

I. Call to order.

Acting Chairman Jensen called the meeting to order at 6:03 p.m.

In attendance were John Jensen, Neal Adams, and John Rick. Mark Porlier arrived late. Jon Ziegler was excused. Also in attendance were DPW Keith Donner, Dean Zuleger, Michael Wodalski, Bernice Klockziem, Norm Johnson (Kronenwetter resident), Mark Thompson (Kronenwetter), Sean Von Bergen (Kronenwetter DPW), and Donna Van Swol.

II. Public Hearing – Kmiecik Street and Nick Avenue

A. Open Public Hearing: Special Assessments for Street Improvements. Donner opened the public hearing.

- 1. Review Project and Special Assessment Report.** Donner read the public hearing notice. Staff and committee members introduced themselves.

Donner stated prior to the public hearing all affected properties were mailed a hearing notice which included estimated costs of special assessments. The Committee is conducting the public hearing and will make a recommendation to the Village Board on any action taken as a result of the hearing.

Donner reviewed the condition of Kmiecik Street and Nick Avenue earlier this year during the spring thaw. The street required a substantial amount of effort to keep the road passable during the spring thaw. We had some issues there because there are two homes located in the Village of Kronenwetter that are now requiring year round access to their property. Kmiecik Street in the past has been considered a little more than a logging road/access road into recreational property. Donner showed pictures on the projection screen of the condition of Nick Avenue during the spring thaw. Staff from the Villages of Weston and Kronenwetter had discussed making Kmiecik Street a year round accessible street. What was discussed is Weston would be responsible to construct Kmiecik Street and Kronenwetter would take on the responsibility for Nick Avenue. Our policy on maintenance in this area has been that Weston would take responsibility for maintenance up to this point. We are talking about making a capital improvement to the street which would make the project fall under our special assessment policy. (Properties along the route would be receiving a benefit.) Kronenwetter will be jointly conducting the special assessment process for their portion of the road located in Kronenwetter.

Donner read portions of the assessment report describing the current road conditions; no engineered improvements have been made to the road, a recent excavation revealed the road consisted of a thin layer of decomposed granite on top of native topsoil, the road consisted of tree stumps and like materials. It was typical for a rural road constructed 40 – 50 years ago. Donner described the condition of the street this spring. The recent development in Kronenwetter has created the need for year round unrestricted access. Due to the lack of suitable road foundation, numerous potholes formed with frost lenses within the roadway

each spring resulting in travel restrictions or partial road closure. The wet fall of 2010 resulted in road failure in spring of 2011. Village maintenance staff spent a substantial amount of time grading with light equipment not suitable for the job. They also made a street repair that required some excavation and material replacement. Donner recommends a road foundation be constructed along with a gravel road.

Donner reported the property owners were sent the notices with an estimated cost of assessments. The village ordinance allows assessing for 2/3 of the proposed project costs with 1/3 being paid through general taxes. The work will be completed by village forces and with village equipment which will not be included in the assessment costs. We will be using recycled asphalt base and only the cost of processing the recycled asphalt would be assessed. We have salvaged sand from other projects that would be used for a sand lift (to replace excavated native material) and this would not be assessed. We will be supplying the material for the entire project and Kronenwetter will be paying market rates to Weston for the material needed on their part.

There are six properties in the Village of Weston that would be affected by special assessments. The materials mailed to the property owners showed a \$2.24/linear foot estimated cost. This was a slight increase from the Engineer's report. The Engineer's report did not take into account the cost of some rented equipment. The property located on the corner of Kmiecik and Nick and should be treated like a corner lot. (The frontage on the long side plus 1/2 the frontage on the short side.) With the zoning being AG the 40 acre corner lot could potentially be split to create two 20 acre parcels. The original report had the corner lot with assessments for only one side. With the correction made to the corner lot it made the assessable frontage greater lowering the cost per foot to \$2.04. Donner thought with the error made to the corner lot the committee might want to consider charging him using the original total assessment shown in the report to help lessen the burden. Donner recommend if we go through with the assessments to use the method in 2A shown in his revised report using \$2.04/ft., and the corner lot with the original total assessments, as stated in the mailings to the property owners. Included in the report was the cost of a culvert. The culvert may or may not be necessary. The cost of the culvert would only apply if the culvert is replaced or one is installed where one did not exist.

Donner recommended going forward with the improvements. We would build up the road and put a slight crown on the road allowing for water to be shed off of the top into the ditches.

Donner summarized the outcome from the Kronenwetter public hearing from Monday of this week. The Kronenwetter Board voted to proceed with the joint project with Weston even though the vacant property owners saw no need. Mr. Johnson felt only the 10 center feet needed to be enhanced. The Board tabled a decision on how to pay for the materials until their July 11 meeting. Their residents had difficulty understanding why they should pay assessments for a road where the village accepted road aids. This road was never constructed to a typical

minimum standard for a rural road. They are going to look into different options on how the assessments might be apportioned differently.

Joe Baregi, a Kronenwetter property owner at the end of Nick Avenue questioned why it needed to go to his property which is only used as recreational property and had submitted an e-mail in this regard. Kronenwetter did not have a problem stopping to the west side of his property. Donner agreed he did not have a problem stopping the project area to the west end of his property.

Zuleger reported he spoke to most of the property owners along this route. They do not want to improve their property and they don't see a need to improve the street. They said some day it may be able to be harvested for the timber. The property owners asked if the village could pay for this project out of the budget. Zuleger added some Village Board members were not in favor of special assessing for this project. Zuleger said the Weston property owners are satisfied with the street conditions the way they are.

2. Testimony/Questions & Answers. At 6:38 p.m. the public hearing was opened to questions and comments.

Norm Johnson (Kronenwetter resident) bought 1999 and built his home in 2008. This is the first time in four springs that there were significant problems. He has talked to his neighbor about removing some pine trees along the street so it wouldn't be as shaded. Johnson stated road aids have been received for this street. Donner stated the Village of Weston receives about \$250,000 per year in state road aids for maintenance. We spend over \$350,000 just for chip sealing and crack sealing in the summer. This does not include snow plowing and winter maintenance. State road aids do not get used for capital improvements. Johnson stated for two weeks this spring his family commuted, using a four wheeler, to the Arendt property where they parked their vehicles.

B. Close Public Hearing: Special Assessments for Street Improvements.

**M/S/P Porlier/Adams: to close the public hearing.*

C. Discussion and Possible Action on Matters Discussed at the Public Hearing.

**M/S/P Porlier/Rick: to proceed with making street improvements on this project.*

**M/S/P Porlier/Adams: to proceed with the street improvement project without special assessments.*

III. Adjourn.

Acting Chairman Jensen declared the meeting adjourned at 7:02 p.m.

Submitted by,

Donna Van Swol, Utility Clerk