

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

July 7, 2008
6:30 P.M.
EAGLE LAKE CHURCH

The Hearing was called to order at 6:34 P.M. by Chairman Donald Davenport. All board members were present.

Davenport explained the process of this evening's discussions.

Davenport explained that a Joint Powers Agreement had been signed between Clitherall Township and Girard Township.

Davenport described the two options for paying the assessment: property owners may pay the assessment up front or put it on their taxes, to be paid over a period of 10 years at 10% interest.

Davenport explained the "limiting factor" in the assessment process. He also described the road bed upgrades and how they affect Girard Township and Clitherall Township.

Jeff Stabnow presented the feasibility study results, stating the total project cost is estimated at \$288,000, which includes necessary road bed upgrades: \$25,000 in Clitherall Township and \$22,000 in Girard Township. The ratio for the total project cost is split as follows: \$218,825 to Clitherall Township property owners and \$69,600 for Girard Township property owners.

Davenport distributed a draft of a spreadsheet setting forth estimated assessment for affected property owners. He explained the assessment data and calculations. David MacLaughlin asked about the Richard Jibben parcels and how his shares were calculated.

Mike Berry, Girard Township, stated that his parcel still listed land taken for a road. Davenport stated he would be assessed for one share.

Grace Berry asked again about the assessment for Richard Jibben and whether he will receive a total of 14 assessments. Davenport responded that the Board is still gathering final information.

MacLaughlin questioned if a vote could be taken tonight. Davenport responded that more complete numbers would be obtained by the July 31, 2008 meeting, and no vote would be cast tonight.

Davenport returned to the explanation of the assessment.

John Krenz asked about the assessment factor. Davenport explained that an appraiser had been retained in the project early to provide the Township with a valid increase percentage.

Davenport described the Michael Rone property, which actually lies between two road projects. The Board contemplates that 50% of his land value would be assessed under the Statesboro project and 50% under the Klar Jo project. Rone stated that he has a covenant in his deed which states he can't subdivide his property. The Board asked for a copy of the document to which he is referring. Davenport questioned if one of the lots was buildable, but indicated that the county states that it is.

Mark Nelson requested that the Danielsons be allowed to address the Board as they have to leave to get to work. Nancy Danielson stated she is opposed to the road due to the cost and the nature of the land use they want. They desire to have a "country place" rather than feeling like they are in town. Deb Danielson inquired as to why meetings were continuing to be held. She stated that other items are expensive.

Jim Tomsich, Clitherall, asked if the Board has already made a decision and why so much work has been done if a decision hasn't been made. Davenport explained that the Board is required by law to follow this process.

Al Domke stated his support of the project. He stated that a petition has been submitted and that the Board is following a process to respond to the petition.

Carla Tysdal stated that cars drive by her house at a rapid pace and that, as a result, she gets dust in her house. She states that this summer the traffic is higher or the same as previous summers, indicating people still have money to come to the lake. She supports paving the road and requested drivers be considerate and drive slower. Dust control continues to be expensive but effective.

Mike Berry spoke that there are soybean options to keep the dust down.

Davenport stated they were looking at Base 1 for this project and it may be an option. He suggested that one possibility might be that the road by the lake be blacktopped, while the remainder beyond the "T" be improved by using Base 1.

Manley Dillerud asked what it costs per mile of gravel. The Board doesn't have that number but some figured it could be \$1,000 per mile annually. Discussion continued on the maintenance cost for gravel versus blacktop.

Bruce Smith concurred about the amount of dust they get. He supports the road project. He stated that he received a letter stating the assessment would be \$8,300 but is happy with the lower assessment amount and now supports the project.

John Christensen spoke on behalf of Richard Jibben stating that he shouldn't bear such a large cost of this project.

Debra Haugen stated her family likes the feel of a "country place". She also asked about how the road will be maintained if the road starts breaking down when lots are developed. She wondered if the Township would be able to respond quickly. She suggests that the project is bad timing due to gas prices, asphalt prices, and that lots may be still developed. She suggests it be readdressed later.

Mike Berry questioned if trees would be taken out to widen the road. Davenport stated that the road bed would be put in the middle of the road.

Dan Onchuck asked about the class of the road. Stabnow stated it was a 7-ton road. Onchuck asked about management to be sure large trucks weren't on the road.

Trutna noted areas where a toll charge has been suggested for large trucks but stated that residents were opposed due to the increase in building which would allegedly result from that action.

Joyce Christiansen stated she is opposed to the paving because of the type of community it is. She thinks the timing is inappropriate. She wants to solve the dust issue to make everyone happy.

Al Domke states that many of the residents have permanent residence here and are affected by the road differently than seasonal residents.

Carla Tysdal agreed with Domke and stated that full time residents would like to drive on paved roads as this is their home, not a second home.

Jan Krenz concurred with Debbie Haugen and Joyce Christiansen. She spends six months of the year here, many of them with her son. She is questioning if the total amount will be the final cost. Davenport explained that the quotes will be firm once sealed bids are taken. She also stated that her property will be increased in value, also increasing her assessed taxes for the rest of her life, as well as maintenance costs over her lifetime. The Board responded that the paved road won't immediately increase property values, but they would see an appreciated value if they were to list their property for sale.

