

Summary Results Report Peaine Township Road Paving

Community Survey

May-June 2015

Background

- Survey commissioned by Peaine Township Board of Trustees
- No township funds spent on the survey
- This is not a poll of registered voters that predicts opinions. It is a survey open to anyone that chose to respond.
- The last 8 slides contain unedited comments respondents provided to some of the questions

Survey Provided Background Information

- Focused on four potential road paving projects
 - Barney's Lake
 - Sloptown
 - East Side Drive (to Welke Airport)
 - Paid Een Ogs (to Township Airport)
- Estimated potential cost to township property taxpayers of each project and total of 4 projects:
 - Based on Charlevoix County Road Commission estimates of each project's cost
 - 93% increase in township property tax for 10 years to finance all 4 projects

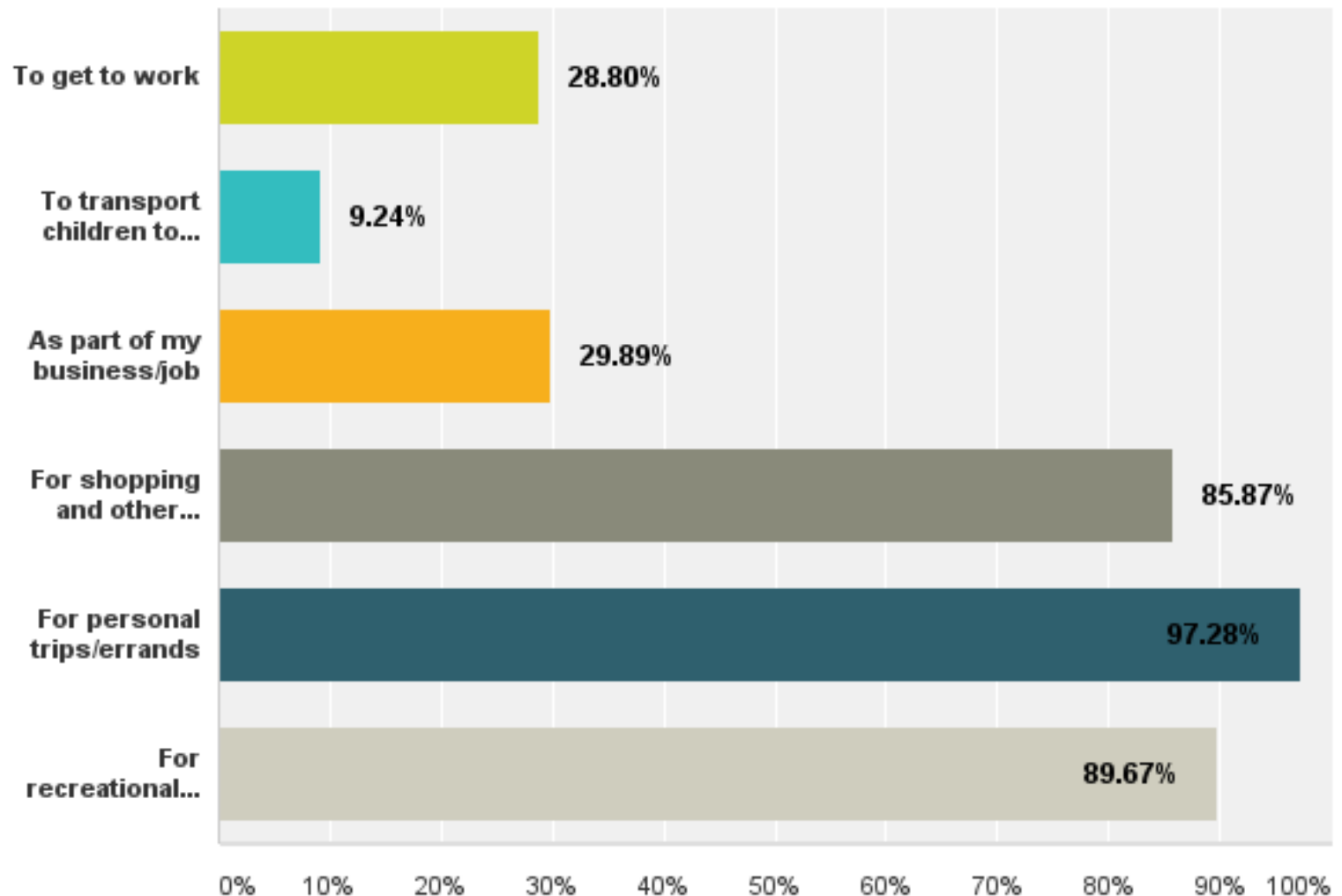
184 Respondents

	Peaine	St. James	Neither
Year round resident of...	61	34	38
Seasonal resident of...	63	23	25
Registered voter in...	57	31	44
Property owner in...	140	63	--

- 124 year round & seasonal residents of Peaine Township responded
- About 10% of all respondents reside, have a business or own property along one or more of the four stretches of road considered for paving project

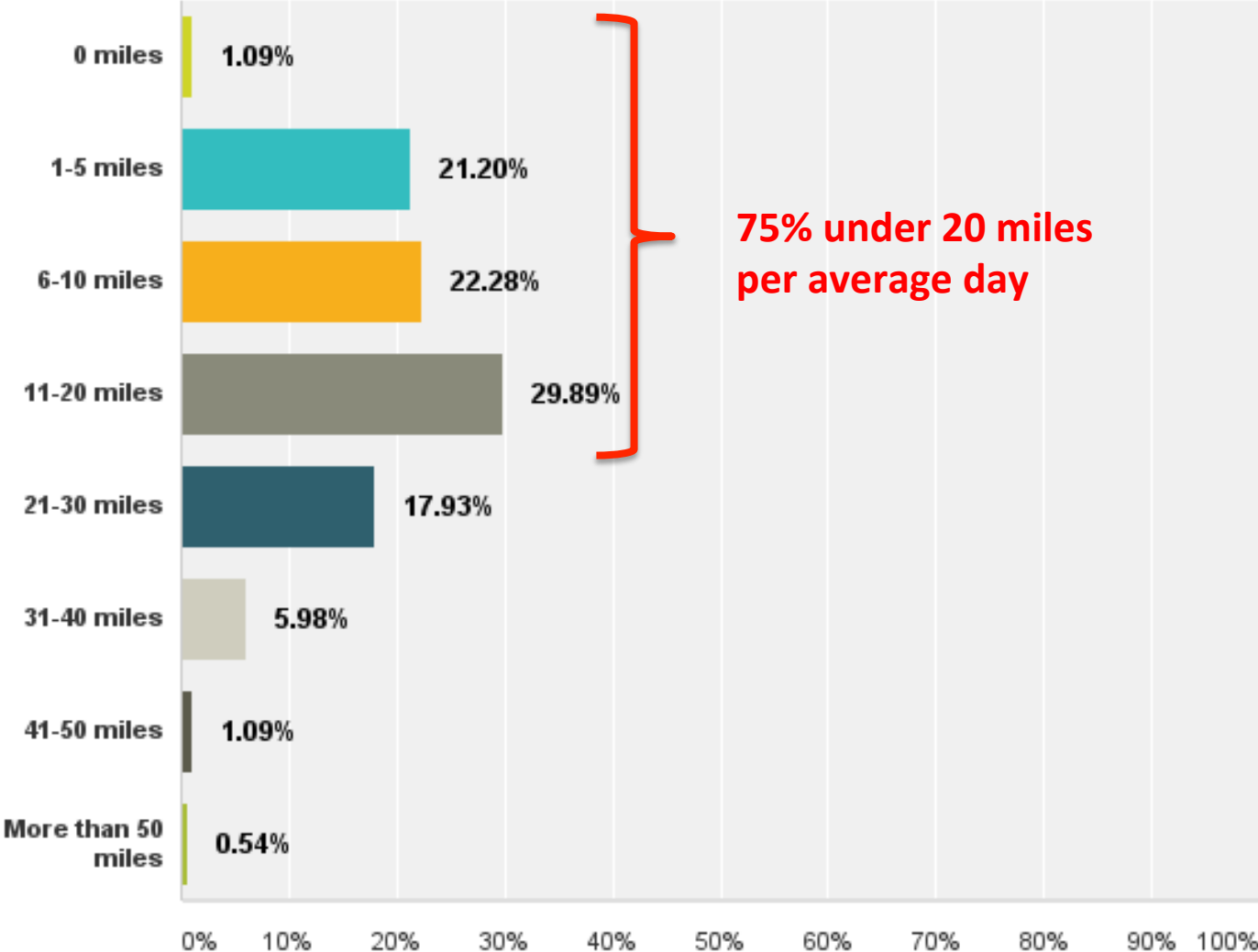
Q5 Check each reason for using a vehicle on the Island that applies to you.

