

TOWN BOARD MEETING MINUTES
FROM April 12, 2021 7:00 PM
HELD AT THE TOWN OF SHEBOYGAN FALLS TOWN HALL

PUBLIC HEARING:

- a. Rezone Request – Wallace & Kathleen Gierach (59026380487) - The public hearing was opened at 7:00pm. The public hearing was taped. Clerk /Treasurer Meyer read the hearing notice. Wally explained he would like split the land to sell the lot for a new home. Soil testing is complete. **Josh and Jenny Gierach**, (W2243 Pigeon Ln) neighbor next to parcel. “Why A-1-S not A-2? It won’t be agriculture anymore maybe a horse. Other concern: water runoff. 2/3 of water from this 9.95 acres runs towards his property. Once it gets to the west property line $\frac{3}{4}$ runs towards Pigeon Ln then through his 2 driveway culverts and around his property between him & his east neighbor, then back to the farm field. When a house is built where is the water going to be diverted? When he built his house they had to fill quite a bit. In his opinion the water should be diverted to the narrow 30ft strip behind his house. There is tile that can take water away. He also had concerns for Brotz’s property. His culverts cannot keep up when we have big rainfalls 2-3x a year. He will have a pond by Pigeon Ln by the service inlet that will stick around for about a day. It has run off the driveway as well. His biggest concern is water runoff. And going to A-1-S his understanding is that is for actively farming, getting 50% of proceeds from farming. Need more understanding or clarification on A-1-S. Another concerns, 20 years ago a property at the end of the road was rezoned. Noone has built. He doesn’t want this to change and have it sit without building. **Jeremy Gregoire**, (W2189 Pigeon Ln) He understood there was not supposed to be another house on the section of land and there was a document signed to that affect. He wants the Town to stick to that. Wally – Frederick’s property (land on the end of the road) was sold in 1997, one of the owners died and no one built. He believed the property has been sold again. To Josh’s point about water runoff. Josh built a berm along his property lines. Wally was going to have to tile Josh’s property tiled if it wasn’t built on. There is a 6” tile that starts at the stop sign that connects up to the tile on the Brotz’s property. It is one single family home. Similar to Messer’s son. It is basically what everyone else has along the road. **Josh Gierach**: Original 15 acres property was set up for one home. Now it is turning into a subdivision. You have water issues in Kapur and Highland Hills to take care. You’re turning Pigeon Ln into a subdivision. If you turn it into a subdivision, the Town needs to plan for water runoff in subdivision. They put tiling in their property for the springs and the swamp on the other side of Northstar Rd. It is kind of a wet area. It was always the last field to plant. No other issues, comments or concerns. The hearing was closed at 7:11 pm. The tape was stopped.

Clerk / Treasurer Meyer called the Town Board meeting to order at 7:11 PM.

Board members present were: Supervisors: Gerald Meyer, Barbara Poch, and Jim Hanke. Also, in attendance were Clerk / Treasurer Jeanette Meyer and audience members. Supervisor Lyman Theobald was absent.

COMPLIANCE WITH THE OPEN MEETINGS LAW – Notices were posted 8:00 am Friday, April 9, 2021 at the Johnsonville Fire Station, the Town of Sheboygan Falls Fire Station, and at the Town of Sheboygan Falls Town Hall.

APPROVAL OF MEETING MINUTES FROM March 1, 2021 Town Board Meeting Minutes- A motion to approve the minutes from the March 1, 2021 Town Board meeting minutes was made by Hanke, seconded by Poch. Motion carried 3-0.

TREASURERS REPORT- The Treasurer’s Report was read. A motion to approve the Treasurer’s report as read was made by Poch, seconded by Hanke. Motion carried 3-0.

DISCUSSION AND POSSIBLE ACTION ON THESE ITEMS:

- a. Appointment of Acting Chairperson for the April 12th meeting – A motion to appoint Gerald Meyer as acting Chairperson for the April 12th meeting was made by Poch, seconded by Hanke. Motion carried 3-0.
- b. Consideration of a Land Division and Rezone Request from Wallace & Kathleen Gierach (59026380487)– The Plan Commission met March 4, 2022 and made a recommendation to split and rezone 9.95 acres for A-1 to A-1-S. The Board was copied on the PC minutes. After a lengthy discussion including more input from the public, a motion to table the request until the Plan Commission can look into the document J Gregoire referred to, how many times the parcel can be split before it is considered a subdivision, consider water issues, and zoning classification was made by Poch, seconded by Hanke. Motion carried 3-0.
- c. Consideration of writing off 2019 Delinquent Personal Property Taxes - During the 2020 audit, the Town is still showing \$1160.18 of 2019 delinquent personal property taxes. The Clerk has tried to collect from the taxpayers but to no avail. There is a way to collect if the business has gone out of business, which none have. All but one are located on County airport leased land. The only other way to try to collect is small claims court. A motion to write off the \$1160.18 of delinquent 2019 personal property tax due to the Town was made by Poch, seconded by Hanke. Motion carried 3-0.
- d. Sale of Old Fire Truck – The Town's old Pierce truck was sold Easter weekend for \$30,000. The Town is still waiting for the invoice from the company used to sell the truck which is supposed to be 10%. A motion to apply the remaining \$27,000 towards the new fire truck loan principal was made by Hanke, seconded by Poch. Motion carried 3-0.
- e. Approval of 2021 Building, Plumbing and electrical Inspector Agreements- No changes were requested. A motion to approve the 2021 Building, Plumbing & Electrical Inspector Agreements was made by Meyer, seconded by Poch. Motion carried 3-0.
- f. Introduce Resolution of Vacate Eastern Ave, Center Ave, Western Ave, North St, Sunset Ave & Star Ct - The survey and legal description have been completed, which is required as part of the road vacate process. This resolution would be the next step. A motion to adopt Resolution #1 2021 / 2022 - Initial Resolution for Discontinuing Public Ways (Eastern Ave, Center Ave, Western Ave, North St, Sunset Ave & Star CT) was made by Poch, seconded by Hanke. Motion carried. 3-0.
- g. Discussion and possible action on proposed 3rd Amendment to Development Agreement for Highland Hills Estates – The Board received copies of the 3rd Amendment prepared by Attny Partmentier. A motion to approve the 3rd Amendment to Development Agreement for Highland Hills Estates was made by Poch, seconded by Hanke. Motion carried 3-0.
- h. Road Maintenance

Chairman Bauer requested these items be on tonight's agenda and had obtained a number of quotes for road projects for tonight's meeting. Due to his illness/passing, most were just received this morning so the Board was not copied on info until tonight's meeting

a. Chip Sealing –

1. Highland Rd –
2. Rangeline Rd (CTH O to Hannah Ln)
3. Meadowlark Rd (North of Sheb River Bridge to STH 23)

Jack Dornik, Scott Construction was in attendance tonight to discuss with the Town board.

- Highland Rd will need to be reground prior to chip sealing. Jack is offering the 2020 price he had given the Town. Scott Construction will work with NEA to time the project correctly.
- Rangeline Rd (1000 ft north of CTH O to Hannah Ln.) Cold mix & chip seal. Jack recommended starting at CTH O and completing the 1000 ft, not part of the quote for an additional \$5000.
- Meadowlark Rd (North of Sheb River Bridge to HWY 23) – Scotts presented a quote but Chairman Bauer also obtained a quote to asphalt the same stretch.

- b. Crack Filling – No paperwork was provided. Chairman Bauer recommended having crack filling done this year up the \$10000 limit as it has been a number of years since the Town has done any crack filling. It sounded like he did have a conversation with Crack Filling Service Corp. Clerk did not confirm.

The items will be added to the April 28th special meeting to give the board time to review.

- c. Hillside Rd repair / potholes (CTH O to STH 23) – C&S reported that pothole filling had been done over the weekend to fill in the large potholes throughout the Town, including Hillside. There is one area that may need more work before winter. No action taken until discussion about Rio rd take place to see where the Town's finances are at.
- d. Meadowlark Rd (CTH J to Palybird Rd) Repaving – The Clerk reported the bid packet for this project had been completed by Tim Moyer prior to his departure from TerraTec. The Board directed the Clerk to prepare the deadline for the Jun Town Board meeting.
- e. Culvert on Shamrock Dr & Playbird Rd – The Clerk received a complaint during the April 6th election about a failing culvert. C&S reported that the scope of this project will require re-ditching / betterment project to complete, roughly 15000ft. A motion to have the Clerk contact Wagner Excavating was made by Poch, seconded by Hanke. Motion carried 3-0.
- f. Pinehurst Ct repair / potholes – The Clerk received a complaint during the April 6th Election about the condition of Pinehurst Ct. C&S reported that they filled potholes over the weekend. No further discussion.
- g. Playbird Rd (Highland Rd to HWY 32) – The Clerk checked with TerraTec. A complete design was not completed when the Town applied for the Multimodal grant. TerraTec estimated roughly \$100,000 to complete one. No further discussion.
- h. Rio Rd – Chairman Bauer was trying to work with WPS to find out about reimbursement for road repaired that will be needed around the new pipeline's work site. Steve's wife did drop off the camera with pictures of the area. Bauer had also asked Supervisor Meyer to get involved. Meyer reported he spoke with an employee of the contractor, NPI. The Clerk was asked to invite NPI to the April 28th special meeting to discuss with the WPS rep.

CORRESPONDENCE – The Clerk reported the WTA district meeting on April 16 will be virtual on Zoom. If any member of the Board is interested, they should let her know.

CONSTABLES REPORT- None of the Constables were in attendance. No report was given.

SUPERVISORS REPORT –Nothing to report

Discussion and Approval of this month bills – A motion to approve the bills to be paid in April was made by Hanke, seconded by Poch. Motion carried 3-0.

ADJORNMENT – Motion to adjourn was made by Poch, seconded by Hanke. Meeting adjourned at 9:13pm.

Respectfully submitted,

Jeanette M. Meyer, Clerk/Treasurer
Town of Sheboygan Falls

APPROVED