

MINUTES  
CARLOS TOWN BOARD  
July 15, 2011

The Carlos Town Board held an Informational Hearing for paving Sandhill Lane-Terrace at the Carlos Elementary School with Dwayne Waldorf, Ted Steidl, Rod Meyers, Dean Yohnke and Rebecca Anderson along with Township Engineer Jeff Stabnow. Chairman Waldorf called the hearing to order with all reciting the Pledge of Allegiance at 6:30 PM. Clerk Rebecca Anderson handed out an informational packet to residents as it pertains to the hearing.

The list of residents attending the meeting is on file with the township clerk.

Chairman Waldorf indicated the hearing was being recorded and clerk Rebecca Anderson read the Reading of the Public Hearing Rules.

Clerk Rebecca Anderson indicated she had the Affirmation of Publishing/Posting and Mailing. She also indicated she did have correspondence in regard to tonight's hearing. She read letters from Lowell Lenz, Linda DeWitt and Joe Capistrant.

Township Engineer Jeff Stabnow reviewed the cost analysis of the proposed road project to pave Sandhill Lane. The cost estimates are based on bids received at last night's, July 14, 2011 Bid Opening.

Clerk Rebecca Anderson went over the assessment costs for each scenario, i.e. paving Sandhill Lane without Terrace; paving Sandhill Terrace without Sandhill Lane and lastly paving both roads at the same time.

Clerk Rebecca Anderson then read the Summary of Due Process for Sandhill Lane - Terrace.

Questions from the Floor:

John Magnuson asked about the cost comparison between paving Sandhill Lane only and paving both Lane and Terrace.

Hugh Meyers asked about the market valuation as he had spoken with a private assessor and was told that if the market valuation increase in their property did not compare to the actual assessment charged, the town board could not charge the resident for that assessment. Clerk Rebecca Anderson stated she had spoken to the county assessor office and was told the difference between market value for a property located on a gravel road to a property located on a paved road was \$4,700.

Cheryl West asked if the township had looked into any available grants available to offset the cost to the residents. Clerk Rebecca Anderson has spoken to Ms. West previously about this and there are no available funds for this purpose. Chairman Waldorf stated there are times when there are grants available for sewer assessments but not paving. That is because in this case, paving a road is a choice rather than a mandate. Customarily the township pays for the road upgrade and the affected residents cost share a percentage of the paving. There was money available from the State when South Park Drive was paved. The state contributed \$150,000.00 for the tar. Chairman Waldorf stated in this case, the residents were assessed for the road upgrade. The

town board did not feel it was fair to the rest of the township residents that they not pay for anything.

Len Beardson who lives on Sandhill Terrace stated he is not in favor of paving either road.

Steve Hanzlik who has lived on Sandhill Lane for 40 years wants the road paved. He is willing to pay the extra amount to have Sandhill Terrace paved as this is a community.

Rick Berg stated he felt the majority of the people want the project to move forward. He asked when the clerk received the information from the assessor – was that based on a parcel with a home on it or bare land. She verified it was on a home. He felt that bare land may have a different valuation. The board has never evaluated each individual parcel to see if the improvement would be feasible – they looked at it as a whole. He also stated he had checked other townships and found that most of them have the residents pay the full paving costs vs. the 75-25 cost share the Carlos Town board is proposing.

Jim Brink is in favor of the combined project, however, he had heard ~~this~~ may deter some residents from voting for the project, however, this should not be the case as it should be a law enforcement concern not a paving issue.

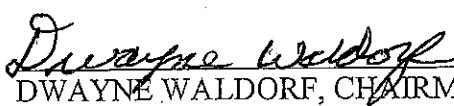
Bob Jesperson who has three parcels is in favor of the combined proposal to pave both roads.

The board was asked the question on how the votes are decided as many of the residents were not there. Some felt it would be fairest to send out a ballot and have everyone vote. The board has never done that in the past. The residents had been notified by mail, and it was indicated that the town board would most likely taking action on the project. If any property owner had concerns, they needed to either attend the meeting or send a letter to the clerk. The vote will be based on those residents in attendance along with votes received in the correspondence.

When the board asks for a raise of hands for or against the project (s), each parcel will get one vote.

Chairman Waldorf called for a vote for the combined project with a proposed assessment of \$4,171.44. The vote was 11 for and 6 opposed. Therefore, the project is approved

The hearing closed at 7:35 PM.

  
DWAYNE WALDORF, CHAIRMAN

  
REBECCA ANDERSON, CLERK