

NORTH RIVERVIEW DRIVE/CIRCLE - FINAL ASSESSMENT HEARING

CARLOS TOWN BOARD

October 29, 2024 – Carlos Town Hall

Board Members attending: Rod Meyers, Bill Krivanek, Tammy Schwegel and Rebecca Anderson. Supervisor, Dwayne Waldorf did not attend as a board member as he is a resident and owns property on North Riverview. Jeff Stabnow, township engineer was not in attendance.

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

Guests attending: There were 8 property owners in attendance.

The board introduced themselves to the residents.

Chairman Meyers indicated the public hearing was being recorded.

Clerk, Clerk Rebecca Anderson read the Rules for a Public Hearing.

Clerk, Rebecca Anderson read the Summary of due process for North Riverview Dr/Circle.

Chairman Meyers affirmed the clerk had filed the affidavits for Notice of Mailing, Posting and Publishing.

Since Jeff Stabnow was not in attendance, the clerk went through the original bid costs vs the actual costs for the finished project. She then addressed how the assessment was configured.

Correspondence: the clerk indicated she received a call from Krista Justice in regard to her being quoted at the informational hearing as being charged for one assessment, but now was being charged for two.

Questions from the Floor: Gary McPhail asked why the informational hearing indicated 35 parcels and now there are only 27. It was explained that Bill Krivanek and Rebecca Anderson had concurred with Dave Rush, Director of Land and Resource who determined whether a property could be split off an existing parcel. When ALASD installed municipal sewer, there were more sewer stubs than parcels. Many of the parcel/lots would need a variance to build a structure, as it would not meet county setbacks. Therefore, the number of parcels/lots were reduced. In the event, that one of these existing parcels is split off, the township would be contacted by the county to inform them a variance was requested for this purpose. If the county did approve, the new parcel would be charged the same assessment that is before the residents today. Due to this unique situation, the township decided to contribute 40% vs the standard 25% for the paving part of the project.

There is also the question that the frontage road area that was in the feasibility study to be paved was deleted and was NOT be paved. Yet, when Dwayne Waldorf drove down the road, the crew was ready to pave this section.

Stan Kleinhuizen would like the area on the frontage road vacated so he could buy it. The township is not in favor of vacating this part of the road.

Mrs. Pitcher stated the original feasibility study indicated the roadway would be 18 feet wide. She measured it and it is only 14 feet. She heard from someone that this was an oversight. The other piece, the sealcoating is awful. There are pieces of tar that is clumping. This was not done well. There are huge mounds of sealcoat

in the road. She was under the impression the road was going to be dug down and not raised up. There is so much extra shouldering.

Steve Solum indicated that ASTECH was paid to sealcoat the right way, but did it the wrong way. So now instead of pot holes, they have mounds. ASTECH should be held accountable as they did a very poor job on sealcoating this road. The manholes were to have been sealed off so the sealcoat did not go into the sewer system, however, some manholes were missed.

Gary McPhail indicated the township needs to discuss all of these issues with the Jeff Stabnow, as he and other residents in attendance felt he did not properly oversee the project. Bill Krivanek brought up the due date of the project and the penalty that was to have been imposed. However, the engineer advised against that. There is also the question of whether RBS did work that was still charged by Mark Lee. Steve Solum indicated they expected a quality job and feel there are way too many issues that need to be covered. He is not looking for the township to get a refund, but to correct any issues that will be further discussed. The clerk informed the group there is 5% retainage fee still not paid to Mark Lee, however, it appears the issues are not with Mr. Lee's work but with either RBS or R&R on what they contributed to the project. Since Mr. Stabnow was not in attendance, many of those questions could not be answered. The board assured the residents they would discuss the issues with him.

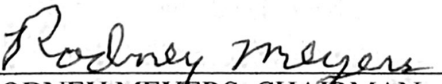
Gary McPhail indicated the road on the west end is bumpy, the millings are loose. Adam Pitcher stated shouldering of the road was raised. He is concerned about the drop off by his parents' house that in on Hwy 29. He said his driveway is 2 ½ feet higher and needs leveling as it should be feathered. The ditch is very steep. His driveway is narrow and he cannot get a trailer into his driveway (as he could before the project) without the back of the trailer dropping off the shoulder. Gary McPhail also indicated his driveway has a steep drop off.

Snow removal will be done by a grader, not a plow.

Gary McPhail, also indicated that brushing needs to be done by the Blommel property.

Bill Krivanek moved to approve Resolution 2024-12 Accepting Assessment Roll to be assessed for North River View Drive/Circle. Chairman Meyers seconded the motion and it carried.

Bill Krivanek, moved to adjourn at 7:49 PM. Chairman Meyers seconded the motion which carried.


RODNEY MEYERS, CHAIRMAN


REBECCA ANDERSON, CLERK