

CREDIT RIVER TOWNSHIP ASSESSMENT HEARING

Wagonwheel 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

-  Project_Location
-  Benefiting Parcel (41)
-  Direct Access (31)
-  Indirect Access (10)

**WAGONWHEEL CROSSING
IMPROVEMENT PROJECT
BENEFITING PROPERTIES**

EXHIBIT A



 Hakanson
Anderson



Existing Conditions

- Originally constructed 1989-1991
- 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



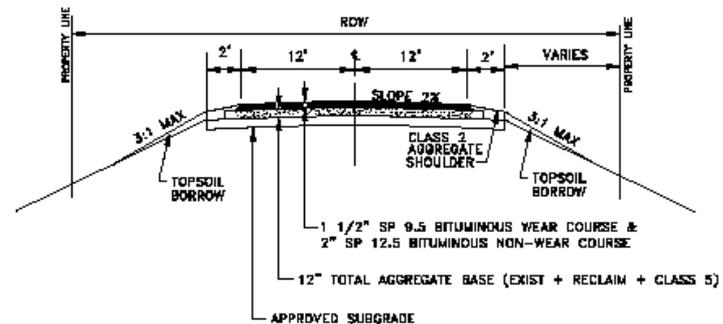
Existing Conditions



Existing Conditions



Proposed Improvements



* SUBJECT TO REVIEW BY QUALIFIED SOILS ENGINEER

CREDIT RIVER TOWNSHIP
WAGONWHEEL CROSSING
RURAL STREET SECTION



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Civil Engineers and Land Surveyors
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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

Cost Estimate



Total Estimated Project Cost \$776,084

- Bids received April 6, 2018
- Bids lower than updated estimates
- McNamara Contracting is low bidder

Assessment Exhibit



CREDIT RIVER TOWNSHIP

Legend

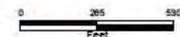
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Assessments

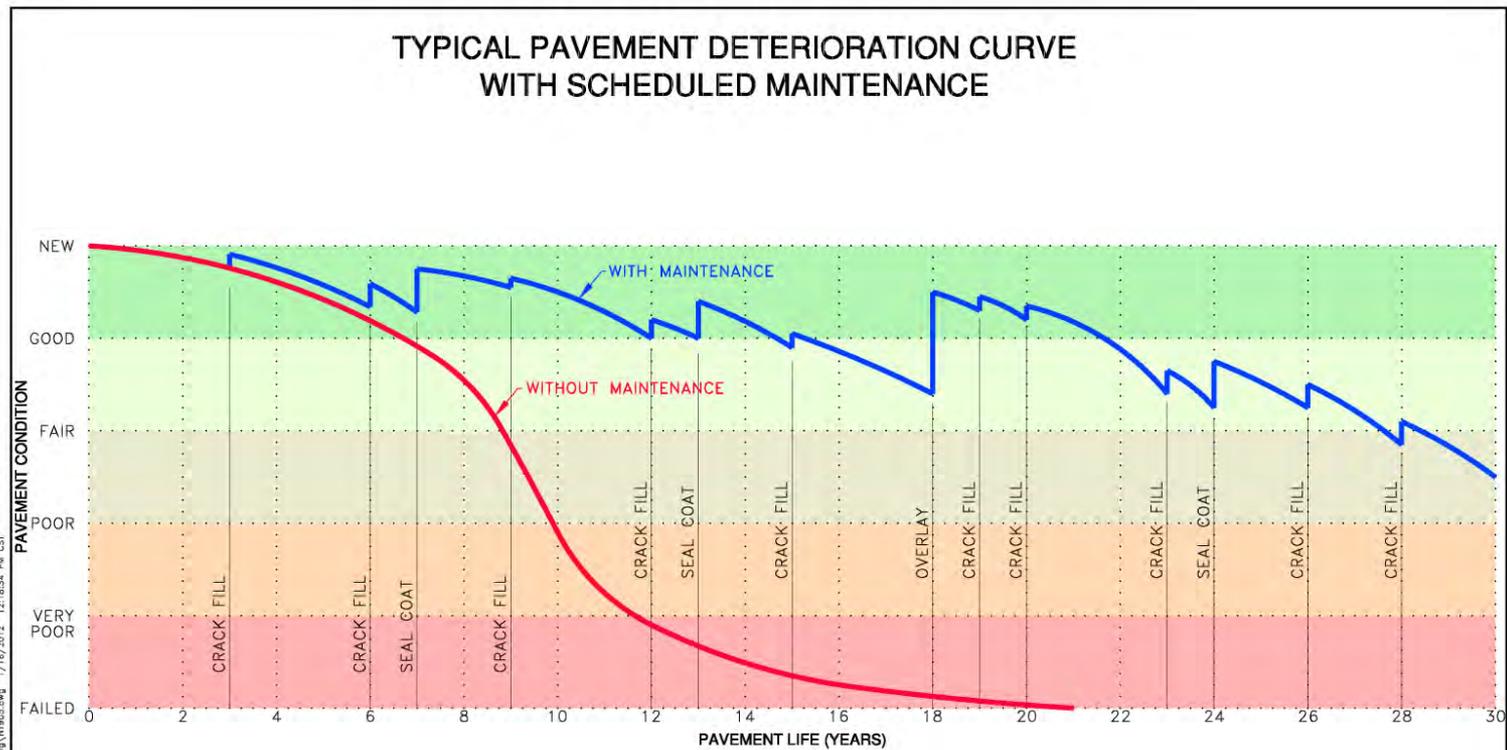
- Per Unit Assessment Method (60% Assessment)
- Estimated Assessment = \$13,900 per unit or \$3,475 per quarter unit
- Will likely be reduced based on final project costs
- 31 Direct Access Properties
- 10 Indirect Access Properties
- Amortized over time, typically 10 years
- Favorable interest rates
- 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

Opportunity for Input



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