Answered: 184 Skipped: 0

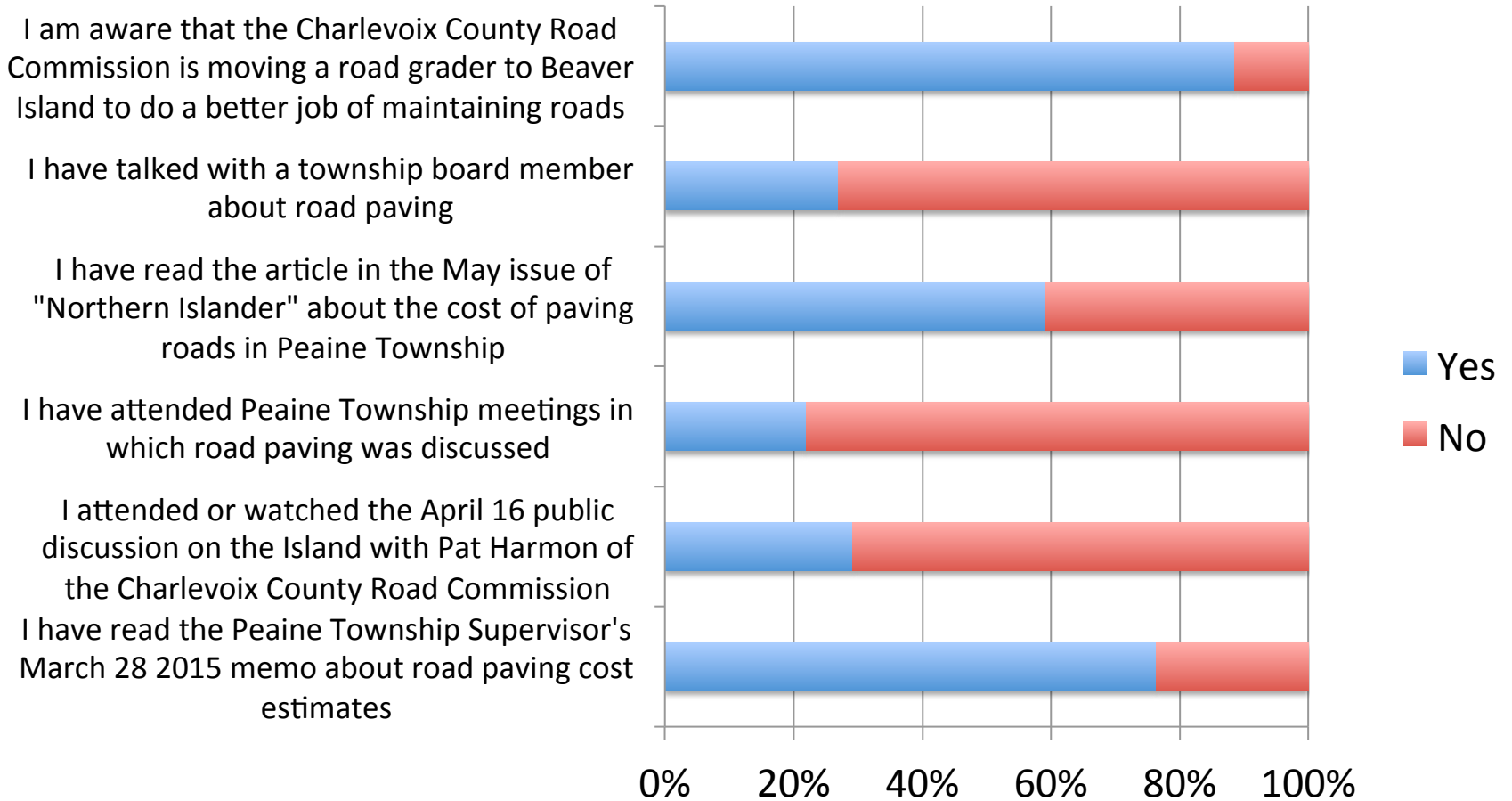


Q6 How many miles do you drive a vehicle on an average day on the Island?

Answered: 184 Skipped: 0



- * **75% read supervisor's March 28 memo about road paving**
- * **60% read *Northern Islander* article about paving**
- * **90% aware Island was getting a road grader**

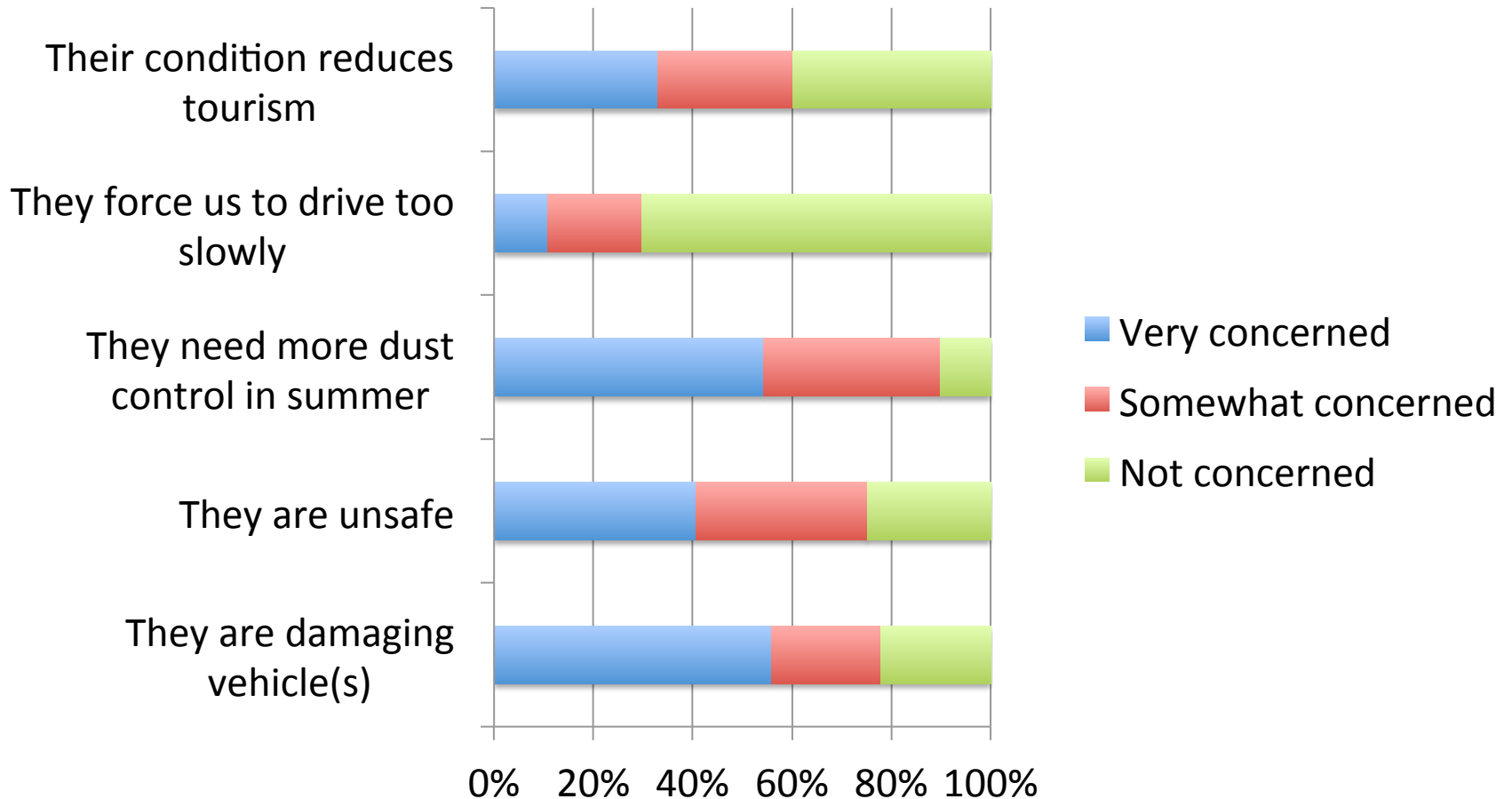


Biggest Concerns About Roads:

