

MINUTES – WOODSMEN 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.

The public hearing is recorded.

Clerk Rebecca Anderson read the Public hearing Rules

Clerk Rebecca Anderson read the Summary of due process for Woodsmen Drive/Court

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.

Clerk Rebecca Anderson presented the Assessment estimate breakdown and financing information

The clerk read correspondence received from area land owners.

Questions/comments from the floor.

Dave Bartlow asked about mailboxes. All mailboxes will be switched out to be the swinging arm type, which will allow for better snow removal maintenance.

Justin Dummer: At the previous hearing back in 2007, he understand the project could not be done because sewer may be installed at some time. He felt that was the reason the board did not want to move forward with the project. If that were to happen in the future, who would pay to have the road re-paved. Bill Krivanek, who is on the Service Region Board indicated it is up to the board whether to move forward with a sewer project. The idea the board would move forward with installing sewer is very slim due to the size of lots, distance to hook up to the sewer, soil content and cost to residents. A past project - South Park did receive a paved road then sewer came in. ALASD paid to have the road repaved. There was no further cost to the residents.

Steve Olsen: has lived there since 1992. Traffic has increased. He is in support of the project.

Chris Tabery asked for clarification on the sewer issue. This would be a board decision, and again Bill Krivanek could not see ever happening due to the above statements.

Tom Eggert lived there 6 years asked about internet option. The board does not have any input on internet service. Gardonville is adding a new service in that area. He will look into this.

Tom Eggert asked if he had two lots, would he be charged 2 assessments. The clerk checked and she could only see one parcel, therefore, one assessment.

A resident asked if he had two parcel if he could list them as one. This would be up to Land & Resource.

The engineer's estimate was based on 38 parcel. If there are any changes this needs to be done by the time the final assessment role is completed.

A resident asked about the bid opening. The board does not notify residents of bid openings. This will be an agenda item, therefore, residents can refer to the website for this agenda item.

The clerk checked with the county assessor on what the market value and what the tax increase would be for resident living on a paved road vs gravel.

Every parcel, whether it has a structure on it or is a bare lot, would have a market value increase of \$4,000. The tax increase on a \$154,800 property value would be \$42.00 per year. On a \$246,000 property, the increase is the same. The tax increase on a bare lot would be \$48.00 per year. The taxes would be for 2017 payable in 2018. If a resident decides to place this on their property taxes, the assessment would be on the 2017 tax payable.

Byrne Rising asked about his driveway which is actually a township road. Last year the previous resident asked to have this road vacated as he was selling the property. The board did not have any problem with vacating the road, but it would be at his expense. He did not follow up on having this done. Per the board, this section was not on the study to be paved. Chairman Meyers stated this was an easement therefore, it would not be paved. Mr. Rising would like to have this paved at his own expense. If this is a township road, it should be paved, however, the board needs to follow up with Land & Resource on this issue.

Justin Dummer asked about any future issues with the project – referring to Carlos Bluffs where there were manhole problems. The township takes care of any corrections, which would be covered by the township, not the individual residents on Woodsmen.

The paving will go 2 feet into driveways.

On a hand vote, Chairman Meyers asked for those who were opposed. Two residents attending the hearing were opposed, therefore, of the 38 parcels, the board received 3 residents in opposition. Justin Dummer felt there would be more costs than were listed. Tar roads are more slippery than ~~gravel~~ roads during the winter. However, he felt if there was no opposition, he would support the project. *gravel* (RA)

Farrah Tabery expressed her interest in having the road paved, due to muddy roads and the added benefits of walking, bike riding, etc.

On a hand vote Chairman Meyers called for those in favor. Eleven voted in favor, plus those not in attendance who did not respond with any opposition counted as a yes vote.

Out of the 38 parcels, 3 residents were opposed.

Bill Krivanek moved to accept Resolution 2016-6 which orders the project. Dan Lehmkuhl seconded the motion. The chairman did not call for further discussion. The motion carried unanimously.

Bill Krivanek moved to adjourn at 7:45 PM. Rod Meyers seconded the motion and it carried.

*Rodney Meyers*  
RODNEY MEYERS, CHAIRMAN

*Rebecca Anderson*  
REBECCA ANDERSON, CLERK