

# Brandon Township

## Douglas County, Minnesota

### October 21, 2023 Meeting Minutes

A township information meeting was held on Saturday, October 21, 2023 at the Brandon Auditorium in Brandon, MN with Supervisors Kerby Lund, Bryan Meichsner and Dennis Lund present together with Clerk Mike Cleary, Treasurer Kathy Zimmerman and Engineer Jeff Stabnow. With a quorum present, the meeting was called to order at 10:00 am. The pledge of allegiance was recited by all. There were 21 visitors present.

**Purpose of the Meeting:** Vice Chairman Bryan opened the meeting by explaining that the purpose was to share the township's plans to rehabilitate the pavement on Chippewa Heights Rd, Wallen Rd and Shorewood Lane and to obtain property owners' feedback. He also stated that no decisions will be made at this meeting. He then introduced the township officers and engineer.

**Information Presented:** Handouts were distributed covering the history of the original paving of the roads, the proposal to do a full depth reclamation on this pavement in 2025, prework to be performed in 2024, proposed construction schedule and the estimated cost of the project.

**Allocation of Cost and Financing:** In accordance with township policy and past practices, the cost of the project would be allocated 80% to the benefited parcels abutting these roads with the remaining 20% coming out of the township Road and Bridge Fund. The township is applying of a grant through the MN DOT Local Road Improvement Program, which if secured, would reduce the cost of the project by approximately one-half. Estimated assessment based on today's cost without the grant would be approximately \$6,600 per parcel.

**Questions and Comments:** Question were raised regarding driving conditions during the prep work, stabilizing the base of Shorewood Ln, payment options of assessments and whether consideration had been given to extend Chippewa Heights Rd to Limb Rd and Kimberly Point. Chairman Kerby replied to the latter question by stating that the cost of the extension was cost prohibitive and was not being considered.

**Attachments:** The handouts distributed at the meeting are attached to these minutes.

**Adjournment:** The meeting was adjourned at 11:00 am.

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Clerk, Mike Cleary

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Chairman, Kerby Lund

*These minutes are not official until approved by the Township Board*

## **Chippewa Heights/Shorewood Lane/Wallen Rd**

### **1994 Paving Project**

- Paving project was started by a resolution of the board of supervisors after having received a petition from property owners on these roads.
- Project was contracted through Douglas County – the road contractor was Starry Construction – the County engineer was Lynn Olson
- Total length paved was 2.1 miles (approx. 11,088 ft.).
- The County recommended a 7-ton design for Chippewa Heights Rd and a lesser 5-ton design for Wallen and Shorewood. However, to save about \$56,000, the entire project was built to a 5-ton standard. All township roads paved in recent years have been to a 7-ton design.
- Contract price was \$157,534 with additional legal, engineering and other costs of \$10, 850 for a total cost of \$168,384 (or approximately \$13 per lineal foot)
- Cost split was 80% residents (\$134,707) and 20% township (\$33,677)
- There was a total of 82.25 assessments at \$1,638 per full assessment payable over 5 years at 9% interest.
- There were a few lots that got only  $\frac{1}{4}$  or  $\frac{1}{2}$  of an assessment. Resorts got reduced assessments also.
- Project was financed with \$150,000 of bonds issued payable over 5 years at 7%

## **Proposal to Replace Existing Pavement On Chippewa Heights, Wallen and Shorewood Roads**

- The existing pavement was installed in 1994 to a 5-ton standard for a cost of about \$158,000 of which 80 percent was assessed to the adjacent property owners at \$1,638 per full assessment. There were 82.25 assessments at that time.
- Township proposes to perform a Full Depth Reclamation (FDR) on this pavement in 2025.
- This process involves pulverizing the full thickness of the existing asphalt pavement and a predetermined portion of the underlying materials, applying and mixing in crushed concrete (where needed on Shorewood), compacting with rollers, shaping with road graders, and curing properly. The result is a stiff stabilized base layer that is ready for a new bituminous surface.
- Preparation work involves replacing a number of culverts, restoring right-of-way ditches for proper drainage and constructing a turn-a-round on the northeast end of Shorewood. This work would take place in 2024 at an estimated cost of \$40,000 which would be township expense.
- The estimated total cost of the FDR only is approximately \$780,000 of which 80% would be assessed to the approximately 95 adjoining parcels at the amount of \$6,600 per parcel. This amount will likely be higher in 2025 as costs are constantly increasing.
- The township is applying for a grant through the Mn Dept of Transportation Local Road Improvement Program (LRIP), which if received, could reduce the total project cost and estimated assessment by approximately one-half.
- The result will be a new 7-ton road that should last for another 30 years with ongoing maintenance of patching, crack filling and seal coating paid by the township.

## **Chippewa Heights NW Rehabilitation Schedule**

- November, 2023 – Submit application for LRIP Grant
- Summer 2024 – Begin prep work of replacing failed culverts and constructing a turnaround
- Summer to Fall of 2024 – Receive notice of grant
- April, 2025 – Solicit contractor bids
- June 2025 – Begin rehabilitation
- Fall, 2025 – Complete rehabilitation

**Brandon Township, Douglas Co, MN  
Chippewa Heights, Wallen Road, Shorewood Lane, Paving Projects**

**Estimated Assessments**

	<u>Estimated Project Cost</u>	<u>2024 Prep Work</u>	<u>New Assessable Project Cost</u>	<u>Township 20%</u>	<u>Property Owners 80%</u>	<u>Approximate # of Parcels</u>	<u>Estimated Assessment</u>
<b>Total Project Without Grant</b>	\$818,788	(\$40,000)	\$778,788	\$155,758	\$623,030	95	\$6,600
<b>Total Project With Grant</b>	\$405,155	(\$40,000)	\$365,155	\$73,031	\$292,124	95	\$3,000