* **Dust control**

* **Damage to vehicles**

* **Safety**

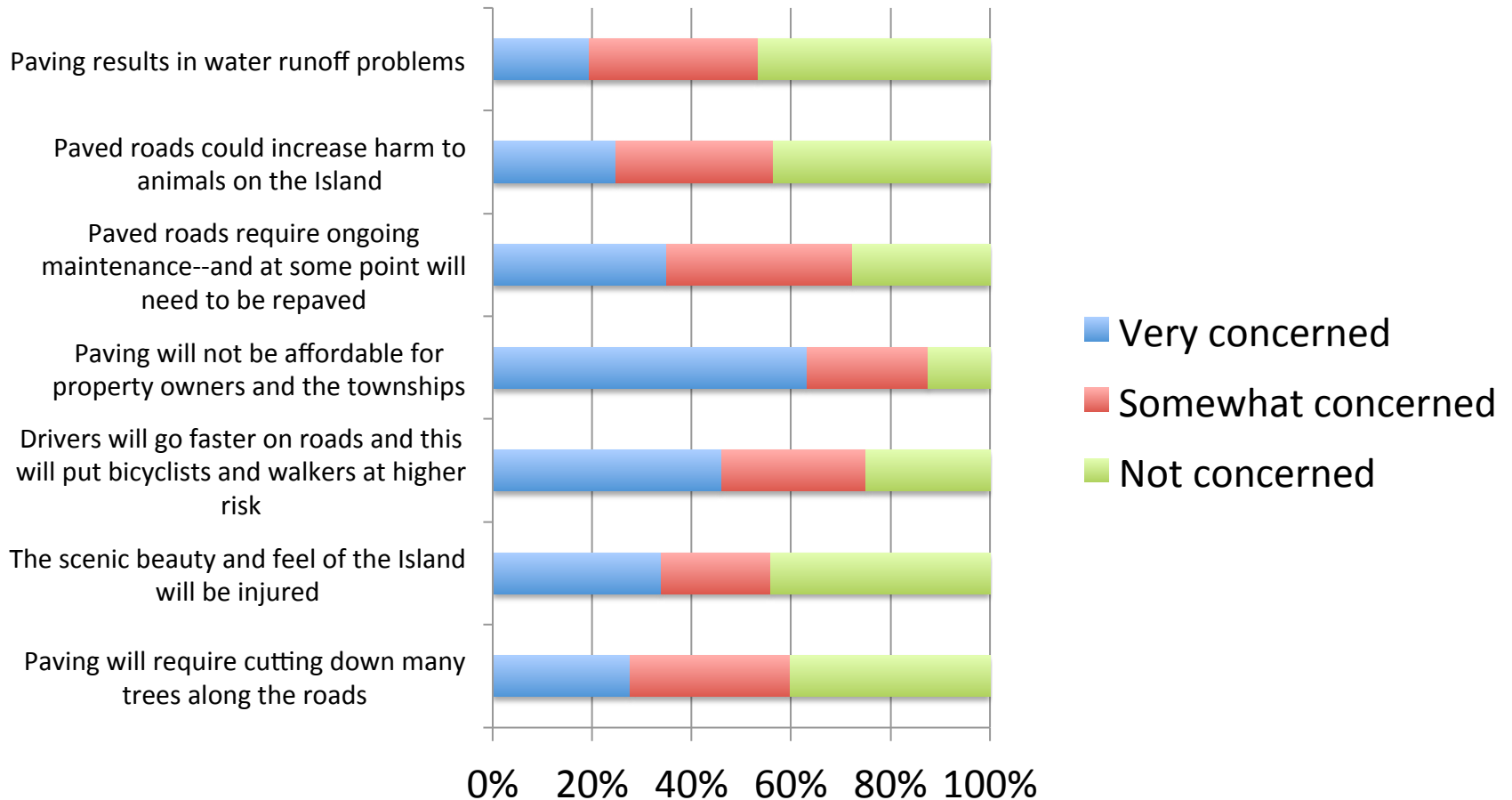


Top Concerns about Paving the Roads:

