

A repeating pattern of orange chevrons pointing up and to the right, filling the upper half of the slide.

AUGUSTA ROAD

Public Hearing for Improvements

June 6, 2024

Welcome / Introduction



Laketown Township Supervisors and Staff

- Pete Parris – Chairman
- Mike Klingelhutz – Board Member
- Cathy Nielsen – Board Member
- Leanne Kunze – Town Clerk
- Ron Bray (WSB) – Township Engineer
- Couri & Ruppe – Township Attorney

Dahlgren Township Supervisors and Staff

- Jeff Thompson – Chairman
- Brian Gennrich – Board Member
- Keith Kooiman – Board Member
- Mary Olson – Town Clerk
- Couri & Ruppe – Township Attorney



Combined Public Hearing Agenda



- Town Boards – Call public hearing meeting to order
- Review of Augusta Road Feasibility and Improvements – Ron Bray and Mike Couri
- Public comments taken by Board
- Close public comments
- Town Board discussion

NOTES

- Town Boards led project requires unanimous vote (4/5)
- Informational meetings held and Town Boards agreed to pursue project with LRIP Grant on September 27, 2023
- Notified of successful LRIP Grant on April 1, 2024
- Executed Joint Powers Agreement on April 8, 2024
- Accepted Feasibility Report and order public hearing on May 6, 2024
- Hold public hearing with preliminary assessments on June 6, 2024
- Town Boards votes on project at their monthly meeting on June 10, 2024
- Design, bid, and construction in 2024, if accepted
- Assessment hearing with final cost assessment role in Fall 2024
- Assessments on tax roles in 2025

Location

West of County Road 43 and approximately 3,300 feet, or 0.6 miles in length, Augusta Road is located in Laketown and Dahlgren Townships.



Laketown Township



Dahlgren Township



Augusta Rd

Augusta Rd

Augusta Rd

Augusta Post Office (Historical)

Popplitz Ln

43

43

825 ft

Google Earth

Imagery Date: 8/8/2022 44°48'25.03" N 93°41'24.78" W elev 974 ft eye alt 4643 ft

1985





BROSE 07.3610090

VOGEL 07.0340410

GEROLD 07.3600020

KRUEGER
07.3600010

QUIZHI 07.0340900

CLAY 07.0341000

CLAY 07.0341200

CHALGREN 07.0340800

WICHTERMAN 04.0031600

HAVCK 04.0031400

KLOSKOWSKI 04.00031200

CHALGREN 04.0030100

SHUSTER 04.0030900

GERMAN 04.0031300

EIDEN 04.0030300

HOLASEK 04.0031102

1 ALTERNATIVE

Do nothing. Reclaim to a gravel roadway. Traffic counts range from 60 to 150 vehicles per day. \$30,000-\$35,000

2 ALTERNATIVE

Recondition by reclaiming existing blacktop and build up 6 inches with new gravel and 4 inches of blacktop. \$350,000

3 ALTERNATIVE

Regrade with 8 inches of new gravel base, place fabric, and pave 3 ½ to 4 inches in two lifts, 22 feet in width. Fix 30 mph curve on east end. \$364,000

NOTE

Alternative 2 was favored to pursue. Based on survey, there is limited room to add 6 inches of height to the roadway and several areas currently do not have 22 feet of pavement in place.

