

CLITHERALL TOWNSHIP
MINUTES OF HEARING – DISCUSSION OF
PROPOSED IMPROVEMENTS TO KLAR JO

June 12, 2008
7:30 P.M.
EAGLE LAKE CHURCH

The Hearing was called to order at 7:37 P.M. by Chairman Donald Davenport. All Board members were present.

Davenport explained the process for the evening's discussions.

Davenport reviewed the feasibility study from Jeff Stabnow. He explained that the bids originally posted have increased due to an increase in the cost of bituminous. Original estimate was \$190,000. New estimate is \$217,400.

Davenport reviewed the petitions returned. Eight were returned. Seven responded with a "yes" while there was only one "no."

Greg Danz mentioned that his property was not initially included in the petition. He asked when it was decided to include his property. Davenport explained that the petition requested that it include his property.

One more "yes" petition was submitted to Davenport.

Davenport read the names of those who are in favor of the project as well as the name of those who are against the paving project. Of a total of 16 parcels, eight "yes" comments were received which indicates that 50% of affected property owners are in favor of the project.

Davenport made a motion that the Board approve the resolution determining the sufficiency of the Petition, certifying it based on the fact that more than 35 percent of property owners are in favor of the project. Grewe 2nd. MC/U

Davenport distributed a worksheet of estimated project costs and explained the assessment process. Homer Saetre pointed out that the assessor reduced the value of lot 14 from \$397,100 to \$253,900 which could affect his assessment.

Danz raised concern that Betty Moe's entire farm would be assessed even though only a small part of her property will be on the road.

Davenport pointed out that Burlington Northern has small parcel on the road and will be assessed.

Discussion ensued about the manner and procedures for effecting special assessments.

Danz asked about other options for assessing improvements.

Davenport responded that the assessment policy has been in place and applied to several different road projects. He explained that the policy has been adopted by the Board.

Danz asked if the Board could use a different assessment procedure.

Davenport and Trutna stated that they want to stay with the current assessment policy.

Renae Danz, relative to Betty Moe, stated that the farm is not developed and is part of a trust. She stated that the impact to their farm is unfair.

Saetre responded that they would benefit from Klar Jo being paved as they use the road.

Danz expressed concern about paying to pave the road due to costs they have already incurred to build an access road to get to Klar Jo. He indicated he does not believe that the assessment process takes into account how much land borders the road and how much the paving benefits the land owner.

Davenport described again that the assessment does take into account the benefit to the owner through increased property value. He said the process, if the project was contested, would be that the township would appraise the individual property and determine the perceived benefit of increased property value.

Cindy Fossey asked about the cul-de-sac next to Lot 14 that may have access to Stateboro as well as Klar Jo. A lot stands between 402nd and Klar Jo that does not have an easement. Davenport explained that this lot may have two assessments and this issue will be reviewed and considered further by the Board.

Danz asked if he got enough property owners to sign a petition would he be able to stop this process. Davenport responded that the process is already moving forward.

Danz then questioned what the criteria is for determining whether to move forward or not. Davenport responded that they would consider the overall cost, people's comments, etc. when the Board votes.

Danz asked if hired his own appraiser if they Board would consider the results. Davenport said he couldn't speculate as to whether or not it would affect this

Board's decision. He said the appraisal prepared for the Township covers the whole area and does not specifically address each individual property.

Mark Corey asked about how the assessment would be paid. Davenport responded that it could be prepaid without penalty by the property owner or assessed to their taxes; the term would be for 20 years for assessments over \$10,000. The applicable interest rate for special assessments is 10%.

Davenport described that, because the Township can only assess the amount published to the public in The Battle Lake Review, the Board will need to republish, repost, and mail new notices to property owners with respect to a new hearing. The publication and notice will include the updated project cost estimate. In the interim, the Board will begin soliciting bids.

Davenport asked for thoughts from the residents. Fossey expressed concern about the large dollar amount and he would have to be "sold" on the benefit to him.

Davenport presented an alternative to blacktop called Base One. It involves a process by which gravel with high amounts of clay is mixed with a chemical before it is spread on the road; the end result is a much harder travel surface that may only need to be bladed once or twice a year. The residents would like the Board to present some specifics on this alternative at the next hearing.

Fossey also expressed concerns about the cul-de-sac being opened up as a short-cut to town.

Sky Hawes asked when the road gets widened by 4', how will the increase be implemented. Davenport responded that a shoulder will be added to each side of the road.

Corey asked if inverted speed bumps could be added to the road to reduce speeds. Trutna and Grewe commented they didn't think they could do that.

Second hearing will be scheduled either July 10th or July 16th at 7:30, depending on the availability of quotes.

Grewe made a motion to adjourn at 8:59. Trutna 2nd. MC/U

Janet Eitzen
Clerk