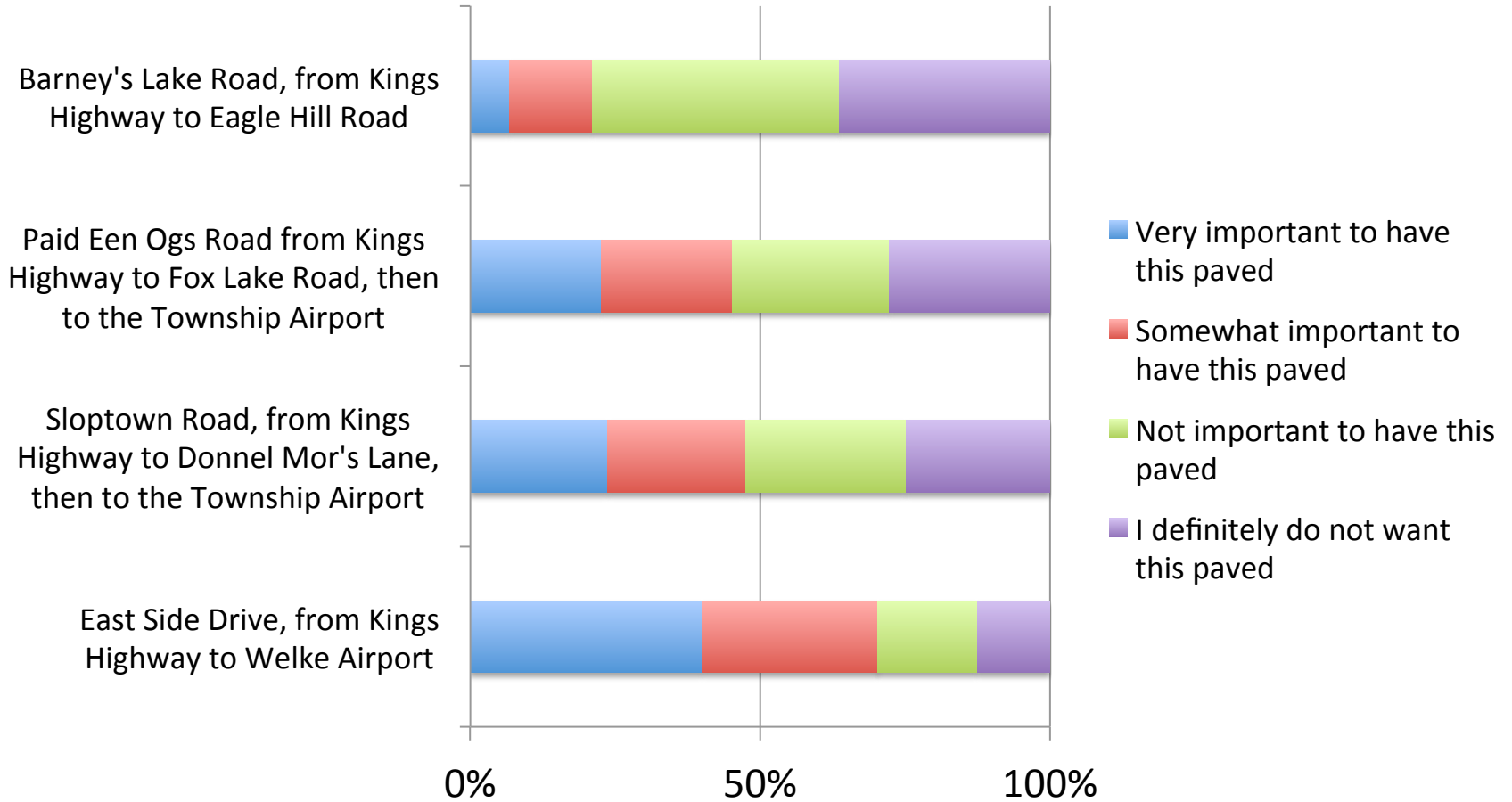
*** Will not be affordable**

*** Drivers will go faster, walkers/bikers at higher risk**

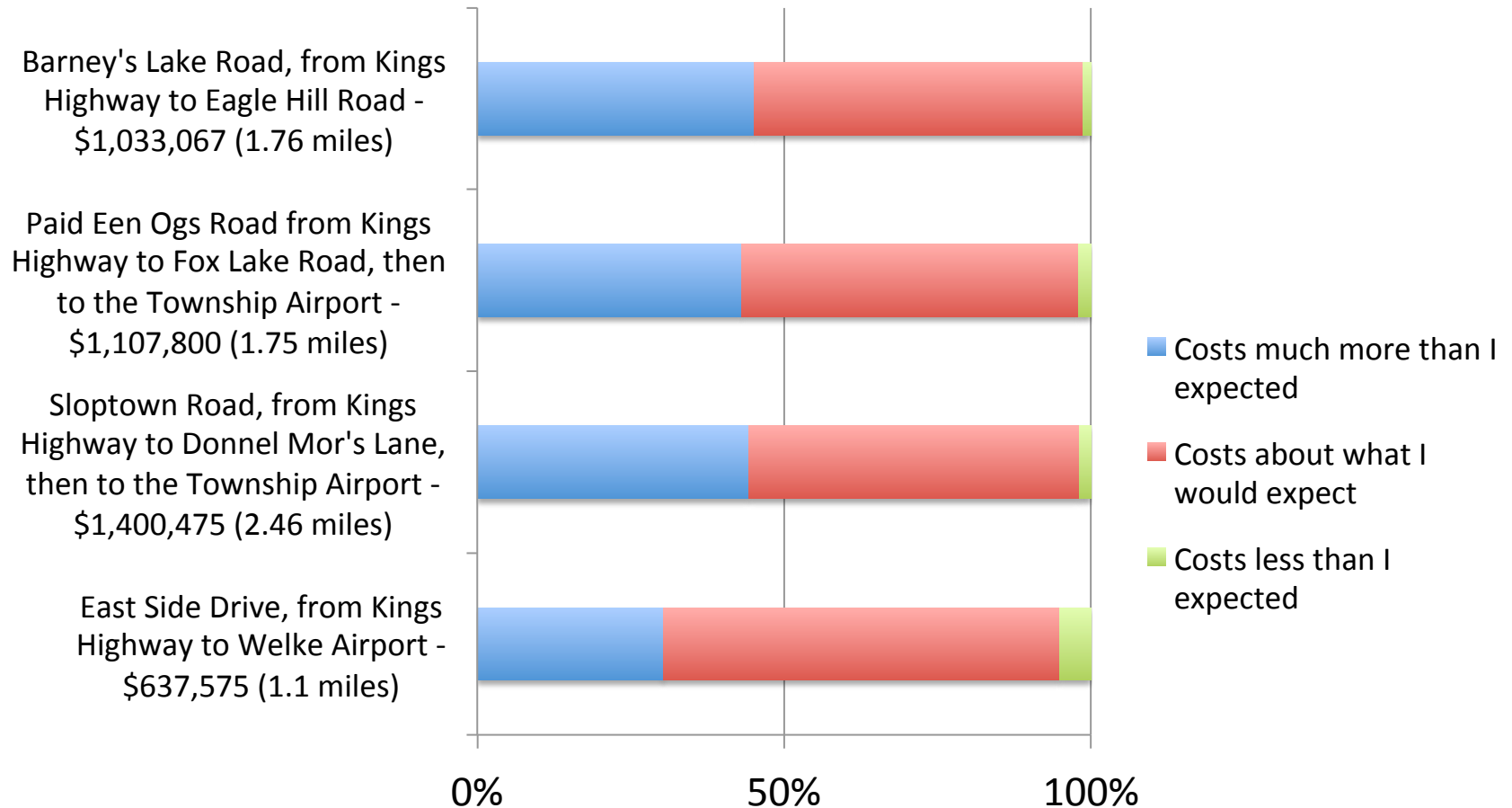
*** Paved roads require maintenance & repaving**



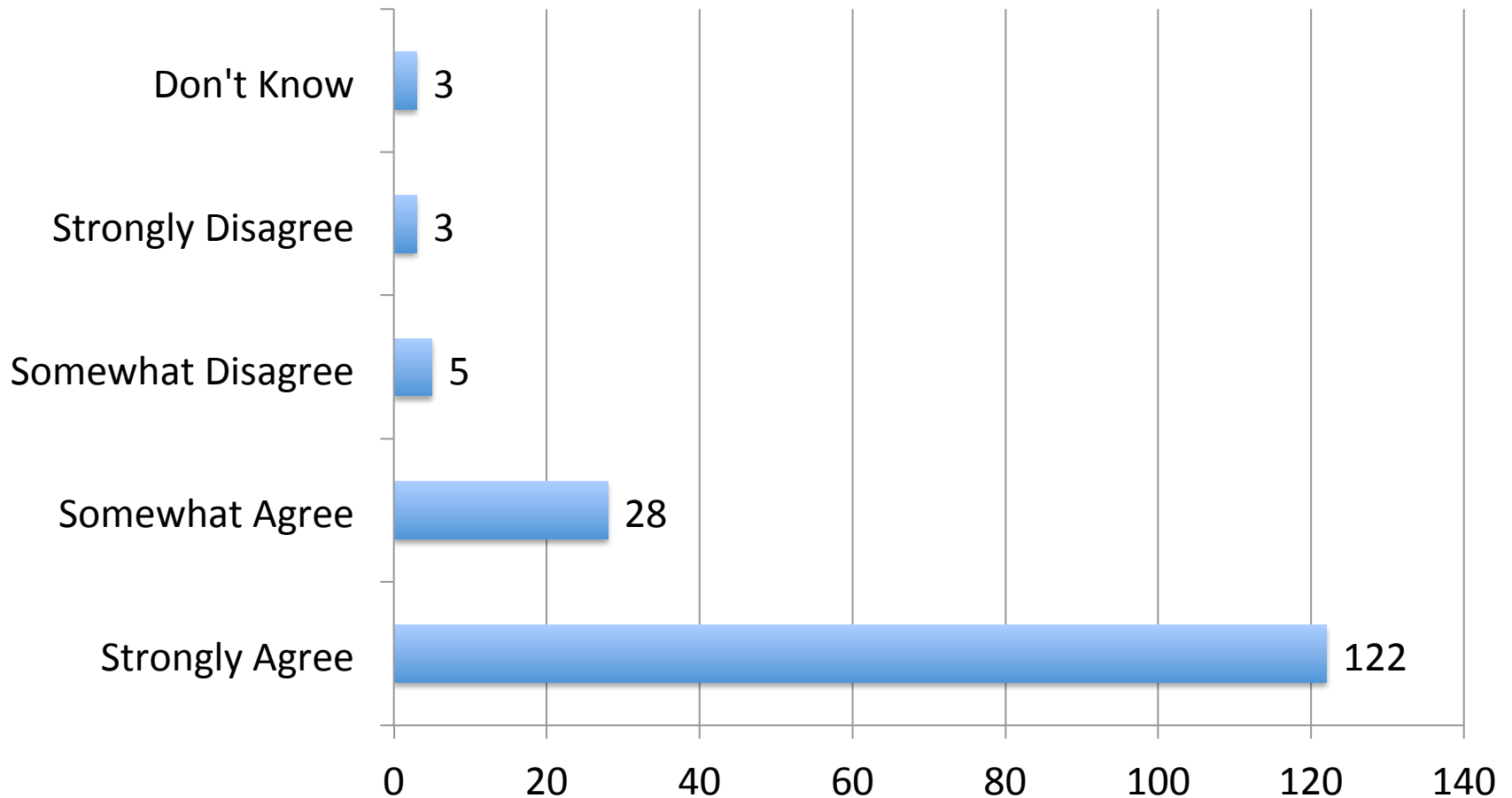
How important is it to you to have each of the following stretches of road paved?



