

MINUTES  
CARLOS TOWN BOARD  
November 1, 2010

The Carlos Town Board held the Final Assessment Hearing for Carlos Bluffs Road at the Carlos Elementary School with Dwayne Waldorf, Ted Steidl, Rod Meyers, Dean Yohnke, Rebecca Anderson, and township engineer Jeff Stabnow. Also attending were residents of Carlos Bluffs. The list of residents attending the hearing is on file with the township clerk.

Chairman Waldorf called the meeting to order at 7:00 PM with all reciting the pledge of allegiance.

The hearing began with the introduction of the board and township engineer. The hearing is being recorded.

Clerk Rebecca Anderson read the Rules for a Public Hearing.

Chairman Waldorf verified with the clerk the Affidavits of Posting and Mailing had been signed.

Rebecca Anderson confirmed she had not received any letters or correspondence in favor or disputing the final assessment.

The clerk went over the process on how Carlos Bluffs came to be paved.

Vicki Schwartz stated she was not aware of the public hearing held in June of 2009. Clerk Rebecca Anderson presented her with the handout and the list of residents that had attended that meeting.

It was also discussed on how the board had come up with 53 assessments presented at the first hearing and now the final number of assessments was 42. It was unclear on how this estimate of 53 assessments first came about.

Judy Januszewski raised her hand and asked about the additional cost assessment for a portion of their driveway.

Rick De Rosier commented on the two corners on where cars/buses are cutting the corner.

Jamie Schwartz commented on the process of how the manholes were raised then raised again along with the poor ditch prep/ erosion/steep ditches/ and stumps in the Right of Way.

Joe Schabel along with Rochelle Telander were concerned with why they weren't asked if they wanted the paved extension into their driveways. Many of the residents stated they questioned Central Specialties employees about paving that extension and were told it was "free", that it was covered by the township. Many residents thought the communication for this specific process was poor. Bill Januszewski stated he was charged an additional \$468.00. However, he had received a previous estimate on the same work and it was approximately \$1,000.00, therefore, he was happy with what he received. Chairman Waldorf stated he had a situation with a resident that felt some people were getting more tar than someone else. Since this area is Right of Way, and it does not belong to the residents, it was decided the township would bring the tar up to the finished edge of whatever the resident had in their driveway, whether it was tar/cement or pavers and charge them an additional assessment based on the square footage that covered.

Jamie Schwartz stated that his experience - when roads are tarred and driveways are tied into the road, the driveway would be paved to the culvert as it is a given. He felt this would have been the right thing

for the township to do. However, he was not charged for more tar as he did not have additional paving in his driveway.

Joe Schabel felt the residents should not have to pay for this extra amount and that the township should have Central Specialties pay for this, since the workers said it was free. Jeff Stabnow stated the employees were performing the work under the direction of a list he had given them. Some of the residents felt the "driveway" additions were put in very poorly as the tar was just placed over the existing roadway. There had not been any prep for these additional areas and some of the blacktop is already breaking away.

The road is guaranteed for 2 years so if there is anything that needs to be fixed, Central Specialties will be going back to fix this. Rochelle Telander asked if the township had withheld any monies. No, all of bills have been paid. Ted Steidl asked Jeff Stabnow if he had inspected the road and Jeff confirmed he had and he is aware of the issues being discussed tonight.

The residents like the road, however, did not like the additional charges for the driveway and felt the road is not finished and still needs more work.

In regard to the poor design of the corners, Ted Steidl had installed markers at the two corners to attempt to divert drivers from cutting the corners. However, the residents feel the bus will run right over that first thing tomorrow morning.

The township will be looking at all areas of concern in the spring.

Jamie Schwartz asked if taxes will go down since there won't be any more gravel added to the road. Chairman Waldorf stated there is a different type of maintenance with tar. There is still snow removal, and now there will be sweeping and crackfil. The current policy of the township is not to charge for future overlays, however, that policy can change in the future. There is always something else to use the money for; i.e., brushing, other paving projects, etc. This amount levied on residents property taxes is set at the annual meeting in March of each year and voted on by the residents. He invited all residents in attendance to attend that meeting so they can see where their tax dollars are being spent.

Vicki Schwartz asked if a partial payment can be made toward the assessment. Clerk Rebecca Anderson first stated no, however, when it was presented as making an initial payment on the assessment, and then having the remaining balance certified to the auditor, the board felt this would be okay. She also asked about the 8 percent interest. This is the interest rate the township has charged for all road projects to date. When asked if other townships charge this amount, it was noted the Carlos Board was not aware of what any other township charged. The township is not a bank, therefore, by charging the 8 percent interest, would create an incentive for residents to pay the assessment up front. Treasurer Dean Yohnke stated the township actually has been the bank as the road has already been paid.


In regard to other communication issues, the residents felt they were not kept up to date on when the project would be started. They said they asked each other, but no one knew anything. It was commented the work started on a Saturday, in which they didn't feel this was a good starting day. Rebecca Anderson stated that road construction is like farming; it has to be done when the weather is good, and it can't wait until Monday morning. She also pointed out residents can call the board if they had inquiries as one resident did call her, along with information in all of the newsletters and on the township website. She asked if anyone read their newsletter and there was little response from the residents attending. Chairman Waldorf also stated the board has two meetings a month and residents are more than welcome to attend those meetings.

Mrs. Kneisl stated she didn't know of any township that assessed their residents for tarring a road. Chairman Waldorf along with Ted Steidl and Rod Meyers they didn't know of any township that didn't charge its residents.

Ted Steidl moved to accept the assessment roll as printed in Resolution 2010-07. Rod Meyers seconded the motion and it carried.

There being no further business, Ted Steidl moved to adjourn. Rod Meyers seconded the motion and it carried.

  
DWAYNE WALDORF, CHAIRMAN

  
REBECCA ANDERSON, CLERK