Mark Nelson questioned his right to “vote”. He voiced concern that the Board would respond to what the majority wants.

Don Viele agreed with Nelson. He states that the full time residents made a choice to build their home on the lake. He stated that for a time 402nd wasn't in good shape but states that it is now a good road. He requests that we address the dust control rather than paving. He states that residents in Luring Acres won't benefit from the paving except for accessing 210. He questioned if they need to attend again for the July 31st meeting to voice their concerns again.

James Tuchtenhagen (Strickland property) opposes the project. He purchased his property knowing it was on a gravel road.

Chuck Thorn asked if 90% would be against the paving if Jibben was included in the calculation. He asked if it was in the Board's power tonight to take a vote. Davenport stated he would like to wait for the sealed bids to come in. Davenport stated again that there may be a compromise, like the Base 1 alternative. He suggested that maybe the Board could send out something describing the alternatives. Thorn voiced concern that all the estimates may not be in by the July 31st meeting. He states again that the majority of the people want dust control. Davenport believes they can have an estimate for the Base 1 alternative by July 31st.

MacLaughlin states again that he believes the Board has already made up its mind. He questions again why the process continues. He requests that the Board make a decision tonight, stating that it is a hardship for all the residents to get to another meeting in the future.

Trutna explained that the Board wants to hear everyone's opinion in an effort to be fair to everyone.

Tuchtenhagen asked for the reasons for tarring. Domke responded that gravel is hard on the cars, dust, etc.

John Krenz suggested that the Township pursue dust control. He feels the paving is a want versus a need. He also encouraged all residents to stand and give their name and state their position so it is recorded in the minutes. He states that the majority of the parcel holders are against the road project.

Manley Dillerud asked for more information about the Base 1 product. Davenport stated it could be something like 25% of the cost of paving. It is a clay-like product that is applied in layers of at least 3 inches. He stated we have never done it but he has heard good feedback about it. Dillerud asked about reclaimed tar. Davenport said that he's heard of cases where it's been tried but water washes it out.

Mary Schmidt asked if the estimated amount would change and questioned additional costs on the maintenance. She voiced concerns about changes down the road based on the Jibben property. She would enjoy the tarred road.

Bruce Smith would be in favor of a compromise solution that controls dust.

Carol Nelson asked about the original petition. She asked about how many signatures are required. Davenport explained the petition process.

Wallace Stigen is opposed to blacktopping but is for dust control.

Sandy Thorn is opposed to blacktopping but is for dust control. She stated she does not want blacktop due to increased traffic and increased speed of traffic.

Scott Breitenfeldt is opposed to blacktopping and questions if actual costs will come in lower. He states that seasonal residents pay non-homestead taxes.

Jan Krenz asked about the other road projects and their impact on the vote for this project. Davenport stated the projects are separate.

Michelle Mandrich suggested everyone get on the record.

Betty Pederson asked for a standup vote. She wants to control dust but not for paving.

Mike and Pat Kotten feel it is a luxury rather than a necessity. He stated that it is a dead end road not a thoroughfare road. He wants to see final numbers before making a final decision.

Roland Madson stated he initially signed petition when the amount per parcel was \$4,000. He stated that he feels the road will eventually be paved and that the \$4,000-\$5,000 number is reasonable.

Mike Berry asked about the Rone property and asked if there was an intention to join Klar Jo and Statesboro. Davenport indicated that this was not the case.

Cheryl Best, no on the paving.

Chris Christiansen is opposed to the project.

Jan Smith would like dust control. She believes the road will eventually be paved. She expressed her faith in the Board.

Sue Tomczik and Jim Tomczik indicated opposition to the road project.

Willard Onchuck is opposed to the paving.

Christen Rone and Mike Rone are against the paving.

Ron Krenz is in favor of dust control but against paving.

Chuck Thorn asked if residents are interested in paving or dust control. Smith responded that he is interested in dust control or a compromise.

Chris Christiansen states he figures about \$1,600 per year per parcel.

Don Pederson opposing the paving but is interested in dust control. He is concerned about the cost.

Don Gaddes and Betty are against the project.

Don Viele and wife are against the paving of the road.

Grace Berry and Mike Berry are against paving.

James Tuchtenhagen is against paving the road.

John Krenz presented a petition of opposition signed by 28 signers.

Manley Dillerud would like to get new figures before a decision on the project is made.

Bruce and Jan Smith would like to get new figures before a decision is made.

Jan Krenz is opposed to paving. Dust control is fine.

MacLaughlin asked for copies of the minutes. Davenport stated they would be posted upon approval and could be emailed upon request.

Christen Rone stated she couldn't attend next meeting and asked how to make her voice known.

MacLaughlin asked about this meeting and their responses. Davenport responded that there are residents who are still undecided.

Carol and Mark Nelson are opposed to blacktopping. She requested if the next meeting could be on a Saturday.

Kristen Rone asked if the dust control options would be presented at the next meeting.

John Christensen states that after a period of five to ten years, the gravel road will degrade and suggests the road be tarred.

Next meeting is scheduled for August 9, 2008 at 9:00 a.m.

Grewe made motion to adjourn the hearing. 2nd by Trutna. MC/U. Meeting adjourned at 8:49.

/s/ Jan Eitzen, Clerk