

TOWN OF ST. GERMAIN

OFFICE OF THE CLERK

P.O. BOX 7

ST. GERMAIN, WISCONSIN 54558

townofstgermain.org

MINUTES SPECIAL TOWN BOARD & GOLF COURSE COMMITTEE

MEETING: MAY 18, 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 7:00 A.M.
2. **Roll Call: Town Board:** Peggy Nimz, John Vojta, Lee Christensen, Walt Camp, Fred Radtke, Marion Janssen, town treasurer, Tom Martens, town clerk. **Golf Course Committee:** Marion Robin, Craig Callies, Bruce Weber, and Tom Wenzel. Also present from the golf course Steve Spears, Brian Baldwin, and Boyd Best. Also in attendance, attorney Steve Lucareli and Jeff & Joy Seivert, owners of the Whitetail.
3. **Approval of Agenda:** Motion Vojta seconded Christensen that the agenda be approved in any order at the discretion of the chair. Approved.
4. **Items for Consideration (Approve, Disapprove, Table):**
 - 4.1 **Approval of Class B Retail License for Dj's Restaurant – Heather Trapp, agent:** Motion Vojta seconded Camp that a Class B Retail license be issued to Kuske & Trapp, LLC, Heather Trapp, agent with the condition that the personal property tax plus interest be paid. Approved..
 - 4.2 **Golf Course Committee Structure:** Ms. Nimz suggested that the golf course committee would be divided into subcommittees. The finance and budget committee would be Peggy Nimz, Lee Christensen, Tom Wenzel, Marion Janssen, and Boyd Best. Steve Spears and Brian Baldwin would be non-voting members. The public relations committee would be Bruce Weber, Marion Robin, and Craig Callies.
 - 4.3 **Golf Course Bookkeeping Procedures and Recommendations:** Ms. Nimz noted that the State of Wisconsin requires that the town treasurer and clerk must account for the golf course funds. Ms. Janssen, Mr. Martens and Boyd Best are supposed to meet to discuss what procedures will be used. Boyd Best handed out budgets and balance sheets for the last several years. Mr. Radtke once again questioned why there was no money in the rainy day fund and debt reserve fund. Mr. Best explained that the money has been used for capital projects over the past few years. If the golf course committee had decided to take out loans for the equipment, there probably would still be money in the funds. Mr. Radtke wanted to know where the course has cut back expenses. He also wanted to know why Boyd Best has not admitted that the golf course is not making a profit. Mr. Radtke felt that if the funds could not be replenished, eventually, there will be no fund to borrow from. Mr. Christensen added that he felt that the course needed to do whatever is necessary to maintain the quality of the course. Mr. Radtke warned that he felt that before 2013 when the bonding payments for the course will have been completed, the taxpayers will have a big surprise when they have to fund the course.
 - 4.4 **Golf Course Financial Needs for Bonding Payment:** Mr. Vojta noted that if the bonding payment had not been scheduled for June, the course would have the money to make the payment. However, this early in the season, the course is operating at a deficit. Rather than borrowing from a bank, it was suggested that the golf course borrow from the town accounts. Both the clerk and treasurer felt

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that would work as long as the golf course regularly paid the money back since it is needed for town finances. Mr. Best felt that the course had already taken in enough money this spring that the course would have to only borrow \$100,000 of the \$206,000 payment.

4.5 Golf Course Plan of Action: Motion Christensen seconded Vojta that the town pay the golf portion of the June 2010 bonding payment and that the golf course make regular monthly payments to the town until the money is paid back. Mr. Radtke voted no. Mr. Camp abstained. Motion carried.

4.6 Golf Course Legal Representation Regarding Current Contract/Lease Between Whitetail Inn and Town of St. Germain: Mr. Christensen began the discussion by stating that he felt that the half-way house (Mulligans) was necessary to keep the flow of play running smoothly. He felt that if players had to stop in at the Whitetail Inn, if they sat at the bar or used the bathroom, it would delay play. Mr. Callies and Mr. Baldwin agreed. Marion Janssen and Lee Christensen had met with attorney Steve Lucareli concerning the lease agreement with the Whitetail Inn. Mr. Lucareli stated that he did not see anything in the agreement prohibiting the town from running both Mulligans and the beverage cart. Ms. Nimz stated that Jeff & Joy Seivert, owners of the Whitetail Inn, have expressed an interest in running the concessions on the golf course, but do not want to run it through Mulligans. Mr. Martens noted that he had contacted the Wisconsin Department of Revenue and that the response was that by resolution, the town board could assign the owners of the Whitetail Inn as the official concessionaire of the golf course and that the Seiverts' license would include the entire golf course. Mr. Lucareli stated that it would come down to whether or not the town would want to give up control of the concessions to another party. Mr. Seivert stated that he would change the hours of the Whitetail Inn if Mulligans closed. He added that for the first three years that they owned the business, they tried to serve lunch, but that it didn't work because the town was also serving lunch and beverages. Ms. Nimz asked if the town could go into a contract with the Seiverts concerning the concessions. Mr. Vojta questioned the liability and also would happen if in a few years the Seiverts decided not to sell concessions or sold the business. Brian Baldwin stated that he hoped that we could have both Mulligans and the Whitetail Inn. Ms. Nimz again added that she wanted to keep the customer service and availability as it is now. Mr. Vojta suggested that Mr. Seivert come up with a plan of how he would run the concessions at the golf course.

5. Citizens Concerns: There were none.

6. Board & Committee Concerns:

Walt Camp: Mr. Camp thought that it was a good idea to have the town board meet with the golf course committee until the finance and lease problems are settled. He also thanked Boyd Best for the financial information.

Marion Robin: Ms. Robin stated that she felt that it was not a good idea to have subcommittees for the golf course. She stated that in the past, the committee would do the leg work for the town board and then report to the board. She also noted that she had missed a meeting last year, but that there had only been one other one.

Fred Radtke: Mr. Radtke reiterated that he felt that it was not a good idea to use the rainy day fund and debt reserve fund for golf course expenses.

Marion Janssen: Ms. Janssen stated that since things seem to be progressing the town should update

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the agreement with the Seiverts and bring it from 1994 to 2010.

Peggy Nimz: Ms. Nimz asked the Mr. Best get the golf course reports to the town board sooner.

- 7. Set Date and Time For Next Meeting:** There will be a special town board meeting with the golf course committee on Wednesday, May 26, 2010 at 5:00 p.m. in meeting room #4 of the Community Center.
- 8. Adjournment:** Motion Vojta seconded Radtke that the meeting be adjourned. Approved.
Meeting adjourned 8:46 A.M.

Town Clerk

Chairman

Supervisor

Supervisor

Supervisor

Supervisor