

# Phelps Master Planning Citizen Feedback Session

Presented July 12, 2022



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## Agenda

- A Few Words From Our Chairman
- Recent Progress
- Master Planning Workshop Introduction
- Roads
- Equipment
- Broadband
- Parks
- Fire/Ambulance
- Budget Rollup Summary



Comments and Questions at the End

Steve Waier

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# *Steve Doyen Welcome and Introduction*



- Key points

- Law prohibits raising taxes without electors vote
- Inflation
- Challenges keeping up with roads, parks and town equipment
- Move toward proactive vs reactive budgeting
- Board conducted a master planning workshop to carefully evaluate needs

Steve Doyen

## *A Re-Cap of Our Progress*



- Developed Lakefront Pines Park (Landscaping, Restroom, Tables and Benches, Refurbished the Stage, Music in the Park, Added Dock Space and Kayak Launch)
- Major Road Repairs- Kentuck Lake Rd., Charlie's Rd, Strong Rd., Deerskin Rd. St Louis Rd. Sugar Maple Rd. Spectacle Lake Rd.
- Some Aging equipment replaced
- Military Creek Trailhead (Fall 2022) for ATV's and Snowmobiles
- Completed Conover-Phelps Bike Trail into Phelps
- Re-Cap of prior downtown beautification (Lisa)

Steve Waier & Lisa Volkman



# The Hospital



Steve Doyen



Cleanup estimate is \$300,000. Town will apply for 50% State Grant. Initially will apply for a \$300,000 short term loan. Future property sale will partially or fully pay off loan

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## Master Planning Workshop

- What is a Master Planning Workshop?
  - All Town Departments and Commissions involved
  - Detailed needs assessment
  - Review Town priorities
- Objectives
  - Move from reactive budgeting to proactive budgeting
  - Properly address road maintenance
  - Maintain and beautify our park system
  - Insure Fire/EMS are properly funded
  - Address long-standing issue with Town equipment storage
  - Consider inflation

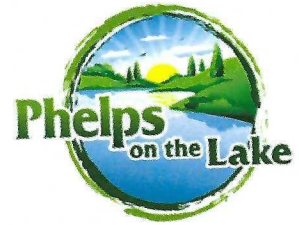


Gene and Dave

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# The Phelps Vision Statement

*If you don't know where you are going,  
any road will take you there!*



*Phelps will strive to be a beautiful and nature-focused place to live, work, socialize and recreate. We will focus on providing the infrastructure, businesses, and cultural services that support residents and visitors looking for a welcoming and enjoyable Northwoods experience. We will sustain the public trust through open and responsive government.*

Dave

## Our View of the Future for Phelps



Beautiful Natural Surroundings  
Cultural Events  
Decent Roads & Infrastructure  
Nice Well-Maintained Parks

+

Good Town-Wide  
Broadband Coverage

=

More Service & Retail Businesses are Attracted  
Attract Younger people who can work from home  
Better Quality of life for everyone!

**The Master Plan was established using this view**

Dave



# Road Maintenance



Steve Waier

## Why Are Roads So Expensive?



Road Maintenance Types	Cost/Mile	Miles	How Often?	\$Cost/Yr
Asphalt Rds. (Crack seal)	\$5,000	25	4	\$31,250
New Asphalt	\$250,000	25	20	\$312,500
Chip Seal	\$22,000	25	5	\$110,000
Gravel Roads (Grade & Fill)	\$2,000	25	Yearly	\$50,000
Earth Roads (Grade)	\$1,000	30	Yearly	\$30,000
Annual Road Maintenance				<b>\$533,750</b>

**What we should be spending. We have been spending About \$300,000!**

Steve Waier

\* Data from Roads Seminar Spring 2022

# It Takes a lot of Expensive Equipment



Winter	Summer	Year	Existing equipment	Condition	Current replacement cost
X	X	2022	15 yard Western Star	Excellent	200k
X	X	2021	Chevy Silverado 4500 pickup truck	Excellent	75k
	X	2021	Shoulder Machine	Excellent	10k
	X	2019	Case 590 SN Backhoe	Excellent	120k
X		2017	Western Star Plow Truck	Excellent	200k
X		2014	Peterbilt Plow Truck	Good	200k
X		2005	International Plow Truck	Good	200k
X	X	2002	Volvo Loader	Fair	180k
X	X	2000	International Plow Truck (Broom)	Fair	200k
X	X	1994	Trailer	Fair	30k
	X	1992	Sweeper	Fair	30k
	X	1989	John Deere Brush Machine	Poor	250k
X	X	1983	Grader	Poor	400k
	X	1970	Maintainer	Fair	30k

Problem Areas

Over \$2MM in Equipment

Steve Waier

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*We Need Expanded Garage Space!*  
*Valuable Equipment is Being Stored Outside*



Plan to spend up to \$300,000 in 2023 for a storage building  
 (Approximately \$20,000 annual loan payment)

Steve Waier

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# What About Better Broadband?



