7,000-\$8,000 for preliminary design and putting together a regular feasibility study. If more than that needs to be done, i.e., sanitary or septic, that would make a difference in the price of the study.

Standard ditches on both sides of the road would be needed. Handshoe stated that some people would lose their front yard. Bogart replied that if the board was looking for a regular road or something different he would need to know beforehand. Swanson stated that it would need to be to township standards and, if we run into easement issues, it would have to be tailored to what would fit there. Bogart stated that one option, instead of putting in ditches, would be to put in storm water or modified storm sewer. We would then need easements to get water down to the lake. Good questioned if the dollar figures included engineering fees. Bogart replied no, just construction. Atwood stated costs may have to be calculated by road frontage.

Swanson stated that somebody is going to have a need out there for sewer. It may be 20 years away but the township should think about burying lines even though there is

nowhere realistically to hook it up. Bogart replied that it would depend on where taking the sewer to. The park would be the closest.

Rush stated that it would cost about \$12,500 per home at \$425,000. Swanson stated that the footage around the parks would be the townships responsibility. Rush stated that it would cost about \$10,350 per home at \$350,000. Good stated it would run about \$112.00/foot. Atwood stated that it would not be a lump sum payment. Swanson stated that this is not something we are going to shove down your throats. If you say no, the petition says far the road, it doesn't matter what the cost is. At the last meeting we talked about a feasibility study. Even at \$425,000 if we say yes, we will be stuck with whatever the numbers are. Good stated that the cost for a feasibility study would be about \$470.00 per home.

Chairman Swanson read the following letter received by resident Doug Loye:

"Lake Diann Acres Road Feasibility Study

I am sorry but I will not be able to make the road feasibility meeting on March 25<sup>th</sup> as work business takes me out of state this week. I live at 27xxx 133<sup>rd</sup> ST NW in this development.

I would really like to see an asphalt road put into this development if possible. As we know the cost of this may not make this possible or feasible. If this cannot be done I would like to go on with other improvements to the streets involved.

I would like to find out if we could improve the class five base on the roads and I really would be interested in dust control here. The dust I feel has been a real problem for a good portion of the residents. I would like to see what the cost of this improvement would be from the start of this road at Loren Park area and around this development. I feel that if the dust control is taken care of with the mag chloride that it will also keep the road in much better condition.

This road does need to be improved in some type of manner and the township should help out as they should have some kind of responsibility in the upkeep and conditions. I would like to see if this can be brought up in this meeting with the residents of Lake Diann Acres. If it is not feasible with the cost for an asphalt road we need to continue on with some type of plan for road improvements in this neighborhood. And I feel that this should be done soon and be put in the townships budget plans.

I feel that dust control would help immensely with the road conditions here. But I am open for any other ideas that the township or residents may have.

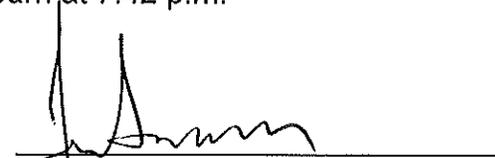
I would like to see if I could get some kind of reply on the meeting minutes and what was decided or what possibilities were spoken about with road improvements. If you have any questions you may reach me on my cell phone at 612-xxx-xxxx."

A resident stated that it is too much money to turn it into pavement. Leo Modderman asked if they could have some class 5 added. Discussion ensued on calcium chloride and how it has worked in other areas. Swanson stated that it is sounding like they are not ready for tar. Atwood stated that it appears they are receptive to dust control. A resident stated that the roads definitely need work as it has been many years since class 5 was put on. Atwood questioned if there is anything that jumps out as a problem if calcium chloride is added. Bogart stated the he would like to see some shaping of the road to minimize drainage problems. Swanson stated that it is the townships desire to fix the drainage issues at the time we do a project. This would have to be surface drainage only. Discussion ensued regarding the potential for a rain garden. Discussion ensued on curbing with or without gravel. Atwood stated that regravelling with calcium might be an option. Pull out a few inches and put in class 5. Bogart informed the board and the residents in the audience that the right-of-way is not quite where the road is and it would be nice to have the right-of-way where the road is. Rush questioned if Bogart can talk to the SWSD to see if there are any grant dollars for a rain garden. Bogart stated that if we put in 4 inches and take out 4 inches it would cost about \$10,000 to haul out the 4 inches and \$24,000 to bring in new for the entire 3800 feet of road. Leo Modderman questioned if graveling was a precursor to blacktopping. Swanson replied no, not necessarily. Bogart stated that you would want to put down 6 inches of aggregate before bituminous. Swanson stated that calcium would be added at the same time class 5 was put down. Handshoe stated that the calcium would cause the water to run faster.

Swanson stated that he under the impression that the residents in attendance do not want a subordinate service district. We can move on from here. With the residents consent the board has to approve or disapprove the district. Some of the things discussed tonight we can look at preliminary this year. A dirt road project would happen, if not this year, next year. The town board will adopt a resolution at the April 7, 2014 regular meeting to turn off the subordinate service district.

**Adjourn** – Handshoe/Good unanimous to adjourn at 7:42 p.m.

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

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

4-7-2014  
Date

Attendees: Jon Bogart, Leo Modderman, Ladonna Sanning, Craig Storie, Jeremy Rahn, Elaine Philippi, Chuck Nagle