

TOWN OF ST. GERMAIN

OFFICE OF THE CLERK

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

townofstgermain.org

MINUTES TOWN BOARD MEETING: MARCH 8, 2010

1. **Call To Order:** The chairman noted that this was a duly called meeting in accordance with the Wisconsin Open Meeting Law. The meeting was called to order at 5:00 P.M.
2. **Roll Call:** Peggy Nimz, Lee Christensen, Fred Radtke, John Vojta, Marion Janssen, Town Treasurer, Tom Martens, Town Clerk. Todd Wiese was absent. There were also 15 other people in attendance.
3. **Approval of Agenda:** Motion Vojta seconded Christensen that the agenda be approved in any order at the discretion of the chair. Approved.
4. **Approval of Minutes:** Motion Vojta seconded Christensen that the minutes of the February 8, 2010 and March 3, 2010 town board meetings be approved as written. Approved.
5. **Approval of Treasurer's Report (Town and Golf Course):** Balance General Account as of 02-28-2010: \$6,832.24; Lakes Account \$75,819.54; Lakes Committee CD \$15,397.28; Rental Account \$5,978.65; Bag Account \$6,636.30; Room Tax Account \$20,927.42; Debt Reserve \$264,691.22; Bike & Hike Trail Acct. \$64,367.17, First National Money Market \$332,482.58, Playground Equipment Fund \$5,781.65. Golf Course Regular Account \$5,803.97; Money Market \$157,112.14; CD \$0.00. Fire & Rescue Checkbook Balance \$42,686.98. Motion Christensen seconded Vojta that the treasurer be approved as read. Approved.
6. **Payment of Invoices:** Motion Radtke seconded Christensen that vouchers 18301 – 18359 be approved along with the following extra bills: MSA Professional Services --\$3,594.01—dump study & Omega \$497.95 – community center circulating pump repair. Approved.
7. **Communications:** There were none.
8. **Town Committee Reports:**
 - 8A. **Fire Department:** Tim Ebert reported that there had been 12 calls last month. The fish fry will be held on April 25, 2010 at Golden Pines.
 - 8B. **Planning & Zoning:** Mr. Vojta noted that the committee was still reviewing the setback requirements. A letter was being sent to a property owner on Birchwood Drive who has a dwelling that is under sized. The committee reviewed a sign ordinance draft. The next step is to have the attorney review the ordinance. After that, it will be forwarded to the town board so that a public hearing can be scheduled. The ordinance book is being finalized.
 - 8C. **Public Works/Parks & Recreation:** Mr. Ebert noted that the road limits would go into effect at 12:01 A.M. on Monday, March 15, 2010. Anyone desiring an exception should call with Peggy Nimz or Todd Wiese. Mr. Ebert stated that the committee thinks that they have found a chipper that they want to purchase.
 - 8E. **Bike & Hike Trail:** Mark Hiller stated that there are seven layers that have to be approved. One layer has already been approved. There are two waiting to be submitted. They have to be submitted in order. Bids should be let out in late May. May 1st is the deadline for applying for a new Stewardship Grant. The town is going to need a two-party construction contract with Boonestro. The town will have to apply for a construction loan sometime in June. A line of credit of \$500,000 will probably be needed. Mr. Hiller will meet with the town clerk to reconcile the Bike and Hike Trail account.
 - 8F. **Golf Course:** Mr. Vojta noted that the crew has the equipment ready to go. The attitude at the golf show in Milwaukee was that this should be a good season. There appears that there is no ice on the greens. Tiziani has said that the golf carts are on plan for spring. Mr. Vojta also stated that season passes are being requested at the normal rate.
 - 8G. **Finance:** Mr. Radtke noted that the committee would be looking at a loan for the Bike & Hike Trail. He also stated that the committee would meet sometime in April to look at what should be done with the golf course and fire department accounting systems.
 - 8H. **Housing Authority & Cemetery:** Mr. Christensen had nothing new to report.

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8I. Lakes: There was no report.

8J. Room Tax: Ms. Janssen reported that the committee didn't meet last month, but that the check had been issued to the Chamber of Commerce. Mr. Radtke added that room tax collections were down for the quarter.

8K. Invasive Committee: Mr. Christensen noted that there would be a meeting on April 9, 2010. Ted Ritter had met with Lumberjack.

8K. Vilas County Board Representative: Mr. Radtke noted that the county board chairman is not seeking another term. The committee will pick a new chairman in April. Ms. Platner stated that the Social Services supervisor had resigned. She also stated that the cost of an addition to the courthouse only needs county board approval. It does not have to go to referendum. Ms. Nimz and the rest of the board thought that this would not be a good time to spend all of that money.

8L. Yard Waste: Mr. Radtke noted that the committee would determine what the hours would be for this spring.

8M. Landfill Venture Group: Ms. Nimz noted that she had not seen the minutes of the last meeting.

9. Items for Consideration (Approve, Disapprove, Table):

9.1 Assessment Explanation – Paul Carlson, Town Assessor: Paul Carlson, assessor, handed out a booklet that he had prepared showing the assessments of property on Alma Lake. He explained that he used a base of 200' of lake frontage at a price of \$1,500 per front foot. Mr. Carlson singled out six properties. Two of them were assessed at a rate of 75% of the base because the lots were irregular. Two of them were assessed at 100% of the base. One of those owners had four lots that are all assessed at 100% since they all could be sold separately. Finally, Mr. Gern's property and the Altmayer's property were assessed at 125% of the base since Mr. Carlson felt that it would be unfair to assess the excess frontage at the full rate, but that the frontage was good and worth value to the property. Mr. Carlson addressed Mr. Gern's comparison of the Vanhefty property. Mr. Carlson had not assessed Mr. Vanhefty's property at the 125% rate since he felt that the entire frontage was low and over half of it was on the channel between Alma and Moon Lakes. The board had no further questions of Mr. Carlson.

