

MINUTES – HIDDEN OAKS ROAD IMPROVEMENT HEARING
CARLOS TOWN BOARD
April 7, 2016 – Carlos Elementary School

Board Members attending: Rod Meyers, Bill Krivanek, Dan Lehmkuhl, Dean Yohnke and Rebecca Anderson with Township Engineer Jeff Stabnow

Guest attending: see list of names on record with the clerk.

Chairman Meyers called the meeting to order at 7:00 PM with all reciting the Pledge of Allegiance.

The board introduced themselves to the residents. Clerk Rebecca Anderson indicated she was a resident of Hidden Oaks

The public hearing is recorded.

Vice Chairman Bill Krivanek read the Public hearing Rules

Vice Chairman Bill Krivanek read the Summary of due process for ~~Hidden Oaks DR~~ (RA)

Chairman Meyers noted the letter sent to affected residents.

The clerk affirmed the affidavits for Notice of Mailing, Posting and Publishing had been completed.

Jeff Stabnow, Township Engineer presented the cost analysis of the road project.

Vice Chairman Bill Krivanek presented the Assessment estimate breakdown and financing information

The clerk read correspondence received from area land owners.

Questions/comments from the floor.

Steve Wirth asked what the cost was 2 years ago. In the letter sent out to residents, the estimated cost was \$4,734.17. The cost difference is approximately \$800.00.

The market value increase to all parcels would be \$4,000. Homes ranging from \$156,000 to \$256,000 the tax payable in 2018 would be \$42.00. For bare lots the tax increase would be \$48.00.

Steve Wirth asked about the value of the lots. Bill Krivanek said it may be more than \$4,000. If a person wants to live on a tar road, it is worth more.

Brad Noetzelmen asked of those who responded no, how many live on a bare lot. The clerk will have a count available when the voting is finished.

Dennis Angland is in favor of the project for resale value.

Julie O'Brien stated on a previous home, they paid off a tar assessment then municipal sewer came in. They had to pay to repave the road. Bill Krivanek stated he is on the Service Region of ALASD and it is very slim that municipal sewer would ever come in due to the large lot sizes and few homes in this area.

Eric Evavold asked about future maintenance costs. Bill Krivanek stated the roads are seal coated 1-2 years after the road is paved. That cost is absorbed by the township, not the individual residents. There would be no future costs.

Brad Noetzelman asked about the cost for maintaining the road. Bill Krivanek stated the costs are placed together as a whole for the township. The board receives bids each July for the following year.

Steve Wirth felt the cost would then be offset. He does not like having gravel in the ditch. Bill Krivanek stated his personal opinion it that paved roads are less expensive to maintain than a gravel road. He referred to Jeff Stabnow who confirmed.

Cami Pexa would appreciate the tar. She commented on school buses, potholes, muddy roads, etc. She asked about the width of the road. The road will be 22 feet wide with 2 foot shoulders.

Laura Frederick is opposed. She likes the gravel. They are starting a family and are not willing to pay for the road.

Aaron Frederick asked about the definition of a parcel. He asked if he had more than one parcel as the previous owner did some combining. The Frederick's have one parcel.

Clem Revering does not feel he should pay as his driveway is on County Road 34. Because his property abuts the road, but does not have a driveway on the road, he would be charged .5 assessment.

The road has been getting extra chloride and some residents paid for it. However, all are getting the benefit. Bill Krivanek stated he feels if the whole road is chlorided, that everyone should get the charge.

Laura Frederick asked if she does not want the chloride, does she have to have it placed in front of their home. The board does not notify when chloride is coming. She will need to tell the township in advance.

Brad Noetzelmen asked if anyone from the board has been down to view Court in the last 5 years. It is primarily sand and mud. He feels this leg of road needs attention. The road tour will be in two weeks and the board will look at this. Michelle Drum who also lives on Court confirmed this observation.

Erin Petermier is in favor of the project. She said, at times, if you do not have 4-wheel drive, the road can be impossible to drive. She needed help getting up the hill as the road was all mud. She added there are so many potholes on the road. When she first moved there, it wasn't that bad. However, with increased traffic, school buses, garbage trucks, the road had gotten much worse. She feels the road maintainer can't keep up. She felt this is a safety issue for little kids riding their bikes.

Matt Huset is in favor of the project for safety concerns. They needed to upgrade their vehicles to 4 wheel drive. His opinion is that a paved surface is more appealing and safer.

Julie O'Brien stated she just spoke with April Revering and they voted no. When speaking with Chairman Meyers, Tony had said he did not care one way or the other.

Bill Krivanek asked for those in favor who have not responded to raise their hand. The clerk stated she had a tally and would like to have a roll call.

The clerk called the roll for all parcels. All those that did not respond, were counted as a yes vote.

The vote was 19.5 opposed to 18 in favor.

The clerk reported on the 26.5 parcels with structures which includes the .5 parcel of Mr. Revering, the hunting cabin and the parcel with the green house, 17 people wanted the paved road.

Eric Evavold said he had spoken with Honkomp, Schmidt and Bullick and they were all opposed to the project. If they did not respond, their lack of a response is considered a yes.

Brad Noetzelman asked Eric Evavold why he is opposed to the project. Eric said he has lived on gravel all his life and liked it.

Bill Krivanek moved to deny the road improvement based on the vote has not changed even with the lower cost. Dan Lehmkuhl seconded the motion. The chairman did not call for any discussion. The motion passed unanimously.

Bill Krivanek moved to adjourn at 8:45 PM. Dan Lehmkuhl seconded the motion. Dennis Angland suggested someone should have a pot luck this summer, so the neighbors could get to know each other. The motion to adjourn passed unanimously.

Rodney Meyers
RODNEY MEYERS, CHAIRMAN

Rebecca Anderson
REBECCA ANDERSON, CLERK