For many, projected paving costs higher than expected

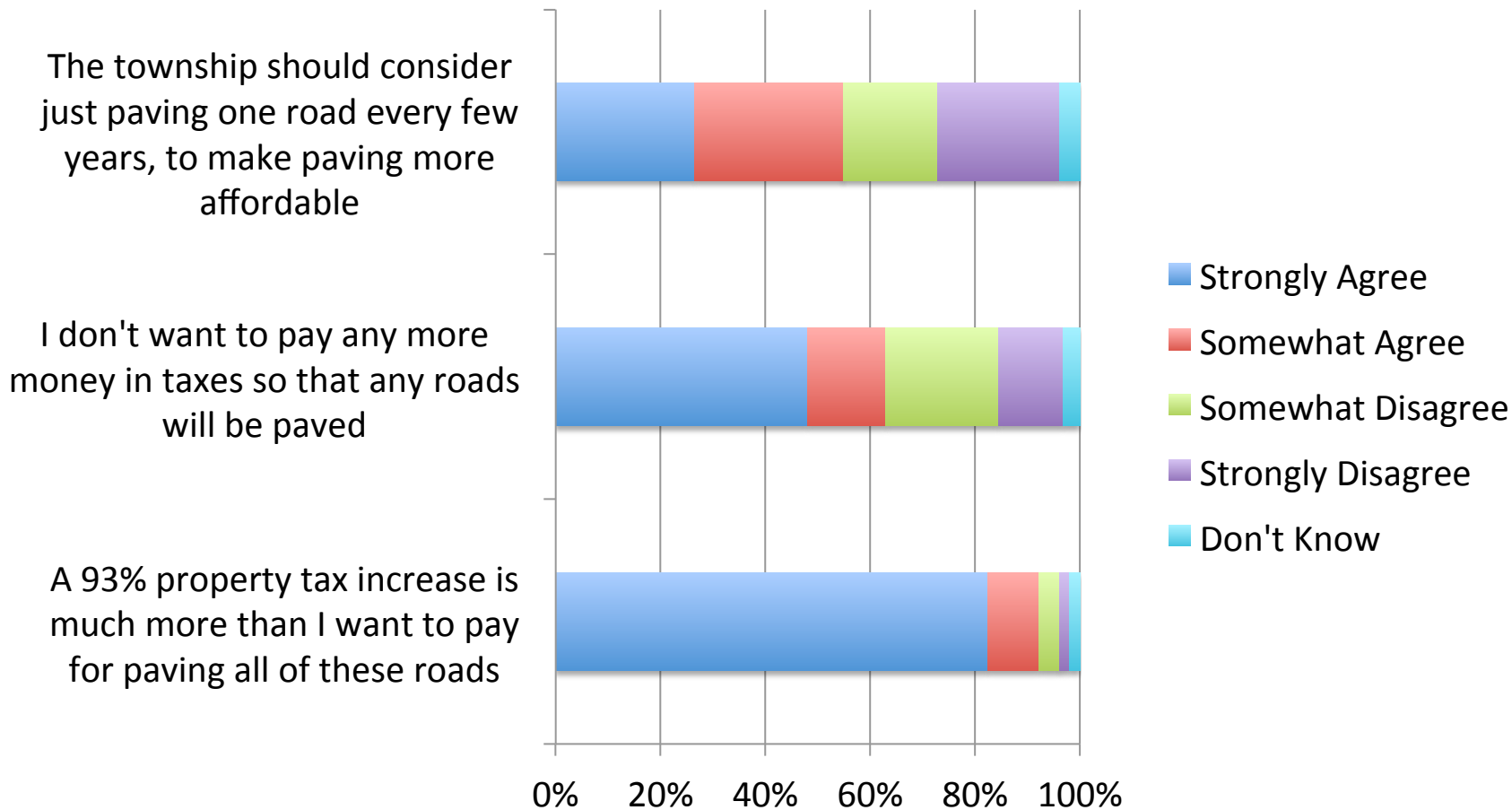


Most Strongly Agree that *“Given the size of the Peaine Township budget and the estimated cost of paving roads, it is not realistic to believe that Peaine Township could pay for paving roads by just making cuts in services.”*

