

Official Minutes of
Moe Twp Special Meeting – Road Improvement Assessment
October 21, 2016 (audio recording available)

The special meeting was opened after closing the public hearing at approximately 8:30PM. All members of the Board were in attendance. Because Chairperson Bushard has a conflict of interest, Vice-Chair Fred Krafthefer ran the meeting.

The board addressed each of the objections individually as outlined below:

Objection - Carol Foslien who has 4 parcels, didn't want the road in the first place, is well over 65 years of age and is asking us to reconsider the proposal with all the extra fees.

Board decision – These parcels must be accessed via the recently improved road and therefore the assessments stay. (m- Fred Krafthefer, s- John Krafthefer, abstained- Lynn Bushard)

Joel Friedrich objects to paying any assessment for the road project because he has no adjoining property to the project.

Board decision – The assessment stays at a ½ assessment. (m- Fred Krafthefer, s- John Krafthefer, abstained- Lynn Bushard)

Wayne & Karen Becker disagree with being charged for 2 parcels when the 2 parcels were joined into 1 parcel on May 18th.

Board decision – will receive 1 full assessment as the lots were combined on May 18th. Our policy addresses buildable lots not parcels. (m- Fred Krafthefer, s- John Krafthefer, abstained- Lynn Bushard)

Kent & Jason Hintermeister between the 2 parties they own 15 parcels and object to the assessment because they do not feel that it is fairly applied to all abutting and non-abutting parcels and therefore their assessments are too high.

Board decision - Kent Hintermeister – All the assessment stays. They all will be accessed via the newly improved road. (m- Fred Krafthefer, s- John Krafthefer, abstained- Lynn Bushard)

Board decision – Jason Hintermeister – Initially moved that all assessments stay. (m- Fred Krafthefer, s- John Krafthefer, abstained- Lynn Bushard) However, they later removed 1 full assessment on parcel 45-0232-000 after learning that it was unbuildable and was only a second parcel because the section line cuts through his property leaving a sliver of land on the other side of the section line from the main parcel. (m- Fred Krafthefer, s- John Krafthefer, abstained- Lynn Bushard)

Daryl Saathoff is not in favor of a full assessment because he is not getting the same benefit as people who have property abutting the paving project. Also had an unrelated question as to whether the township had taken over his portion of the road at the end of Bay View Road.

Board decision – The parcel must be accessed via the recently improved road and therefore the assessments stay. (m- John Krafthefer, s- Fred Krafthefer, abstained- Lynn Bushard)

Dale Sletto has 2.5 acres that does not abut the road and is valued on his property tax statement at \$4800 and objects to a \$4200 assessment.

Board decision – The assessment stays. The property may be undervalued on the property tax statement and the board feels that the value will increase now that it can be assessed from a newly paved road – even if it does not abut the road directly. (m- Fred Krafthefer, s- John Krafthefer, abstained- Lynn Bushard)

Debra and Edward Connelly feel that they do not benefit 100% and therefore should not be assessed at 100%.

Board decision – The assessment stays. On the end of Eternity Point and can only access their property from the newly improved road. (m- Fred Krafthefer, s- John Krafthefer, abstained- Lynn Bushard)

Paula Tjornhom Davis & Matt Davis are opposed to 2 assessments and think their parcels should be considered as 1 because they could be merged into 1. Also the road does not extend to the end of Eternity Point Road and does not touch any of their property.

Board decision – The assessments stays. (m- John Krafthefer, s- Fred Krafthefer, abstained- Lynn Bushard)

Bill Beasley from the gravel portion of Moe Hall Road objects to paying a portion of the project.

Board decision – The assessment stays at a ½ assessment. (m- Fred Krafthefer, s- John Krafthefer, abstained- Lynn Bushard)

Nancy Dukart does not feel that she should be assessed for the project as they live on the gravel portion of Moe Hall Road.

Board decision – The assessment stays at ½ an assessment as you must draw a line somewhere and treat all along that stretch the same. (m- Fred Krafthefer, s- John Krafthefer, abstained- Lynn Bushard)

John Stone objects to the 7% interest rate and feels that 5% would be a more Reasonable rate.

Board decision – The board after looking at other parcels, revisited the physically separate pieces of property that share a parcel number. Within this parcel there are 3 lots. There is quite a bit of water on the 2 lots and the board questioned whether both were buildable. The board decided to assess parcel 45-0230-300 2 full assessments rather than the 1 that was sent in the notice. (m- John Krafthefer, s- Fred Krafthefer, abstained- Lynn Bushard)

Randy Zarbok was not mailed notice on a property he owns in partnership (BHZ Properties) and feels he wasn't given proper notice.

Board decision – The board removed the assessment on the BHZ property due to the fact that he was never mailed any prior notices. The parcel number for the BHZ property is 45-0124-100. (m- Fred Krafthefer, s- John Krafthefer, abstained- Lynn Bushard)

Mark Westby has 3 parcels, 1 full assessment and 2 half assessments, wanted to know when the proposed assessments would be final.

Board decision – The assessments stays. The board has already discussed properties on the gravel portion of Moe Hall Road and the other parcel in on Tall Timbers. (m- John Krafthefer, s- Fred Krafthefer, abstained- Lynn Bushard)

Carol Braaten has property on Eternity Point Road questioned what was to be paid by the township and how that was determined and how the interest rate was determined.

Board decision – The assessment stays as the board has already discussed parcels on Eternity Point receiving a full assessment. (m- Fred Krafthefer, s- John Krafthefer, abstained- Lynn Bushard)

Rita Metzger wanted to know if all roads were being assessed the same amount. She did not object to her assessment.

Board decision – no action needed.

Elmer Benjaminson objects to the interest rate the township will charge if the assessment is added to the tax rolls and questioned the total costs.

Board decision – We get him a copy of the cost summary at the next meeting.

Dennis Bitzan objects to the assessments on his 2 parcels because the parcels were not on the list as of the June 3rd meeting and assumed that they would not be assessed. The lots are on a horseshoe road that the township never took over and they access these lots through their property not off Tall Timbers and therefore feel they do not benefit for the paving project.

Board decision – The assessments stays. These lots are on a horseshoe road which is a public road but has not been taken over by the township which adjoins the newly improved road. (m- Fred Krafthefer, s- John Krafthefer, abstained- Lynn Bushard)

Amanda Topel objects to the interest rate.

In response to the objections to the interest rate the board reduced the rate from 7% to 6% for those who choose to have the assessment added to their taxes. (m- John Krafthefer, s- Fred Krafthefer, abstained- Lynn Bushard)

A Resolution Adopting Assessment was read by the clerk. It stated the assessments as amended, a copy of which is attached to this resolution, would be payable over 10 years and would bear an interest rate of 6% per annum. The resolution also allows for the assessment once certified to the county to be paid off in full in future years with interest accrued through December 31st of that year. (m- John Krafthefer, s- Fred Krafthefer, abstained- Lynn Bushard)

The special meeting was adjourned. (m- Fred Krafthefer, s- John Krafthefer, v- unam)

Respectfully submitted by,

Todd Egenes, Clerk

Chairperson_____