

TOWN OF ST. GERMAIN

OFFICE OF THE CLERK
P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

www.townofstgermain.org

MINUTES SPECIAL ELECTOR MEETING: SEPTEMBER 3, 2014

Call To Order: Chairman, Walt Camp, called the special elector meeting to order at 7:00 P.M. Mr. Camp noted that this was a duly called meeting in accordance with the Wisconsin Open Meeting Laws.

Roll Call: Walt Camp, John Vojta, Tom Christensen, Alan Albee, Marv Anderson, Marion Janssen, Town Treasurer, Tom Martens, Town Clerk. There were 146 registered voters/qualified electors who signed the poll list. Each person who signed in received a ballot with a "Yes" or "No" response printed on it. Each ballot was initialed by one of the poll workers. There were also several visitors in attendance.

Mr. Camp opened the floor for comments.

Ted Gregg: Mr. Gregg asked who had done the appraisal and what comparables had been used. Mr. Camp explained that there had been three appraisals, one by the town, one by Integrys, and one by the State. The original plan was to purchase the entire property; however, the appraisal came in so high that the entire property would have been cost prohibitive. Plan B was to purchase the property as presented tonight. Mr. Gregg didn't think that there was anything to support \$4,000/acre.

Lorin Anderson: Mr. Anderson stated that because of the restrictions placed on the Stewardship Grant, the land could not be used for anything unless it is approved by the Conservancy. Mr. Anderson went on to say that Integrys had said that all snowmobile trails would remain open. That wasn't true. The trail west out of town will be closed. The town can't cut the trees, can't harvest the trees, the Conservation Fund has ultimate say so. The school can't expand. The town can't build on the land or use the land with getting approval. Mr. Camp stated that there was a Land Management Use Plan. There were strings attached, but the town can use the land. The snowmobile trail is grandfathered in. The 50ft. strip that is being purchased outside of the Stewardship Grant can be used for trails. Lot #1 could not be part of the Stewardship Grant because there is to be a town road between it and lot #2. If someone purchases lot #1, we can try to negotiate for an easement. If the lot doesn't sell at auction, the town could still try to purchase it.

A Property Owner: A property owner asked why he couldn't vote at the meeting. Mr. Camp said state law only allowed registered voters to vote at elector meetings. Mr. Camp also said that the town would be debt free by 2016 except for the fire truck loan. The property owner asked what benefit the land would be to the town. Mr. Camp said that the hiking trail could be extended.

A second Property Owner: A second property owner stated that she owned a large parcel of land on Lake Content. She was more concerned about having 23 new lots on Lake Content.

A third Property Owner: A third property owner asked who controlled the Land Management Use Plan. Mr. Camp said that the town would have to go through the DNR.

Gary Shambo: Mr. Shambo asked how much money the town made off of the golf course. Mr. Camp stated that now, the golf course makes enough money to cover its expenses through the winter. However, in 2016, when the debt is paid, money will be available. Some of the equipment is aging, so some of the money will have to go towards replacing it.

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Jim Penkalski: Mr. Penkalski thought that paying \$800,000 for a hiking trail was highway robbery. There are hiking trails such as Shannon Lake and Bittersweet Lake available for free.

Jim Lenz: Mr. Lenz asked if the property was going to open to the public for hunting, trapping, etc. Mr. Camp stated that it would be open; however, DNR rules do not allow hunting close to the elementary school.

Another Property Owner: Another property owner wanted to know what was going to be next if the vote tonight was no. Mr. Camp stated that Integrys would sell the parcels. The property owner added that those parcels would then be on the tax roll.

Phil Monday: Mr. Monday thought that one-half million dollars was too much. He thought that the town should let the property go to auction. If it doesn't sell, the town could make an offer. He thought that we should just wait to see what happened at the auction.

A Property Owner: A property owner asked if the town board had made any cost projections on maintaining the property. Mr. Camp said that the board had not. Any proceeds from logging would have to be put back into the land. Integrys has grants that the town could apply for.

Motion Tim Clark seconded by Diane Dieter to call for the question.

Mary Platner: Ms. Platner read from the 1997 Land Use Plan for St. Germain. The population has doubled since then. In a survey in the plan, the largest number of responses was for recreational facilities. **Barb Bates** thought that the town needed to look towards the future. **Marion Janssen** spoke in favor of purchasing the land. **Cora Mollen** said that WPS had opened the land to the people of St. Germain by opening the hiking trail. **Dave Pucci** asked if the town's people wanted subdivisions or nature.

John Vojta: Mr. Vojta called for a point of order that there was a motion on the floor to call for the question. Mr. Vojta also asked what the question was. Mr. Camp asked the clerk to read the notice that had been posted. "The purpose of the meeting will be to vote on whether or not the town board shall be authorized to borrow up to \$500,000 to purchase 224+/- acres from the Conservation Fund along with an additional 5.9+/- acres of Integrys Energy Group, Inc. land in Section 28 of the Town of St. Germain." Mr. Camp said that was the question.

By a secret ballot, Yes – 74; No – 70. Motion carried.

The meeting was closed and the ballots counted at 8:46 P.M.

Town Clerk

Chairman

Supervisor

Supervisor

Supervisor

Supervisor