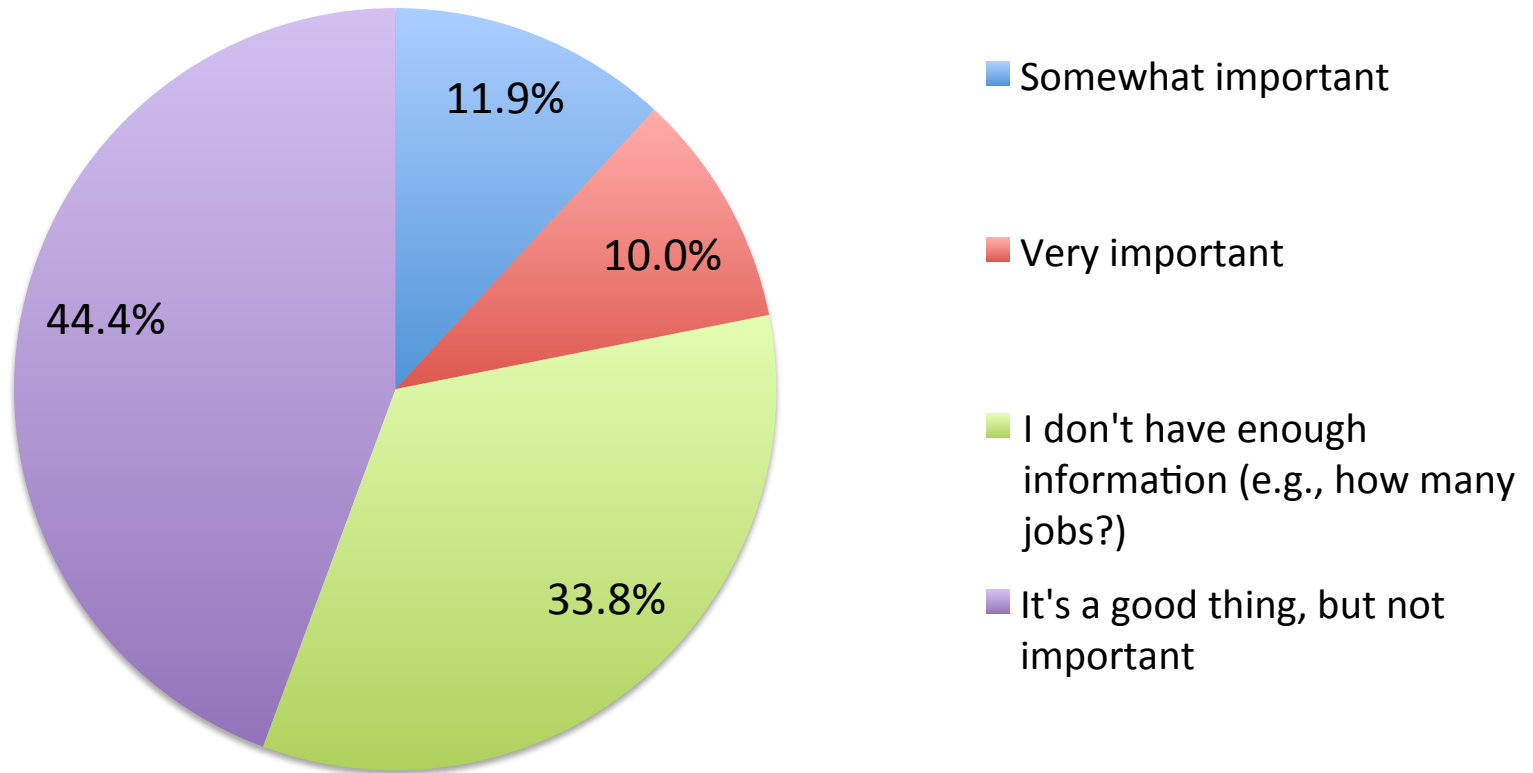


*** Most Strongly Agree a 93% property tax increase is much more than they want to pay for paving the roads**

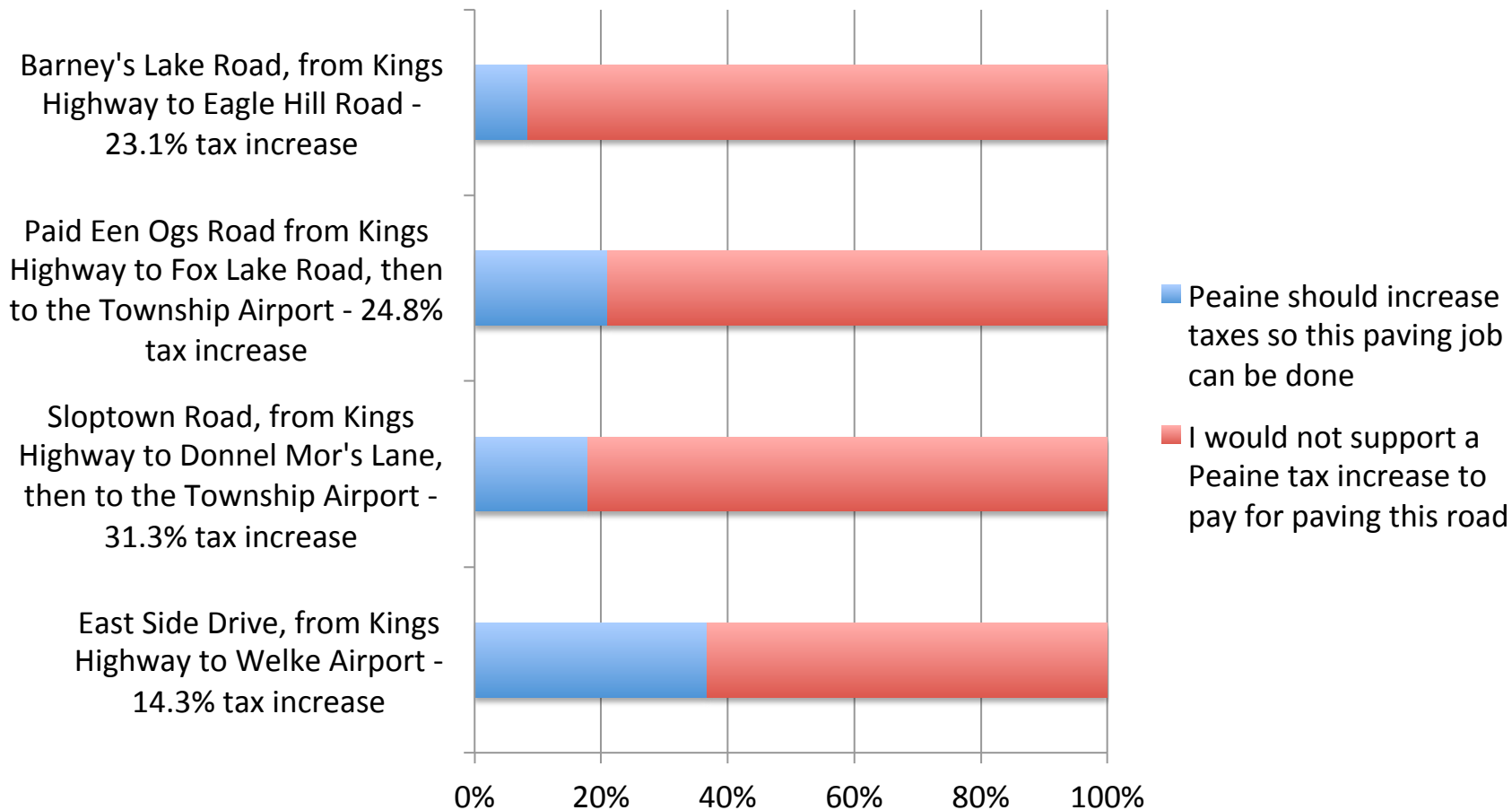
*** About ½ don't want to pay any more in taxes for road paying**



How important is it to you that spending on road paving could create some jobs on Beaver Island during the paving process?

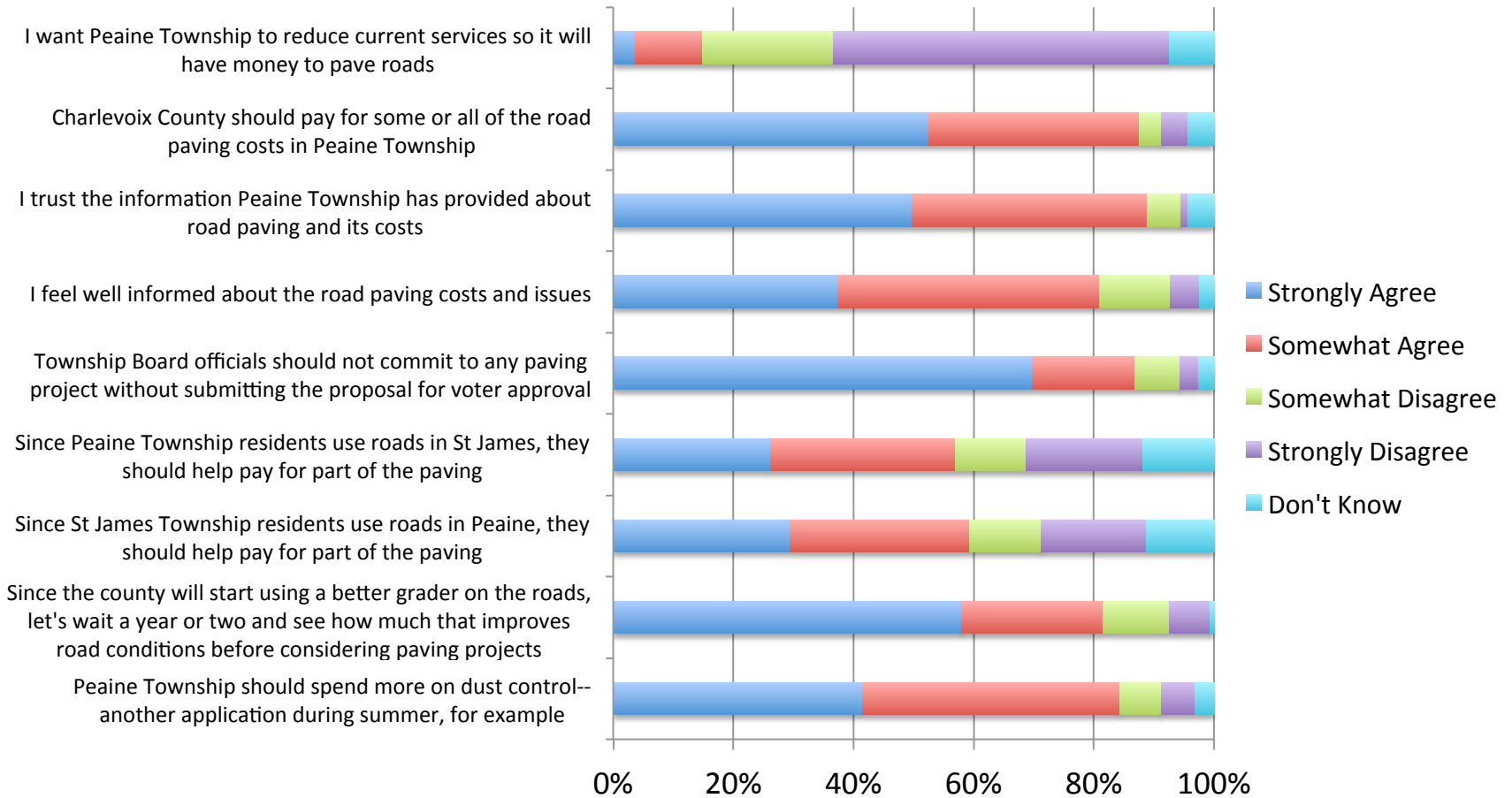


For each of the four potential road paving projects the estimated increase in Peaine Township property taxes needed to repay a loan over 10 years (at 4% interest rate) is listed. Please check the answer that applies for each road.



