

Wabedo Township

6/8/2017

Road Paving Process

As part of our normal road care processes, Wabedo Township does not pave our township roads. In studies we have completed, the financial benefits that other entities may have seen by paving have not been forecast for Wabedo Township roads because of low gravel costs and low maintenance cost in general for gravel roads in Wabedo Township.

Residents that prefer paved roads may get agreement from other residents utilizing a road and request formation of a Subordinate Service District (SSD) to fund the costs of paving the road. It is up to the owners of property along a road to start the process, get consensus from the other owners, and pay the corresponding costs including engineering, financing, construction, oversight, legal and all other related costs. The township will maintain the paved road, but the costs to re-surface or re-build the road will need to be paid by the affected owners.

In theory, the proportional cost of the paving improvement will generally be offset by the increase in the property value once the improvement is in place. Realtors in various part of the country have indicated the increase due to paving may be up to 5% over time.

For owners wishing to pave their road, there are five steps that must be completed.

1. To start a project a minimum of 50% of owners with access to the proposed road must sign an Expression of Interest form to ensure there is support prior to expending money on the project.
2. A preliminary engineering plan, cost estimate, and estimate for each owner are created. A minimum of 85% of owners with access to the proposed road must then sign the Official Petition after reviewing the estimates.
3. The first of two public hearings is held to receive comments. The Board then votes whether to proceed with construction specifications and bids.
4. Total project costs are determined after bids are opened and proposed assessments are determined and mailed to each owner.
5. A final public hearing is held to hear comments on the proposed assessments. If the Board approves the resolution confirming the assessments, the SSD is created, bids are let, invoices are sent to each owner, and the project is scheduled to begin.

Owners wishing to pave their township road must circulate an Expression of Interest Petition (see below) prior to the township creating the SSD and the Official petition. The purpose of the form is to ensure support for paving from a majority of affected owners prior to expending monies on the project. Once the form is received by the Township Clerk and the signatures verified, the township will prepare a preliminary engineering plan and cost estimate. The plan and estimate will be included in the Official Petition along with directions to the owners, and a description of the

proposed SSD. The Official petition will be given to the original requestors for circulation to the affected owners. The Official petition requires signatures from 85% of the affected owners and a minimum of 75% of the frontage slated for improvement.

The Official Petition is to be returned to the Township Clerk. After verification of the signatures, a Public Hearing is scheduled where owners can comment on the proposed project. After listening to the comments, the Town Board will vote to proceed or not. Upon positive vote, construction specifications are finalized and the project is advertised for bids. After opening bids, total project costs are

determined and proposed assessments for each owner are determined and mailed to the owner. Another

Public Hearing is scheduled to hear comments on the proposed assessments. If the Town Board approves the resolution confirming the assessments, the SSD is created, bids are let, and invoices are sent to each affected owner. The owner can pay the assessment in full or have the assessment added to their property tax for a period of 5 years with interest added.