- Spectrum is our chosen provider partner
- Fiber-Optic Installation to start in 2023
- Estimate 75% Town coverage
- Financed by ARPA Grants and others
- Remote properties may still have to use satellite

Steve Waier

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# New Business, Investments & Growth



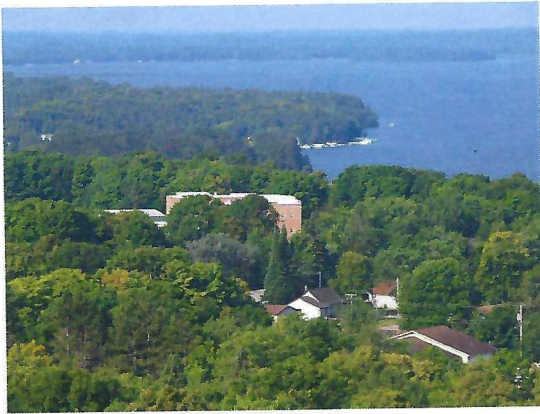
- Old World Charm B&B
- Expanded Sweet Treats food offerings
- Air B&B
- VRBO Rentals
- Hillside Resort and restaurant renovations
- Lakeview Lodge Motel renovations and rentals
- Holiday House Lodge (Air B&B)
- Business Center downtown (pending)
- Allison's Bar Car
- Great Escape renovations
- Coady's Point of View Resort
- Sand Lake Pub renovations
- Dublin's Paddy Wagon food truck
- Many others

**Increase in full-time residents post-Covid**

Steve Waier

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# Phelps Parks System



View From Fire Tower



Dave



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## A Diverse and Expanding Park System



- Wavering Park
- Wavering Park Soccer Field, Ball Diamonds, Tennis & Pickle Ball Courts
- Lakefront Pines Park
- Military Creek Trailhead (Fall 2022)
- Boat Launches (Kentucky, North Twin, Long and Smoky Lakes)
- Downtown Flower Baskets and Boxes
- Phelps Beach (across from hospital)
- Shooting Range
- Conover-Phelps Bike Trail
- Whispering Lake/Deerskin Snowshoe and Hiking Trails
- Vista Lake Bike Trails
- Kayak Launch in Lakefront Park
- Fire Tower Site (2024?)

**A moderate increase in annual maintenance expenses is required**



# Lakefront Park Erosion Control (2023)

Targeting Use of Grant Money for 90+%  
Cost est. \$36,000



Convert This



To This



Rollie

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## Fire/Ambulance

Norm Mesun-Fire Chief Carole Selin-EMS Director



- About 150 emergency calls per year. (83 YTD) Fire/Rescue answer calls together
- New Ambulance in 2021
- Three new first responders trained and certified as of July 2022
- Two new volunteer firefighters being added
- **Potentially faster transport times!**- Recently changed ambulance policy to allow one EMT and one first responder to transport patients vs 2 EMT's
- Increased equipment reserves by \$20,000 annually
- Pursuing additional grants
- Looking to continually improve service and add personnel