Most Strongly or Somewhat Agree:

- * **Don't reduce township services to get money for road paving**
- * **They trust the information from the township about paving and its costs**
- * **Township should not commit to paving without voter approval**
- * **Wait a year or two to see how well the new grader improves road conditions**



COMMENTS FROM RESPONDENTS (UNEDITED)

How concerned are you about each of the following aspects of the condition of Beaver Island's unpaved roads? (1 of 3)

- If you pave the roads, accidents will go through the roof
- It takes more gas to get somewhere because of poor road conditions. Poor road conditions impact walkers and bikers too.
- The worst I have ever seen.
- It is very destructive to our emergency response vehicles as well as very uncomfortable for injured patients.
- It's not the lack of pavement, it's that lack PLUS the fragmentary dust control program that makes the roads unsafe, unhealthy, and unwelcoming . I'm not opposed to paving, but only if they can be paved at current width, without tree clearing, and then properly maintained. What's the use of paving roads at great expense and letting them fall apart?
- Unsafe for biking and or walking - roads too narrow for cars/ walking/biking on major thoroughfares.
- The only concern we have is why pave the roads when you can put the enzyme on the road that we had discussed at one of the meetings. The road wouldn't need widening and the enzyme would make the road as hard as blacktop or better and the roads would still look rustic. You wouldn't need to widen the road, and this would be less cost to do. We think the whole island could be done with this enzyme and not cost as much or would be about the same cost as blacktopping the kings highway. The benefits would be: No more dust control and if it is put down properly it should last about 20 years. If any problems do occur then it is much easier to correct than with blacktop. All you have to do is wet the road down in the problem area and put a little more enzyme on it and smooth it out and let it harden for a day. And in some areas you wouldn't need any additional gravel as this enzyme hardens up any kind of dirt. If you would have checked this enzyme out when we presented it and talked with the manufacturers of this enzyme you would have found this out long ago. But you just dropped it as you wanted to try something cheaper. See how that worked out on the stretch out to Welke's Airport!
- response time of emergency trucks and personnell are greatly effected by the road conditions

How concerned are you about each of the following aspects of the condition of Beaver Island's unpaved roads? (2 of 3)

- As an automotive engineer I can tell you with certainty that that a car should last AT LEAST between 150,000 and 200,000 miles. An examination of vehicles odometers headed to the "crusher" on two occasions showed the majority had far less miles than sited above. Gravel roads shorten vehicle life. Cars are designed and tested to a maximum of about 10% gravel road usage. Your dust control agent combined with mud creates a poultice that is far more corrosive than the winter road salt as the salt washes off but the mud holds the corrosive agents against the vehicle and its components like glue. As this corrosion is also damaging to advance electronics on modern vehicles. The general condition of the washboard roads on the island are far worse than what should be allowable. This creates an unsafe ware and tear on the ball joints, tie rods, brakes and shock absorbers.
- the movement of emergency vehicles (fire and ems) on a timely and "best route" method are a concern to me
- Emergency response to medical emergencies are definitely slowed due to the road condition.
- makes travel by bike difficult. seriously, having dust in your eyes from passing cars is not fun. rocks hurt too if you get one thrown from a tire
- I don't believe the condition of the roads reduces tourism.
- Dust control chemicals harm the environment. McAulay Road is also heavily traveled and should be added to the list.
- It would be great to look into the limestone gravel that was discussed at the special meeting. This sounds like it could be less costly and provide much better roads. Perhaps we could do more miles than the proposal to pave.

How concerned are you about each of the following aspects of the condition of Beaver Island's unpaved roads? (3 of 3)

- The roads present these concerns primarily because of the appalling condition they were allowed to degrade to last fall. If the unpaved roads were properly maintained, they might present no concerns other than dust.
- I think the roads are crucial to tourism and alluring more people to buy homes here! I was here in October and the roads were beyond awful!
- If they were maintained (gravel added in a timely manner, graded regularly) we would not need to be concerned about paving.
- with the amount of elderly residents, its unacceptable to not have paved main roads around the entire island for medical / fire emergencies.
- They are not unsafe! Properly maintained gravel roads are not a problem. The county I live in still has many of them.
- the current road program keeps widening them
- I have greater concern about West Side Road and East Side south of McAuley to Iron Ore Bay, which pose major hazards to comfort and safety because of dust and, especially as to East Side, potholes and washboarding, which reoccur all too quickly after periodic scraping. I know they probably never will be paved, but during the summer months there is desperate need for more frequent and effective maintenance and dust-control on both roads.
- Unpaved roads negatively affect emergency response vehicle times. Late Fall and early Spring are the worst times for East Side Drive. I drive 28 miles round trip each day and I love my drive, but the pot holes can be an issue as well as the dust.
- My wife drives about 25 miles a day, Mon-Fri for work. It is very expensive keeping the front ends of the vehicles in safe operating condition. \$650 each X 2 trucks last year

How important to you is each of the following concerns about paving more roads on Beaver Island? (1 of 3)

- Don't do it
- The speed of drivers on paved roads influences my answers to some of the above.
- I feel these are very unfair, misleading questions.
- the unique characteristics of the Island with its scenic gravel roads should be maintained. From speed of vehicle travel to tree coverage and aesthetics, gravel roads are much preferable and actually attract more tourism than they deter.
- As a taxpayer, I already support the most expensive school & health care center(430\$ / pt visit) in the state. We can't afford paved roads. How about a harbor dock for cruise ships?
- If the roads are planned appropriately they could be attractive and a positive for Beaver Island. Went to Cape Cod which had a similar feel to BI and their roads were paved, tree lined, and a joy to drive and take in the scenery.
- Another case of non-voting property owners paying or paving the way for others. I can barely afford the taxes now and if i could get off the island i would. Taxation without representation.
- Just what we mentioned above. This enzyme we think would be the answer to all of the concerns that people have about widening the roads to pave them and the dust control. The roads would still look like they do now except they would be hard as blacktop. We mentioned things like this at several meetings and nobody even bothered to check into it and just let it slide by as they had there own agenda to discuss we guess. Nobody even bothered to even talk to us at all about anything that we brought up at meetings. That's why we quit going to meetings as nobody listened to any concerns that we brought up. We were talking to deaf ears.
- I actually think that paving will enhance the beauty of the island as the dust will not be the issue that it is now
- bikes and walkers already in danger roads are already constantly maintained
- The taxes are out of control and are pushing myself and others off the island while lowering the value of the property I own.

How important to you is each of the following concerns about paving more roads on Beaver Island? (2 of 3)

- This section contains too many biased questions against paving. You need hard data on like conditions. "Paved roads could increase harm to animals on the Island"? What about the environmental impact of all the additional cars that are being consumed due to the current state? All that dust cant be healthy to breath or for the animals to eat plants covered in dust that contains what? "The scenic beauty and feel of the Island will be injured" Um, ever drive M119 or the Pierce Stocking scenic drive at sleeping bear or the blue ridge park way and the going to the sun highway? All paved and not dusty and no dead animals. "Paving will not be affordable for property owners and the townships" "Paved roads require ongoing maintenance--and at some point will need to be repaved " Yes we may finally have something that will benefit the greater good of everyone in stead of a select few even those who get soaked on taxes that don't get to vote on mileages. "Drivers will go faster on roads and this will put bicyclists and walkers at higher risk" They drive too fast as it is now. Post a speed limit of 35MPH after all you are on "island time". BTW I know of several mountain bikers that will not return because the dust was so bad and the drivers were running them off the road.
- Taxes already the highest we've ever paid anywhere, and go higher every year-' market change' sited as the reason this year. Not likely.
- I am not interested additional property taxes to pay for road paving. At what point will other options be discussed to traditional asphalt paving.
- get an engineering study done or use existing studies from other rural communities to show runoff problems from unpaved roads
- A paved road seems cheaper in the long term as it does not to be graded constantly.
- There aren't water runoff problems now? There isn't constant maintenance needed with dirt roads? I think if roads are paved, police presence will need to be increased, and speed limits posted.
- Paving will increase the attractiveness of the island
- Paved roads will eventually be worse than unpaved roads since repair and replacement funds cannot be guaranteed by county or township.

How important to you is each of the following concerns about paving more roads on Beaver Island? (3 of 3)

- the island has excellent drainage for rain water, the pavement of some roads will in fact enhance the island "beauty" factor
- A well constructed gravel road is in many ways better than a paved road.
- West side Natural Beauty road is its own beast. Drainage infrastructure needs to be dealt with correctly.

