

August 22, 2017

Dear Members of the Town Board of Boulder Junction:

Beginning last January, the seven members of the Road Improvement Project Committee have diligently pursued the completion of its mission:

The creation of a long-term road improvement plan that will be acceptable to the electorate.

The process it followed in creating its plan consisted of two main components: a communication component and a design component.

From a communication perspective, the committee set up a home page on the Town's website on which all documents created and shared as the plan was developed were posted for public viewing.

It also completed four public information meetings, an update to the electorate during last April's meeting of the electors and overview sessions for two lake owners associations in order to keep the public informed of its progress.

From a design side, it completed a major milestone with the hiring of Town & Country Engineering from Rhinelander, WI to provide engineering expertise and support highlighted by the completion of a formal "conditions assessment" of all 93 miles of town roads.

The final report of this assessment, issued on August 8th, 2017, provided a road-by-road, engineering based, improvement plan. This plan also included cost estimates of their recommended reconstruction needs, which were then used to create a set of nine investment scenarios and their respective pros and cons.

Following a final review of the conditions assessment output, the aforementioned nine scenarios and respective pros and cons, and the feedback from the various public information and review meetings, all seven members of the committee participated in a blind ballot voting methodology to select its recommended scenario.

Scenario #5 received a 1st place vote by all seven committee members, resulting in its unanimous selection by the committee as its recommended road improvement project investment option.

This scenario places 29 miles of the town roads into a five-year maintenance plan funded by the town's current operating budget, and the remaining 65 miles of road into a formal road improvement plan with an estimated total investment cost of \$5.0 million.

Under this plan, 1.6 miles of town road would be upgraded to asphalt, 84 miles of road would receive a minimum of a double coat of chip seal and the remaining 8 miles of town road would remain gravel, as they have no occupants.

The annual principle and interest costs associated with obtaining a 20-year, \$5.0 million bond is estimated to be approximately \$337,000. Its addition to the town's annual operating budget is estimated to increase the tax levy by \$69 per \$100,000 of assessed valuation or an average tax increase of:

- \$104 on an off water home value,
- \$285 on a waterfront home value, and
- \$222 on an overall average home value in Boulder Junction.

We as a committee believe Scenario #5 is the best and most cost effective investment option to improve all 93 miles of Boulder Junction's town roads.

And therefore request your approval and placement of it on the agenda for the upcoming Meeting of the Electors on September 12, 2017 for their consideration and final vote.