

# CREDIT RIVER TOWNSHIP ASSESSMENT HEARING

## Creekwood Improvement Project

Presented by: Shane Nelson, P.E., Town Engineer

May 3, 2018



# Background

- Township owns and maintains 52 miles of paved roads and 12 miles gravel
- Township form of government
- There is not enough money levied to fully fund reconstruction and other major improvement projects
- Public Improvement Hearing October 2017

# Project Area



## CREDIT RIVER TOWNSHIP

### Legend

-  Benefiting Parcel
-  Project Location

### CREEKWOOD 2018 RECLAMATION PROJECT BENEFITING PROPERTIES EXHIBIT A



# Existing Conditions

- Originally constructed 30+ years ago
- Pavement is near the end of its useful life
- Longitudinal and transverse cracking
- Block Cracking
- Sufficient Drainage
- Rural Section

# Existing Conditions



# Existing Conditions



# Existing Conditions



# Existing Conditions



# Existing Conditions



# Existing Conditions



# Existing Conditions



# Existing Conditions



# Existing Conditions



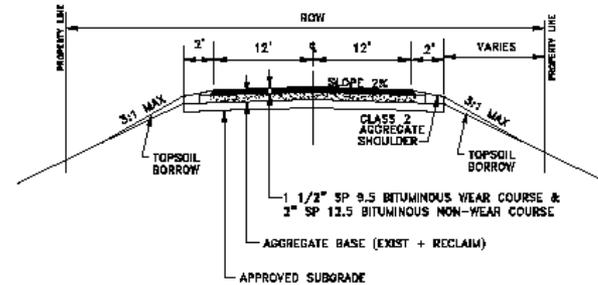
# Existing Conditions



# Existing Conditions



# Proposed Improvements



\* SUBJECT TO REVIEW BY QUALIFIED SOILS ENGINEER

CREDIT RIVER TOWNSHIP  
CREEKWOOD  
RURAL STREET SECTION



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EXHIBIT B

# Reclaiming



# Shaping the Base



# Compacting the Base



# Paving



# Proposed Improvements

- Reclaim existing bituminous
- Replace road culverts
- Pave new bituminous – 3 1/2 inches thick
- Match driveways
- Adjust mailbox heights
- New aggregate shoulder
- Topsoil in-slopes
- Some drainage improvements

# Cost Estimate



Total Estimated Project Cost  
\$816,000

- Bids received April 3, 2018
- Bids lower than updated estimates
- Northwest Asphalt is low bidder

# Assessment Exhibit



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### Legend

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-  Project Location

### CREEKWOOD 2018 RECLAMATION PROJECT BENEFITING PROPERTIES EXHIBIT A



# Assessments

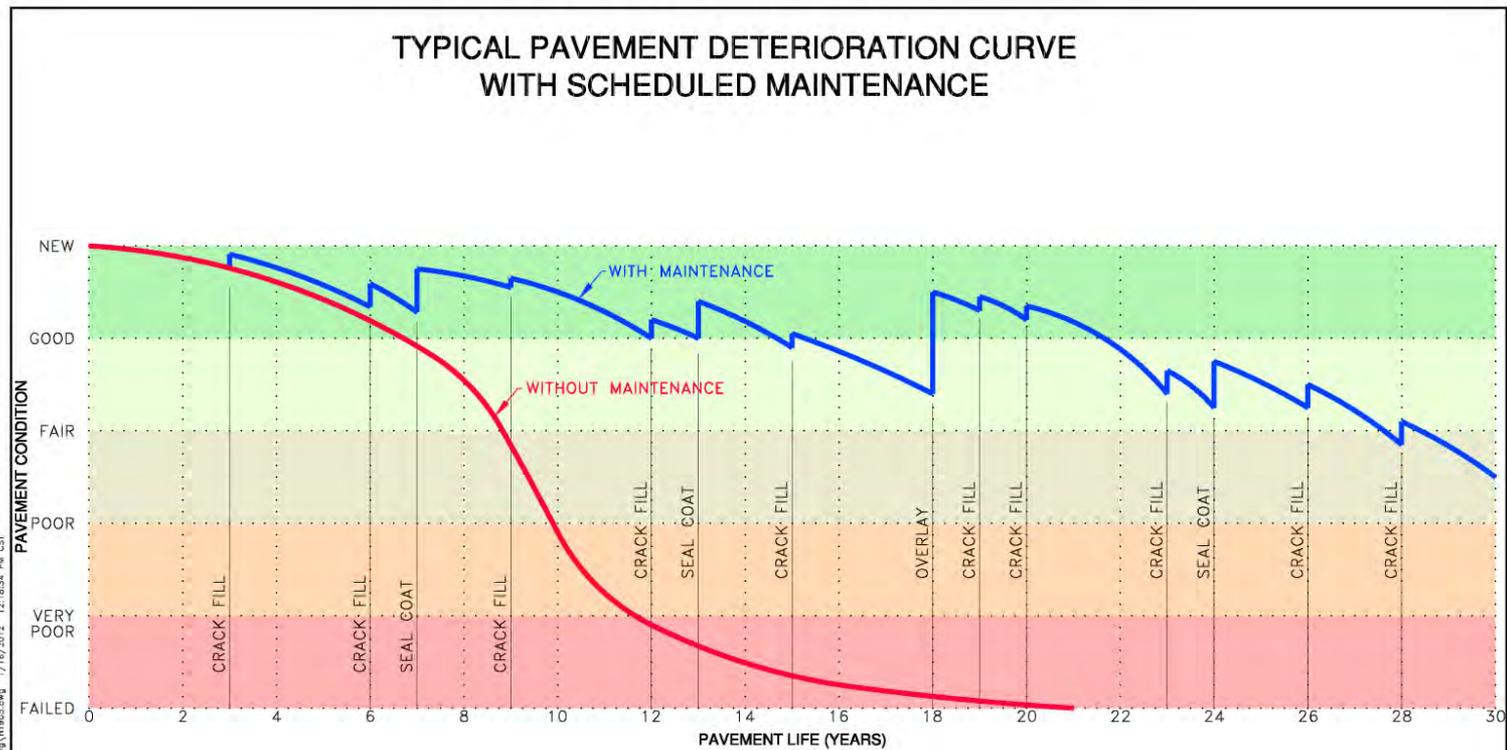
- Per Unit Assessment Method (60% Assessment)
- Estimated Assessment = \$5,440 per unit
- Will likely be reduced based on final project costs
- 90 Direct Access Properties
- Amortized over time, typically 10 years
- Favorable interest rates
- If amortized, first payment due in 2019

# Schedule



May 3, 2018	Assessment Hearing
May 7, 2018	Town Board Awards Contract
May 2018	Execute Contracts
June 11, 2018	Work May Begin
TBD	Active Construction for 6 – 8 weeks estimated
August 31, 2018	Substantial Completion must be achieved

# Maintenance of Pavement



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# Continued Maintenance

- Crack Filling every 2 – 3 years (100% Township)
- Seal Coating every 5 – 7 years (100% Township)
- Overlay at year 15-18
- Crack Filling every 2 – 3 years (100% Township)
- Seal Coating every 5 – 7 years (100% Township)
- Re-evaluate

# Other work

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- Centerpoint Energy is replacing their gas main in conjunction with the road project. This is not managed by the Town – contact Centerpoint with questions or concerns.

# Opportunity for Input



Please step up to the podium and state your name and address for the record. Please also sign in.