

CLITHERALL TOWNSHIP
MINUTES OF HEARING – DISCUSSION OF
PROPOSED IMPROVEMENTS TO 402ND & STATESBORO

August 9, 2008
9:00 A.M.
EAGLE LAKE CHURCH

The Hearing was called to order at 9:06 A.M. by Chairman Donald Davenport. Board members present: Don Davenport, Dallas Grewe, Lyman Trutna, Polly Berg and Jan Eitzen. Also in attendance were Jeff Stabnow, township engineer and Nate Seeger, attorney for Clitherall Township.

Davenport explained the agenda for today's meeting.

Davenport told the residents the board looked at other roads that had the Base One product on it. He explained that it did make the road hard, but did not provide for dust control. They also looked at roads that did have dust control on it. One product, magnesium chloride made the road pitted.

Davenport said the Rone property had an error at the courthouse. They only have one lot, not two as recorded with the county.

Davenport stated that the board would need to certify the petition. Trutna moved to certify the petition is less than 35% of the signatures of the affected property owners. 2nd Grewe. MP/U.

Jibbens property: The board needed to determine how to value those lots. The comparable lots for determining value were blacktopped, so the board lowered the value of his lots by 16% (the improvement percentage) and then 10% for the error percentage.

Jibbens expressed concern over the valuation of his property. He stated he hadn't sold a property in 3 ½ years. He stated that no one could no the future possibilities for the properties.

Seeger spoke to the concern. He stated that there is a specific case where a lot is subdividable, the board can use the "best use of the property" to determine how to assess the property. It can use the scenario that the lots can be subdivided.

Jibbens stated that he has found resistance with the regulations in being able to subdivide with the county. He expressed concern that he can't subdivide for development purposes, but that he could be taxed on as a subdivided property.

When Jibbens originally tried to sell the lots there were no ordinances for 5 Acre lots, but now there are ordinances.

David MacLaughlin expressed that Mr. Jibbens may have a defensible position in that he has not sold the lots and is having difficulty getting the county to work with him to be able to sell the lots.

Residents continued into a discussion expressing the desire to NOT have the road paved. MacLaughlin asked if the meeting could end now because people don't want the road.

Al Domke stated that many residents do want to hear the costs of the paving and dust control.

Davenport explained that the board needs to look at the big picture. He explained that there is an economic push in Battle Lake. They are promoting telecommuting and encouraging other to come here and live. This is a growth community.

Davenport distributed a spreadsheet with the breakout of the costs of paving and another for Base One.

Davenport explained that one section of the road will need to be rebuilt. The road is to the west too far. He also talked about the cul-de-sac at the end in Girard township. Girard township will be paying for the cul-de-sac.

Davenport reviewed the spreadsheet with the residents. The paving cost is \$6432.96 per share. The Base One cost is \$2033.88 per share.

A resident asked about the Base One product. Davenport responded that it is a chemical put on a gravel with a higher content of clay that causes the clay to react causing a harder surface. It is applied in layers. It does not control dust but it does make a harder surface road and makes the road more durable.

Mike Cotton asked about the chemical leaching into the lake. Davenport responded that there wasn't a concern. The website is Teamlabs.com to get more information. They asked if the product has been around long enough to know the risks.

Another residents expressed a concern for the local game farm and tree farm and the danger this chemical presents to them.

Brad Moyer asked if the option to not do anything was a possibility. Davenport responded that the Statesboro that is in Clitherall Township is going to be rebuilt. Trutna explained that Statesboro Lane needed to be reworked for the angle it enters the road.

Davenport discussed dust control options. The board is looking into several products.

Davenport distributed a spreadsheet of the borrowing limits and calculations for the township carrying the loan for road projects. The spreadsheet demonstrates the difference between the 10% interest rate and a 7% interest rate. He explained that the township can only get a loan for 5 years, exposing the township to risk when the loan is renewed that the interest rate may be higher than what is being assessed.

Bob Pfefferly, Girard township, he would like the base of his road rebuilt. He expressed he is in favor of the black topping.

Moyer asked about the purpose of the cul-de-sac. Davenport responded that if year round residents are there with school busses or for snow plows, the cul-de-sac makes turn-arounds much easier. The board is looking at a T shape.

Cotton expressed support of the black-topping the road. He feels in the long term black-topping is a good idea.

Joyce Christiansen presented three letters from residents. She believes the road is adequate. They like the "country" feel of the road. She is also opposed to the Base One because she doesn't know the longevity of the product. She read letters from three residents who are opposed to black-topping the road stating the expense, limited travel on the road, concern of increased traffic. Most did support dust control.

See resident letters

Jibbens asked about the borrow for the roads. Davenport responded that the contractor will need to arrange for the borrow. Jibbens stated that during the process he had been asking what his assessment would be. He only heard 2 parcels. He supplied the borrow for a previous project and feels maybe he should not have as now he is being penalized. He feels his parcels are not selling and they will not sell soon. He intends to remove his "For Sale" signs.

Christiansen asked about the cul-de-sac. She stated the mail man currently turns around in the last driveway. She expressed that she doesn't feel the road needs to be paved now. She doesn't support the dust control either.

Al Domke spoke on the cul-de-sac. He expressed a concern that ambulances and/or fire trucks may have difficulty especially in the winter.

Michael Berry stated that he has seen large vehicles turn around in there.

Ken Krenz, from Girard township spoke that the absolute costs is up in the air still. The outcome of the Jibbens property can greatly affect the outcome of costs. County recording errors could affect the assessment.

McCaughlin expressed concern that the board has made up their minds and isn't listening to the citizens. He is opposed to black-topping and Base One.

Trutna addressed the residents and stated his mind is not made up yet.

Seeger explained to the residents that the board is fulfilling their responsibilities by responding to the petition that was received. The second hearing is to respond to the alternative options. He told the residents the board is following statute giving the residents the opportunity to voice their opinions.

Davenport explained that the board is preparing the township for any overflow from Battle Lake with out annexing Clitherall Township. The township needs planning to be ready for growth.

Mary Schmidt, lives at the "T". She asked when that upgrade would happen. Davenport responded that they are waiting for quotes.

A resident asked about the dust control. Davenport responded that the board thought Base One would control dust but they found it didn't. They are continuing to research dust control products.

Chuck Thorne is opposed to paving.

Nancy Danielson expressed her opposition to the paving project.

Trutna expressed that the board has been given authority by Girard Township to rebuild the road. The rebuilding will be assessed in Girarad township as that is their assessment policy.

Al Domke asked about what township roads around Battle Lake aren't paved. Jeff Stabnow responded that Statesboro and Klar Jo were the only ones.

Davenport explained that the process from here is for the board to continue discussions during regular monthly meetings.

Grewe made motion to adjourn the hearing. 2nd by Trutna. MC/U. Meeting adjourned at 10:33.

/s/ Jan Eitzen, Clerk