

Hard Surface Road Projects – Frequently Asked Questions (FAQs)

The Johnson County Commission wishes to provide the best possible county roads to the citizens of Johnson County. This program is intended to provide citizens who reside on gravel surface roads the opportunity to upgrade their road to a chip and seal surface. The County wishes to enter into a cost-shared road-surfacing program with citizens of the county to accelerate the expansion of hard-surface roads in Johnson County. The County Commission is willing to enter into an agreement to hard-surface subdivision roads that are already maintained by the county, not to exceed the dollar amount appropriated for such purpose each year. The program for road chip and seal will be reconsidered on a yearly basis and will be continued, discontinued, or modified at the discretion of the County Commission.

We want our county-maintained road (designated by a green road sign) to be hard surfaced, what are our options?

- If you live in a subdivision or on a dead-end road, you may request a Dead-End Hard Surface Road Application. The Dead-End Hard Surface Road Application requires all hard surface road fees to be paid by property owner(s). Because the Dead-End Hard Surface Road Application is a voluntary program, property owners may work together to establish the payment distribution.
- If you live on a public road but is **NOT** in a subdivision or on a dead-end road, you may request a Hard Surface Road Cooperative Application. The Hard Surface Cooperative Application requires fifty percent (50%) of the hard surface road fees to be paid by property owner(s). Because the Hard Surface Cooperative Application is a voluntary program, property owners may work together to establish payment distribution.
- If you are looking for a program that requires payment from each property owner, consider a Neighborhood Improvement District (NID). NIDs cost more due to the required engineer, bid, and bond expenses.
- If you think the high traffic on the road warrants the county to hard surface the road at no cost to property owners; contact the Road and Bridge Department (660-747-6821) to request a road count.

What must happen and what is the timeline for a hard surface road project?

1. Contact the Road and Bridge Department (660-747-6821) to request road measurement(s) and price estimate
2. Review estimate with neighboring property owners and determine if the project should proceed
3. If the decision is to proceed, contact the County Clerk's Office (660-747-6161) prior to November 30th to request a application
4. Circulate and collect at least two-thirds (2/3) of property owner signatures
5. Submit application to County Commission between September 30th and December 15th
6. Commission reviewed submitted applications
7. County issues product bids (typically March)
8. Project Point of Contact is notified of updated price (typically April 1st – 10th)
9. All funds are due to the County Clerk by April 30th
10. After all funds are received and cleared; the Road and Bridge Department will schedule the project work to be completed in the calendar year

How much of the road do we have to hard surface?

Subdivisions / Dead End Road – all road surfaces accepted by the County

Public Road – from intersection to intersection

How is the cost of the project determined?

An estimated cost per mile will be calculated based on previous year projects and material costs. Distance does not have to be a full mile increment; project will be measured to the closest tenth (10th) of a mile. That estimate will be included on the application prior to circulation for property owners to consider when determining whether or not they want to sign the application. The actual costs of the projects are determined each year around March when bids for oil, sealant, etc. are awarded. The estimated cost is not final and is subject to change based on current year's pricing for oil and materials. Once the bids are awarded and the actual total amount of the project is determined, a letter will be sent to the Project Point of Contact notifying of the project's acceptance and total cost to the property owners.

Who is eligible to sign the application?

Property owners with frontage feet on the road(s) described in the project. They do not necessarily have to live on the road, just own property on the road.

There are renters in some of the homes, how do we know who owns the property?

The property owner and their mailing address will be listed with the Assessor's Office (660-747-9822).

Do both husband and wife have to sign the application?

No. One signature per property is necessary for this voluntary program between property owners and county.

How many signatures are required for the application to be valid?

Two-thirds of the total number of landowners must be in agreement of the project and sign the application to be considered by the Commission. If a person owns more than one property on a road their signature is only counted once. (i.e. The actual number of parcels included in a project is 19, but Mr. Smith owns three [3] of them. It is counted as 16 property owners and 11 signatures needed to meet the two-thirds [2/3] requirement.)

If I sign the application, am I liable to pay into the project?

No, as long as the total amount required from the property owners is collected, the prorated cost for each property owner is left to the discretion of each neighborhood.

How soon do we have to have the money turned in?

Funds should be submitted to the County Clerk's office by April 30th or the application will be void.

What if not all the money is received by the deadline?

The County Clerk's office will work with the Project Point of Contact to ensure that funds are collected prior to the deadline. This is a voluntary program, so the county has no recourse or authority to compel property owners to pay. If funds are not received, any money that has been collected will be returned to the individual property owners and the work will not be done.

What if a check used to pay toward the project bounces?

If a check comes back to the county for insufficient funds, the person/business that wrote the check will be contacted. They will be given ten (10) days to either make the check good or replace the check with a money order or cash. If, after ten days the returned check has not been taken care of, the project will not be completed and all funds will be reimbursed to the other contributors.