If you have questions about road paving, please enter them here: (1 of 5)

- This is just a comment - everyone should DRIVE SLOWER!!
- Local jobs?
- I think we should split the coast 3 ways townships and county
- This issue should be voted on in both townships.
- Will we the community get to vote on the roads being paved for sure or not?
- What we need is ONE TOWNSHIP.... NOT TWO WASTE of taxpayers money... IMHO a mere "job creation" program for the locals
- This survey is a very good idea! Please keep up the technique.
- I have suggested having the roads declared "Natural Beauty Roads" to free the island from the tree clearing and ditching requirements , which would make paving cheaper and less problematic for the character of the island. I will not support any paving unless this can be done and a plan for periodic repaving is in place and affordable.
- Increase taxes 93% & there won't be another property sold in 10 yr. People coming here to work can't find affordable good housing at a reasonable cost . We're rapidly becoming like many other resorts & retirement islands- the work force can't afford to live here! The school & health center need overhauling salaries # staff double or triple state average! Drive around the island,look at the number of forsale signs. Too expensive to live here. Too many phony gov jobs to support the locals.duplication of township officials and one township which can't find 200,000\$ we've got bigger problems than roads.
- Do not just have the regisered voters be able to vote but the land owners should also be able to vote on this issue as there are more land owners that are not voters then Reg voters that live on the island.
- A rhetorical question: Is not the arrival and use of a more adequate grader the most compelling reason for staying the question of paving for the immediate future?
- Are the potential property tax increases mentioned above only for the ten-year duration of bond payback, or permanent, or something else?
- Local, County, State, and Federal: can they all be involved and therefore less painful e.g. matching

If you have questions about road paving, please enter them here: (2 of 5)

- We are given the projected figures for paving, but not for current upkeep of unpaved road surface. How much does it cost annually to maintain the gravel roads at the current level? How much does dust control run per application for each stretch of road? It would be nice to have figures to compare when being asked if we'd rather wait and see how the grader does or if we think more dust control might help. Also, I'd like to see some sort of cost/savings report on how much it costs to pave and maintain a stretch of road for say 15 years vs. the cost to properly maintain (and ideally better than they are currently being maintained) gravel roads over the same period. I suspect that the cost to maintain paved roads might actually be less annually, with to caveat that big investment is needed whenever resurfacing is required.
- Since seasonal residents pay much higher mil rates it is very important that they be informed about this. I just stumbled on it on the forum. Something this important needs to be sent out to all property owners.
- I am curious about who is pushing for this paving. My guess is that there are a few entrepreneurs on the island who will profit from it, while the rest of us pay even HIGHER taxes than we do now. I highly object!
- It does not seem like Beaver Island gets much of the road money as the mainland.
- I feel odd about answering some questions relating to Peaine when I am a resident in St James, so please discard those answers if not appropriate. I feel strongly that if roads are paved anywhere on the island, we should all share the costs. I drive to the airports and take recreational drives. We all benefit from better access in a place where we all depend on each other. I agree with paving, spread out over time, and agree to bear my share of tax increases.
- The last question in section 18 states, "I want Peaine township to reduce services so that I have paved roads" . Other than emergency services I am not sure what services can be reduced. Although I am not a full time resident. I believe if I am liable for the tax I believe I should have a vote. If this is about jobs and money take a quarter of the costs and develop a job program so that it will have a lasting impact on the island residents.
- Why pave Barney's Lake to Eagle Hill? It is residential. How far would East Side be paved? What are the ramifications of paved roads to tourism? People come for ambiance

If you have questions about road paving, please enter them here: (3 of 5)

- Your township and year round residents don't care about the summer people. We are paying the lions share of taxes and getting no vote. Have you seen the for sale signs on the island, this is only going to increase as taxes keep going up. Our tax bill on Beaver Island is outrageous and you want to keep increasing it. Start by consolidating townships and cutting budgets for running them in half. Its a small island and can certainly be run by one township. Pay the school off, it has a 48 year bond, that is insane. Reduce taxes, then you will have support from everyone, not just the residents.
- This does not pertain directing to paving but it does pertain to several of the above questions. Given the total size of Beaver Island why does it continue supporting 2 township governments. It seems to me the saving of combining them into 1 could go a long way towards many island improvements, paving included.
- No one seems to have thought about the costs of maintaining paved roads, which are higher than gravel roads. Here's one article that cites some costs...
<http://blogs.mprnews.org/ground-level/2010/10/reconsidering-the-feasibility-of-rural-paved-roads/>
- Has Peaine Township specifically concerned where money could be saved? Are there any specific proposals being considered? If so, will you share these proposals before taking action?
- Has anyone done an economic benefits calculations of paving vs not paving the roads. If property taxes are increased in any increment as presented above - what effect will that have on property values? Increasing property taxes is a terrible idea to pay for the roads; the economic impact will be devastating to the island and long term viability of living on the island. Maybe we should make Beaver Island bricks to pave our roads. We would create some economic activity that way.
- The long term solution is a reduction in the school and med center millage, but those things will likely never happened
- How much will be saved having less maintenance required by paving the roads?
- We should not be in any hurry to find ways to increase the taxes. We need to see if there are ways to decrease other service costs so that more can be applied to road maintenance.

If you have questions about road paving, please enter them here: (4 of 5)

- I drive the transit part time and spend a lot of time on the roads. No one is going to buy property or a house on a road that are as bad as they were this winter. I do believe however that the road grader, assuming we can get a good operator, will make a dramatic difference in the roads. As stated earlier a well constructed and maintained gravel road is as good or better than a paved road with less maintenance cost. BUT, we are going to need lots and lots of gravel to get them up to a passable state. Good survey and questions. The cost to pave only one mile on other roads compared to the 1.75 million to pave King's highway seems out of proportion. Charlevoix county has a responsibility to equitably support Peaine Township residents who have received very little return for their road tax dollars.
- Why can't we figure out a way to legally match the money we send to the county with the services the Island receives and reduce property taxes? Also, If you pave all the roads, I'll leave the Island. The roads here are far better than they were where we used to live on the mainland. I have no complaints, and I see no need to spend huge amounts of money on paving.
- I do not feel the township has the resources to pave roads. Furthermore, the gravel roads are part of the charm of the island. Also, I believe people will drive much faster on paved roads which is not a good thing. Will all non-voting taxpayers be informed of this survey? I am a member of the Beaver Island forum but most off island seasonal residents are not and are, therefore, unaware of this IMPORTANT survey. Our current tax bills are outrageous and this makes our homes unsellable in my opinion.
- I would like to see if there are other options to improve our roads. Is the traditional paving the only option? Seems like at least one other way was mentioned, used elsewhere in Charlevoix county. What do other states and countries use? EXPLORE ALL OPTIONS. I will be taxed off this island if there is such a huge increase (or much of an increase at all for my humble home). I really appreciate the work that has been done on researching the potential costs, offering options on which roads to pave, and seeking taxpayer input (especially since not all taxpayers are allowed to vote).

If you have questions about road paving, please enter them here: (5 of 5)

- 1. Why is it so difficult to find information on Charlevoix County regarding meeting discussions and decisions for roads on Beaver Island? 2. Did residents in Charlevoix or other cities in Charlevoix county have to pay additional taxes when their roads were paved? 3. Are there other funds to tap before settling for tax increase. BI residents have always been so resourceful in getting money for important projects for the health and well-fare of its residents. 4. Should non-residents have voting rights since we would have the greater burden of tax responsibilities for such projects? No exemptions. 5. Why not survey to find out ways to improve roads to be more appealing and keeping the natural appearance and beauty of BI? 6. Could there be other ways of improving roads without asphalt? More environmentally friendly? 7. Not a question, but want to thank Bill K and associates for their energies for tackling this difficult and emotional task.
- Is the job of road paving include widening of the roads? If not then we don't know what the total cost of paving these 4 roads would be. And why would Barney's Lake Road be paved?
- I am not opposed to paved roads in the island, but I have concerns, as expressed by my responses, and I cannot afford a big increase in taxes. let's see what the road grader can do.
- I have lived in Peaine Township now for 8 years as a full-time resident. Since year 1 I have heard that we are getting this road grader from the County-- it has not yet happened! I am still skeptical about getting this grader. "Put up, or shut up!" Proper use of a road grader should solve many if not most of the road problems, along with increased dust control (esp. adding more clay to the roads). I am strongly against any paving projects until after proper road grading is attempted and evaluated.
- Why not have an additional gas tax to fund the roads? After all the gas prices are already crazy high no one will notice. The people who use the roads most and will get the most benefit are the islanders maybe they should pay for more of it than those of us who will use it but a few times a year. That is after all fair. To slow traffic you stripe the roads narrower this has been done with success down state. Island speed limit should be 35MPH this would save the ware and tear on the road grade (especially trucks), create a lot less dust and be a lot safer for pedestrians. This can be set by the township(s) and yes they have done this down state too. (Besides you are on "island time".) You need to explain the hazards of dust and the dust control agents. The four corners should be a 4 way stop if you are concerned about safety.