Proposed Improvements to Augusta Road



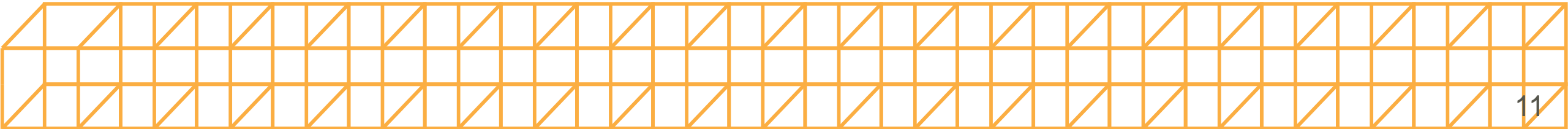
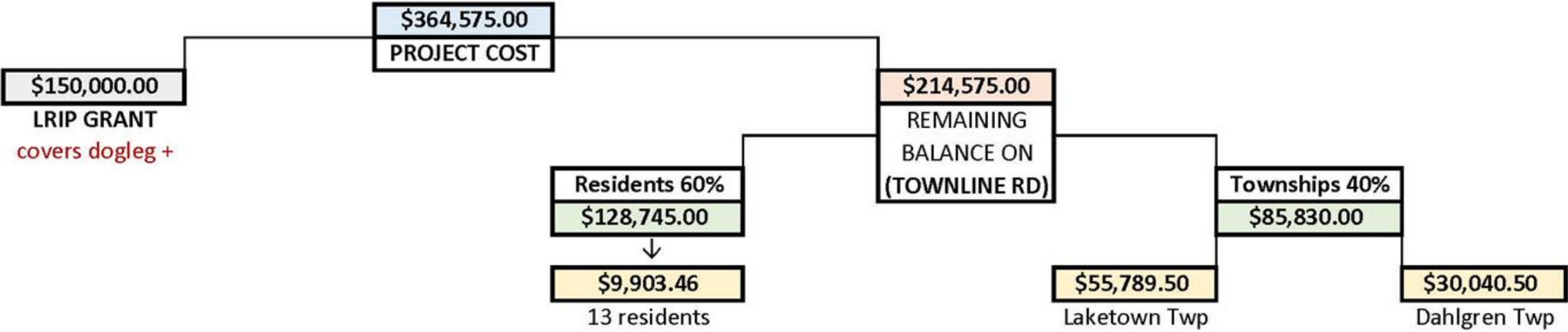
- Pave 22 feet of blacktop roadway to allow 11-foot lanes
- Gravel shoulder of 2 to 3 feet
- Design to 30 mph minimum with 40 mph goal outside of speed zone
- Fix east curve to 30 mph by widening 6 feet north
- Replace the three 15-inch CMP culverts
- Propose 8 inches of new gravel base over geotextile fabric on bottom. Place 3 ½ to 4 inches of blacktop with 2-foot minimum gravel shoulder.

429 Assessment Process



- Allows government unit to do public improvements and put on property tax of rolls of properties that have benefit.
- Requires that a minimum of 20% of project cost be assessed.
- Proposed assessment is about 35% of project cost. Typical for townships to assess 80% to 100% of local neighborhood improvements.
- Construction costs and interest rates are still favorable.
- Will require unanimous vote by Boards to proceed. There are two public hearings, tonight's meeting on the project, and one for assessments, normally held after the project is bid and constructed.
- Property owners have the right to appeal the assessment if they do not see a benefit in the value assessed.

2024 AUGUSTA ROAD IMPROVEMENT PROJECT



Preliminary Assessment Estimates



- One assessment unit = \$9,900 over a 10- or 15-year period
- Approximate 6% to 7% interest rate
- Property owners in project area = 1 assessment unit typical
- 10-year = \$990 plus interest; 15-year = \$660 plus interest
- Preliminary project cost total estimated at \$364,575
 - **LRIP Funds of \$150,000 State Grant**
 - Proposed assessed amount of \$128,745
 - Township's share = 40% at \$85,830; Laketown = \$55,789, Dahlgren = \$30,041
- Estimates only

Schedule



- Assumption – Board(s) orders plans and specifications and advertisement
- Open bids in late July/early August 2024 with MnDOT approval
- Award bid and construction in August 2024 with completion in October
- Assessment hearing early November 2024
- Property owners right to appeal
- File assessment role with county for taxes in December for 2025 taxes payable

PUBLIC COMMENTS / QUESTIONS

(state name and address for the record)





THANK YOU