9.2 Excessive Assessment Complaint – Richard and Karla Gern: Mr. & Ms. Gern had presented a claim of excessive assessment at the February town board meeting. All of the statutory requirements had been met. Mr. Gern used another property on Alma Lake as a comparison, but would not give the owner's name. Mr. Ebert determined that the property belonged to Mr. Vanhefty.

After Mr. Carlson's presentation, Mr. Gern stated that he did not agree with the fact that Mr. Vanhefty's frontage was low. He stated that his frontage was the same and that if the Vanhefty frontage was low, so was his. Mr. Gern also noted that Mr. Carlson was not taking into account that Mr. Vanhefty owned approximately six acres of land. Mr. Gern stated once the setbacks from the lake and from the town road were met, he barely had room for his home. Mr. Gern also stated that even though it is in the Town of Cloverland he felt that it is unfair that frontage on Alma Lake is assessed at \$1,500 per front foot and that property on Finley Lake is assessed for less than one-half of that.

Motion Christensen seconded Vojta that the Gern's claim of excessive assessment be denied. By a roll vote: Mr. Radtke – yes; Mr. Vojta – yes; Ms. Nimz – yes; Mr. Christensen – yes. Motion carried.

9.3 Workmen's Compensation Audit vs. Employee Contracts: Mr. Vojta stated that John Strom had notified him that the workmen's compensation premium was going to be going up. Mr. Strom stated that the employee raises had not been taken into account. The clerk stated that the insurance company had not requested an audit for the 4th quarter of 2007 and the first three quarters of 2008. That must be the reason for the discrepancy. There had been an audit in prior years and again last fall. The premium for the insurance was in the list of bills to be paid tonight.

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9.4 Golf Course Charitable Events: Mr. Vojta noted that the committee would like to ask charitable organizations such as Angle On My Shoulder for a \$1,000 donation to cover labor and expenses. Presently, there is no charge. The board agreed that the committee should talk it over with the organizations. The clerk noted that if liquor was served, there could not be a charge or donation that could in any way be construed that there was a charge for the liquor. The town can license for beer to be sold, but not liquor.

9.5 Golf Course Lease Agreement: Mr. Vojta stated that he was asking the town board for direction. Section 2B of the lease agreement between the town and the owners of the Whitetail Inn states that if the real estate taxes on the premises are below \$12,000 per year, the owner of the Whitetail Inn is supposed to pay the difference to the town by January 31 of the year next following. Since 2006, the taxes have been less than \$12,000. According to the lease agreement, the owners of the Whitetail Inn would owe the town \$6,087.70. Mr. Vojta also noted that section 3 of exhibit B of the lease agreement states that the owner of the Whitetail Inn is responsible for the landscaping around the Whitetail and out to the highway. If the golf course maintenance crew does it, the owner of the Whitetail Inn is to reimburse the town. Mr. Vojta presented a sheet that had been prepared by Steve Spears indicating that the seasonal grounds maintenance cost is estimated at \$5,000. Mr. Vojta wanted to know what should be done about the charges.

Ms. Nimz noted that there seemed to be several gray areas in the lease agreement and suggested that both the committee and the owners of the Whitetail Inn prepare a list of items that they would like to see changed in the lease. The current lease was drawn up in 1992 between the town and N & M Diesel Repair Co., the previous owner. Ms. Janssen noted that there is a non-compete clause that states that the owners of the Whitetail Inn cannot operate a golf shop within 10 miles of the golf course and that the town can only have two vending machines on the golf course. She felt that, perhaps, that meant that the town could not operate the concession stand that is on the course. The clerk noted that he could not find any record in the minutes stating that the concession stand had been conveyed to the town. Mr. Christensen felt that if the concession stand was not mentioned in the lease agreement, it was not part of it. It was also noted that it seemed that the previous town board might have made verbal commitments at the time that the current owners were considering purchasing the Whitetail Inn. The board agreed that before an attorney is involved, the committee should try to work this out with the owner of the Whitetail Inn.

9.6 Cable Contract Update: Ms. Nimz noted that the contract with Lakeland Cablevision has expired on February 10, 2010. She also stated that she had tried to contact Lakeland Cablevision and Charter, but that nobody had called her back. Mr. Vojta stated that the town should only consider a contract with a company that will provide high speed internet to all of the 542, 479 and 477 exchanges. Ms. Nimz will keep trying to contact the companies.

10. Citizens Concerns and Non-Appointed Committee Reports (3 Minute Maximum):

Verdelle Mauthe: Ms. Mauthe noted that 61 members attended the last Prime Timers meeting. Forty-two people had attended the Valentine's dance. There will be a Spring Fling at Pub n'Prime on March 18th. The Prime Timers donated \$100 to both Big Brother Big Sister and Angle On My Shoulder.

Jeff Muth: Mr. Muth from MSA invited the board to a night with an engineer.

11. Board Concerns:

Peggy Nimz: Ms. Nimz noted that the Annual Elector Meeting would be held on Tuesday, April 13, 2010 at 7:00 in the community center. The election is on Tuesday, April 6, 2010.

12. Set Date & Time For Next Meeting. The next regular town board meeting will be held on Monday, April 12, 2010 at 5:00 P.M. in meeting room #4 of the Community Center.

13. Adjournment: Motion Radtke seconded Vojta that the meeting be adjourned. Approved. Meeting adjourned 7:13 P.M.

Town Clerk

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Chairman

Supervisor

Supervisor

Supervisor

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