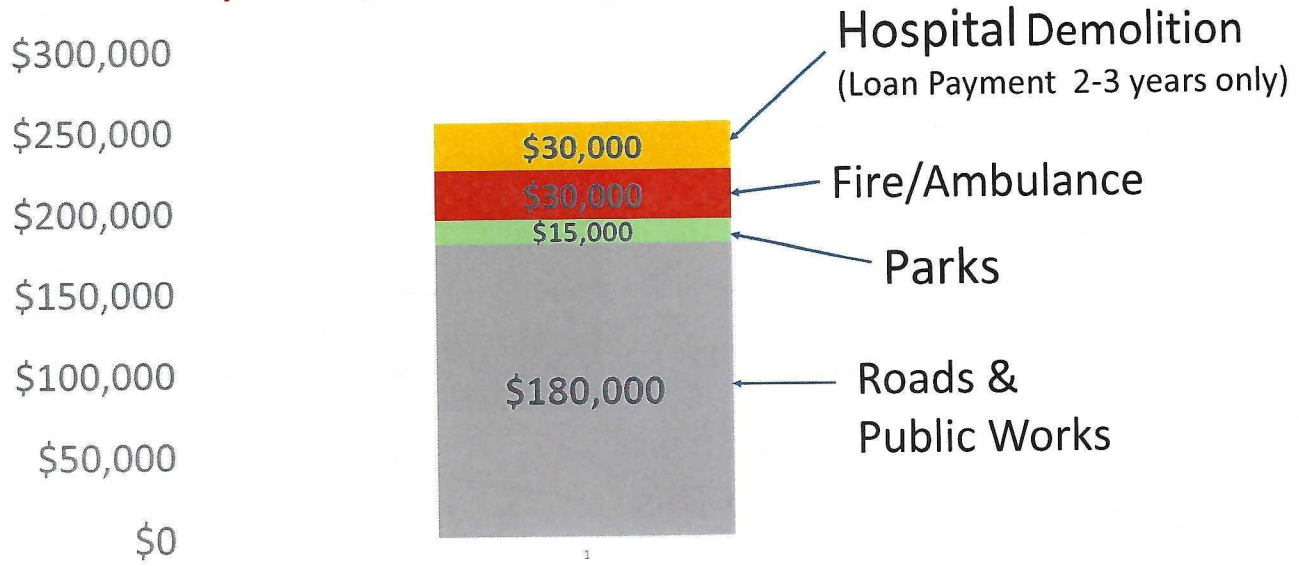
Carole and Norm

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# Budget Increase Breakdown



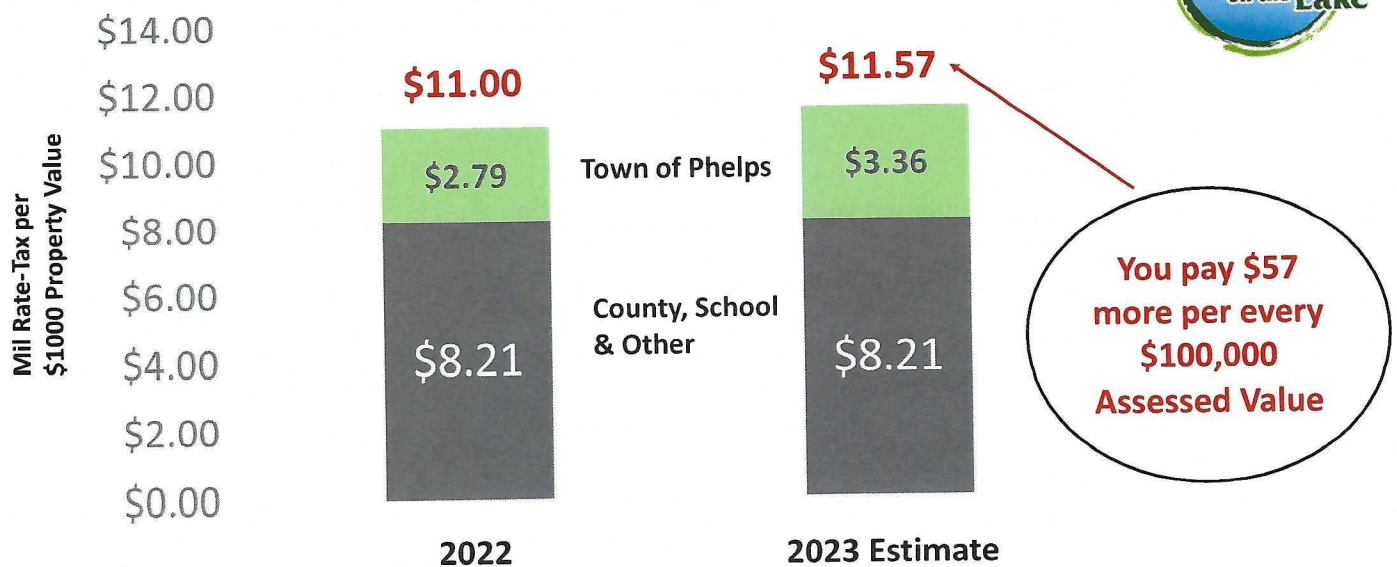
**Requires a \$255,000 Budget Increase**



Dave

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## Estimated Town Tax Increase For \$255,000 Budget Increase



**You pay \$57 more per every \$100,000 Assessed Value**

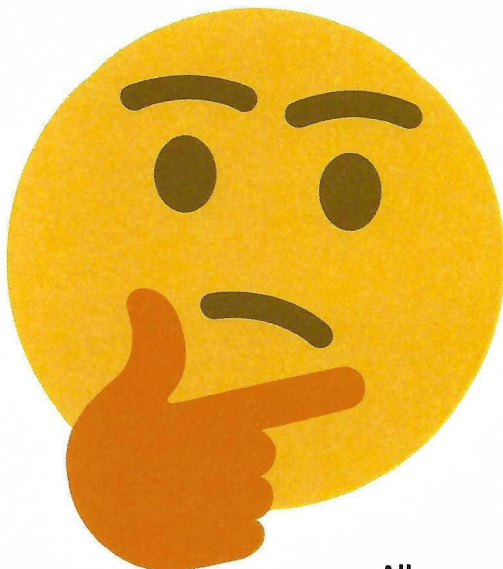
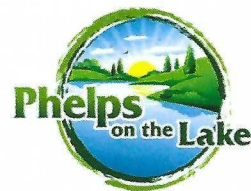
\*Mil rate = taxes per \$1000

Dave

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# Comments and Questions?



All